

I hereby give notice that a hearing by commissioners will be held on:

Date: Wednesday 7 October 2020
Time: 9.30 a.m.
Meeting Room: Council Chambers
Venue: Ground Floor, Auckland Town Hall,
301 - 303 Queen Street, Auckland

PLAN MODIFICATION 36

HEARING REPORT

REGIONWIDE

COMMISSIONERS

Chairperson Janine Bell
Commissioners John Kirikiri
Ian Munro

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WHAT HAPPENS AT A HEARING

At the start of the hearing, the Chairperson will introduce the commissioners and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman or Madam Chair.

Any party intending to give written or spoken evidence in Māori or speak in sign language should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be audio recorded.

Scheduling submitters to be heard

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing appearance form. Please note that during the course of the hearing changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their evidence when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

The Hearing Procedure

The usual hearing procedure (as specified in the Resource Management Act) is:

- The reporting officer may be asked to provide a brief overview of the plan change.
- Submitters (for and against the application) are then called upon to speak. Submitters may also be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker. The council officer's report will identify any submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
- Should you wish to present written information (evidence) in support of your application or your submission please ensure you provide the number of copies indicated in the notification letter.
- Only members of the hearing panel can ask questions about submissions or evidence. Attendees may suggest questions for the panel to ask but it does not have to ask them. No cross-examination - either by the applicant or by those who have lodged submissions – is permitted at the hearing.
- After the applicant and submitters have presented their cases, the chairperson may call upon council officers to comment on any matters of fact or clarification.
- The chairperson then generally closes the hearing and the applicant, submitters and their representatives leave the room. The hearing panel will then deliberate "in committee" and make its decision by way of formal resolution. You will be informed in writing of the decision and the reasons for it.

A NOTIFIED PLAN MODIFICATION TO THE AUCKLAND UNITARY PLAN BY AUCKLAND COUNCIL

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Reporting officer, Tony Reidy, Planner

Reporting on an proposed plan modification This plan change seeks to rezone land recently vested or acquired for open space/ recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and rezone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan to either a residential or business zone (as part of Panuku Auckland's land disposal and rationalisation process). at Regionwide



Hearing Report for Proposed Plan Change 36: Open Space (2019)

Section 42A Hearing Report under the Resource Management Act 1991

Report to: The Hearing Commissioners

Date: 7 October 2020

Subject Proposed Plan Change 36: Open Space (2019)

File: Hearing Report – Proposed Plan Change 36

File Reference U:\CPO\RLP\FC\LUP\OP PLANS\AUPModifications-Plan changes\PC 036 – Open Space (2019)

Report Author Tony Reidy, Principal Planner, Auckland-wide Planning, Plans and Places

Report Approver Eryn Shields, Team Leader, Auckland-wide Planning, Plans and Places

Summary of Proposed Plan Change 13 (PC13)

Plan subject to change	Auckland Unitary Plan 2016 (Operative in part)
Number and name of change	Proposed Plan Change 36: Open Space (2019)
Status of Plan	Operative in part
Type of change	Council initiated proposed plan change.
Committee date of approval (or adoption) for notification	Planning Committee – 6 August 2019
Parts of the Auckland Unitary Plan affected by the proposed plan change	Planning maps only
Date draft proposed plan change was sent to iwi for feedback	10 September 2019
Date of notification of the proposed plan change and whether it was publicly notified or limited notified	28 November 2019
Plan development process used – collaborative, streamlined or normal	Normal
Submissions received (excluding withdrawals)	22
Date summary of submissions notified	27 February 2020
Number of further submissions received (numbers)	1
Legal Effect at Notification	Nil
Withdrawal of part of Plan Change 36	Maps 67, 86, 117, 187 & 192 were withdrawn from the plan change on 27 August 2020
Main issues or topics emerging from all submissions	<ul style="list-style-type: none"> • 38 Hollowout Street, Takanini (Map 32) • Properties in the Flat Bush Sub-precinct G (Maps 70, 78, 79, 85, 98, 143, & 125) • 20 Lawson Creek Street, Massey (Map 148) • 1531 Kahikatea Flat Road, Kaukapakapa (Map 172) • 71 Greville Road, Albany (Map 175) • 69 Taikura Ave, Red Beach (Map 189) • 24 Mercer Street, Drury (Map 191) • 99 Te Henga Road, Waitakere (Map 192)

	<p>(withdrawn)</p> <ul style="list-style-type: none">• 619 Oruarangi Road, Mangere (Map 200)• 254 Ponsonby Road, Ponsonby (Map 205)• 84 Hobsonville Road, Hobsonville (Map 206)• 28-30 Pilkington Road, Mt Wellington (Map 211)• 30R Birmingham Road, Otara (Map 210)• 3 Kings Road, Panmure (Map 212)• 131 Clark Road, Hobsonville (Map 214)
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Abbreviations

Abbreviation	Meaning
AUP	Auckland Unitary Plan 2016 (Operative in Part)
NZCPS	New Zealand Coastal Policy Statement 2010
NPSIB	Proposed National Policy Statement for Indigenous Biodiversity
Panuku	Panuku Development Auckland Limited
PC36	Proposed Plan Change 36
RMA	Resource Management Act 1991

Attachments	
Appendix 1	Plan Change 36: Open Space (2019) – Proposed Map Changes
Appendix 2	Section 32 Reports (x2)
Appendix 3	Relevant Legislative and Policy Framework
Appendix 4	Submissions and Further Submissions
Appendix 5	Recommended Change to Plan Change 36
Appendix 6	Assessments of the Proposed Zone Changes Against the Relevant Sections of the Auckland Unitary Plan RPS
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EXECUTIVE SUMMARY

1. Proposed Plan Change 36 ('PC36') has three components. These seek to:
 - (a) Rezone 190 land parcels recently vested or acquired for open space purposes, so that the zoning of the land reflects its purpose and intended use;
 - (b) Correct 16 open space zoning errors (usually private land that has been incorrectly zoned as open space) and;
 - (c) Rezone 9 land parcels on behalf of Panuku Development Auckland Limited (Panuku). These are currently zoned as open space or shown as road in the Auckland Unitary Plan (Operative in Part). They are proposed to be rezoned to either a residential or business zone, depending on the zoning of adjacent land. Auckland Council has either approved the sale of these land parcels or they are part of a Panuku regeneration project.
2. The plan change process set out in Schedule 1 of the Resource Management Act 1991 (the 'RMA') was adhered to in developing PC36.
3. PC36 was notified on 28 November 2019. The closing date for submissions was 30 January 2020. 22 submissions were received. Further submissions were notified on 27 February 2020 and closed on 12 March 2020. One further submission was received.
4. In preparation for hearing on PC36, this hearing report has been prepared in accordance with section 42A of the RMA.
5. This report considers the issues raised by submissions on PC36, the Section 32 Assessments and site visits. The discussion and draft recommendations contained in this report are intended to assist the Hearing Commissioners, and those persons or organisations that lodged submissions on the plan change. The recommendations contained within this report are not the decision of the Hearing Commissioners.
6. The report also forms part of council's ongoing reporting obligations, which is to consider the appropriateness of the proposed provisions, as well as benefits and costs of any policies, rules or other methods, as well as the consideration of issues raised by submissions on PC36.
7. Reports in accordance with section 32 of RMA have also been prepared for this purpose and are attached in **Appendix 2**. These 'Section 32 evaluation reports' and associated documentation related to PC36, on the council's website should be considered in making decisions on PC36.
8. It is recommended that PC36 be approved, subject to the following amendments:
 - Amend Map 206 to retain the Open Space – Informal Recreation zoning(Note: Maps 67, 86, 117, 187 & 192 have been withdrawn from the plan change).

1. BACKGROUND AND EXISTING PLAN PROVISIONS

9. Proposed Plan Change 36 ('PC36') has three components. The plan change seeks to:
 - a) Rezone 190 land parcels recently vested in or acquired by Auckland Council for open space purposes, so that the zoning of the land reflects its purpose and intended use;
 - b) Correct 16 open space zoning errors (typically private land that has been incorrectly zoned as open space) and;
 - c) Rezone 9 land parcels that are currently zoned as open space or shown as road to either a residential or business zone, depending on the zoning of adjacent land. Auckland Council has either approved the sale of these land parcels or they are part of a Panuku regeneration project (in the case of 3 Kings Road, Panmure & 28-30 Pilkington Road, Mt Wellington).
10. Typically, between 100 - 200 new land parcels are either vested upon subdivision or acquired (through purchase) by Auckland Council as open space annually. The rezoning of recently vested or acquired land for open space purposes is necessary so that an appropriate zoning is applied to the land. The proposed zoning reflects the land's open space qualities and intended use and development (for open space/recreation purposes).
11. This is the third update to the zoning of open space since the Auckland Unitary Plan became operative in part in 2016. Plan Change 4 updated the zoning of approximately 400 new open space land parcels. Plan Change 13 involved over 100 land parcels.
12. The Proposed Plan Change also includes corrections to some open space zoning errors and anomalies (a total of 16). These include privately owned land that has been zoned open space in error and open space that requires an appropriate zoning. These errors and anomalies have been identified by either the general public or council staff.
13. This is also the third plan change involving the rezoning of open space zoned land (or road) considered surplus to Auckland Council requirements. Plan Change 1 (now operative) involved the rezoning of eleven land parcels and Plan Change 13 (also operative) rezoned twelve land parcels on behalf of Panuku.
14. Panuku is a council-controlled organisation that resulted from the merging of Auckland Council Property Limited and Waterfront Auckland. One of the roles of Panuku is the release of land or properties that can be better utilised by others.
15. In conjunction with Auckland Council's Stakeholder and Land Advisory team, Panuku have identified nine council-owned parcels of land which are either surplus to requirements or they are part of a Panuku regeneration project (i.e. a series of projects and initiatives, designed to kickstart the transformation process and bring about changes that will help centres prosper in the future). Those parcels surplus to requirement have been cleared for sale by Auckland Council. The 'Section 32 report' contained in **Appendix 2** outlines the process in identifying these 9 parcels for sale or regeneration.
16. These land parcels are currently zoned as open space, or are shown as roads in the AUP. The land is no longer required for use as open space or as a road (or are subject to a regeneration project). This proposed change seeks to rezone these parcels to the zone of the adjoining land, so that future owners can make optimum use of these land parcels.

17. Where a parcel of land to be disposed of is adjacent to more than one zone, the zoning of the land to which it is being amalgamated with or likely to be amalgamated with, has been used to determine its zoning.
18. Auckland Council's decision to dispose of or sell the land parcels is separate from the zoning of the land. Zoning is a method used to implement the AUP's objectives and policies and to achieve the purpose of the RMA. The merit of any rezoning of land (from open space to residential or business) therefore must be assessed against the purpose of the RMA and the relevant AUP objectives and policies.
19. The relevant AUP provisions are identified in Attachment 3. This includes the AUP's Regional Policy Statement and district plan objectives and policies.

2. PROPOSED CHANGES ON BEHALF OF PANUKU

20. Table 1 below lists the 9 land parcels to be rezoned, the existing zone, the proposed zone under the Auckland Unitary Plan and the date of the Council resolution and the committee approving the disposal.

Table 1: List of 9 land parcels to be rezoned: Existing and proposed zones

Address	Legal Description	Land Area	Auckland Unitary Plan zone (Operative in part)	Proposed Zone	Local Board	Resolution Approving Disposal
22R Clyde Road, Otara	Lot 183 DP 50724	328 sqm	Open Space – Informal Recreation Zone	Business – neighbourhood Centre	Otara - Papatoetoe	April 2018 FIN/2018/60
Adjacent to 155 Bombay Road, Bombay	Part Allotment 13 Parish Mangatawhiri District	465 sqm	Open Space – Informal Recreation Zone	Residential – Rural and Coastal Settlement	Franklin	October 2017 FIN/2017/145
Adjacent to 18 Edwin Freeman Place, Ranui	Lot 95 DP 104330	583 sqm	Open Space – Informal Recreation Zone	Residential – Mixed Housing Suburban Zone	Henderson - Massey	July 2018 FIN/2018/113
30R Birmingham Road, Otara	Lot 31 DP 57902	1072 sqm	Open Space – Informal Recreation Zone	Business – Light Industry Zone	Otara - Papatoetoe	Sept 2018 FIN/2018/134
28-30 Pilkington Road, Mount Wellington	Lot 31 DP 52157, Part Lot 30 DP 52157	1200 sqm (area for rezoning)	Open Space – Informal Recreation Zone	Business – Town Centre	Maungakiekie -Tamaki	April 2018 FIN/2018/59
Part 3 Kings Road, Panmure	Lot 2 DP 120243, Part Lot 1 DP 120243	2455 sqm (area for rezoning)	Open Space – Informal Recreation Zone	Residential – Terrace Housing and Apartment Building Zone	Maungakiekie -Tamaki	April 2018 FIN/2018/59
Part 303 Te Irirangi Drive, Flat Bush	Part Section 6 SO 70224	681 sqm (area for rezoning)	Open Space – Informal Recreation	Residential – Terrace Housing and	Howick	June 2019 FIN/2019/63

Address	Legal Description	Land Area	Auckland Unitary Plan zone (Operative in part)	Proposed Zone	Local Board	Resolution Approving Disposal
			Zone	Apartment Building Zone		
131 Clark Road, Hobsonville	Part LOT 55 DP 495850	970 sqm (area for rezoning)	Open Space – Conservation Zone	Residential – Mixed Housing Urban Zone	Upper Harbour	June 2019 FIN/2019/63
5Z Butler Avenue, Papatoetoe	Lot 2 DP 108054, service lane reserve vested on subdivision of DP 108054	246 sqm	Road (service lane)	Business – Town Centre Zone	Otara - Papatoetoe	Dec 2018 FIN/2018/178

21. Panuku's process for disposing of council-owned properties that have been cleared for disposal is described in the background of the Section 32 report. The diagram in Appendix 7 also describes this process in the form of a flow chart.

3. HEARINGS AND DECISION MAKING CONSIDERATIONS

22. Clause 8B of Schedule 1 of the RMA requires that a local authority shall hold hearings into submissions on its proposed plan.
23. Hearing Commissioners have been delegated by the Regulatory Committee (on 23 June 2020) to determine council's decisions on submissions on PC36 under section 34 of the RMA. The Hearing Commissioners will not be recommending a decision to the council, but will be issuing the decision directly.
24. In accordance with section 42A of the RMA, this hearing report seeks to assist the Hearing Commissioners in hearings and deliberations.
25. This report summarises and discusses submissions received on PC36. It makes recommendations on whether to accept, in full or in part; or reject, in full or in part; each submission. This report also identifies what amendments, if any, should be made to address matters raised in submissions. Any conclusions or recommendations in this report are not binding on the Hearing Commissioners.
26. The Hearing Commissioners will consider all the information in submissions together with evidence presented at the hearing.
27. This report has been prepared by the following author(s) and draws on technical advice provided by the following evaluative and technical experts:

Authors and Section 32
Evaluation Report (Auckland
Council)

Tony Reidy

Technical expert – Parks policy

Ezra Barwell

Technical experts – Panuku land
disposal process/regeneration
project and Section 32 Evaluation

Carl May, Nigel Hewitson, Mathew Twose, Miriam
Williams, Anna Papaconstantinou

4. STATUTORY AND POLICY FRAMEWORK

28. The RMA requires that unitary authorities consider a number of statutory and policy matters when developing proposed plan changes.
29. PC36 was developed under the relevant statutory and policy matters. The submissions on PC36 were also considered under the relevant statutory and policy matters. The following section summarises this statutory and policy framework. More detail is contained in **Appendix 3**.

4.1. RESOURCE MANAGEMENT ACT 1991

30. Part 2 of the RMA sets out the purpose of the RMA. Consistency with Part 2 is discussed in more detail in the 'Section 32 Evaluation reports' attached in **Appendix 2**. I rely on the analysis contained in the Section 32 reports for PC36.
31. PC36 is a change to district level provisions within the Auckland Unitary Plan. As such, sections 31, 32, 73, 74, 75 and 76 of the RMA set out specific provisions that must be considered in the preparation of plan changes and are considered for PC36. These are summarised in Table 2 below and detailed in **Appendix 3**.

Table 2: Sections of the Resource Management Act 1991 to be considered

Relevant Act/ Policy/ Plan	Section	Matters
Resource Management Act 1991	Part 2	Purpose and intent of the Act
Resource Management Act 1991	Section 31	Functions of territorial authorities in giving effect to the RMA
Resource Management Act 1991	Section 32	Requirements preparing and publishing evaluation reports. This section requires councils to consider the alternatives, costs and benefits of the proposal
Resource Management Act 1991	Section 73	Sets out Schedule 1 of the RMA as the process to prepare or change a district plan
Resource Management Act 1991	Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 31, Part 2 of the RMA, national policy statements, other regulations and other matters
Resource Management Act 1991	Section 75	Outlines the requirements in the contents of a district plan
Resource Management Act 1991	Section 76	Outlines the purpose of district rules, which is to carry out the functions of the RMA and achieve the objectives and policies set out in the district plan. A district rule also requires the territorial authority to have regard to the actual or potential effects (including adverse effects), of activities in the proposal, on the environment
Resource	Schedule 1	Sets out the process for the preparation and

Relevant Act/ Policy/ Plan	Section	Matters
Management Act 1991		change of policy statements and plans by local authorities

32. The mandatory requirements for plan preparation under the RMA are comprehensively summarised by the Environment Court in *Long Bay-Okura Great Park Society Incorporated and Others v North Shore City Council* (Decision A078/2008) ¹. The Court set out the following measures in this case for evaluating objectives, policies, rules and other methods.

Decision A078/2008:

A. General requirements

1. *A district plan (change) should be designed to accord with, and assist the territorial authority to carry out - its functions so as to achieve, the purpose of the Act.*
2. *When preparing its district plan (change) the territorial authority must give effect to any national policy statement or New Zealand Coastal Policy Statement.*
3. *When preparing its district plan (change) the territorial authority shall:*
 - (a) *have regard to any proposed regional policy statement;*
 - (b) *not be inconsistent with any operative regional policy statement.*
4. *In relation to regional plans:*
 - (a) *the district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) [or a water conservation order]; and*
 - (b) *must have regard to any proposed regional plan on any matter of regional significance etc.;*
5. *When preparing its district plan (change) the territorial authority must also:*
 - *have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations; and to consistency with plans and proposed plans of adjacent territorial authorities;*
 - *take into account any relevant planning document recognised by an iwi authority; and*
 - *not have regard to trade competition;*
6. *The district plan (change) must be prepared in accordance with any regulation (there are none at present);*
7. *The formal requirement that a district plan (change) must also state its objectives, policies and the rules (if any) and may state other matters.*

B. Objectives [the section 32 test for objectives]

8. *Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act.*

C. Policies and methods (including rules) [the section 32 test for policies and rules]

¹ Subsequent cases have updated the Long Bay summary, including *Colonial Vineyard v Marlborough District Council* [2014] NZEnvC 55.

9.	<i>The policies are to implement the objectives, and the rules (if any) are to implement the policies;</i>
10.	<i>Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:</i> <i>(a) the benefits and costs of the proposed policies and methods (including rules); and</i> <i>(b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.</i>
D. Rules	
11.	<i>In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment.</i>
E. Other statutes:	
12	<i>Finally territorial authorities may be required to comply with other statutes. Within the Auckland Region they are subject to:</i> <ul style="list-style-type: none"> • <i>The Reserves Act 1974</i> • <i>the Hauraki Gulf Maritime Park Act 2000;</i> • <i>the Waitakere Ranges Heritage Area Act 2008</i> • <i>the Local Government (Auckland) Amendment Act 2004.</i>

33. These requirements have been applied (with any necessary modifications from changes in legislation), since the Long Bay decision.
34. In the *Appealing Wanaka Inc v Queenstown Lakes District Council* (2015) NZEnvC 139 appeal, the Environment Court suggested that, apart from the formal requirements as to what a plan must (and may) contain, the sections outlined above impose three sets of positive obligations when preparing or changing a plan.
35. These are:
- to ensure the plan or change accords with the council's functions, including management of the effects of development, use and protection of natural and physical resources in an integrated way;
 - to give proper consideration to Part 2 of the RMA and the lists of relevant statutory documents; and
 - to evaluate the proposed plan or change under section 32 of the RMA.

4.2. NATIONAL POLICY STATEMENTS AND NATIONAL ENVIRONMENTAL STANDARDS OR REGULATIONS

36. The New Zealand Coastal Policy Statement (NZCPS) 2010 is relevant to PC36. The proposed rezoning of “esplanade” reserves to an open space zone will assist in achieving the objectives of the NZCPS.
37. The proposed National Policy Statement for Indigenous Biodiversity (NPSIB) sets out the objectives and policies to identify, protect, manage and restore indigenous biodiversity under the RMA. The rezoning of land containing indigenous biodiversity to

one of the Auckland Council's open space zones (particularly the Open Space – Conservation and Open Space – Informal Recreation zones) will assist in achieving the purpose of the proposed NPSIB.

38. There are no National Environmental Standards or Regulations relevant to PC36.

4.3. AUCKLAND UNITARY PLAN (OPERATIVE IN PART) 2016

39. For a plan change, the relevant regional policy statement and plans are also required to be considered in the preparation and in the analysis of the submissions for PC36.

40. Table 3 below lists the relevant regional policy statement and regional plan matters as well as district level provisions relevant to PC36.

Table 3: Relevant regional policy statements and district provisions in Auckland Unitary Plan

Relevant Act/ Policy/ Plan	Section	Matters
Auckland Unitary Plan – Regional Policy Statement	B2.3	A Quality Built Environment
Auckland Unitary Plan – Regional Policy Statement	B2.7	Open space and recreation facilities
Auckland Unitary Plan – Regional Policy Statement	B.3.3	Transport
Auckland Unitary Plan – Regional Policy Statement	B4.2	Outstanding natural features and landscapes
Auckland Unitary Plan – Regional Policy Statement	B4.4	Waitakere Ranges Heritage Area
Auckland Unitary Plan – Regional Policy Statement	B4.5	Notable trees
Auckland Unitary Plan – Regional Policy Statement	B5.2	Historic heritage
Auckland Unitary Plan – Regional Policy Statement	B6.3	Recognising mana whenua values
Auckland Unitary Plan – Regional Policy Statement	B6.5	Protection of mana whenua cultural heritage
Auckland Unitary Plan – Regional Policy Statement	B7.2	Indigenous biodiversity
Auckland Unitary Plan – Regional Policy Statement	B7.3	Freshwater systems
Auckland Unitary Plan – Regional Policy Statement	B7.4	Coastal water, freshwater & geothermal water
Auckland Unitary Plan – Regional Policy Statement	B8.2	Natural character
Auckland Unitary Plan –	B8.3	Subdivision, use and development

Relevant Act/ Policy/ Plan	Section	Matters
Regional Policy Statement		
Auckland Unitary Plan – Regional Policy Statement	B8.4	Public access and open space
Auckland Unitary Plan – Regional Policy Statement	B8.5	Managing the Hauraki Gulf
Auckland Unitary Plan – district provisions	H7	Open Space Zones

41. The regional policy statement (RPS) objectives and policies that are relevant to the rezoning of Panuku’s nine land parcels are identified in Table 3. These objectives and policies deal with the quality of the built environment, open space and recreation facilities, transport, notable trees, historic heritage, mana whenua, the natural environment/resources, subdivision and public access, and managing the Hauraki Gulf.
42. The rezoning and disposal of the 9 parcels of public open space or road is not, in my opinion, inconsistent with the RPS. The reasons for this include:
- the areas of open space to be rezoned are small and discrete and do not function as part of a larger network, so no significant loss of useable recreation space will occur and no loss of connection between open spaces will result;
 - they do not contain any sites of historic, cultural or natural value; and
 - they are not required to provide access to the coast or to manage the Hauraki Gulf.
43. An assessment of the land to be disposed of (that attracted submissions in opposition) against the RPS objectives and policies contained in B2.7 Open Space and recreation facilities is in Appendix 6.

4.4. OTHER RELEVANT LEGISLATION

Reserves Act 1977

44. Auckland Council manages a large proportion of its open spaces under the Reserves Act 1977. Part 3 of the Act sets out the classification and purpose of the reserves. Where appropriate, consideration of the reserve classification and resulting purpose listed in gazette notices has been taken into account when determining the most appropriate Unitary Plan open space zone.
45. The Reserves Act 1977 is also relevant to the land disposal process for PC36. The properties listed in Table 4 below were vested as reserves. As part of the land disposal process, this vesting has been cancelled in accordance with section 27 of the Reserves Act 1977.

Table 4: Other relevant legislation

Relevant Act/ Policy/ Plan	Section	Matters
The Reserves Act 1977	Section 27	The following properties were vested as a reserve but have had their reserves status uplifted, or the uplifting is in progress: - 22R Clyde Road, Otara

Relevant Policy/ Plan	Act/ Section	Matters
		<ul style="list-style-type: none"> - adj 155 Bombay Road, Bombay - adj 18 Edwin Freeman Place, Ranui - 28-30 Pilkington Road, Mt Wellington (in progress) - 5Z Butler Avenue, Papatoetoe (in progress)

Local Government Act 2002

46. Where open space is not subject to the Reserves Act 1977, Auckland Council manages it under the Local Government Act 2002. Specific sections on open space include s138, and s139 which refer to disposal of parks and the protection of regional parks under Orders in Council. Other sections include s205 and s206, which outline the use of development contributions for reserves. The Local Government Act does not provide a specific classification system for open space.

Waitakere Ranges Heritage Area Act 2008

47. Under the Waitakere Ranges Heritage Area Act 2008, the Waitakere Ranges are identified as a heritage area. When preparing District Plans, under s11 council must give effect to the purpose of the Act and its objectives.
48. The zoning of land within the Waitakere Ranges heritage area as open space (where it has either been vested as reserve or acquired for open space purposes) will assist in achieving the purpose of the act, particularly the protection and enhancement of its heritage features for present and future generations.

Hauraki Gulf Marine Park Act 2000

49. Section 3 sets out the purpose of the Act, which is to:
- (a) *integrate the management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:*
 - (b) *establish the Hauraki Gulf Marine Park:*
 - (c) *establish objectives for the management of the Hauraki Gulf, its islands, and catchments:*
 - (d) *recognise the historic, traditional, cultural, and spiritual relationship of the tangata whenua with the Hauraki Gulf and its islands:*
 - (e) *establish the Hauraki Gulf Forum*
50. The acquisition and appropriate management (via zoning) of open space within the catchment of the Hauraki Gulf is one of the methods available to achieve the purpose of the Act and the purpose of the Hauraki Gulf Marine Park.

4.5. AUCKLAND PLAN 2050

51. The Auckland Plan is a spatial plan prepared under section 79 of the Local Government (Auckland Council) Act 2009. It is a relevant strategic document that council should have regard to under section 74(2) of the RMA. The Auckland Plan was “refreshed” in 2018. Some of the long-term goals of the Auckland Plan which are relevant to PC36, are summarised in Table 5 below.

Table 5: Relevant sections of the Auckland Plan 2050

Outcome	Directives and Focus Areas	Relevance to PC 13
Outcome: Belonging and Participation	<p>Direction 2: Improve health and wellbeing for all Aucklanders by reducing harm and disparities in opportunities.</p> <p>Focus area 1: Create safe opportunities for people to meet, connect, participate in, and enjoy community and civic life.</p> <p>Focus area 2: Provide accessible services and social and cultural infrastructure that are responsive in meeting peoples evolving needs.</p> <p>Focus area 7: Recognise the value of arts, culture, sport and recreation to the quality of life.</p>	<p>Rezoning land as open space will enable these “spaces” to be used and developed for open space and recreation purposes, thereby enhancing the quality of life.</p> <p>The rezoning of Panuku’s land parcels will not result in a loss of sport and recreational opportunities, as the open spaces that are the subject of the plan change are small, discrete and not currently well used for recreational uses.</p>
Outcome: Homes and places	<p>Direction 1: Develop a quality compact urban form to accommodate Auckland’s growth.</p> <p>Direction 4: Provide sufficient public places and spaces that are inclusive, accessible and contribute to urban living.</p> <p>Focus area 5: Create urban places for the future.</p>	<p>Rezoning land as open space will enable it to be used for recreation and sporting activities. This will contribute to the quality of urban (and rural) environments.</p>
Outcome: Transport and access	<p>Direction 1: Better connect people, places, goods and services.</p> <p>Direction 2: Increase genuine travel choices for a healthy, vibrant and equitable Auckland.</p> <p>Direction 3: Maximise safety and environmental protection.</p> <p>Focus area 4: Make walking, cycling and public transport preferred choices for many more Aucklanders.</p> <p>Focus area 7: Develop a sustainable and resilient transport system.</p>	<p>Rezoning land as open space will facilitate connections, particularly to the coast and rivers and streams. The development of walking and cycling infrastructure (which is a permitted activity across all open space zones) will further enhance these connections. None of the land parcels that are the subject of rezoning from open space to another zone form part of a network or provide potential for walking and cycling connections.</p>

52. PC36 is, in my opinion, consistent with the above directions and focus areas of the Auckland Plan.

4.6. OTHER MANAGEMENT PLANS OR STRATEGIES

Reserve Management Plans

53. None of the nine Panuku land parcels are subject to a Reserve Management Plan. The reserve status for the parcels, outlined in Table 3, has either been removed or is in the process of being removed.
54. Auckland Council is in the process of changing its approach to preparing Reserve Management Plans. The Hibiscus and Bays local parks management plan is the first of its kind. It covers around 270 parks in the local board area, and includes the reservation, classification or reclassification of a large number of land parcels.
55. In order to make the plan as clear as possible, the authors have packaged up the parts of park management that are generic to all parks, and identified issues and intentions that are specific to individual parks or groups of parks. The title of this plan has changed from an Open Space Management Plan to a Local Parks Management Plan as this more accurately reflects the scope of the plan.

Iwi Management Plans

56. There are relevant iwi management plan's covering the areas affected by this plan change. For example Ngati Whatua Orakei's recently revised iwi management plan 2018. Iwi however have indicated they do not wish to be involved in the plan change as it largely concerns applying an open space zone to land acquired for open space purposes. In addition, Panuku liase with the relevant iwi when land disposals are being considered.

Open Space Network Plans

57. Open Space Network Plans are strategic planning documents prepared by Auckland Council for each local board area. They identify and prioritise actions to improve local parks and open spaces in response to local diversity and preferences.
58. These plans assist local boards to identify projects for consideration in the development of local board plans and project funding bids through the Long-Term Plan process and other funding processes. They also enable local boards to advocate their priorities to others who are responsible for implementing projects in the respective local board area.
59. The different types of actions in Open Space Network Plans include operational activities, developing new assets, acquiring new parks, planning asset renewals, working with community groups, seeking technical reports from specialists and promoting heritage and recreational opportunities. Some of the projects to be actioned are ready to implement. Others require feasibility assessments and further planning before moving them into an implementation phase.

Greenway Plans

60. Auckland's Greenways plans are a series of linked, visionary plans being developed from the "ground up" by Local Boards and their communities with the long-term aim of improving walking, cycling and ecological connections across the region.
61. Greenway Plans aim to provide cycling and walking connections while also improving local ecology and access to recreational opportunities. To achieve this, greenways may cross existing areas of parkland and follow street connections between parks. The

network typically follows natural landforms such as streams and coastlines as well as man-made features such as streets and motorways.

62. The relevant open space network plans and greenway plans were assessed for those land parcels where Panuku has requested a zone change, to determine the importance of the open space in the overall network and if they formed part of an existing or future greenway link.

Parks and Open Space Acquisition Policy (2013)

63. This policy provides guidance on:
- Why Auckland Council acquires land for parks and open space;
 - The policies and legislation that influence Auckland Council acquiring parks and open space;
 - The methods Auckland Council uses to fund and acquire land for parks and open space;
 - How Auckland Council will assess whether land should be acquired for new parks and open space;
 - How opportunities to acquire land for parks and open space are prioritised; and
 - When Auckland Council will consider disposing of parks and open space.

Open Space Provision Policy 2016

64. The Open Space Provision Policy 2016 informs the council's investment, asset and acquisition activities in open space, and guides spatial planning by both the council and the private sector.
65. The focus for investment in open space in the existing urban areas is:
- investing in the established open space network to offer a wider range of activities for more people;
 - improving linkages between open space, such as establishing greenways;
 - optimising assets through land exchange and reconfiguration;
 - acquiring new open spaces as opportunities allow, particularly in large brownfield developments.
66. The focus for investment in open space in greenfield areas is:
- investing in new open space when growth occurs;
 - integrating open space with stormwater, transport, schools and community facilities;
 - creating a resilient and multi-functional open space network that can evolve with changing community needs over time;
 - connecting new and existing open space networks.
67. The Open Space Provision Policy 2016 also contain metrics for the provision of open space.
68. The Park's Policy team use both the Parks and Open Space Acquisition Policy (2013) and the Open Space Provision Policy (2016) when undertaking assessments for both acquisitions and disposals of open space. They also provide input into Panuku's land disposal process.

5. CONSULTATION

69. A summary of consultation undertaken as part of the preparation of PC36 is outlined in the Section 32 Reports, attached in **Appendix 2** of this report.

5.1 Local Board Feedback

70. The Maungakiekie-Tāmaki Local Board was the only local board to provide feedback on PC36.

71. There are three proposed rezonings in the Maungakiekie-Tāmaki Local Board area:

Subject Property	Current Zone	Proposed Zone	Purpose of proposed plan change
23 Te Nohotu Road, Glen Innes	Residential – Mixed Housing Urban Zone	Open Space – Informal Recreation	Update of Land Vested
28-30 Pilkington Road, Mount Wellington	Open Space – Informal recreation	Business – Town Centre Zone	Panuku's rezoning of land for disposal
Part 3 Kings Road, Panmure	Open Space – Informal recreation	Residential – Terrace Housing & Apartment Buildings	Panuku's rezoning of land for disposal

72. The Maungakiekie-Tāmaki Local Board has provided the following input on the plan change:

a) endorse the following proposed plan changes in the local board area:

- i) 23 Te Nohotu Road, Glen Innes
- ii) 28-30 Pilkington Road, Mount Wellington
- iii) Part 3 Kings Road, Panmure

b) note that the local board want to ensure that there is a sufficient level of parking for visitors and customers to the Panmure town centre

c) recommend that any disposal of car parking incorporates a replacement of parking in close proximity to the Panmure town centre.

6. WITHDRAWAL OF PART OF PLAN CHANGE 36

73. The Council can withdraw a plan change in whole or in part using Clause 8D of Schedule 1 of the Resource Management Act 1991 (the Act). The Council is required to publicly notify the withdrawal, and to give reasons for the withdrawal.

74. The following maps have been withdrawn from the proposed plan change

- Map Numbers 67, 86 and 117: 2A Blue Gum Avenue, Silverdale (legal descriptions Allot 235, 256 and 345 PSH of Okura)
- Map Number 187: 42 Seaview Road, Piha (legal description Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709)
- Map Number 192: 99 Te Henga Road, Waitakere (legal description Lot 1 DP 193044, Lot 1 DP 31841)

75. The reasons for the withdrawal are:

- 2A Blue Gum Avenue, Silverdale is the location of Te Herenga Waka Marae. The marae is currently undertaking additions. These additions are better facilitated by the current – Business – Mixed Use zoning. Rezoning the three sites to Open Space – Community can be undertaken at a later date once the additions are completed;
- 42 Seaview Road has a building on it that potentially will be leased and facilitate community activities as well as walking/cycling trails and sculpture trails. While the wetland itself would be best zoned as Open Space - Conservation, the area around the school house may be suited to a different open space zone;
- Parks, Sport and Recreation are still in the process of looking at future outcomes for both these spaces and there are options that may be problematic with the proposed conservation zone;
- The Outcomes Plan for the development of 42 Seaview will be finalised later in 2020;
- A lot more will be known about 99 Te Henga Road (a disused quarry) later in 2020. At that time it will have been considered by the governing body and some decisions made about its future;
- For 99 Te Henga Road (a highly modified site) there are many recreational uses to be considered and feasibility worked through. This may include rock climbing/biking/dog exercise areas, potentially with associated structures. There are also discussions around filming hubs. A conservation zoning may not be the best fit for this open space.

76. Maps 67, 86, 117, 187 & 192 therefore no longer form part of Plan Change 36.

7.0 ANALYSIS OF SUBMISSIONS AND FURTHER SUBMISSIONS

77. The following sections of this report address the submissions received on PC36, discuss the relief sought in the submissions and make recommendations to the Hearing Commissioners. Submissions that address the same issues and seek the same relief have been grouped together under the following topic headings:

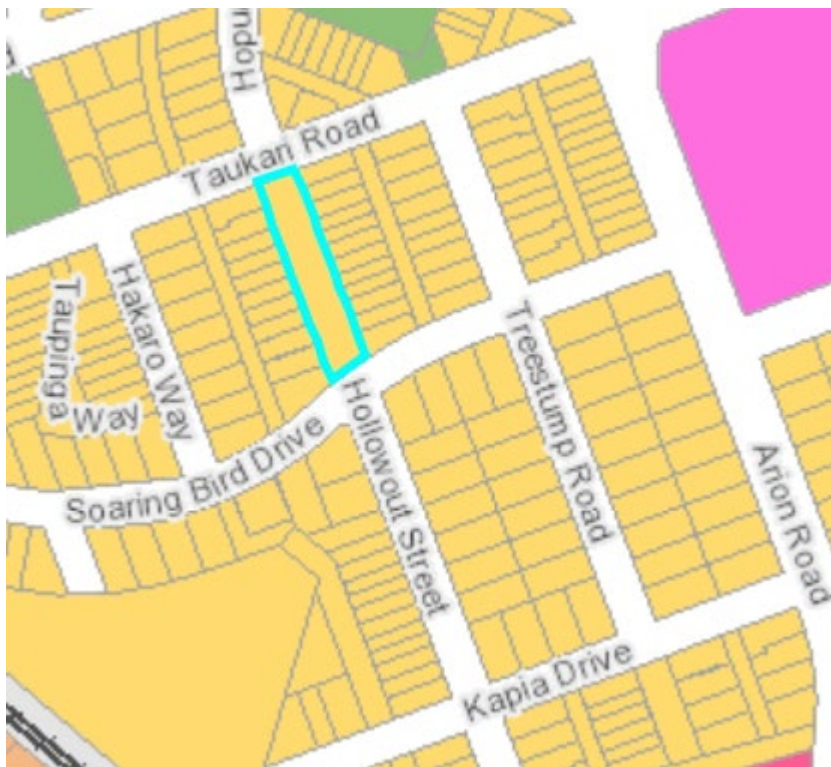
- 38 Hollowout Street, Takanini (Map 32)
- Properties in the Flat Bush Sub-precinct G (Maps 70, 78, 79, 85, 98, 143, & 125)
- 20 Lawson Creek Street, Massey (Map 148)
- 1531 Kahikatea Flat Road, Kaukapakapa (Map 172)
- 71 Greville Road, Albany (Map 175)
- 69 Taikura Ave, Red Beach (Map 189)
- 24 Mercer Street, Drury (Map 191)
- 619 Oruarangi Road, Mangere (Map 200)
- 254 Ponsonby Road, Ponsonby (Map 205)
- 84 Hobsonville Road, Hobsonville (Map 206)
- 28-30 Pilkington Road, Mt Wellington (Map 211)
- 30R Birmingham Road, Otara (Map 210)
- 3 Kings Road, Panmure (Map 212)
- 131 Clark Road, Hobsonville (Map 214)

7.1.1 Submission on 38 Hollowout Street, Takanini (Map 32)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
4.1	The Wright Property Company	Decline the plan change for 38 Hollowout Street, Takanini		Reject

Summary of submission and discussion

78. Submission 4.1 opposes the proposed zoning change for 38 Hollowout Street, Takanini (Lot 1004 DP 490687) from Residential – Mixed Housing Suburban zone to Open Space – Informal Recreation zone.



Proposed Plan Change for 38 Hollowout Street, Takanini

79. The reasons why the proposed plan change is opposed are:

- The change will cause additional traffic congestion in the area, which already has issues.

80. The proposed plan change seeks to rezone a land parcel that is owned by Auckland Council. The current zoning is Mixed Housing Suburban zone and it is proposed to rezone it to Open Space – Informal Recreation zone. Rezoning the land parcel to open space is unlikely to add any additional traffic to the area. The open space already functions as a pedestrian/cycle linkage between Soaring Bird Drive and Taukari Roads, Takanini as shown on the aerial photo below. It is therefore more likely that the linkage will encourage greater pedestrian and cycling movements as opposed to vehicular traffic.



Aerial photo of 38 Hollowout Street, Takanini & vicinity

Recommendations on submission

81. I recommend that **submission 4.1** be rejected for the following reasons:

- The rezoning of 38 Hollowout Street to Open Space – Informal Recreation zone will not result in any additional traffic in the area but will provide a pedestrian and cycle linkage between Soaring Bird Drive and Taukari Road;
- The proposed zoning change reflects the land’s function as public open space providing a pedestrian/cyclist route between Soaring Bird Drive and Taukari Roads, Takanini.

82. There are no consequential amendments associated with this recommendation.

7.1.2 Submission on Properties in the Flat Bush Sub-precinct G (Maps 70, 78, 79, 85, 98, 125 & 143)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner’s recommendation
9.1	A. Grey	Accept the plan change for all properties in the Flat Bush Sub-precinct G		Accept

Summary of submissions and discussion

83. **Submission 9.1** seeks that the plan change be accepted for all properties in the Flat Bush Sub-precinct G.

84. Flat Bush Sub-precinct G is shown on the diagram in Appendix 9.

85. PC36 identifies seven parcels that are to be rezoned to open space within the Flat Bush Sub-precinct G. These are the changes shown on maps 70, 78, 79, 85, 98, 125 & 143. The addresses and legal descriptions of the respective properties are:

Map Number	Address	Legal Description	Vested As
70	34 Tir Conaill Avenue, Flat Bush	Lot 401 DP 526958	Local Purpose Reserve
78	8 Dunaff Place, Flat Bush	Lot 201 DP 514249	Local Purpose Reserve
79	47 Drumconnell Drive, Flat Bush	Lot 202 DP 514249	Local Purpose Reserve
85	39 Tir Conaill Avenue, Flat Bush	Lot 404 DP 526958	Local Purpose Reserve
98	94 Thomas Road, Flat Bush	Lot 404 DP 526958	Local Purpose Reserve
125	79 Thomas Road, Flat Bush	Lot 200 DP 521794	Local Purpose Reserve
143	21 Drumconnell Drive, Flat Bush	Lot 200 DP 514248	Local Purpose Reserve

86. The proposed rezonings all relate to open spaces associated with stream valleys and have been vested as Local Purpose Reserves. The proposed rezonings are supported by the submitter.

Recommendations on submissions

87. I recommend that **Submission 9.1 be accepted** for the following reasons:

- The proposed zoning changes relate to land that has been vested as Local Purpose Reserve in Auckland Council;
- The proposed zoning changes reflect the land's function as public open space providing access to and along the respective stream valleys.

88. There are no consequential amendments associated with this recommendation.

7.1.3 Submissions on 20 Lawson Creek Street, Massey (Map 148)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
5.1	Red Pine Property Limited	Decline the rezoning for 20 Lawson Creek Street, Massey		Reject
6.1	Confident Trustee Limited	Decline the rezoning for 20 Lawson Creek Street, Massey		Reject

Summary of submissions and discussion

89. **Submissions 5.1 and 6.1** both oppose the rezoning of 20 Lawson Creek Street, Massey (Lot 900 DP 515059) from Residential – Mixed Housing Urban zone to Open Space – Informal Recreation zone.

90. The reasons for opposing the rezoning include:

- They have built 5 houses at 3, 3A, 3B, 3C & 3D Baumea Rise and spent a lot of time and money on the Baumea Rise development and do not accept the rezoning((5.1);
- Already have resource consent, building consent, EPA approved by Auckland Council;
- Have obtained the plan for street light, gas, fibre for 2 Lawson Creek, Street development;
- Have done the subdivision and started developing the land;
- Spent lots of time and money on 2 Lawson Creek, Street development (stage 3 of 76 Royal Road development), therefore do not accept the rezoning.

91. The submitters appear to be under the mistaken assumption that some of their land is being rezoned to open space. That is not correct.



Proposed Plan Change for 20 Lawson Creek, Street, Massey

92. 20 Lawson Creek Street (Lot 2 DP 504329) has been classified as scenic reserve under the Reserves Act 1977. It was vested as reserve in 2017. An Open Space – Conservation zone is the most appropriate Unitary Plan open space zone as it reflects the environmental values of the land. This is consistent with the zoning of the adjoining open space. There is also a Significant Ecological Area Overlay over much of the lot as well as the adjoining open space.

Recommendations on submissions

93. I recommend that **Submissions 5.1 and 6.1** be rejected, for the following reasons:

- The land has been classified as scenic reserve under the Reserves Act 1977;
- It was vested as reserve in Auckland Council in 2017;
- An Open Space – Conservation zone is consistent with the land’s environmental values and the zoning of the adjacent open space.

94. There are no consequential amendments associated with this recommendation.

7.1.4 Submission on 1531 Kahikatea Flat Road, Kaukapakapa (Map 172)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's recommendations
2.1	Karra Horsing Holding Ltd	Accept the plan change for 1531 Kahikatea Flat Road, Kaukapakapa		Accept

Summary of submissions and discussion

95. **Submission point 2.1** supports the rezoning of 1531 Kahikatea Flat Road, Kaukapakapa (Lot 3 DP 526702) from Rural – Rural Production zone to Open Space – Informal Recreation zone.

96. The reasons provided by the submitter include:

- It's a long strip of land that runs along(side) the small creek;
- Its better to keep it as an open space;
- RMA already sets its own regulation around rivers and creeks to protect them.



Proposed Plan Change for 1531 Kahikatea Flat Road, Kaukapakapa

97. 1531 Kahikatea Flat Road, Kaukapaka has been vested as recreation reserve under the Reserves Act 1977 in Auckland Council. An Open Space – Informal zone is the most appropriate Unitary Plan zoning as it reflects the intended use and development of the land and its environmental values (i.e. the absence of any regenerating native bush and/or overlays protecting natural and cultural resources).

Recommendations on submissions

98. I recommend that **Submission 2.1 be accepted** for the following reasons:

- 1531 Kahikatea Flat Road, Kaukapaka has been vested in Auckland Council as recreation reserve under the Reserves Act 1977;
- An Open Space – Informal Recreation zone is the most appropriate Unitary Plan open space zone as it reflects the intended use and development of the land and its environmental values – that is the absence of any regenerating native bush and/or overlays protecting natural and cultural resources.

99. There are no consequential amendments associated with this recommendation.

7.1.5 Submissions on 71 Greville Road, Albany (Map 175)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
13.1	CDL New Zealand limited	Accept the plan change as notified, specifically as it relates to land adjacent to 69 Greville Road, Albany to be rezoned from Mixed Housing Urban to Open Space - Conservation		Accept

Summary of submissions and discussion

100. **Submission 13.1** supports the rezoning of 71 Greville Road, Albany (Lot 202 DP 509000) from Residential – Mixed Housing Suburban zone to Open Space – Conservation zone.

101. The reasons provided by the submitter include:

- The rezoning will achieve the intended outcome of the plan change and ensure the subject land is appropriately zoned, following recent and surrounding residential development and subsequent vesting of this land;
- Due consideration has been given to the extent of the land to be rezoned;
- The Open Space – Conservation zone does not adversely impact on the ability for CDL to appropriately and flexibly develop its Business – Local Centre zoned land adjacent;
- CDL supports more broadly the rezoning proposed by PC36 insofar as it achieves the stated intent of the plan change and ensures that land no longer needed is divested by the Council and likewise, land that has been vested is appropriately zoned to ensure its ongoing open space use and function.



Proposed Plan Change for 71 Greville Road, Albany

102. 71 Greville Road, Albany has been vested as Local Purpose Reserve in Auckland Council's ownership under the Reserves Act 1977. An Open Space – Conservation zone is the most appropriate Unitary Plan zone as it reflects the intended use and development of the land and its environmental values.
103. The land parcel is not identified as a SEA but it does contain regenerating native bush, hence the proposed Open Space – Conservation zoning.

Recommendations on submissions

104. I recommend that **Submission 13.1 be accepted** for the following reasons:
- 71 Greville Road, Albany has been vested as Local Purpose Reserve under the Reserves Act 1977;
 - An Open Space – Conservation zone is the most appropriate Unitary Plan zone as it reflects the intended use and development of the land and its values, which include regenerating native bush.
105. There are no consequential amendments associated with this recommendation.

7.1.6 Submission on 69 Taikura Ave, Red Beach (Map 189)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
10.1	Metlifecare Limited	Accept the plan change for 69 Taikura Avenue, Red Beach		Accept

Summary of submissions and discussion

106. **Submission 10.1 supports** the proposed rezoning of 69 Taikura Avenue, Red Beach (Lot 500 DP 514754) from Residential – Mixed Housing Suburban zone to Open Space – Informal Recreation zone.

107. The reasons provided by the submitter include:

- Provision of open space is a fundamental part of placemaking and building strong communities as it enables people to meet, play and engage in physical activity;
- The value of providing open space was recognised in the Red Beach Precinct and the associated precinct plan;
- The subsequent subdivision and development consents confirmed that this land is the optimal location for open space in this part of the precinct and it was vested in the Council as recreation reserve;
- Given the Council's intent to provide open space in this location and as it is formally held in Council ownership for this purpose, it is appropriate that it be rezoned to Open Space – Informal recreation.



Proposed Plan Change for 69 Taikura Ave, Red Beach

108. 69 Taikura Avenue, Red Beach has been vested in Auckland Council as Local Purpose Reserve. An Open Space – Informal Recreation zone is the most appropriate Unitary Plan zone as it reflects the intended use and development of the land and its environmental values.

109. Note: 69 Taikura Avenue is the smaller of the above two open spaces identified. The larger one relates to Map 182 – 1B Owen Chapman Drive, Red Beach which also forms part of PC36.

Recommendations on submissions

110. I recommend that **Submission 10.1 be accepted** for the following reasons:

- 69 Taikura Avenue, Red Beach has been vested as Local Purpose reserve in Auckland Council;
- An Open Space – Informal Recreation zoning reflects the land’s intended use, development and environmental values.

111. There are no consequential amendments associated with this recommendation.

7.1.7 Submissions on 24 Mercer Street, Drury (Map 191)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner’s Recommendation
8.1	Barry Phillips, BP Holdings (2005) Limited	Accept the pan change for 24 Mercer Street, Drury		Accept

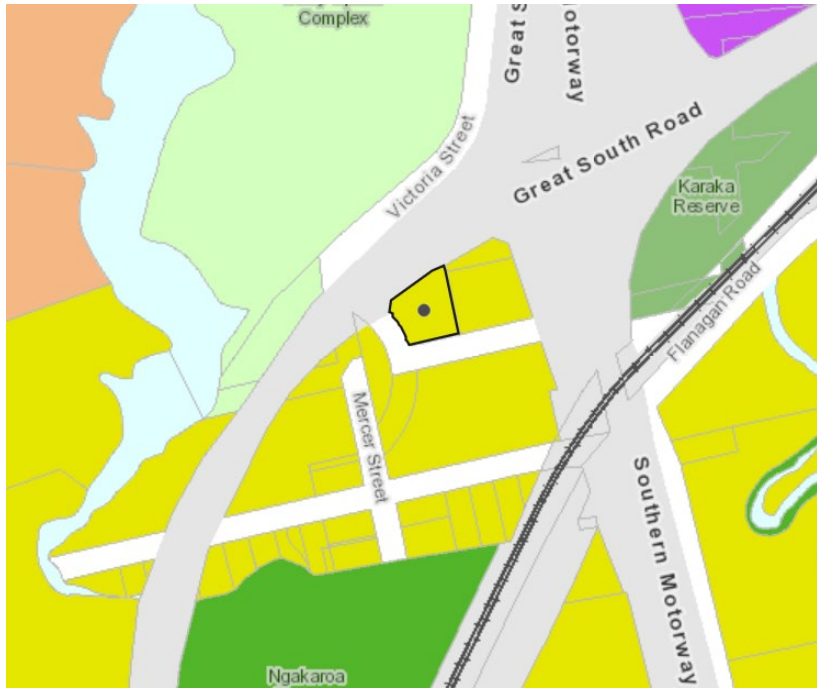
Summary of submissions and discussion

112. **Submission 8.1** supports the proposed rezoning of 24 Mercer Street, Drury (Sect 1 SO 510641) from Open Space – Informal Recreation zone to Future Urban zone.

113. The reasons provided by the submitter include:

- The site was zoned as a reserve in the legacy Papakura District Plan and has been carried forward under the AUP as an Open Space – Informal Recreation zone;
- The zoning is an anomaly and the site is unsuited to the current zoning because of the following –
 - It is privately owned and not of value to the owner for informal recreation;
 - It is not suited for recreation purposes because of the effects of noise and vibration associated with heavy traffic levels on SH22 contiguous with the site and the southern motorway which is 60m from the site;
- In the future, the land may be taken for the SGA’s widening of SH22, also a project under consultation;
- The site is suited to a Future Urban zoning so that it aligns with all neighbouring land so that future plan changes are “cleaner”.

114. 24 Mercer Street, Drury is privately owned. Its zoning as open space is an anomaly carried over from its zoning under the legacy Papakura District Plan. As stated by the submitter, the location of the property is not an ideal location for open space. There is also significant open space zoned land in the vicinity, including the Drury Sports Complex, Karaka Reserve and Ngakaroa Reserve. A more appropriate zoning would be Future Urban which is consistent with the zoning of the adjacent land.



Proposed Plan Change for 69 Taikura Ave, Red Beach

Recommendations on submissions

115. I recommend that **Submissions 8.1 be accepted** for the following reasons:

- 24 Mercer Street, Drury is privately owned;
- The zoning has been identified as a historical anomaly;
- The land has been previously identified as surplus to requirements;
- There is significant open space in the vicinity including the Drury Sports Complex, Karaka Reserve and Ngakaroa Reserve;
- A Future Urban zoning will align the zoning of the land with adjacent land.

116. There are no consequential amendments associated with this recommendation.

7.1.8 Submission on 619 Oruarangi Road, Mangere (Map 200)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
20.1	Heritage New Zealand Pouhere Taonga	Accept the plan change for 619 Oruarangi Road, Mangere		Accept

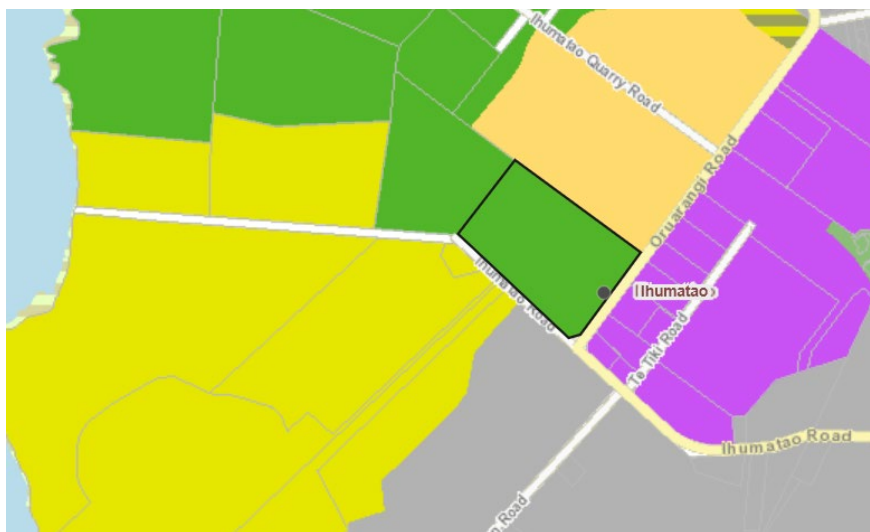
Summary of submissions and discussion

117. **Submission 20.1** supports the rezoning of 619 Oruarangi Road, Mangere (Allot 177 Parish of Manurewa) from Future Urban zone to Open Space – Conservation zone.

118. The reasons provided by the submitter include:

- The entirety of the site at 619 Oruarangi Road, Mangere falls within an expanded extent proposed as part of a current review of the Otuaataua Stonefields entry on the New Zealand Heritage list;
- The review also proposes to elevate the listing to category 1 Historic Place status;
- The review report was recently publicly notified for submissions, and the report and submissions are due to be considered by the Heritage New Zealand Board in making a final decision on the review;
- The property was once part of the Rennie farmstead complex, and contains the circa 1905 Rennie Homestead, outbuildings and garden and is enclosed on two sides by a drystone wall. Of particular significance among the surviving outbuildings is a cottage brought to the site in the early 1900's from the Somerville Farmstead, located further to the east within Stonefields;
- A portion of the site (containing the farmhouse and garden) is likewise scheduled in the Auckland Unitary Plan – ID01416, Rennie Homestead, as a Category A* historic heritage place, in recognition of its previously identified historic heritage values;
- Rezoning of the site from the current Future Urban Zone (being a transitional zone applied to greenfield land awaiting rezoning for urban purposes) to Open Space – Conservation zone (applied to open spaces with natural, ecological, landscape, and cultural and historic heritage values which limits activities and development in scale and intensity and seeks to ensure that activities maintain Mana Whenua values) – accords with historic heritage and cultural values attributable to this site, and also with regard to the significant historic and cultural values of the wider Otuaataua Stonefields landscape and will provide for land uses that are appropriate to this context.

119. I concur with the reasons put forward by the submitter in support of the proposed zone change. In particular, rezoning the site from the current Future Urban Zone to Open Space – Conservation zone accords with historic heritage and cultural values attributable to this site and the significant historic and cultural values of the wider Otuaataua Stonefields landscape. The rezoning will provide for land uses and/or development that are appropriate to this context.



Proposed Plan Change for 619 Oruarangi Road, Mangere

Recommendations on submissions

120. I recommend that **Submissions 8.1 be accepted** for the following reasons:

- 619 Oruarangi Road, Mangere is owned by Auckland Council for the purposes of open space;
- An Open Space – Conservation zone is the most appropriate Unitary Plan open space zone as it reflects the intended use and development of the land and its historic heritage and cultural values;
- The zoning is consistent with the zoning of the adjacent open space zoned land of the Otuaataua Stonefields Reserve.

121. There are no consequential amendments associated with this recommendation.

7.1.9 Submission on 254 Ponsonby Road, Ponsonby (Map 205)

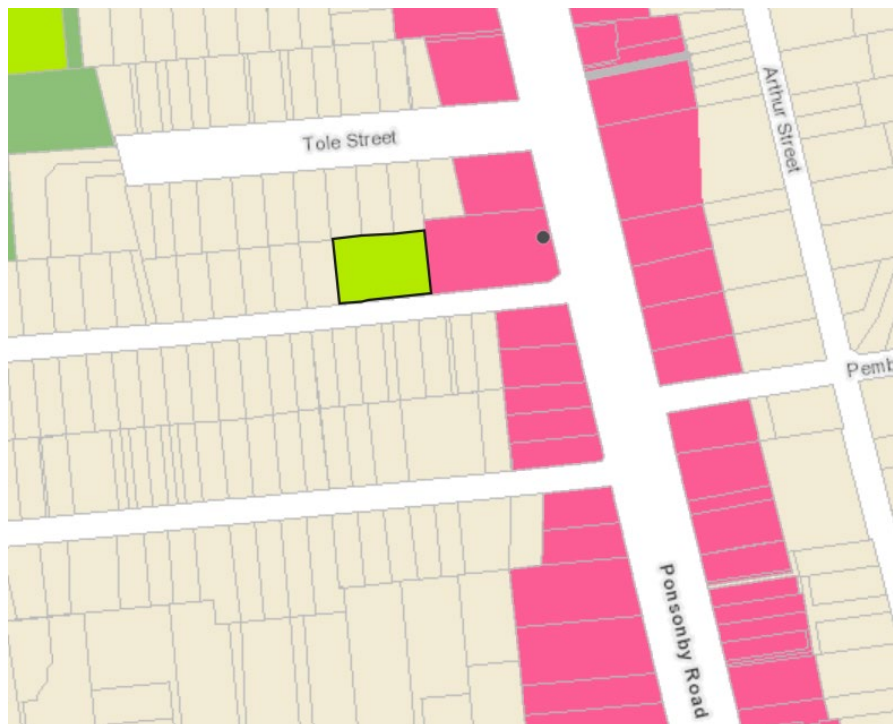
Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
1.1	J Ward	Accept the plan change for 254 Ponsonby Road, Ponsonby		Accept

Summary of submissions and discussion

122. **Submission 1.1** supports the rezoning of 254 Ponsonby Road, Ponsonby (Lot 2 DP 397156) from Residential – Single House zone to Open Space – Community zone.

123. The reasons provided by the submitter include:

- The plan change will enable the development of the long awaited civic open space at 254 Ponsonby Road – also known as Ponsonby Park, to proceed.



Proposed Plan Change for 254 Ponsonby Road, Ponsonby

124. The Ponsonby Road Plan 2014 – 2044 notes that in 2006 Auckland Council purchased the site at 254 Ponsonby Road to provide an urban square in the Ponsonby business area for community gatherings and events.

Outcome 5 – Open Space and the Community, of the Ponsonby Road Plan seeks to “ensure sufficient provision of open space and community facilities to meet the needs of the Ponsonby community both now and in the future”. The plan notes that 254 Ponsonby Road “presents and opportunity to create an open space in the heart of Ponsonby retail and business area”.

125. Either an Open Space - Civic Space or Open Space - Community zone would be an appropriate zoning to achieve the outcome specified in the Ponsonby Road Plan 2014.

Recommendations on submissions

126. I recommend that **Submission 1.1 be accepted** for the following reasons:

- 254 Ponsonby Road, Ponsonby is a proposed “community/civic space”;
- The Open Space – Community zone reflects the intended use and development of the site;

127. There are no consequential amendments associated with this recommendation.

7.1.10 Submission on 84 Hobsonville Road, Hobsonville (Map 206)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner’s Recommendation
19.1	A Chung	Decline the plan change for 84 Hobsonville Road, Hobsonville		Accept

Summary of submissions and discussion

128. **Submission 19.1** opposes the proposed rezoning of 84 Hobsonville Road, Hobsonville (Sect 2 SO 509537, Sect 4 SO 511858, & Sect 5 SO 511858) from Open Space – Informal Recreation zone to Open Space – Conservation zone.

129. The reasons provided by the submitter include:

- The proposed change contradicts the rationale for the plan change for errors and anomalies as outlined in the Open Space Plan Change (2019) Proposed Plan Change 36 (PC36) Evaluation Report;
- That report states the main rationale is to fix errors and anomalies such as land that is typically zoned open space;
- 84 Hobsonville Road (map 206) was vested from private ownership to the Council and is already currently zoned open space;
- 84 Hobsonville Road is fundamentally different to the other proposed errors and anomalies outlined in Attachment 1. These typically consist of land that is another zone – for example residential, business or road proposed as an error or anomaly but should be zoned open space;
- However, the proposal for map 206 is open space zone to open space zone;
- Under 5.3 of the Evaluation Report, what is in scope/out of scope – the report states “this plan change does not address the inconsistent application of land

use zoning to esplanade reserves. This will require a separate investigation and a possible plan change at a later point in time;

- The proposed plan change from Open Space – Informal Recreation zone to Open Space – Conservation zone is out of scope of the current plan change as this will require an investigation and rationale for a different open space zone, as well as consistent methodology and application across the Auckland Region;
- An example of inconsistent zoning – proposed change for map 8 – 100A Hobsonville Road – currently Future Urban zone and proposed to be Open Space – Informal Recreation zone. Should this proceed, its zoning would be consistent and the same as the current zoning of 84 Hobsonville Road. However, if map 206 zone change also occurs, there will be two different zones for the same esplanade reserve;
- This will create misalignment & further errors and inconsistency in open space zoning without the appropriate investigation or process.



Proposed Plan Change for 84 Hobsonville Road, Hobsonville

130. Plan Change 36 seeks to rezone two sections of esplanade reserve adjacent to Hobsonville Road:

- Map 8 – 100A Hobsonville Road – rezones land from Future Urban zone and Open Space Conservation zone to Open Space Informal Recreation zone;
- Map 206 – 84 Hobsonville Road – rezones land from Open Space - Informal Recreation zone and Open Space Conservation zone to Open Space – Conservation zone

131. 84 Hobsonville Road is part of an esplanade reserve alongside the Rawiri Stream that flows north of Hobsonville Road. It currently has two zones – Open Space – Informal Recreation and Open Space - Conservation zone. The plan change seeks to rationalise the zoning so that only one zone – Open Space – Conservation, applies.

132. The land immediately to the north of 84 Hobsonville Road, 110A Hobsonville Road is zoned Open Space – Conservation and Future Urban zone. This is subject to PC36 as

described above. The land to the south abutting Hobsonville Road has an Open Space – Informal Recreation zoning.

133. Esplanade reserves around the region have a mix of Open Space – Conservation and Open Space – Informal Recreation zones. The Open Space – Conservation zone has typically been applied to esplanade reserves that have high environment values such as regenerating native bush and/or the presence of environmental or heritage overlays. It is not uncommon for different sections of an esplanade reserve to have different open space zones applied, reflecting the different values.
134. While there are trees present on and adjacent to 84 Hobsonville Road, these are exotic (confirmed by a site visit). There are also no environmental or heritage overlays applying to the site (i.e. no natural resource (SEA) or natural heritage overlays). I am therefore in agreement with the submitter that the Open Space – Informal Recreation zone is appropriate and should be retained/applied to the site.

Recommendations on submissions

135. I recommend that **Submissions 19.1 be accepted**, for the following reasons:

- Esplanade reserves around the region have a mix of Open Space – Conservation and Open Space – Informal Recreation zones;
- The Open Space – Conservation zone has typically been applied to esplanade reserves that have high environment values such as regenerating native bush and/or the presence of environmental or heritage overlays;
- 84 Hobsonville Road does not contain existing or regenerating native bush;
- There are no environmental or heritage overlays applying to the site;
- An Open Space – Informal Recreation zone (i.e. the current zone) is therefore appropriate and is consistent with the zoning of other parts of the esplanade reserve that are zoned open space.

136. As a consequence of this recommendation, the proposed change on map 206 is rejected and the Open Space Informal Recreation zoning is applied to the site.

7.1.11 Submissions on 28-30 Pilkington Road, Mt Wellington (Map 211)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
14.1	G McCabe	Accept the plan change for 28-30 Pilkington Road, Mt Wellington		Accept
16.1	A Wood	Decline the plan change for 28-30 Pilkington Road, Mt Wellington		Reject
22.2	Panmure Business Association	Decline the plan change for 28-30 Pilkington Road, Mt Wellington		Reject

Summary of submissions and discussion

137. **Submission 14.1** supports the rezoning of 28-30 Pilkington Road, Mt Wellington (Lot 31 DP 52157, Part Lot 30 DP 52157) from Open Space – Informal Recreation zone to Business – Town centre zone. **Submissions 16.1 and 22.2** oppose the rezoning.

138. The reasons provided by the submitters include:

(14.1)

- Supports higher density commercial and residential development within walking distance of town centres and transport modes;
- Consistent with goals of greater environmental and economic sustainability as well as building stronger communities through walkability;
- Support no impact on the Stone Cottage.

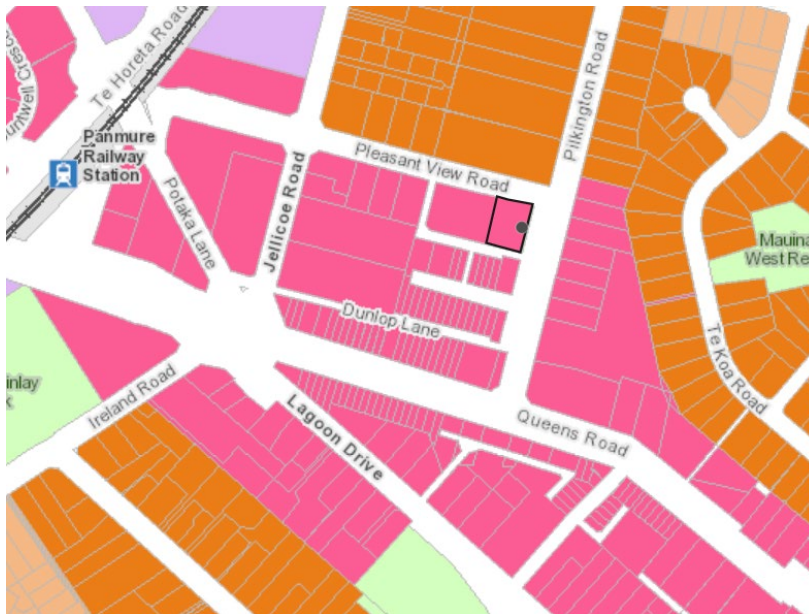
(16.1)

- Site has three regionally significant volcanic viewshafts – w9, w24 & w26;
- The location (28-30 Pilkington Road) & Pleasant View Road is a key local point to Maungarei and a wayfinder point to Panmure Lagoon, Otahuhu/Mt Richmond, Pakuranga and South Auckland;
- Current zoning for the site – Open Space – Informal Recreation which allows for buildings up to 8m high;
- Proposed change in zoning will enable buildings up to 27m;
- A 27m height control will greatly impact the Auckland regional viewpoint connection to Maungarei as well as Panmure’s community identity & character;
- Tamaki Open Space Network Plan (TOSNP) highlights there is an open space provision gap and a gap in civic space within Panmure;
- The site is on the corner of Pleasant View Road and Pilkington Road and is beside the area that indicates an open space provision gap and within the potential civic space provision area indicated in the TOSNP;
- The Panmure – Tamaki – Glen Innes area population is projected to increase to approximately 60,000 by 2043 – a threefold increase. Under the TOSNP, Panmure and Tamaki will lose approximately 6,000 sqm of flat open space reserve. The proposal to remove another 1,200 sqm of reserve land from Panmure, when there is an open space provision gap does not make sense;
- Panmure is facing significant change. Parks and reserves are required to support Auckland’s growth. The Auckland Parks and Open Spaces Acquisition Policy states “disposing of public open space must be treated cautiously as parks and open space can be difficult and expensive to replace, and future demands difficult to predict”;
- Proposal is contrary to Auckland Plan 2050 transformational shifts 2 – strongly commit to environmental action and green growth and 4 – radically improve the quality of urban living as a community needs. In an area that is seeing significant change, removal of reserves/open space is not in step with Council’s strategic Auckland Plan, parks policies and the TOSNP;
- Reserve space is currently used as a carpark. It does provide easy parking access to Panmure library, the town centre and the transport hub. It is one of only three electric vehicle charging stations which service the Auckland eastern isthmus from Orakei to Panmure.

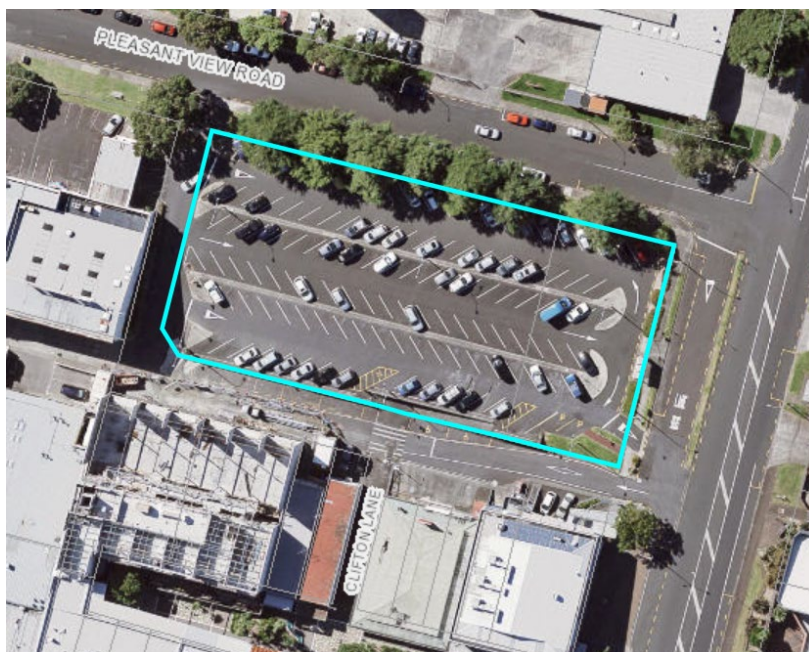
(22.2)

- 28-30 Pleasant View Road, Panmure is valuable public carparking for businesses in the Panmure town centre area;
- The carpark is well used by customers to the Panmure town centre, in particular for the businesses nearby in Clifton Court (especially the medical centre), Citizens Advice Bureau and the Panmure library;
- During the town centre upgrades in early 1990’s and 2004 – 09, carparking spaces in Queens Road and side streets have been reduced in numbers, increasing the value of both Kings Road carpark and Pleasant View Road carpark;
- Panmure town centre has been heavily impacted by the rapidly growing Sylvia Park shopping megamall with its vast areas of free parking;

- Stripping even more of the towns public parking spaces will have a huge detrimental effect on the business community;
- Consideration needs to be given to the perceived oversupply of parking within the town centre area without considering the population changes that have occurred by the removal of houses in the town centre's catchment areas of Derna, Tobruk, Armein in May 2018 & further removals from Hinaki in 2019;
- As new houses are built from 2021, we will see a steady increase in population and unless public transport serves the new developments, we will continue to see a demand on the town centre carparks.



Proposed Plan Change for 28-30 Pilkington Road, Mt Wellington



Aerial photo of 28-30 Pilkington Road, Mt Wellington

Background

139. Part of 28-30 Pilkington Road has an open space zoning but is currently used as part of a carpark. The site was zoned a mix of Business 2 (Suburban retail and business centres) and Open Space 4 (Community) under the legacy Auckland City Isthmus District Plan. These zones were replaced by the equivalent Unitary Plan zones, although the “community” open space zoning was replaced with an “informal recreation” zoning.
140. This site is part of Panuku’s “Unlock Panmure” area. Surrounding sites are zoned Business - Town Centre and Residential - Terrace Housing and Apartment zone and include residential uses and the Mount Wellington Fire Station to the north, mixed commercial, retail and residential to the south and Council buildings, including the library, on the opposite side of Pilkington Road.
141. The wider site currently has a split zone of Open Space – Informal Recreation and Business - Town Centre zone, with the whole site functioning as public car park rather than any component serving as usable open space. There is a car park designation on the site (Designation 1660, Council Carpark, AT) and this use will remain in place until redevelopment schemes associated with Unlock Panmure have been considered. Redevelopment will seek to achieve improved utilisation of land that will provide housing, commercial, and parking outcomes in a cohesive manner

Auckland Plan

142. The Auckland Plan states the following in relation to centres (p.213)

“Over the next 30 years there will be considerable changes right across Auckland. Ensuring that Auckland creates and retains strong, thriving and resilient centres is vital. A network of centres services communities from regional through to local level..... Centres are at the heart of neighbourhoods and are focal points for the surrounding community. They include a mix of activities and functions, such as retail, commercial and social services, as well as housing, recreation and community facilities.

...

Some of our centres currently provide opportunities to maximise investment in infrastructure and support the quality compact approach to urban development.

Maximising investment can be achieved by creating higher – density clusters of employment and housing, supported by public transport and other critical services such as schools and hospitals.

Many of these centres are identified in nodes and development areas. They will be supported to develop and intensify, particularly those that have greater capacity for growth”.

Note: Glen Innes and Panmure are identified as development areas.

143. In terms of making the best use of existing business land, the Auckland Plan states:

“The quality compact approach to accommodating business growth in the future is to make the best use of existing business land, as well as create new business land in greenfield areas.

Making the best use of existing business land means repurposing and intensifying centres and business areas, especially those in accessible locations”.

144. The Auckland Plan therefore envisages some land within centres being repurposed and intensified. Panuku’s proposal for the site is therefore in response to the Auckland Plan directions.

Regionally Significant Volcanic Viewshafts

145. The Auckland Plan’s Outcomes, Directions and Focus Areas that are relevant to significant volcanic viewshafts include the following:

Outcome	Direction	Focus Area
<i>Environment and Cultural Heritage</i>	<i>Direction 1 Ensure Auckland’s natural environment and cultural heritage is valued and cared for</i>	<i>Focus Area 4 Protect Auckland’s significant natural environments and cultural heritage from further loss</i>

146. Views of the maunga are part of Auckland’s cultural heritage.
147. 28-30 Pilkington Road is subject to the following Regionally Significant Viewshafts and Height Sensitive Areas overlay:

W9 Mt Wellington;
W24 Mt Wellington; and
W26 Mt Wellington

148. The balance of the site, which is zoned Business – Town Centre zone, is also subject to these viewshafts and height sensitive areas.

149. The implications of the viewshafts are that:

- Buildings that do not intrude into a viewshaft schedule in Schedule 9 – Volcanic Viewshafts Schedule are a permitted activity; and
- Buildings that do intrude into a viewshaft are a non-complying activity

150. The viewshafts apply to the site regardless of the zoning of the land and are not affected by the proposed plan change. They will continue to apply regardless of the zoning of the land.

151. It is noted that while PC36 seeks to change the zoning of part of 28-30 Pilkington Road, it does not apply a height variation control. The height of buildings in the Business – Town Centre zone are managed by a height variation control. The adjacent properties have a 27m height variation control. There is no scope to add such a control to 28-30 Pilkington Road. In my opinion, this will need to be the subject of a subsequent plan change if the proposed change under PC36 is approved by the hearing commissioners.

Open Space

152. The Auckland Plan’s Outcomes, Directions and Focus Areas that are relevant to open space include the following:

Outcome	Direction	Focus Area
<i>Belonging and Participation</i>	<i>Direction 1 Foster an inclusive</i>	<i>Focus Area 1 Create safe opportunities for</i>

	<i>Auckland where everyone belongs</i>	<i>people to meet, connect, participate in and enjoy community and civic life</i> <i>Focus Area 7</i> <i>Recognise the value of arts, culture, sport and recreation to the quality of life</i>
<i>Homes and Places</i>	<i>Direction 4</i> <i>Provide sufficient public places and spaces that are inclusive, accessible and contribute to urban living</i>	<i>Focus Area 5</i> <i>Create urban places for the future</i>

153. Open space zoned land within the vicinity of Panmure town centre comprises:

Name	Location	Area (ha)	Zoning
Bill McKinley Park	3-35 Ireland Road, Panmure	1.9829	Open Space – Sport and Active Recreation
Panmure Baisn esplanade reserve	100 Ireland Road, Panmure	2.9792	Open Space – Informal Recreation
Open space associated with Swimarama pool	29 Lagoon Drive, Panmure	Not available (part of 53.4276 Panmure Basin)	Open Space – Sport and Active Recreation
Domain Reserve - Open space associated with Panmure squash club	30 Domain Road, Panmure	0.8583	Open Space – Sport and Active Recreation
Sunset View Reserve	6 Sunset View Road, Panmure	0.1811	Open Space – Informal Recreation
Kings Road	1-3 Kings Road, Panmure	0.1012	Open Space – Informal Recreation
Mauinaina Reserve	21A Te Koa Road, Panmure	0.6970	Open Space – Sport and Active Recreation
Pilkington Road carpark	Part of 28-30 Pilkington Road, Mt Wellington	Approx. 1/4 of 0.3541 = 0.0885	Open Space – Informal Recreation
Court Crescent Reserve	4C Court Crescent, Panmure	0.7369	Open Space – Informal Recreation
Maungarei/Mt Wellington Reserve	32-36 Mountain Road, Mount Wellington	26.7460	Open Space - Conservation
Sir Woolf Fisher Park	30-44 Barrack Road, Mt Wellington	2.9000	Open Space – Sport and Active Recreation

		37.2711	
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Auckland Unitary Plan - RPS

154. An assessment of the proposed zone change was undertaken against the relevant Regional Policy Statement open space and recreation objectives and policies of the Unitary Plan. The full assessment is in Appendix 6. In summary the key findings of the assessment are:

- The open space does not currently contribute to a higher quality urban environment due to its development and use as a carpark;
- Rezoning of the site will enable the consideration of redevelopment schemes for the site that achieve improved utilisation of land;
- The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. The plan also identifies the lack of a civic space in the Panmure town centre. (Note: a deficiency is defined in the Tamaki Open Space Network Plan as areas with a residential zoning not within 400m of a park catchment);
- The 'open space' doesn't contribute to a range of open space and recreation facilities. There is a mix of Open Space - Conservation, Informal Recreation and Sport and Active Recreation zoned land in the wider area;
- The site is not required to be zoned as open space to meet the Unitary Plan's regional policy statement's objectives and policies (providing a civic space is developed).

Tamaki Open Space Network Plan

155. The Tamaki Open Space Network Plan notes that the Auckland Unitary Plan provides for considerable growth in the Tāmaki area. Based on this growth, the plan acknowledges there will be gaps in open space provision. Acquisition of open space could address gaps in provision, subject to funding and available land. General observations on current open space provision are (p.14):

- The majority of Tāmaki residents are within 400 metres (around five minutes walk) of open space;
- Coastal areas are particularly well served with regards to open space;
- There are five locations where increased provision could be provided in response to growth;
- There is no civic space provision in Panmure Town Centre. Provision could help create a community focal point;
- There are some small areas near the coast which are not within 400 metres of open space, though they are served by the visual and recreational amenity that the coast provides;
- The Auckland 'Eastern Line' Rail Corridor forms a barrier to access some open space.

156. The Tamaki Open Space Network Plan also notes the following in terms of open space quality (p.15):

- There is a lack of useable flat areas for informal recreation. The Tāmaki area features a number of drainage reserves, which are steep and characterised by poor access, surveillance and connectivity.
- There are very few opportunities for informal recreation in the study area. The play spaces are of a similar design and age and do not provide for a wide range of age groups. There is little other recreation infrastructure in the parks.

- Many of the open spaces in Tāmaki have poor street frontage and are surrounded by high fences, which is not consistent with crime prevention through environmental design principles. Anti-social behaviour occurs in these areas as evidenced by burnt rubbish bins, tagging, vandalism of park assets and broken glass in the parks.

Panmure - Town Centre Regeneration Plan

157. Panuku has developed a plan for Panmure town centre. The high level Project Plan was approved by Auckland Council’s Planning Committee on 6 March 2018, giving Panuku the green light to proceed with implementing the plan.
158. The purpose of the plan is to outline the short, medium and long term goals for the Unlock Panmure project. The plan identifies four strategic moves. One of the moves relates to open space provision:
- Move 3: Enliven the Heart of Queens Road – this involves building a fit for purpose, multi-purpose community facility and civic space to bring new life to the town centre mainstreet.*
159. The Plan identifies that there is a shortage of “civic spaces” in Panmure. The proposed change by Panuku (i.e. Move 3 above) will address that. The Plan envisages “people enjoying a multi-purpose community facility with a civic space at the heart of the town centre. Locals could come together and use amenities like a library and a community centre” (Panuku website). The proposed location of the civic space near Queen Street and closely linked to the multi-purpose community facility is more appropriate than the 28-30 Pilkington Road site.
160. Panuku advises that the proposed new civic space is currently under investigation as part of the Panmure Community Precinct business case. This is being developed jointly by Panuku and Auckland Council Community Services. The business case options analysis is expected to be completed by the end of 2021.

Transport/ Carparking

161. The Auckland Plan’s Outcomes, Directions and Focus Areas that are relevant to transport/carparking include the following:

Outcome	Direction	Focus Area
<i>Transport and Access</i>	<i>Direction 1 Better connect people, places, goods and services</i>	<i>Focus Area 4 Make walking, cycling and public transport preferred choices for many more Aucklanders.</i>
	<i>Direction 2 Increase genuine travel choices for a healthy, vibrant and equitable Auckland</i>	<i>Focus Area 5 Better integrate land use and transport</i>
		<i>Focus Area 7 Develop a sustainable and resilient transport system</i>

162. A greater focus on public transport and walking and cycling is consistent with the above Auckland Plan's outcomes, directions and focus areas relating to Transport and Access:

Auckland Unitary Plan – RPS

163. The Auckland Unitary Plan - RPS contains the following objective

Chapter B2 – Urban Growth and Form

B2.2.1 Objectives

(1) A quality compact urban form that enables all of the following:

- (a) a higher-quality urban environment;*
- (e) greater social and cultural vitality;*
- (g) reduced adverse environmental effects.*

164. The Auckland Unitary Plan's RPS – B3.3 Transport's objectives and policies that are relevant to this issue are:

B3.3.1 Objectives

(1) Effective, efficient and safe transport that:

- (a) supports the movement of people, goods and services;*
- (b) integrates with and supports a quality compact urban form;*
- (c) enables growth;*
- (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and*
- (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.*

B3.3.2 Policies

(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.

(2) Enable the movement of people, goods and services and ensure accessibility to sites.

(4) Ensure that transport infrastructure is designed, located and managed to:

- (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and*
- (b) provide effective pedestrian and cycle connections.*

(5) Improve the integration of land use and transport by:

(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system

165. The repurposing of some surface carparking and a greater emphasis on public and active (walking and cycling) transport modes will enable the Unitary Plan's RPS objectives and policies relating to a quality compact urban form, quality built environment and transport to be achieved.

166. Auckland Council owned carparks that are the subject of a designation in the Panmure town centre are:

Designation Number	Purpose	Approx. Number of Parking Spaces	Address
1658	Council carpark	50	11-13 Lagoon Drive, Panmure
1660	Council carpark	120	28-30 Pilkington Road, Panmure
1661	Council carpark	92	32-34 Lagoon Drive, Panmure
1662	Council carpark	48	7 Kings Road, Panmure
1663	Council carpark	93	7-13 Pilkington Road, Panmure

167. PC36 does not remove the carparking designation from 28-30 Pilkington Road, Panmure. This will need to be subject to a separate process – the removal of a designation under section 182 of the RMA. This section enables the removal of a designation without using the processes in schedule 1 (i.e. the plan change process).

Comprehensive Parking Management Plan – Panmure Town Centre

168. Auckland Transport (AT) on behalf of Panuku commissioned MRCagney to develop a comprehensive parking management plan for the Panmure Town Centre. The Comprehensive Parking Management Plan (CPMP) was finalised in November 2018 and updated in early 2020. The conclusions in the plan are that there is generally an oversupply of carparking in Panmure, and that occupancy of the two subject sites (28-30 Pilkington Road & 3 Kings Road), particularly 3 Kings Road, is sub-optimal.
169. 28-30 Pilkington (referred to as 3 Pleasant View Road in the CPMP) has 120 time-limited parking spaces. Parking occupancy surveys were carried out in March and August 2017. From the 1600 public parking spaces (excluding Park and Ride) surveyed in the town centre, there was only 59% used at the busiest survey point. The weekday average occupancy was 48% with peak occupancy of 75%. In the weekend the rates fell to just 5% and 14% average occupancy.
170. Overall, the 28-30 Pilkington Road carpark was shown to have moderate levels of utilisation during weekdays with a defined peak in utilisation between 10:00 am and 2:00 pm. characteristic of shopper’s car parking. During weekends this car park is poorly utilised. Of note, the car park includes both P120 and P180 car parks and there was a significant instance of overstaying in these, with 42% overstaying in the P120 spots and 68% overstaying the three-hour time limit in the P180 spots. This indicates a significant proportion of long stay usage
171. The CPMP states that at peak times during weekdays there are around 764 of the surveyed car parks vacant in Panmure, meaning that around 610 car parks could be removed from the existing parking stock and 15% of the remaining car parks would still be vacant during peak weekday periods. Given that there will be significant growth and redevelopment in Panmure over the coming years, and the CPMP shows that as the town centre is currently oversupplied with car parking, a reduction in the prevalence of the existing surface parking will assist in providing development sites for the achievement of the urban regeneration, urban renewal and housing goals as contained in the Unlock Panmure High Level Project Plan.

172. Specifically, the CPMP recommends divestment of a proportion of the areas of surface car parking. In particular it identifies that Pilkington Road be considered for divestment in the mid-term (5-10 years). Both sites were already approved for disposal by the Finance and Performance Committee as part of the Unlock Panmure High Level Project Plan (Resolution number FIN/2018/59). Pilkington Road divestment or repurposing is particularly encouraged as it would contribute to more active uses and creating a more amenable pedestrian and cycling environment on this key street.
173. The removal of parking from 28-30 Pilkington Road will assist in achieving the Unitary Plan's objectives and policies relating to a quality compact urban form and quality built environment with surface parking replaced with residential/mixed use development.

Panmure - Town Centre Regeneration Plan

174. The Panmure – Town Centre Regeneration Plan identifies four strategic moves. One of the moves relates to transport

Move 2: Reconnect the centre to its community – this will improve the physical links between the town centre and its residential community, train station, mountain and basin.

175. Panuku notes that Panmure town centre is well-located within Auckland, with excellent public transport links to the wider region. That position made it a strong choice for regeneration, along with the development opportunities provided by large areas of underused Auckland Council land in the town centre (Revitalising Panmure, Panuku website). Panmure town centre has a number of existing and proposed transport options. These include:

- Panmure station
- Panmure bus interchange
- Two formal park and ride sites, two informal park and ride sites and five public carparks (p.14 Panmure High Level Project Plan)
- AMETI Eastern Busway Project (AMETI (Auckland Manukau Eastern Transport Initiative) Eastern Busway will create a dedicated, congestion-free busway between Panmure, Pakuranga and Botany Town centres. The busway is supported by new cycling and walking connections, urban design improvements, safety and signal improvements at key intersections, and more. Stage 1 of the busway (Panmure to Pakuranga) started construction in 2019 with Stages 2, 3 and 4 to follow);
- New cycleways and footpaths e.g. AMETI walking and cycling shared path along Lagoon Drive, Glen Innes to Tamaki Drive shared path along Pilkington Road, Tamaki Estuary path, Panmure Basin and Rotary walkway footpath widening, Jubilee Bridge replacement, Glen Innes cycling improvements,

176. These public transport and active travel (e.g. cycling and walking) modes will mitigate the effects of the loss of surface parking (approximately 168 parking spaces).

Recommendations on submissions

177. I recommend that **Submission 14.1 be accepted and submissions 16.1 and 22.2.5 be rejected**; for the following reasons:

Overall Approach

- Panmure is identified in the Auckland Plan as a “development area”. The Auckland Plan states that “the quality compact approach to accommodating business growth in the future is to make the best use of existing business land...Making the best use of existing business land means repurposing and intensifying centres and business areas;

Significant Volcanic Viewshafts

- The significant volcanic viewshafts (W9, W24 & W26) apply to the site regardless of the zoning and are not affected by the plan change;

Open Space

- The Auckland Plan has a focus area of “creating safe opportunities for people to meet, connect, participate in and enjoy community and civic life and creating urban places for the future”. The proposed civic space will achieve this outcome and is better located than 28-30 Pilkington Road to do this;
- There is in excess of 37 ha of open space zoned land within the vicinity of the Panmure town centre;
- The site is not required to be zoned as open space to meet the Auckland Unitary Plan’s regional policy statement’s objectives and policies (providing a new civic space is provided);
- The Tamaki Open Space Network Plan identifies that there is no civic space in the Panmure town centre. Move 3 in the Panmure Town Centre Regeneration – High Level Project Plan - Enliven the Heart of Queens Road – which involves building a fit for purpose, multi-purpose community facility and civic space to bring new life to the town centre mainstreet, will address this.

Carparking

- Panmure town centre is well-located within Auckland, with excellent public transport links to the wider region. These public transport and active travel (e.g. cycling and walking) modes will mitigate the effects of the loss of surface parking;
- The Comprehensive Parking Management Plan (2018) has shown that the 28-30 Pilkington Road carpark has moderate levels of utilisation during weekdays with a defined peak in utilisation between 10:00 am and 2:00 pm. characteristic of shopper’s car parking. During weekends this car park is poorly utilised;
- The removal of parking from 28-30 Pilkington Road will assist in achieving the Unitary Plan’s objectives and policies relating to a quality compact urban form and quality built environment with surface parking replaced with residential/mixed use development;
- PC36 does not remove the carparking designation from 28-30 Pilkington Road, Panmure. Removing the designation will need to be subject to a separate process – the removal of a designation under section 182 of the RMA.

178. There are no consequential amendments associated with this recommendation.

7.1.12 Submissions on 30R Birmingham Road, Otara (Map 210)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner’s Recommendation
12.1	GETBA (Greater East Tamaki Business	Accept the plan change for 30R Birmingham Crescent, Otara		Accept

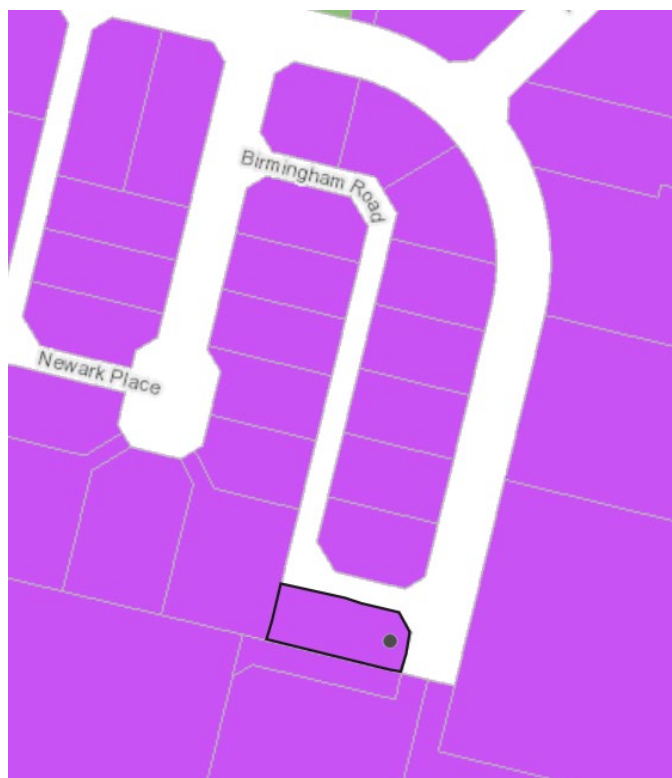
	Association)			
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Summary of submissions and discussion

179. **Submission 12.1** supports the rezoning of 30R Birmingham Road, Otara (Lot 31 DP 57902) from Open Space – Informal Recreation zone to Business – Light Industry zone.

180. The reasons provided by the submitter includes:

- The site is located within a Larger Business – Light Industry zoning;
- Considering the scarcity of industrial land, the proposed re-zoning of this site so that it aligns with the wider area makes sense.



Proposed Plan Change for 30R Birmingham Road, Otara



Aerial photo of 30R Birmingham Road, Otara

181. 30R Birmingham Road. Otara is an underutilised site in a wider light industrial area. The Light Industry zone proposed will align with the wider area activities and uses.
182. Open space zoned land in the vicinity is:

Name	Location	Area (ha)	Zoning
Birmingham One Reserve	11R Birmingham Road, Otara	0.2527	Open Space – Informal Recreation
Turin Place Stream Reserve	15R Birmingham Road, Otara	0.5019	Open Space - Conservation
East Tamaki Reserve	244R East Tamaki Road, Otara	In excess of 5.8001	Open Space – Sport and Active Recreation
Stancombe Road Reserve	1 Stancombe Road, Flat Bush	12.8382	Open Space – Informal Recreation Open Space – Sport and Active Recreation

183. 11R Birmingham Road is also zoned Open Space – Informal Recreation and serves a similar function as 30R Birmingham Road – i.e. an area of open space providing for informal recreation activities within the light industrial area. 11R Birmingham Road is approximately 270m from 30R Birmingham Road.
184. As there is other open space in the vicinity, including 11R Birmingham Road which serves the same function as 30R Birmingham Road site, I support the proposed rezoning.

Recommendations on submissions

185. I recommend that **Submission 12.1 be accepted**; for the following reasons:

- The site is located within an area of Business – Light Industry zoning;
- Light industrial zoned land is a scarce resource and the proposed re-zoning of this site increases that resource;
- There is other open space zoned land in the vicinity that will compensate for the loss of the open space. In particular, 11R Birmingham Road is also zoned Open Space – Informal Recreation and serves a similar function as 30 R Birmingham Road. It is approximately 270m from 30R Birmingham Road.

186. There are no consequential amendments associated with this recommendation.

7.1.13 Submissions on 3 Kings Road, Panmure (Map 212)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
11.1	H Burnard	Accept the plan change for 3 Kings Road, Panmure		Accept
14.2	G McCabe	Accept the plan change for Part 3 Kings Road, Panmure		Accept
17.1	Panmure Community Action Group	Decline the plan change in respect of 3 Kings Road, Panmure		Reject
21.1	J Fernandez	Decline the plan change for 3 Kings Road, Panmure		Reject
22.1	Panmure Business Association	Decline the plan change for 3 Kings Road, Panmure		Reject

Summary of submissions and discussion

187. **Submissions 11.1 and 14.2** support the rezoning of 3 Kings Road, Panmure (Lot 1 DP 120243 & Lot 2 DP 120243) from Open Space – Informal Recreation zone to Residential – Terrace Housing and Apartment building zone. **Submissions 17.1, 21.1 & 22.1** oppose the rezoning.

188. The reasons provided by the submitters includes:

(11.1)

- There is far too much surface and public parking already in Panmure & most of it appears to be not well utilised;
- Allowing the site (3 Kings Road, Panmure) to be developed would be a positive step for the vitality of the town centre;
- It will also provide for a greater choice of housing in close proximity to a large town centre and public transport links, including the eastern busway.

(14.2)

- Support higher density commercial and residential development within walking distance of town centres and transport modes;
- Consistent with the goals of greater environmental and economic sustainability as well as building stronger communities through walkability;
- Also support having no impact on the stone cottage.

(17.1)

- The site (3 Kings Road) has been a valuable public carparking asset for shoppers, business clients and other visitors to Panmure for decades;
- Will be essential for future use as traffic volumes are expected to increase in the town centre;
- Site should maintain its current zoning and continue to be used as a carpark;
- Carpark is vital to the movement and accommodation of traffic in Panmure at the eastern end of Queens Road shopping centre, where public parking is already at a premium;
- Parking will become even more important when AMETI busway project is complete – significant future traffic increases in Panmure as a result of busway design;
- How can justify declaring the largest public carpark at the east end of Panmure shopping centre – where most of the expected traffic will be forced to flow, to be surplus to requirements;
- Panmure is facing the loss of many other public parking spaces in Lagoon Drive and Basin View Lane as a direct result of AMETI eastern busway design;
- The progressive loss of public parking in Panmure can be demonstrated to have a severely detrimental effect on the economic viability of the town centre;
- Carpark is required for Kings Road housing development parking overflow – 40 apartments for the elderly and disabled at 4 & 6 Kings Road;
- Auckland City Council at the time anticipated the continued future availability and use of the Kings Road carpark for this and many other purposes that would benefit the town and community of Panmure.

(21.1)

- 3 Kings Road is used as a carpark for people coming to and using Panmure as their place to shop – do business and access essential services;
- It is used by people attending doctor's surgeries in the local area;
- Currently there is not enough parking outside the doctor's surgeries, x-ray and laboratory close by;
- There are not many other carparks around the vicinity for shoppers in Panmure;
- Also one of the only flat areas people can park if there is no parking on the mainstreet;
- The Kings Road carpark is also being used during the day by people who cannot fit their vehicles into other areas e.g. tradesmen with vans and trucks;
- Panmure residents were advised that the AMETI project would bring extra business to Panmure shops when finished – doesn't make sense to do away with parking;
- Previous loss of carparks in the main street have had a detrimental affect on shopkeepers and businesses in the area;
- If the current carpark is replaced with housing, how is the residential traffic from that housing going to be accommodated into an already congested round-about and area?;

- Also, any housing that is built will also use up carpark spaces on the roads, worsening the problem;
- Other places built around the carpark were approved to go ahead i.e. pensioner flats, because of the availability of the Kings Road carpark.



Proposed Plan Change for 3 Kings Road, Panmure



Aerial photo of 3 Kings Road, Panmure

Background

189. 3 Kings Road, Panmure was zoned Open Space 2 (Informal Recreation) under the Auckland City Isthmus legacy District Plan. This zoning was carried into the Auckland Unitary Plan as Open Space – Informal Recreation.
190. This site is also part of the “Unlock Panmure” area. 1 Kings Road is the site of the scheduled historic Panmure Stone Cottage. The 3 Kings Road site adjoins Mixed Housing Urban to the east. The opposite side of Kings Road is zoned Terrace Housing and Apartment (THAB). Panuku advise that the THAB zone is proposed at this site for the following reasons:
- The site was originally zoned as THAB in the proposed AUP and this only changed through council submission in relation to issues with the boundaries of the site and the zone (the zone boundary was not consistent with the cadastral boundary);
 - THAB zone is suitable for this site as it mirrors the ‘step down’ (i.e. reduction in allowable building heights) corner pattern of zoning evident at the intersection of Allenby and Queens Road further to the south. THAB zone will support the ‘step down’ from the Town Centre zone to the west of the site;
 - The THAB zone will facilitate the opportunity to ensure an appropriate level of development occurs at this site fitting its location and significance as the eastern gateway into the ‘town centre’;
 - The change in zone will also enable consideration of a range of redevelopment options for the site to achieve improved utilisation of the land to provide positive housing and public use outcomes in a cohesive manner;
 - Only the area currently serving as car park is approved for redevelopment and the rest of the site will remain as part of the extended open space site at 1 Kings Road;
 - There will be no/little impact on the extent of place of the Historic Heritage scheduled Stone Cottage at 1 Kings Road.

Auckland Plan

191. The Auckland Plan’s Outcomes, Directions and Focus Areas that are relevant are the same that are identified in paragraph 155 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington”:
192. The Auckland Plan envisages land within centres being repurposed and intensified. Panuku’s proposal for the site is therefore in response to the Auckland Plan directions.

Auckland Unitary Plan – RPS

193. The Auckland Unitary Plan’s RPS objectives and policies that are relevant are the same as those identified in paragraphs 165-166 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington”:
194. The repurposing of some surface carparking and a greater emphasis on public and active (walking and cycling) transport modes will enable the Unitary Plan’s objectives and policies relating to a quality compact urban form, quality built environment and transport to be achieved.

Regionally Significant Volcanic Viewshaft

195. 3 Kings Road, Panmure is subject to the following Regionally Significant Viewshafts and Height Sensitive Areas overlay:

W26 Mt Wellington

196. The balance of the site, which is zoned Open Space – Informal Recreation zone and is not part of the plan change, is also subject to the viewshaft.

197. The implications of the viewshafts are that:

- Buildings that do not intrude into a viewshaft schedule in Schedule 9 – Volcanic Viewshafts Schedule are a permitted activity; and
- Buildings that do intrude into a viewshaft are a non-complying activity

198. The viewshaft applies regardless of the zoning of the land.

Open Space

Existing Open Space

199. Existing open spaces in the vicinity of 3 Kings Road are identified in paragraph 156 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington”.

Auckland Plan

200. The Auckland Plan’s Outcomes, Directions and Focus Areas that are relevant to open space are summarised under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington”. These are also relevant to 3 Kings Road, Panmure.

Auckland Unitary Plan - RPS

201. An assessment of the proposed zone change was undertaken against the relevant Regional Policy Statement open space and recreation objectives and policies of the Unitary Plan. The assessment is in Appendix 6. In summary the key findings of the assessment are:

- The site does not currently contribute to a higher quality urban environment due to its development and use as a carpark;
- Redevelopment of the site for housing would contribute to achieving a quality compact urban form by providing an additional 2455 sqm of land for residential use;
- Panuku advises that the rezoning of the land as THAB will support the step down in zoning from the Town Centre zone to the west of the site. It will facilitate the opportunity to ensure a ‘gateway’ level of development occurs at this site fitting its location and significance as the eastern gateway into the town centre;
- There are other informal recreation open spaces in the vicinity, including the open space associated with the Stone Cottage and a proposed civic space in the Queens Road/Pilkington Road vicinity;
- The open space is not necessary for the recreational needs of the people of Panmure. There are more appropriate/useable open spaces in the general vicinity, including the proposed civic space in the Queens Road/Pilkington Road vicinity;

- The open space is physically and visually separate from other reserve/open space land. It is unlikely to function as a “steppingstone” due to its small size and lack of vegetation;
- The open space doesn’t contribute to a range of open space and recreation facilities in the area as there is already a mix of land zoned Open Space – Conservation, Informal Recreation and Sport and Active Recreation, together with the proposed civic space, in the wider area;
- There is an existing deficiency in open space/recreation facilities in the area. The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. The Plan also identifies the lack of a civic space in the Panmure town centre. This is being addressed with a proposed civic space in the vicinity of Queens Road and Pilkington Road.

202. In conclusion, the site is not required to be zoned as open space to meet the Unitary Plan’s regional policy statement’s open space and recreation objectives and policies. Its redevelopment for residential purposes will contribute to the Unitary Plan’s objectives and policies relating to a quality compact urban form and a quality built environment.

Tamaki Open Space Network Plan

203. Refer to the comments in paragraphs 158-159 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure

Panmure Town Centre Regeneration

204. Refer to the comments in paragraphs 176 – 178 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure.

Transport/Carparking

Existing Carparking

205. Refer to the comments in paragraphs 168 – 175 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure.

Auckland Plan

206. Refer to the comments in paragraphs 163 - 164 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure.

Auckland Unitary Plan - RPS

207. Refer to the comments in paragraph 165 – 167 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure.

Comprehensive Parking Management Plan – Panmure Town Centre

208. PC36 does not remove the carparking designation from 3 Kings Road, Panmure. This will need to be subject to a separate process – the removal of a designation under section 182 of the RMA. This section enables the removal of a designation without using the processes in schedule 1 (i.e. the plan change process).
209. As discussed in paragraphs 170 – 175 under topic - 28-30 Pilkington Road, Auckland Transport (AT) on behalf of Panuku commissioned MRCagney to develop a comprehensive parking management plan for the Panmure Town Centre. The Comprehensive Parking Management Plan (CPMP) was finalised in November 2018 and updated in early 2020. The conclusions in the plan are that there is generally an oversupply of carparking in Panmure, and that occupancy of 3 Kings Road, is sub-optimal.
210. 3 Kings Road (referred to as Stone Cottage) has 96 spaces. There are also 14 on street angle car parks on Queens Road outside the Stone Cottage site.
211. Parking occupancy surveys were carried out in March and August 2017. From the 1600 public parking spaces (excluding Park and Ride) surveyed in the town centre, there was only 59% used at the busiest survey point. Specific to the sites included in PC36, at 3 Kings Road the weekday average occupancy was 27% and the peak was 36% In the weekend the rates fell to just 5% average occupancy
212. The 3 Kings Road carpark generally has very low levels of utilisation throughout the day and across both weekdays and weekends. Furthermore, the majority of the occupied car parking spaces are being used for long-stay parking rather than providing parking for short-stay users, and there is capacity within the surrounding on-street parking resources.
213. The CPMP states that at peak times during weekdays there are around 764 of the surveyed car parks vacant in Panmure, meaning that around 610 car parks could be removed from the existing parking stock and 15% of the remaining car parks would still be vacant during peak weekday periods. Given that there will be significant growth and redevelopment in Panmure over the coming years, and the CPMP shows that as the town centre is currently oversupplied with car parking, a reduction in the prevalence of the existing surface parking will assist in achievement of the urban regeneration, urban renewal and housing goals as contained in the Unlock Panmure High Level Project Plan
214. Specifically, the CPMP recommends divestment of a proportion of the areas of surface car parking. In particular it identifies that 3 Kings Road should be divested in the short term (0-5 years). The site has been approved for disposal by the Finance and Performance Committee as part of the Unlock Panmure High Level Project Plan (Resolution number FIN/2018/59).
215. The removal of parking from 3 Kings Road will assist in achieving the Unitary Plan's objectives and policies relating to a quality compact urban form and quality built environment with surface parking replaced with residential/mixed use development.

Panmure - Town Centre Regeneration

216. Refer to the comments in paragraph 176 – 178 under the Topic “Submissions on 28-30 Pilkington Road, Mount Wellington” as these also relevant to 3 Kings Road, Panmure.

Recommendations on submissions

217. I recommend that **Submissions 11.1 and 14.2 be accepted** and **Submissions 17.1, 21.1 and 22.1 be rejected** for the following reasons:

Overall Approach

- Panmure is identified in the Auckland Plan as a “development area”. The Auckland Plan states that “the quality compact approach to accommodating business growth in the future is to make the best use of existing business land...Making the best use of existing business land means repurposing and intensifying centres and business areas;

Significant Volcanic Viewshafts

- The significant volcanic viewshaft (W26) applies to the site regardless of the zoning and is not affected by the plan change;

Open Space

- The Auckland Plan has a focus area of “creating safe opportunities for people to meet, connect, participate in and enjoy community and civic life and creating urban places for the future”. The proposed civic space will achieve this outcome and is better located than 3 Kings Road to do this;
- There is in excess of 37 ha of open space zoned land within the vicinity of the Panmure town centre;
- The site is not required to be zoned as open space to meet the Auckland Unitary Plan’s regional policy statement’s objectives and policies (providing a new civic space is provided);
- The Tamaki Open Space Network Plan identifies that there is no civic space in the Panmure town centre. Move 3 in the Panmure Town Centre Regeneration – High Level Project Plan - Enliven the Heart of Queens Road – which involves building a fit for purpose, multi-purpose community facility and civic space to bring new life to the town centre mainstreet, will address this

Transport/Carparking

- Panmure town centre is well-located within Auckland, with excellent public transport links to the wider region. These public transport and active travel (e.g. cycling and walking) modes will mitigate the effects of the loss of surface parking;
- The Comprehensive Parking Management Plan (2018) has shown that the 3 Kings Road carpark generally has very low levels of utilisation throughout the day and across both weekdays and weekends. Furthermore, the majority of the occupied car parking spaces are being used for long-stay parking rather than providing parking for short-stay users, and there is capacity within the surrounding on-street parking resources;
- The removal of parking from 3 Kings Road will assist in achieving the Unitary Plan’s objectives and policies relating to a quality compact urban form and quality built environment with surface parking replaced with residential/mixed use development;
- PC36 does not remove the carparking designation from 3 Kings Road, Panmure. It will need to be subject to a separate process – the removal of a designation under section 182 of the Resource Management Act 1991

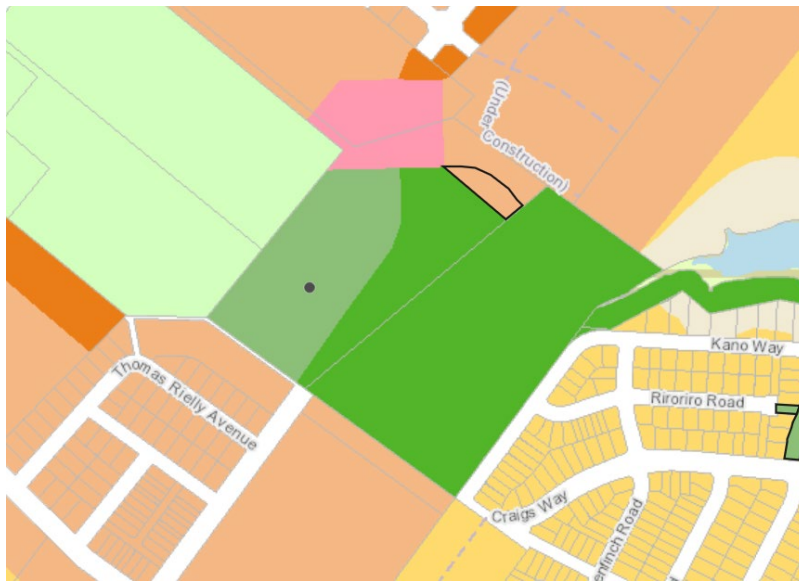
218. There are no consequential amendments associated with this recommendation.

7.1.14 Submission on 131 Clark Road, Hobsonville (Map 214)

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
7.1	Dr J Khan	Decline the plan change for 131 Clark Road, Hobsonville Point		Reject

Summary of submissions and discussion

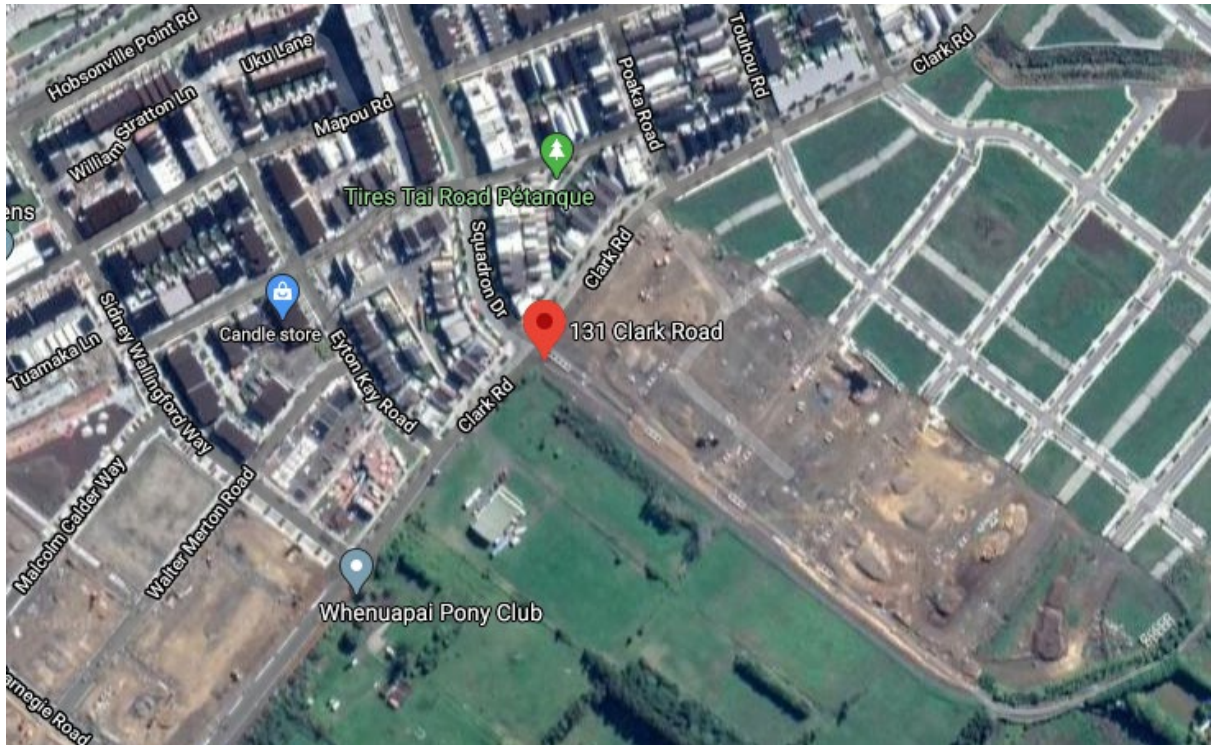
219. **Submission 7.1** opposes the proposed rezoning of a portion of 131 Clark Road, Hobsonville (Lot 55 DP 495850) from Open Space – Conservation zone to Residential – Mixed Housing Urban zone.



Proposed Plan Change for 131 Clark Road, Hobsonville



Aerial photo of 131 Clark Road, Hobsonville



Aerial photo of 131 Clark Road, Hobsonville and wider vicinity

220. The submitter has not included reasons for their opposition to the proposed plan change but has raised the following questions:

- What are the reasons for this change?
- Which part of reserve is to be changed to Residential Zone?

221. The portion of 131 Clark Road that is subject to this plan change is part of a site that has been approved for disposal by Auckland Council. The remainder of 131 Clark Road is required for open space and roading purposes. The disposal will allow for the development of the neighbourhood centre and housing under the AUP zoning and the Scotts Point precinct plans.

222. The area to the north of the site is identified in the AUP for Mixed Housing Urban development. The delineation of the zones in the AUP planning maps do not currently align with the already developed portion of the site at 131 Clark Road. Rezoning the section of the site that is already developed land and is currently zoned as Open Space Conservation to Mixed Housing urban will align the zoning of the land with existing development.

Recommendation

223. I recommend that **Submission 7.1 be rejected** for the following reasons:

- The disposal will allow for the development of a neighbourhood centre and housing;
- The delineation of zones in the Auckland Unitary Plan planning maps do not currently align with the already developed portion of the site at 131 Clark Road;

- Rezoning the section of the site that is already developed land and is currently zoned as Open Space Conservation to Mixed Housing Urban will align zone boundaries with existing development.

224. There are no consequential amendments associated with this recommendation.

8. CONCLUSIONS

225. Submissions have been received in support of, and in opposition to PC36. These submissions range from opposing the plan change in its entirety to support for the plan change.

226. Having considered all of the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that Plan Change 36 should be adopted with the one following amendment:

Amend Map 206 – by retaining the existing Open Space – Informal Recreation zone (i.e. the current zone).

Note: Maps 67, 86, 117, 187 & 192 have been withdrawn from the plan change.

227. The adoption of PC36 with the amendment outlined above:

- will assist the council in achieving the purpose of the RMA;
- is consistent with the changes undertaken under section 27 of the Reserves Act 1977;
- is consistent with the Auckland Plan;
- is consistent with the AUP Regional Policy Statement.

9. RECOMMENDATIONS

228. That, the Hearing Commissioners accept or reject submissions (and associated further submissions) as outlined in this report.

229. That, as a result of the recommendations on the submissions, the AUP be amended by:

- Amending Map 206 – by retaining the existing Open Space – Informal Recreation zone (i.e. the current zone).

10. SIGNATORIES

	Name and title of signatories
Authors	Tony Reidy, Principal Planner, Auckland-wide Planning
Reviewer / Approver	Eryn Shields – Team Leader, Auckland-wide Planning

APPENDIX 1

PLAN CHANGE 36 PROPOSED MAP CHANGES

Auckland Unitary Plan Operative in part

PROPOSED PLAN CHANGE 36

Plan change 36 Open Space (2019)

Public notification: 28 November 2019

Close of submissions: 30 January 2020

This is a council initiated plan change

Explanatory note – not part of proposed plan change

Proposed Plan Change 36 seeks to rezone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and rezone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan to either a residential or business zone (as part of Panuku Auckland's land disposal and rationalisation process).

Plan change provisions

Note: The proposed Plan Change effects the zoning of land only. The attached spreadsheet identifies the land parcel affected, the owner, address, locality, legal description, current zone and proposed new zone. This information is also portrayed in the GIS Viewer (refer to "How to Use the GIS Viewer").

Proposed Plan Change 36 Open Space (2019)

Land vested or Acquired for Open Space

Map Number	Owner	Address	Locality	Legal Description	Current Zone	Proposed New Zone
1	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 807 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
2	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 808 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
3	Auckland Council	WAI SHING PLACE PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 201 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
4	Auckland Council	ROWLES ROAD PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 202 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
5	Auckland Council	37 RIRORIRO ROAD HOBSONVILLE 0616	Hobsonville Point	Lot 318 DP 509502	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
6	Auckland Council	35A CRAIGS WAY HOBSONVILLE 0618	Hobsonville Point	Lot 410 DP 509502	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
7	Auckland Council	2 CHARLES HENRY WAY ARDMORE 2582	Ardmore	Lot 700 DP 506586	Residential - Single House Zone	Open Space - Informal Recreation
8	Auckland Council	100A HOBSONVILLE ROAD HOBSONVILLE 0618	Hobsonville	Section 2 SO 511858	Future Urban Zone	Open Space - Informal Recreation
9	Auckland Council	JOSEPH MCDONALD DRIVE WHENUAPAI 0618	Whenuapai	Lot 812 DP 508816	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
10	Auckland Council	WHAKATUPU ROAD FLAT BUSH 2016	Flat Bush	Lot 200 DP 494054	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
11	Auckland Council	11 MCQUOIDS ROAD FLAT BUSH 2016	Flat Bush	Lot 400 DP 494054	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
12	Auckland Council	30 GEORGE TOWN DRIVE BEACHLANDS 2018	Beachlands	Lot 518 DP 510588	Residential - Single House Zone	Open Space - Informal Recreation
13	Auckland Council	1 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4009 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
14	Auckland Council	5 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4012 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
15	Auckland Council	6 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4013 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
16	Auckland Council	96 TE ONEROA WAY LONG BAY 0630	Long Bay	Lot 4011 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
17	Auckland Council	1 TIKATI RISE LONG BAY 0630	Long Bay	Lot 4007 DP 516772	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
18	Auckland Council	84C BOYD ROAD PUKEKOHE 2679	Clarks Beach	Lot 103 DP 482359	Rural - Rural Coastal Zone	Open Space - Conservation
19	Auckland Council	84B BOYD ROAD PUKEKOHE 2679	Clarks Beach	Lot 102 DP 482359	Rural - Rural Coastal Zone	Open Space - Conservation
20	Auckland Council	MILLWATER PARKWAY SILVERDALE 0932	Silverdale	Lot 815 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
21	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 800 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
22	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 813 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
23	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 814 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
24	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 816 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
25	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 817 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
26	Auckland Council	90B GROVE ROAD PAPAURA 2110	Papakura	Lot 803 DP 508981	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
27	Auckland Council	36 JANE MAREE ROAD HUAPAI 0891	Huapai	Lot 1111 DP 513781	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
28	Auckland Council	34 JANE MAREE ROAD HUAPAI 0891	Huapai	Lot 1000 DP 513781	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
29	Auckland Council	10 LUMBARDA DRIVE HUAPAI 0891	Huapai	Lot 500 DP 514952	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
30	Auckland Council	R4 Penguin Drive, Murrays Bay	Murrays Bay	Lot 95 DP 168769	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
31	Auckland Council	24 RANCHOD TERRACE PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 300 DP 371016	Residential - Single House Zone	Open Space - Informal Recreation
32	Auckland Council	HOLLOWOUT STREET TAKANINI AUCKLAND 2105	Takanini	Lot 1004 DP 490687	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation

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33	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 811 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
34	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 812 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
35	Auckland Council	17 Akarana Ave, Three Kings	Three Kings	Lot 3 DP 60022	Residential - Mixed Housing Urban Zone	Open Space - Sport & Active Recreation
36	Auckland Council	174B FAVONA ROAD FAVONA 2024	FAVONA	Lot 3 DP 507315	Residential - Single House Zone	Open Space - Informal Recreation
37	Auckland Council	303 ORMISTON ROAD FLAT BUSH 2016	FLAT BUSH	Lot 201 DP 490184	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
38	Auckland Council	41A LEMON TREE LANE FLAT BUSH 2016	FLAT BUSH	Lot 502 DP 490184	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
39	Auckland Council	COBHAM CRESCENT KELSTON 0602	Kelston	Lot 3 DP 509041	Residential - Single House Zone	Open Space - Conservation
40	Auckland Council	69D MILLEN AVENUE PAKURANGA 2010	PAKURANGA	Lot 4 DP 524833	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
41	Auckland Council	LOT 105 DP 345844 JOE F STANLEY PLACE OTAHUHU 1062	Otahuhu	Lot 105 DP 345844	Residential - Mixed Housing Suburban Zone	Open Space - Informal recreation
42	Auckland Council	1 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 104 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
43	Auckland Council	25 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 106 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
44	Auckland Council	11D SPENCER TERRACE HAURAKI 0622	Hauraki	Lot 3 DP 518402	Residential - Single House Zone	Open Space - Informal Recreation
45	Auckland Council	11 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 105 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
46	Auckland Council	9C CROSS STREET DRURY 2113	DRURY	Lot 5 DP 517828	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
47	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 6 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
48	Auckland Council	Dinning Road, Riverhead	Riverhead	Lot 400 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
49	Auckland Council	24 MELGRAN AVENUE ARDMORE 2582	ARDMORE	Lot 710 DP 521996	Residential - Single House Zone	Open Space - Informal Recreation
50	Auckland Council	60 JEROBOAM LOOP HUAPAI 0892	Huapai	Lot 601 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
51	Auckland Council	21A NOLA DAWN AVENUE ARDMORE 2582	ARDMORE	Lot 701 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
52	Auckland Council	RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 203 DP 515385	Residential - Single House Zone	Open Space - Informal Recreation
53	Auckland Council	153 RAUTAWHIRI ROAD HELENSVILLE 0875	Helensville	Lot 904 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
54	Auckland Council	19 SOARING BIRD DRIVE TAKANINI 2105	TAKANINI	Lot 1010 DP 503599	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
55	Auckland Council	MATAKOHE ROAD WESTGATE 0814	Westgate	Lot 505 DP 523160	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
56	Auckland Council	74 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 501 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
57	Auckland Council	49A HOLMES ROAD MANUREWA 2102	MANUREWA	Lot 604 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
58	Auckland Council	49B HOLMES ROAD MANUREWA 2102	MANUREWA	Lot 702 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
59	Auckland Council	131A GROVE ROAD PAPA KURA 9999	PAPA KURA	Section 1 SO 522462	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
60	Auckland Council	122E MATIPO ROAD TE ATATU PENINSULA 0610	Te Atatu Peninsula	Lot 7 DP 516011	Residential - Single House Zone	Open Space - Informal Recreation
61	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 5 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
62	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 42 DP 523159	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
63	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 4 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
64	Auckland Council	47A POWELL STREET AVONDALE 1026	Avondale	Lot 3 DP 514208	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
65	Auckland Council	111C COLWILL ROAD MASSEY 0614	Massey	Lot 4 DP 505843	Residential - Single House Zone	Open Space - Conservation
66	Auckland Council	28 CASTLEPOINT AVENUE TAKANINI 2112	TAKANINI	Lot 503 DP 515143	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
67	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 235 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
68	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 43 DP 523159	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
69	Auckland Council	DINNING ROAD RIVERHEAD 0820	Riverhead	Lot 401 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation

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70	Auckland Council	34 TIR CONAILL AVENUE FLAT BUSH 2016	FLAT BUSH	Lot 401 DP 526958	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
71	Auckland Council	72 METTAM DRIVE SWANSON 0614	Swanson	Lot 404 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
72	Auckland Council	68 LISLE FARM DRIVE PUKEKOHE 2120	Pukekohe	Lot 401 DP 528658	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
73	Auckland Council	7A COBBLERS LANE RIVERHEAD 0820	Riverhead	Lot 3 DP 514383	Residential - Single House Zone	Open Space - Conservation
74	Auckland Council	1A OWEN CHAPMAN DRIVE RED BEACH 0932	Red Beach	Lot 502 DP 526436	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
75	Auckland Council	69 MATAKOHE ROAD WESTGATE 0814	Westgate	Lot 304 DP 523160	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
76	Auckland Council	3A TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 601 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
77	Auckland Council	69A Ashley Avenue, Long Bay	Long Bay	Section 8 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
78	Auckland Council	8 DUNAFF PLACE FLAT BUSH 2016	FLAT BUSH	Lot 201 DP 514249	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
79	Auckland Council	47 DRUMCONNELL DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 202 DP 514249	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
80	Auckland Council	12 DIVERSEY LANE MANUKAU CENTRAL 2025	MANUKAU CENTRAL	Section 3 SO 353173	Business - Light Industry Zone	Open Space - Informal Recreation
81	Auckland Council	5 DAME NGANEKO DRIVE GLENBROOK 2681	GLENBROOK	Lot 3000 DP 513833	Residential - Single House Zone	Open Space - Informal Recreation
82	Auckland Council	SOPHIA ROAD MARTINS BAY 0982	Scandrett Bay	Lot 40 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
83	Auckland Council	159R Aviemore Drive, Highland Park	Highland Park	Lot 42 DP 144355	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
84	Auckland Council	333 GREAT SOUTH ROAD CONIFER GROVE 2112	CONIFER GROVE	Lot 609 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
85	Auckland Council	39 TIR CONAILL AVENUE FLAT BUSH 2016	FLAT BUSH	Lot 403 DP 526958	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
86	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 256 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
87	Auckland Council	DINNING ROAD RIVERHEAD 0820	Riverhead	Lot 500 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
88	Auckland Council	27 PUKEMARINO ROAD WAIMAUKU 0812	Waimauku	Lot 100 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
89	Auckland Council	103E BIG BAY ROAD WAIUKU 2684	WAIUKU	Lot 3 DP 513078	Rural - Rural Coastal Zone	Open Space - Informal Recreation
90	Auckland Council	SOPHIA ROAD MARTINS BAY 0982	Martins Bay	Lot 35 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
91	Auckland Council	69A ASHLEY AVENUE LONG BAY 0630	Long Bay	Section 6 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
92	Auckland Council	72 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 500 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
93	Auckland Council	7 Springhill Lane, Sunnyvale	Sunnyvale	Lot 20 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
94	Auckland Council	23 TE NOHOTU ROAD GLEN INNES 1072	GLEN INNES	Lot 300 DP 522170	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
95	Auckland Council	6D TRELOAR CRESCENT HOBSONVILLE 0632	Hobsonville	Lot 102 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
96	Auckland Council	90B GROVE ROAD PAPAURA 2110	PAPAURA	Lot 803 DP 508981	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
97	Auckland Council	3B TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 602 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
98	Auckland Council	94 THOMAS ROAD FLAT BUSH 2016	FLAT BUSH	Lot 404 DP 526958	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
99	Auckland Council	3C TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 603 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
100	Auckland Council	11 CASSIE CLOSE FLAT BUSH 2016	FLAT BUSH	Lot 150 DP 520498	Rural - Countryside Living Zone	Open Space - Informal Recreation
101	Auckland Council	7 SPRINGHILL LANE SUNNYVALE	Sunnyvale	Lot 19 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
102	Auckland Council	830 WHITFORD-MARAETAI ROAD WHITFORD 2571	WHITFORD	Lot 103 DP 512422	Residential - Single House Zone	Open Space - Informal Recreation
103	Auckland Council	9 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1031 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
104	Auckland Council	14 OROWARU AVENUE MASSEY 0614	Massey	Lot 304 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Sport & Active Recreation
105	Auckland Council	9 KAIMAI AVENUE MASSEY 0614	Massey	Lot 150 DP 530588	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation

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106	Auckland Council	FOUNDRY ROAD SILVERDALE 0932	Silverdale	Lot 3 DP 506560	Business - Light Industry Zone	Open Space - Conservation
107	Auckland Council	287 WEST HOE HEIGHTS OREWA 0931	Orewa	Lot 702 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
108	Auckland Council	3 PUKEMARINO ROAD WAIMAUKU 0812	Waimauku	Lot 102 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
109	Auckland Council	12 SOFTWOOD AVENUE ARDMORE 2582	ARDMORE	Lot 501 DP 527120	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
110	no map					
111	Auckland Council	161 BLACKBRIDGE ROAD DAIRY FLAT 0794	Dairy Flat	Lot 4 DP 527678	Rural - Countryside Living Zone	Open Space - Conservation
112	Auckland Council	1 CRAIGS WAY HOBSONVILLE 0618	Hobsonville Point	Lot 103 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
113	Auckland Council	38 JUTLAND ROAD PUKEKOHE 2120	PUKEKOHE	Lot 302 DP 519328	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
114	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 3 DP 134388	Rural - Mixed Rural Zone	Open Space - Conservation
115	Auckland Council	6 HADDINGTON DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 70 DP 518124	Business - Town Centre Zone	Open Space - Informal Recreation
116	Auckland Council	11 CROZIER PLACE OREWA 0931	Orewa	Lot 706 DP 523423	Residential - Single House Zone	Open Space - Informal Recreation
117	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 345 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
118	Auckland Council	1 ARCHIBALD DRIVE PINE VALLEY 0992	Pine Valley	Lot 6002 DP 521442	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
119	Auckland Council	765 PAERATA ROAD PUKEKOHE 2120	PUKEKOHE	Lot 602 DP 526514	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
120	Auckland Council	935 PAKAKURA-CLEVEDON ROAD ARDMORE 2582	ARDMORE	Lot 900 DP 521332	Residential - Single House Zone	Open Space - Conservation
121	Auckland Council	21 MARAEARIKI AVENUE OREWA 0931	Orewa	Lot 701 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
122	Auckland Council	39 PIRIPONO CRESCENT PUKEKOHE 2120	PUKEKOHE	Lot 300 DP 518161	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
123	Auckland Council	1 WAIMOANA CLOSE MASSEY 0614	Massey	Lot 302 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
124	Auckland Council	68 ARABELLA LANE SNELLS BEACH 0982	Snells Beach	Lot 4 DP 516706	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
125	Auckland Council	79 THOMAS ROAD FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 521794	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
126	Auckland Council	Coatesville-Riverhead Highway	Coatesville	Lot 6 DP 520250	Rural - Countryside Living Zone	Open Space - Conservation
127	Auckland Council	11 MANUTEWHAU ROAD MASSEY 0614	Massey	Lot 301 DP 514158	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
128	Auckland Council	27 TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 606 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
129	Auckland Council	2 MURIELS VIEW LANE MASSEY 0614	Massey	Lot 303 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
130	Auckland Council	100 RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 201 DP 515385	Residential - Single House Zone	Open Space - Informal Recreation
131	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 39 DP 523159	Rural - Rural Production Zone	Open Space - Informal Recreation
132	Auckland Council	43 ACCOLAGE BOULEVARD HUAPAI 0892	Huapai	Lot 600 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
133	Auckland Council	14 GUMFIELD DRIVE WARKWORTH 0910	Warkworth	Lot 12 DP 521399	Business - Light Industry Zone	Open Space - Informal Recreation
134	Auckland Council	51 LISLE FARM DRIVE PUKEKOHE 2120	PUKEKOHE	Lot 400 DP 527042	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
135	Auckland Council	5 MELGRAN AVENUE ARDMORE 2582	ARDMORE	Lot 702 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
136	Auckland Council	21 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1029 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
137	Crown Lands & Survey Dept	Vivian Bay, Kawau Island	Vivian Bay	Lot 47 DP 4961	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
138	Auckland Council	19 ENDURANCE RISE OREWA 0931	Orewa	Lot 705 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
139	Auckland Council	30 JUTLAND ROAD PUKEKOHE 2120	PUKEKOHE	Lot 301 DP 519328	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
140	Auckland Council	3 GODFREY DRIVE SILVERDALE 0931	Silverdale	Lot 500 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
141	Auckland Council	HAIGH ACCESS ROAD REDVALE 0794	Redvale	Lot 3 DP 512217	Rural - Countryside Living Zone	Open Space - Conservation
142	Auckland Council	2 NGANUI AVENUE CONIFER GROVE 2112	CONIFER GROVE	Lot 500 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation

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143	Auckland Council	21 DRUMCONNELL DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 514248	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
144	Auckland Council	761 PAERATA ROAD PUKEKOHE 2120	PUKEKOHE	Lot 601 DP 526514	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
145	Auckland Council	113 ARRAN POINT PARADE SILVERDALE 0931	Silverdale	Lot 806 DP 526814	Residential - Single House Zone	Open Space - Conservation
146	Auckland Council	155 RAUTAWHIRI ROAD HELENSVILLE 0875	Helensville	Lot 903 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
147	Auckland Council	72 TWIN PARKS RISE ARDMORE 2582	ARDMORE	Lot 701 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation
148	Auckland Council	20 LAWSON CREEK STREET MASSEY 0614	Massey	Lot 900 DP 515059	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
149	Auckland Council	46 METTAM DRIVE SWANSON 0614	Swanson	Lot 403 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
150	Auckland Council	1 GODFREY DRIVE SILVERDALE 0931	Silverdale	Lot 804 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
151	Auckland Council	19 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1030 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
152	Auckland Council	111 ARRAN POINT PARADE SILVERDALE 0931	Silverdale	Lot 806 DP 509751	Residential - Single House Zone	Open Space - Informal Recreation
153	Auckland Council	32 KONOBA AVENUE HUAPAI 0891	Huapai	Lot 2002 DP 522391	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
154	Auckland Council	20 KAROKARO ROAD TAKANINI 2112	TAKANINI	Lot 1005 DP 504860	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
155	Auckland Council	2 COOPERAGE AVENUE HUAPAI 0892	Huapai	Lot 602 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
156	Auckland Council	115 ARRAN POINT PARADE SILVERDALE 0931	Upper Orewa	Lot 807 DP 530396	Residential - Single House Zone	Open Space - Conservation
157	Auckland Council	PITOITOI DRIVE RIVERHEAD 0820	Riverhead	Lot 300 DP 502769	Residential - Single House Zone	Open Space - Informal Recreation
158	Auckland Council	TAUPAKI ROAD TAUPAKI 0782	Taupaki	Lot 3 DP 521739	Rural - Countryside Living Zone	Open Space - Informal Recreation
159	Auckland Council	4 KAROKARO ROAD TAKANINI 2112	TAKANINI	Lot 103 DP 494294	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
160	Auckland Council	3E TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 605 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
161	Auckland Council	39 BLACK BEECH CRESCENT TAKANINI 2112	TAKANINI	Lot 500 DP 515143	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
162	Auckland Council	81 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 200 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
163	Auckland Council	155F NIXON ROAD TAUPAKI 0782	Taupaki	Lot 5 DP 529742	Rural - Countryside Living Zone	Open Space - Informal Recreation
164	Auckland Council	NOLA ROAD ORATIA 0604	Oratia	Lot 12 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
165	Auckland Council	329 GREAT SOUTH ROAD CONIFER GROVE 2112	CONIFER GROVE	Lot 700 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
166	Auckland Council	70 METTAM DRIVE SWANSON 0614	Swanson	Lot 601 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
167	Auckland Council	3D TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 701 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
168	Auckland Council	10 LONGMORE LANE SILVERDALE 0932	Long Bay	Lot 4006 DP 519167	Residential - Single House Zone	Open Space - Informal Recreation
169	Auckland Council	24 AHUTOETOE ROAD PINE VALLEY 0992	Pine Valley	Lot 6001 DP 521442	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
170	Auckland Council	100 BELMONT ROAD PUKEKOHE 2120	PUKEKOHE	Lot 300 DP 523058	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
171	Auckland Council	NOLA ROAD ORATIA 0604	Oratia	Lot 13 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
172	Auckland Council	1531 KAHIKATEA FLAT ROAD KAUKAPAKAPA 0871	Kaukapakapa	Lot 3 DP 526702	Rural - Rural Production Zone	Open Space - Informal Recreation
173	Auckland Council	7 SATCHELL PLACE BIRKENHEAD 0626	Birkenhead	Lot 31 DP 507041	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
174	Auckland Council	1A SQUADRON DRIVE HOBSONVILLE 0618	Hobsonville	Lot 4 DP 486387	Residential - Mixed Housing Urban Zone	Open Space - Conservation
175	Auckland Council	71 GREVILLE ROAD PINEHILL 0632	Pinehill	Lot 202 DP 509000	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
176	Auckland Council	26 ANGIANGI CRESCENT BEACHLANDS 2571	BEACHLANDS	Lot 614 DP 517012	Residential - Single House Zone	Open Space - Informal Recreation
177	Auckland Council	14 PATRICK RICE DRIVE SWANSON 0614	Swanson	Lot 300 DP 508683	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation

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178	Auckland Council	1 TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 600 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
179	Auckland Council	8 RASHNI ROAD FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 516479	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
180	Auckland Council	69 RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 200 DP 509356	Residential - Single House Zone	Open Space - Informal Recreation
181	Auckland Council	4 & 6 ANGIANGI CRESCENT BEACHLANDS 2571	BEACHLANDS	Lot 101 DP 516824, Lot 100 DP 516824	Residential - Single House Zone	Open Space - Informal Recreation
182	Auckland Council	1B OWEN CHAPMAN DRIVE RED BEACH 0932	Red Beach	Lot 501 DP 526436	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
183	Auckland Council	1 OBSERVATION GREEN, HOBSONVILLE	Hobsonville	Lot 300 DP 505573	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
184	Auckland Council	158A PARK ESTATE, HINGAIA	Hingaia	Sect 2 SO 514825	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
185	Auckland Council	16A DERBYSHIRE LANE, HINGAIA	Hingaia	Sect 2 SO 527831	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
188	Auckland Council	30 KAHAWAIRAHI DRIVE, BEACHLANDS	Beachlands	Lot 502 DP 497740	Residential - Single House Zone	Open Space - Informal Recreation
187	Auckland Council	42 SEAVIEW ROAD, PIHA	Piha	Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709	Rural - Waitakere Ranges Zone	Open Space - Conservation
188	Auckland Council	43 CASSIDY DRIVE, SILVERDALE	Silverdale	Lot 97 DP 526814, Lot 98 DP 526814, Lot 99 DP 509751, Lot 100 DP 509751, Lot 101 DP 509954	Residential - Single House Zone	Open Space - Informal Recreation
189	Auckland Council	69 TAIKURA AVENUE, RED BEACH	Red Beach	Lot 500 DP 514754	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
190	Auckland Council	71 TWIN PARKS RISE, ARDMORE	Ardmore	Lot 800 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation

Errors & Anomalies

Map Number	Owner	Address	Locality	Legal Description	Current Zone	New Zone
191	Auckland Council	24 Mercer Street, Drury	Drury	Sect 1 SO 510641	Open Space – Informal Recreation	Future urban
192	Auckland Council	99 Te Henga Road, Te Henga	Te Henga	Lot 1 DP 193044 & Pt Lot 1 DP 31841	Special Purpose - Quarry	Open Space – Conservation
193	Auckland Council	North of 135 Churchill Road, Rothesay Bay	Rothesay Bay	Road	Residential – Single House	Open Space - Conservation
194	Auckland Council	160R Murphys Road, Flatbush	Flatbush	Pt Lot 1 DP 69592	Residential – Mixed Housing Suburban	Open Space – Informal Recreation (for that portion currently zoned Residential – Mixed Housing Suburban)
195	Auckland Council	18 Lapilli Lane, Stonefields	Stonefields	1/9 SH Lot 301 DP 492947, Lot 39 DP 492947	Open Space – Informal Recreation	Residential – Terrace Housing and Apartment Building
196	Auckland Council	34E Portage Road, New Lynn	New Lynn	Crown SO 22631, Lot 10 DP 327545	Business – Light Industry	Open Space - Conservation
197	Auckland Council	159 Murphys Road, Flatbush	Flatbush	Sect 1 SO 521347, Sect 2 SO 521347	Residential – Mixed Housing Suburban	Open Space – Sport & Active Recreation
198	Auckland Council	1W Puriri Road, Beachlands	Beachlands	Lot 183 DP 19523	Shown as “road”	Open Space – Informal Recreation
199	Auckland Council	17W Hawke Crescent, Beachlands	Beachlands	Lot 11 DP 19523	Shown as “road”	Open Space – Informal Recreation
200	Auckland Council	619 Oruarangi Road, Mangere	Mangere	Allot 177 Parish of Manurewa	Future Urban	Open Space - Conservation
201	Auckland Council	67 Caribbean Drive, Unsworth Heights	Unsworth Heights	Sect 1 SO 66536	Residential -Mixed Housing Suburban	Open Space – Sport & Active Recreation
202	Auckland Council	214 Buckley Ave, Hobsonville	Hobsonville	Sect 1 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
203	Auckland Council	27 Hudson Bay Road, Hobsonville	Hobsonville	Sect 3 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
204	Auckland Council	2A North Piha Road, Piha	Piha	Lot 2 DP 173989, Lot 1 DP 51205, Pt Lot 1 DP 32999	Open Space - Conservation	Open Space – Informal Recreation

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205	Auckland Council	254 Ponsonby Road, Ponsonby	Ponsonby	Lot 2 DP 397156	Residential - Single House	Open Space - Community
206	Auckland Council	84 Hobsonville Road, Hobsonville	Hobsonville	Sect 2 SO 509537, Sect 4 SO 511858, Sect 5 SO 511858	Open Space - Informal Recreation	Open Space - Conservation

Panuku Land Rationalisation

Map Number	Owner	Address	Locality	Legal Description	Current Zone	New Zone
207	Auckland Council	Adjacent to 155 Bombay Road, Bombay	Bombay	Part Allotment 13 Parish Mangatawhiri	Open Space – Informal Recreation	Residential – Rural and Coastal Settlement
208	Auckland Council	22R Clyde Road, Ōtara	Ōtara	Lot 183 DP 50724	Open Space – Informal Recreation	Business – Neighbourhood Centre
209	Auckland Council	Adjacent to 18 Edwin Freeman Place, Ranui	Ranui	Lot 95 DP 104330	Open Space – Informal Recreation	Residential – Mixed Housing Suburban
210	Auckland Council	30R Birmingham Road, Ōtara	Ōtara	Lot 31 DP 57902	Open Space – Informal Recreation	Business – Light Industry
211	Auckland Council	28-30 Pilkington Road, Mount Wellington	Mount Wellington	Lot 31 DP 52157, Part Lot 30 DP 52157	Open Space – Informal Recreation	Business – Town Centre
212	Auckland Council	Part 3 Kings Road, Panmure	Panmure	Lot 1 DP 120243, Lot 2 DP 120243	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
213	Auckland Council	Part 303 Te Irirangi Drive, Flat Bush	Flat Bush	Section 6 SO 70224	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
214	Auckland Council	131 Clark Road, Hobsonville	Hobsonville	Lot 55 DP 495850	Open Space – Conservation	Residential – Mixed Housing Urban
215	Auckland Council	5Z Butler Avenue, Papatoetoe	Papatoetoe	Lot 2 DP 108054	Road	Business – Town Centre

APPENDIX 2
SECTION 32 REPORTS



Open Space Plan Change (2019) Proposed Plan Change 36 (PC36)

to the Auckland Unitary Plan (Operative in
part)

SECTION 32

EVALUATION REPORT

Newly vested & acquired land & open space zoning errors

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List of Attachments

Attachment 1 - Land Recently Vested or Acquired for Open Space Purposes, Open Space Zoning Errors & Anomalies

Executive Summary

The Objective of the Plan Change

The objectives of this plan change are to:

- ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);
- correct open space zoning errors or anomalies (these are typically privately owned land that is incorrectly zoned as open space); and
- rezone land (typically open space) that has been deemed surplus to Council requirements (Panuku's component of the plan change).

This Plan Change therefore has 3 components:

1. Rezoning of land recently vested or acquired as open space;
2. Open space zoning errors or anomalies; and
3. Rezoning of land as part of Panuku Auckland land disposal/rationalisation process.

This section 32 report addresses the first two components of the plan change. A separate section 32 report addresses Panuku's land disposal and rationalisation.

Land Recently Vested or Acquired as Open Space

Since the Auckland Unitary Plan (AUP) was publicly notified in 2013 there have been several hundred land parcels either vested as reserve or acquired for open space purposes.

Plan Change 4 – Corrections to technical errors and anomalies in the Auckland Unitary Plan Operative in Part (publicly notified 28 September 2017), contained an update to the zoning of approximately 400 land parcels that had either been vested as reserve or acquired for open space purposes. In addition, a small number of zoning errors were corrected.

Plan Change 13 – Open Space (publicly notified 20 September 2018) contained an update to the zoning of approximately 100 land parcels that had either been vested as reserve or acquired for open space purposes. In addition, a small number of zoning errors were also corrected.

Since the preparation of Plan Change 13, approximately 200 additional land parcels across the Auckland region have either been vested as 'reserve' or acquired by council and do not have the appropriate corresponding zone in the AUP. A number of additional errors or anomalies has also been identified. Land intended as open space needs to be appropriately zoned to enable its protection, and appropriate use and development.

Attachment 1 identifies the recently vested or acquired open spaces.

Open Space Zoning Errors and Anomalies

There are a small number of land parcels that are either incorrectly zoned as open space or require an open space zoning. These are not newly vested or acquired land but are either errors or anomalies. These are contained in Attachment 2 and include the following as examples:

- 24 Mercer Street, Drury – zoned Open Space – Informal Recreation but is now private land. It ceased being a recreation reserve in 2016, and was sold by the Crown in 2017;
- 18 Lapilli Lane, St Johns – zoned Open Space – Informal Recreation & Residential – Terrace Housing and Apartment Building but is privately owned land and contains an apartment.

Rationale for the Plan Change

As Auckland's population grows, demand on land, infrastructure and facilities will be required to support this growth. In particular, additional areas of open space will be required for both informal and active recreation and sport and for community facilities such as libraries and cemeteries to support new and growing communities. This land needs to be appropriately zoned to provide for its intended use and development, or where appropriate, its protection.

An alternative option is to rely on council ownership, reserve management plans and open space and recreation policies to manage the protection, use and development of land.

The cost of doing nothing and not rezoning recently vested or acquired land for open space purposes could however result in:

- Additional costs and time delays for the council and ultimately the community as land acquired for open space cannot be used for recreational activities or developed for its intended purpose unless resource consents are obtained;
- Potential litigation costs if consents are appealed (by either Council or affected neighbours); and
- Inappropriate use and development of land that does not align with the AUP, which has the potential to threaten the policy intent of the AUP.

This can create undesirable environmental, economic, social and cultural effects and outcomes for a range of users – from the Council who owns the land to the community groups who want to use, protect and care for Auckland's parks and reserves.

Zoning anomalies potentially impact on the efficiency and effectiveness of the policies, rules and methods of the AUP. These anomalies do not appropriately give effect to relevant objectives and policies. This in turn impacts on the functionality and integrity of the AUP.

Analysis of Options

A section 32 analysis of options to the spatial zoning of land recently vested with Council and open space zoning errors and anomalies has been undertaken in accordance with section 32(1)(b) and (2) of the RMA. The two options analysed are:

- Do not change the zoning of recently acquired or vested land, land subject to a zoning error/anomaly or land subject to a land swap to "align" with the purpose for which it has been vested and instead rely on Council ownership, reserve

management plans and open space and recreation policies to guide protection, use and development (*Option 1: Status Quo/Do Nothing*)

- Change the zoning of recently acquired or vested land or land subject to a land swap to an appropriate Unitary Plan Open Space zone (*Option 2: Change the zone in AUP via a plan change*)

Option 2 is the recommended option.

Matters Outside the Scope of the Plan Change

This plan change does not address the inconsistent application of open space zones to esplanade reserves. This will require separate investigation and a possible plan change at a later point in time.

There was also a cut-off date for including land in the plan change – 1 July 2019. Land that missed this cut-off date will be the subject of a future plan change.

Land vested as road, pedestrian accessways between roads and service lanes is not zoned as open space in the Unitary Plan. The Unitary Plan enables automatic updates of “roads” without the need for a plan change.

1.0 Introduction

This report is prepared as part of the evaluation required by Section 32 of the Resource Management Act 1991 (**'the Act'**) for proposed Plan Change 36 (**PPC36**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).

Plan Change 36 contains three separate open space changes bundled together. Two separate Section 32 Reports have been prepared for the different components of the plan change.

This Section 32 Report deals with the recently vested or acquired land for open space purposes and a small number of open space zoning errors and anomalies.

1.1 Section 32 Evaluation

Section 32 of the Act requires that before adopting any objective, policy, rule or other method, the Council shall carry out an evaluation to examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act, and
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

The evaluation must also take into account:

- The benefits and costs of policies, rules, or other methods; and
- The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

1.2 The Evaluation Approach

This section outlines how the proposed rezoning of recently vested or acquired land for open space purposes and the correction of open space zoning errors and anomalies components of Plan Change 36 has been evaluated. The rest of this report will follow the evaluation approach described in the table below. In accordance with section 32(6) of the RMA and for the purposes of this report:

- i. the 'proposal' means this component of the Plan Change;
- ii. the 'objectives' means the objective of the Plan Change – that is to ensure newly acquired open space and open space zoning errors and anomalies can be managed in manner that reflects their environmental qualities, intended use and development; and
- iii. the 'provisions' means the method(s) used to give effect to the above objectives – in this case the zoning of land that has recently been vested or acquired for open space purposes or is an error/anomaly.

Sections of this report	Evaluation Approach
Section 2: Issues	This part of the report will explain the resource management issue(s) and why there is a need to resolve them.
Section 3: Objectives	This part of the report will outline the purpose of PC36.
Section 4: The development and evaluation of options	In accordance with section 32(1)(b) and (2) of the RMA, this section examines whether the options appropriately achieve the objectives of the AUP and the sustainable management purpose of the RMA. The options are assessed by their efficiency and effectiveness, costs, benefits and risks to resolve the RMA issue.
Section 5: Reasons for the proposed plan change	In accordance with subsections 32(1)(a) and (1)(b)(iii) of the RMA, this part of the report examines the extent to which the objectives of the proposal (PC36) are the most appropriate way to achieve the purpose of the RMA. This section outlines the reasons for and the scope of PC36.
Section 6: Statutory evaluation	This part of the report evaluates the relevance of PC36 to Part 2 (sections 5-8) and other relevant parts / sections of the RMA.
Section 7: National and local planning context	This part of the report evaluates the relevance of PC36 against the national and local planning context.
Section 8: Development of the plan change	This part of the report outlines the methodology and development of PC36, including the information used and consultation undertaken in preparing PC36. This section includes a summary of all advice received from iwi authorities on PC36 (as required by section 32(4)(a) of the RMA).
Section 9: Conclusion	This part of the report concludes that PC36 is the most efficient, effective and appropriate means of addressing the resource management issues identified.

This section 32 evaluation report will continue to be refined in response to any consultation feedback provided to the council, and as the plan change progresses through the plan change process.

2.0 The Issue

2.1 The Auckland Unitary Plan

The Auckland Unitary Plan ('Unitary Plan') became operative in part ¹on 15 November 2016. On 28 September 2017, Plan Change 4 was publicly notified. This plan change included the rezoning of approximately 400 land parcels to an appropriate open space zoning. This was the first of an anticipated annual or biannual update to the Unitary Plan to rezone land recently vested or acquired for open space and recreation purposes. Plan Change 13 –

¹ There were 108 appeals to either the High Court or Environment Court at this point in time.

Open Space, was publicly notified on 20 September 2018. The decision was notified on 23 May 2018. This plan change involved the rezoning of approximately 100 land parcels to open space, together with corrections to a small number of zoning errors and anomalies.

2.2 The issue / problem definition

Land has been recently vested or acquired for open space purposes, either as a result of it being vested on subdivision, or purchased by the Council. This land typically does not have a zoning that reflects its environmental qualities and intended use and development as open space. In addition, a number of errors or anomalies have been identified by the public and council staff. These typically involve the incorrect zoning of privately owned land as open space.

As a result of this, future open space and recreation land use activities and /or development could be unnecessarily delayed by the need to obtain resources consents. This may not be the case (depending on what is proposed) if the land has an appropriate zoning.

2.3 The scale and significance of this issue

The majority of land vested or acquired during the past year has a residential zoning. This does not permit recreational activities or buildings and structures associated with recreation use. Between 100-200 land parcels are acquired each year, primarily as a result of subdivision but also sometimes as a result of purchase by the Auckland Council. A small number of open space zoning errors and anomalies are also part of the plan change. These include privately owned land that has been incorrectly zoned as open space.

3.0 Objective

There are multiple open space objectives throughout the Unitary Plan – both at the Regional Plan and District Plan level.

This section 32 report involves analysing the most appropriate method to give effect to the Unitary Plan objectives, having regard to the requirements of the Resource Management Act and the National and Regional Planning context.

The objectives of this plan change are therefore to:

- ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);
- correct open space zoning errors and anomalies (these include privately owned land that is incorrectly zoned as open space); and
- rezone land (typically open space) that has been deemed surplus to Council requirements. This is Panuku's component of the plan change. The land parcels that are the subject of this part of the plan change are addressed in a separate Section 32 Analysis.

4.0 Development of Options

4.1 Description of options

The criteria used to select options for consideration to address the resource management issue and achieve the objective were:

- I. Achievable/able to be implemented;
- II. Acceptable RMA practice;
- III. Timeliness – able to be implemented in a timely manner;
- IV. Addresses the RMA issue.

There are essentially two options:

- I. Do nothing – leave the land that has been vested or acquired for open space purposes with its current zoning. (Note; this is typically residential but can include other zones). Rely on Council ownership of the land, reserve classification, reserve management plans and/or parks and recreation policies to manage the protection, use and development of the land.
- II. Rezone the land that has been acquired for open space purposes with an appropriate open space zone. There are five open space zones – Conservation, Informal Recreation, Sport and Active Recreation, Civic Spaces and Community. Each open space zone has a different purpose. A park or reserve may have more than one open space zone. The zone or zone(s) should reflect the land’s environmental characteristics and current or intended use and development.

The assessment of possible options against the selection criteria is outlined in the table below:

Table 1: Assessment of possible options against the selection criteria

Criteria	Option 1 – Do Nothing	Option 2 – Rezone the land
<i>Achievable/able to be implemented</i>	<i>Requires no change so is easily implemented. There are however implementation issues when land is to be used for open space/recreation purposes.</i>	<i>Requires a plan change. Can be implemented but will take time.</i>
<i>Acceptable RMA practice</i>	<i>Some plans around the country do not have an open space zone (or equivalent) e.g. Dunedin City’s first generation District Plan and open space in rural areas in the second generation District Plan, the District Plans for Matamata & Te Aroha (Matamata – Piako District). Management of land</i>	<i>Majority of New Zealand’s District plans have an open space zone (or equivalent) applied to open spaces. Reserve management plans and open space and recreation policies are complementary to RMA provisions.</i>

	<i>for open space purposes therefore relies on Council as land owner, reserve management plans and relevant open space and recreation policies and the zoning of the land.</i>	
<i>Timeliness – able to be implemented in a timely manner</i>	<i>No plan change under this option so timeliness is not an issue for recently vested or acquired open spaces. There will however be issues with the time required to achieve subsequent resource consents to use and develop the land for open space and recreation purposes.</i>	<i>Simply plan changes invariably take 6mths – 1 year, excluding appeals which can take considerably longer.</i>
<i>Addresses the RMA issue</i>	<i>Doesn't directly address the RMA issue, although management of the land can occur through other means e.g. Council ownership, reserve management plans, open space and recreation policies. This will mean however that resource consents are required for the use and development of land for recreation purposes.</i>	<i>Does address the RMA issue by allocating an appropriate open space zone to land acquired for open space purposes. This will negate the need for resource consents for the use and development of land for recreation purposes for a large number of activities and small scale development.</i>

Both the options are valid RMA approaches and both have strengths and weaknesses as outlined above.

4.2 Evaluation of options

Table 2 below outlines the criteria to assess the options for addressing the resource management issue – i.e. ensuring the zoning of open space reflects its environmental qualities and intended use and development.

Table 2: Criteria for the evaluation of options

Sections of the RMA		Criteria
Appropriateness	s32(1)(a) and s32(1)(b) of the RMA	Is this option the most appropriate way in which to address the issue at hand? In doing so, is this option the most appropriate way to meet the objective of the AUP and the purpose of the RMA?
Effectiveness	s32(1)(b)(ii) of the RMA	How successfully can this option address the issue? Does this option successfully meet the objectives of the AUP and the purpose of the RMA?
Efficiency	s32(1)(b)(ii) of the RMA	Does this option address the issue at lowest cost and highest net benefit?

Costs	s32(2) of the RMA	What are the social, economic, environmental or cultural costs and/or negative impacts that this option presents?
Benefits	s32(2) of the RMA	What are the social, economic, environmental or cultural benefits and/ or positive impacts that this option presents?
Risks	s32(2)(c) of the RMA	What are the risks of addressing this issue? What are the risks of not addressing this issue?

Table 3 below contains a description of how the criteria are to be “scored”.

Table 3: Evaluation rankings

Sections of the RMA	Ranking		
	Poor	Moderate	Strong
Appropriateness	Not appropriate in addressing issue	Somewhat addresses the issue	Appropriate in addressing the resource management issue
Effectiveness	Not effective in addressing issue	Somewhat effective in addressing issue	Addresses the issue effectively
Efficiency	Not efficient	Somewhat efficient	Efficient in addressing issue
Costs	Poses a high cost and/or had negative impact	Moderate costs and/or negative impacts	Little cost and/or negative impacts
Benefits	Little benefit and/or positive impacts	Moderate benefits and/or positive impacts	High benefit and/or positive impacts
Risks	High risks	Moderate risks	Low risk

The evaluation of the two possible options against the evaluation criteria is as follows:

Table 4: Evaluation of possible options against the selection criteria

Evaluation Criteria	Option 1 – Status Quo/Do Nothing	Options 2 - Rezone the land to an appropriate open space zoning
Appropriateness	<p>Some district plan around the country do/did not have an open space zone (or equivalent) – e.g. Dunedin (first generation plan), Matamata - Piako District Plans.</p> <p>Use and development of these open spaces relies on a combination of Council ownership, management plans, and/or reserve and recreation policies and the zoning of the land.</p> <p>For the protection of land, relevant overlays are already in place to manage SEA's, outstanding natural features etc.</p>	<p>Majority of the country's district plans, including the Auckland Unitary Plan apply an open space zone(s), or equivalent, to land acquired for open space purposes.</p> <p>Open Space zonings reflects the land's environmental characteristics, existing or intended use and development.</p>
Effectiveness	Not as effective as Option 2 in enabling the protection, use and development of land for open space purposes.	More effective than Option 1 in enabling the protection, use and development of land for open space purposes.
Efficiency	<p>Requires no change so is efficient in terms of cost and time.</p> <p>Resources (staff time) can be used for other priority projects – so there is greater efficiency in achieving the department's overall work programme.</p> <p>There will be less efficiencies when land is to be used and developed for open space or recreation purposes as typically a resource consent will be required because of the mismatch between zoning and proposed use.</p>	<p>There are time and money costs associated with undertaking a plan change and resolving any subsequent appeals.</p> <p>There will however be greater efficiencies when land is to be used and developed for open space or recreation purposes, as typically a resource consent will not be required.</p> <p>In addition, approximately 200 land parcels will have the appropriate zoning under this option.</p>
Costs	<p>The non - open space zoning of open space land may trigger the need for resource consents to use and develop the land (depending on what the zoning is and what is proposed)</p> <p>This will result in additional costs for projects and time delays.</p> <p>Not rezoning land on the other hand will mean that staff resources can be directed to other priority projects.</p>	<p>There are time and financial costs of undertaking a plan change (although these are lessen to some extent by bundling a year's worth of newly vested or acquired land into one plan change).</p> <p>Opportunity costs – staff resources could be directed to other priority projects.</p> <p>Cost are offset by avoiding the need for resource consents further on down the track (for</p>

		development of open space zoned land).
Benefits	This is a no cost option. A plan change could be done at a much later date when more land requires an open space zoning thus increasing the “economy of scale” and reducing plan change process costs (e.g. every 2-3 years).	An Open Space zoning reflects the land’s intended use and development. There is greater visibility (i.e. as indicated on the planning maps) on what is/ isn’t land for open space purposes.
Risks	Open space and recreation objectives for the land may be frustrated by delays and costs associated with the need to obtain resource consent for minor works such as playground equipment. The land is not readily perceived as “public open space” Environmental objectives may not be as readily achieved – e.g. a residential zoning is more permissive in terms of earthworks and vegetation removal in comparison with an Open Space – Conservation zoning.	There are risks of appeals which delay the plan change process (although those parts not appealed can be deemed to be operative) and add to the cost. Overlays restrict the use and development of open space zoned land in any case so protection is afforded to significant natural resources and landscapes.

4.3 Summary of analysis

A summary of the analysis of both options is:

Table 5: Summary comparison of Options 1 and 2

	Option1 Status Quo (do nothing)	Option 2 Change the zone (plan change)
Appropriateness	Poor - Does not address the issue	Strong - Enables appropriate activities and development.
Effectiveness	Poor - Does not address the issue	Strong - Effectively provides for open space and recreation activities and development.
Efficiency	Moderate - Lowest financial cost, but lowest net benefit	Moderate – Moderate financial costs for high benefits
Costs	Moderate - Lowest financial costs, but costs further down the track from not addressing issue	Strong - Higher financial cost initially, but able to be met through current resources.
Benefits	Moderate - Change possible at later date. Staff resources can be used elsewhere.	Strong - Enables appropriate use and development of open space, and land intended to be for residential development (in the case of the Tamaki redevelopment area).

Risks	Poor - Multiple resource consents are required for activities and development associated with open space.	Moderate - Risks of appeals to the plan change.
Summary	Not recommended	Recommended option

Option 1 - Do nothing, is the least cost option (initially). Land can be managed through Council’s role as land owner, reserve management plans and open space and recreation policies. Staff resources and department budgets can be utilised on other priority projects. This option does not however enable the use and development of land for open space purposes unless a resource consent is obtained, nor ensure protection of the environmental qualities of the land. Under this option, a plan change could still be undertaken at a much later date (say every 2-3 years) when more land requires an open space zoning thus increasing the “economy of scale” and reducing plan change process costs.

Option 2 - Rezoning the land that has been acquired for open space purposes with an appropriate open space zone, best achieves the RMA objective. The majority of district/unitary plans around the country, including the Auckland Unitary Plan apply an open space zone(s) to land acquired for open space and recreation purposes. This option will enable the protection, use and development of land for open space purposes and/or ensure protection of the environmental qualities of the land. There are time and financial costs of undertaking a plan change (although these are lessened/spread to some extent by bundling a years’ worth of newly vested and acquired land into one plan change) but these are offset somewhat by negating the need for resource consents later in the process (which Option 1 would typically require).

4.4 Recommendation

Option 2- Rezone the land that has been acquired for open space purposes and open space zoning errors with an appropriate open space zone (or in the case of some land swaps and errors an appropriate alternative zone), is the preferred option and is the recommended course of action.

5.0 Reasons for the proposed plan change

5.1 Outline of the plan change

Land Recently Vested or Acquired

The Plan Change involves rezoning approximately 200 land parcels that have been recently vested or acquired by the Council for open space purposes to one of the five open space zones. These land parcels typically have a residential zoning when they are vested/acquired.

Guidelines (refer to section 8.3 Methodology) developed during the Unitary Plan process along with the objectives, policies and purpose of each of the open space zones have been used to determine the appropriate zone.

Open Space Zoning Errors/Anomalies

The Plan Change also includes a small number of zoning errors or anomalies involving open space zones.

These typically involve land that has been either zoned open space in error or conversely land that requires an appropriate open space zoning.

The preparation of the Unitary Plan was a large and complex project, undertaken in a short timeframe. In addition, many of the legacy District Plan's open space zones had not been updated. Hence some errors and anomalies were carried over into the Unitary Plan.

5.2 Rationale for the plan change

The rationale for the plan change is as follows:

- The Unitary Plan adopts open space zones for the regions public (and private where the land owner agrees) open spaces. This plan change continues this approach;
- Rezoning newly vested or acquired open space enables the protection, intended use and development of the land to be undertaken efficiently (in comparison to alternative zonings which may require a resource consent for land use and development); Additional constraints on the use and development of open space zone land may be imposed by overlays;
- An open space zoning also enables greater protection of those open spaces that have environmental constraints – by limiting the amount of earthworks and vegetation removal that can be undertaken as of right (Note: Additional constraints on the use and development of open space zone land may also be imposed by overlays);
- The need for and costs of resource consents (in both money and time delays) “further down the line” will be reduced by having an appropriate open space zoning of land intended for open space purposes;
- Identifying open spaces via open space zones enhances visibility of the open space resource (i.e. it is identified on the planning maps);
- There are a small number of open space zoning errors and anomalies where land has either been incorrectly zoned as open space or open space has been given an incorrect zoning. The reasons for rezoning recently vested or acquired land as open space also apply to these errors.

5.3 What is in scope/ out of scope

Within scope of this plan change are all the land parcels that have either been vested as “reserve” or acquired for reserve/open space purposes between 1 July 2018 - 31 July 2019.

A small number of open space zoning errors and anomalies are also included in the plan change. These were also identified prior to 31 July 2019.

Out of scope are those additional land parcels that have been either vested as reserve or acquired as open space outside the above time period.

It is noted that there are some inconsistencies in the way “esplanade reserves” have been zoned in the AUP. This is a result of the different approaches applied by the former councils in Auckland Region to land use zoning. These differences were then carried over in the

Unitary Plan zoning of esplanade reserves. All four of the following zones have been applied to esplanade reserves across the region:

- i. Open Space – Conservation zone
- ii. Open Space – Informal Recreation Zone
- iii. Open Space – Conservation zone for the first 20m and then an appropriate open space zoning for the balance of the land
- iv. Open Space – Sport & Active recreation – for marine based recreation facilities such as boat ramps.

This plan change does not address the inconsistent application of land use zoning to esplanade reserves. This will require separate investigation and a possible plan change at a later point in time, most likely at the next review of the Unitary Plan.

Land vested as road, pedestrian accessways between roads and service lanes is not shown as open space in the Unitary Plan. The Unitary Plan enables automatic updates of “roads” without the need for a plan change, so these are outside the scope of the plan change.

6.0 Statutory Evaluation under the Resource Management Act 1991 (RMA)

6.1 Overall broad judgement against Part 2 of RMA

The recommended option is assessed against the relevant provisions of the Resource Management Act 1991.

Section 5 of the RMA describes the purpose of the Act. This is:

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The issue addressed by the plan change is what is the most appropriate method to manage the protection, use and development of Auckland’s open space resources. These are in the form of newly vested or acquired land for open space and recreation purposes and a small number of errors and anomalies. Open space provides for people and communities social and cultural wellbeing and health.

Section 6 of the RMA outlines matters of national importance. In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use,

development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights:*
- (h) the management of significant risks from natural hazards.*

The acquisition and zoning of land as open space is one method that is used to address all above matters of national importance. The Unitary Plan's open space zones and associated objectives, policies and rules provide protection of natural and heritage resources, facilitate public access to and along the coastal marine area, provide for customary rights and can be a tool used to manage significant risks from natural hazards such as sea level rise, flooding and land instability.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship:*
 - (b) the efficient use and development of natural and physical resources:*
 - (ba) the efficiency of the end use of energy:*
 - (c) the maintenance and enhancement of amenity values:*
 - (d) intrinsic values of ecosystems:*
 - (e) [Repealed]*
 - (f) maintenance and enhancement of the quality of the environment:*
 - (g) any finite characteristics of natural and physical resources:*
 - (h) the protection of the habitat of trout and salmon:*
 - (i) the effects of climate change:*
 - (j) the benefits to be derived from the use and development of renewable energy.*

The zoning of land recently vested or acquired for open space and recreation purposes will assist in achieving kaitiakitanga, the ethic of stewardship, the efficient use and development of natural and physical resources (in this case the open space resource), the maintenance and enhancement of amenity values as open space makes a significant contribution to the amenity values of an area, the maintenance and enhancement of the quality of the

environment, the protection of the habitat of trout and salmon , particularly in respect of esplanade reserves, and assist in avoiding or mitigating the effects of climate change.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Treaty principles² include the following:

Partnership - the Treaty signified a partnership between the races' and each partner had to act towards the other 'with the utmost good faith which is the characteristic obligation of partnership'. The obligations of partnership included the duty to consult Māori and to obtain the full, free, and informed consent of the correct right holders in any transaction for their land.

Reciprocity - the partnership is a reciprocal one, involving fundamental exchanges for mutual advantage and benefits. Māori ceded to the Crown the kawanatanga (governance) of the country in return for a guarantee that their tino rangatiratanga (full authority) over their land, people, and taonga would be protected. Māori also ceded the right of pre-emption over their lands on the basis that this would be exercised in a protective manner and in their own interests, so that the settlement of the country could proceed in a fair and mutually advantageous manner.

Active protection - the Crown's duty to protect Māori rights and interests arises from the plain meaning of the Treaty, the promises that were made at the time (and since) to secure the Treaty's acceptance, and the principles of partnership and reciprocity. The duty is, in the view of the Court of Appeal, 'not merely passive but extends to active protection of Māori people in the use of their lands and waters to the fullest extent practicable', and the Crown's responsibilities are 'analagous to fiduciary duties'. Active protection requires honourable conduct by, and fair processes from, the Crown, and full consultation with – and, where appropriate, decision-making by – those whose interests are to be protected.

Equity - The obligations arising from kawanatanga, partnership, reciprocity, and active protection required the Crown to act fairly to both settlers and Māori – the interests of settlers could not be prioritised to the disadvantage of Māori. Where Māori have been disadvantaged, the principle of equity – in conjunction with the principles of active protection and redress – requires that active measures be taken to restore the balance.

Equal treatment - The principles of partnership, reciprocity, autonomy, and active protection required the Crown to act fairly as between Māori groups – it could not unfairly advantage one group over another if their circumstances, rights, and interests were broadly the same.

² Waitangi Tribunal website, justice.govt.nz

The zoning of land recently vested or acquired for open space and recreation purposes will assist in achieving, in part, the above principles of the Treaty of Waitangi. This is particularly the case for land that is zoned Open Space – Conservation to assist in the appropriate management of natural and cultural resources, where the principals of partnership, reciprocity and active protection are especially relevant.

6.2 The relevance of the plan change to other sections of the RMA

There are relevant sections of the RMA that must be considered in context of the proposed plan change. These are:

- *Section 30 – Functions of regional councils under this Act*
- *Section 31 – Functions of territorial authorities under this Act*
- *Section 60 – Preparation and change of regional policy statements*
- *Section 61 – Matters to be considered by regional council (policy statements)*
- *Section 62 – Contents of regional policy statements*
- *Section 63 – Purpose of regional plans*
- *Section 65 – Preparation and change of other regional plans*
- *Section 66 – Matters to be considered by regional councils (plans)*
- *Section 67 – Contents of regional plans*
- *Section 68 – Regional rules*
- *Section 72 – Purpose of district plans*
- *Section 73 – Preparation and change of district plans*
- *Section 74 – Matters to be considered by territorial authority*
- *Section 75 – Contents of district plans*
- *Section 76 – District rules*
- *Section 79 – Review of policy statements and plans*
- *Section 80 – Combined regional and district documents*

Relevance to the above sections

Sections 30 and 31 of the RMA specify the functions of regional and territorial authorities, and the PAUP, as a combined plan, performs both of these functions. The Open Space Zones relate only to district plan functions, in terms of activities on public open space land. Some of the Open Space Zones, such as the Conservation Zone, include Significant Ecological Areas and landscape overlays, that are regulated by other rules in the Auckland Unitary Plan.

Specifically, these functions include:

- (a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the natural and physical resources of the region;
- (b) In respect of any coastal marine area in the region, the control (in conjunction with the Minister of Conservation) of land and associated natural and physical resources;
- (c) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district; and
- (d) The control of any actual or potential effects of the use, development, or protection of land.

Section 80 of the RMA sets out the approach to which local authorities may prepare, implement, and administer the combined regional and district documents. Auckland Council has a combined regional and district plan - the Auckland Unitary Plan (AUP).

The Auckland Unitary Plan contains existing objectives, policies, rules and other methods that are of regional and district significance. Plan Change 36 seeks to rezone a number of

land parcels that have been either vested in the council or acquired for the purposes of open space and recreation. It also rezones land that is surplus to Council open space requirements (Panuku's component of the plan change) and corrects a small number of errors and anomalies.

Plan Change 36 must have regard to the operative regional policy statement provisions and is required to give effect to the regional policy statement.

Overall, it is considered that Plan Change 36 assists the council in carrying out its functions set out in section 30 and 31 of the RMA to meet the requirements of the prescribed sections of the RMA set out above.

Under section 74(2)(b) of the RMA the Council must have regard to any management plan, including Reserve Management Plans, when preparing a district plan. Reserve Management Plans influence the zoning applied to open spaces.

7.0 National and Regional Planning Context

The recommended option from the assessment undertaken in Section 4 of this Section 32 Report is now assessed against the relevant national and regional planning documents.

7.1 Relevance to National Policy Statements

New Zealand Coastal Policy Statement

Given Auckland's location between two harbours, a large amount of the open space has a coastal location. The provisions of the New Zealand Coastal Policy Statement which are of particular relevance to the zoning of public open space include:

Policy 18: Public Open Space:

Ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment.

As discussed in Section 5.3 of this section 32 report, there are some inconsistencies in the way open space zones have been applied to esplanade reserves. This stems from the different approaches of the legacy city and district councils. Plan Change 36 does not address this inconsistency which will need to be the subject of a future plan change. The plan change does however apply open space zone(s) to newly vested or acquired esplanade reserves.

7.2 Relevance to any particular Acts i.e. Hauraki Gulf Marine Park Act, Waitakere Ranges Heritage Area Act

Reserves Act 1977

Auckland Council manages a large proportion of its open spaces under the Reserves Act 1977. Part 3 of the Act sets out the classification and purpose of the reserves. Where appropriate, consideration of the reserve classification and resulting purpose listed in gazette notices has been taken into account when determining the most appropriate zone.

Local Government Act 2002

Where open space is not subject to the Reserves Act 1977, Auckland Council manages this open space under the Local Government Act 2002. Specific sections on open space include s138, 139 and 139 which refer to disposal of parks and the protection of regional parks under Orders in Council. Other sections include s205 and 206, which outline the use of development contributions for reserves. The Local Government Act does not provide a specific classification system for open space.

Waitakere Ranges Heritage Area Act 2008

Under the Waitakere Ranges Heritage Area Act 2008 the Waitakere Ranges are identified as a heritage area. When preparing District Plans, under s11 council must give effect to the purpose of the Act and its objectives.

Section 3 sets out the purpose of the Act:

(1) The purpose of this Act is to—

(a) recognise the national, regional, and local significance of the Waitakere Ranges heritage area; and

(b) promote the protection and enhancement of its heritage features for present and future generations.

(2) To this end, the Act—

(a) establishes the Waitakere Ranges heritage area; and

(b) states its national significance; and

(c) defines its heritage features; and

(d) specifies the objectives of establishing and maintaining the heritage area; and

(e) provides additional matters for the Auckland Council and certain other persons to consider when making a decision, exercising a power, or carrying out a duty that relates to the heritage area.

The zoning of land within the Waitakere Ranges heritage area (where it has either been vested as reserve or acquired for open space purposes) will assist in achieving the purpose of the act, particularly the protection and enhancement of its heritage features for present and future generations.

Hauraki Gulf Marine Park Act

Section 3 sets out the purpose of the Act:

The purpose of this Act is to—

(a) integrate the management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:

(b) establish the Hauraki Gulf Marine Park:

(c) establish objectives for the management of the Hauraki Gulf, its islands, and catchments:

(d) recognise the historic, traditional, cultural, and spiritual relationship of the tangata whenua with the Hauraki Gulf and its islands:

(e) establish the Hauraki Gulf Forum.

Section 7 recognises the national significance of the Hauraki Gulf and that the interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands are matters of national significance.

Section 8 outlines the management objectives of the Hauraki Gulf which are:

(a) the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments:

- (b) the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:*
- (c) the protection and, where appropriate, the enhancement of those natural, historic, and physical resources (including kaimoana) of the Hauraki Gulf, its islands, and catchments with which tangata whenua have an historic, traditional, cultural, and spiritual relationship:*
- (d) the protection of the cultural and historic associations of people and communities in and around the Hauraki Gulf with its natural, historic, and physical resources:*
- (e) the maintenance and, where appropriate, the enhancement of the contribution of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand:*
- (f) the maintenance and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments, which contribute to the recreation and enjoyment of the Hauraki Gulf for the people and communities of the Hauraki Gulf and New Zealand.*

Section 32 outlines the purposes of the Hauraki Gulf Marine Park which are:

- (a) to recognise and protect in perpetuity the international and national significance of the land and the natural and historic resources within the Park:
- (b) to protect in perpetuity and for the benefit, use, and enjoyment of the people and communities of the Gulf and New Zealand, the natural and historic resources of the Park including scenery, ecological systems, or natural features that are so beautiful, unique, or scientifically important to be of national significance, for their intrinsic worth:
- (c) to recognise and have particular regard to the historic, traditional, cultural, and spiritual relationship of tangata whenua with the Hauraki Gulf, its islands and coastal areas, and the natural and historic resources of the Park:
- (d) to sustain the life-supporting capacity of the soil, air, water, and ecosystems of the Gulf in the Park.

The acquisition and appropriate management (via zoning) of open space within the catchment of the Hauraki Gulf is one of the methods available to achieve the purpose of the Act and the purpose of the Hauraki Gulf Marine Park.

7.3 Relevance to the Auckland Plan 2050

The table below list the priorities and directives of the Auckland Plan 2050 (Auckland’s non-statutory spatial planning document) which was approved by Auckland Council on 5 June 2018.

Table 6: Auckland Plan Directives and Focus Areas

Outcome	Directives and Focus Areas	Relevance to Open Space Plan Change - i.e. how does rezoning land to open space assist in achieving the relevant directives and focus areas
Outcome: Belonging and Participation	Directive 2: Improve health and wellbeing for all Aucklanders by reducing harm and disparities in opportunities. Focus area 1: Create safe opportunities for people to meet,	Rezoning land as open space will enable these “spaces” to be used and developed for recreation purposes, thereby

	connect, participate in, and enjoy community and civic life. Focus area 2: Provide accessible services and social and cultural infrastructure that are responsive in meeting peoples evolving needs. Focus area 7: Recognise the value of arts, culture, sport and recreation to the quality of life.	enhancing the quality of life.
Outcome: Environment and cultural heritage	Direction 1: Ensure the environment is valued and cared for. Focus area 2: Focus on restoring environments as Auckland grows. Focus area 4: Protect Auckland's significant natural environments and cultural heritage from further loss.	Rezoning land as open space will assist in protecting Auckland's significant natural environments and cultural heritage (note: an open space zone is one method or tool that can be used to protect such features if they are on public land).
Outcome: Homes and places	Direction 4: Provide sufficient public places and spaces that are inclusive, accessible and contribute to urban living. Focus area 5: Create urban places for the future.	Rezoning land as open space will enable it to be used for recreation and sporting activities.
Outcome: Transport and access	Direction 1: Better connect people, places, goods and services. Direction 2: Increase genuine travel choices for a healthy, vibrant and equitable Auckland. Direction 3: Maximise safety and environmental protection. Focus area 4: Make walking, cycling and public transport preferred choices for many more Aucklanders. Focus area 7: Develop a sustainable and resilient transport system.	Rezoning land as open space will facilitate the development of walking and cycling infrastructure (which is a permitted activity across all open space zones)

7.4 Relevance to Auckland Unitary Plan Regional Policy Statement

Table 7 below identifies the relevant Auckland Unitary Plan Regional Policy Statement objectives and policies relating to open space and recreation and assesses the relevance of Option 2 – Rezoning land to open space, against each objective or policy.

Table 7: Auckland Unitary Plan RPS Objectives and Policies

RPS Chapter	Relevant objective or policy	Relevance to Open Space Plan Change - i.e. how does rezoning land to open space assist in achieving the relevant objectives and policies
B2.7 Open space and recreation facilities	B2.7.1(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.	Provision of open space is one way of meeting the recreation needs of people and communities.

	B2.7.1(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	Enables access to and along Auckland coastline, lakes, rivers and stream.
	B2.7.2(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.	Provides for a variety of activities, experiences and functions.
	B2.7.2(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.	Provides physical connections that allow people and wildlife to move around.
	B2.7.2(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	Assists in providing a range of open spaces that are accessible to people and communities.
	B2.7.2(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	Assists in providing open space and recreation facilities where there is an existing or anticipated deficiency.
	B2.7.2(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.	Enables public access to lakes, river and streams.
B8.2 Natural Character	B8.2.1(1) Areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development.	Assists in preserving and protecting areas of the coastal environment with outstanding and high natural character.
	B8.2.1(2) Subdivision, use and development in the	Assists in preserving the characteristics and qualities that contribute to the natural character of the coastal environment.

	coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.	
	<p>B8.2.2(3) Preserve and protect areas of outstanding natural character and high natural character from inappropriate subdivision, use and development by:</p> <p>(a) avoiding adverse effects of activities on natural character in areas of the coastal environment scheduled as outstanding natural character; and</p> <p>(b) avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment.</p>	Assists in preserving and protecting areas of outstanding natural character and high natural character.
	<p>B8.2.2(4) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment not identified as outstanding natural character and high natural character from inappropriate subdivision, use and development.</p>	Assists in avoiding significant adverse effects on natural character of the coastal environment.
B8.3 Subdivision, use and development	<p>B8.3.1(3) The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.</p>	Assists in providing spaces for activities that depend on the use of the natural and physical resources of the coastal environment.
	<p>B8.3.2(1) Recognise the contribution that use and development of the</p>	Assists in contributing to the use and development of the coastal environment for the social, economic and cultural well-being of people and communities.

	coastal environment make to the social, economic and cultural well-being of people and communities.	
	<p>B8.3.2(3) Provide for use and development in the coastal marine area that:</p> <p>(a) have a functional need which requires the use of the natural and physical resources of the coastal marine area;</p> <p>(b) are for the public benefit or public recreation that cannot practicably be located outside the coastal marine area;</p> <p>(c) have an operational need making a location in the coastal marine area appropriate and that cannot practicably be located outside the coastal marine area; or</p> <p>(d) enable the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses.</p>	Provides for appropriate use and development in the coastal marine area – those activities that have a functional relationship (e.g. boat ramps), those that are for public benefit or public recreation, those that have an operational need for a location in the coastal marine area and to enable Maori cultural activities and customary uses.
	<p>B8.3.2(7) Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.</p>	Assists in providing setbacks from the coastal marine area to protect the natural character and amenity values of the coastal environment.
B8.4 Public access and open space	<p>B8.4.1(1) Public access to and along the coastal marine area is maintained and enhanced, except where it is appropriate to restrict that access, in a manner that is sensitive to the use and values of an area.</p>	Provides for public access along the coastal marine area in the form of esplanade reserves.
	<p>B8.4.1(3) The open space, recreation and amenity values of the coastal environment are maintained or enhanced, including through the provision of public</p>	Assists in maintaining or enhancing the open space, recreation and amenity values of the coastal environment through the provision of public facilities.

	facilities in appropriate locations.	
	<p>B8.4.2(1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following:</p> <p>(a) maintain and where possible enhance public access to and along the coastal marine area, including through the provision of esplanade reserves and strips;</p> <p>(b) be designed and located to minimise impacts on public use of and access to and along the coastal marine area;</p> <p>(c) be set back from the coastal marine area to protect public open space values and access; and</p> <p>(d) take into account the likely impact of coastal processes and climate change, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.</p>	Assists in maintaining & enhancing public access to and along the coastal marine area, minimise impacts on public use of and access to and along the coastal marine area, protects public open space values and take into account likely impact of coastal processes and climate change.
B8.5 Managing the Hauraki Gulf	<p>B8.5.1(2) Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.</p>	Assists in supporting the social and economic well-being of the resident communities of Waiheke and Great Barrier Islands by providing places and spaces for recreation.
	<p>B8.5.2(5) Avoid use and development that will compromise the natural character, landscape, conservation and biodiversity values of the islands, particularly in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural</p>	Assists in avoiding use and development that will compromise the natural character, landscape, conservation and biodiversity values of islands.

	heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.	
	B8.5.2(8) Enhance opportunities for educational and recreational activities on the islands of the Hauraki Gulf if they are consistent with protecting natural and physical resources, particularly in areas where natural and physical resources have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.	Enhances opportunities for education and recreation activities on the islands of the Hauraki Gulf.
	B8.5.2(15) Identify, maintain, and where appropriate enhance, areas of high recreational use within the Hauraki Gulf by managing water quality, development and potentially conflicting uses so as not to compromise the particular values or qualities of these areas that add to their recreational value.	Assists in enhancing areas of high recreational use within the Gulf.
	B8.5.2(16) Encourage the strategic provision of infrastructure and facilities to enhance public access and recreational use and enjoyment of the Hauraki Gulf.	Assists in the provision of infrastructure and facilities to enhance public access and recreational use and enjoyment of the Hauraki Gulf.

8.0 Development of the Plan Change

8.1 How the Auckland Unitary Plan's open space zones were developed

The legacy District Plan's had a total of 27 different open space zones. These were consolidated into 5 Open Space zones – Conservation, Informal Recreation, Sport & Active Recreation, Civic Spaces and Community through the development of the Unitary Plan.

For Franklin District (one recreation zone), Papakura City (one reserve zone) and Waitakere City (one open space zone), each reserve was individually assessed to determine which of the five Unitary Plan Open Space zones was appropriate. For the remaining cities that made up the Auckland Region the best fit between the legacy zone and the new Unitary Plan zone was selected.

Informal Feedback on a draft Unitary Plan was called for during March to May 2013. This feedback was used to refine the plan.

The proposed Auckland Unitary Plan was publicly notified in September 2013. Submissions and further submissions were received on the notified Unitary Plan, including a Council submission on the zoning of open space (these were land parcels that were missing an open space zoning or had been incorrectly zoned open space). A number of the legacy district plans had not been updated for several years and hence the need for the submission.

Hearings were conducted by the Independent Hearings Panel (IHP) from September 2014 to May 2016 with evidence submitted by the council and submitters. The IHP delivered its recommendations on the Proposed Auckland Unitary Plan (PAUP) to the council on 22 July 2016. Auckland Council accepted the vast majority of recommendations, including all relating to the zoning of open space and notified its decision on 16 August 2016. There were limited appeal rights to the Environment Court and High Court under the Local Government (Auckland Transitional Provisions) Act 2010.

8.2 Plan Change 4

Plan Change 4 – Administrative Plan Change was publicly notified in Aug 2017. Hearings took place in January 2018 and the decision was released in May 2018. This plan change addressed a number of minor errors associated with the Unitary Plan. It also included approximately 400 land parcels which had either been vested as reserve or acquired for open space purposes that required an open space zoning.

8.3 Plan Change 13

Plan Change 13 – Open Space Plan Change was publicly notified on 20 September 2018. Hearings took place in March 2018 and the decision was released on 23 May 2019. This plan change included approximately 100 land parcels which had either been vested as reserve or acquired for open space purposes that required an open space zoning. It also corrected a small number of open space zoning errors and included 11 land parcels from Panuku which were the subject of rezoning and disposal.

8.4 Methodology

8.4.1 Newly Vested Land

The process for capturing newly vested land is as follows:

1. Each land parcel that has been vested as reserve (using the Land Information New Zealand (LINZ) NZ Parcel Statutory Actions List) was checked to determine whether a

change in zoning was required. Where a change was required, the appropriate zoning was determined in accordance with the criteria in (3) below and included in the plan change.

2. The land parcels which may potentially be Open Space have been identified using the Land Information New Zealand (LINZ) NZ Parcel Statutory Actions List. A Statutory Action is the action that is authorised by a specific Part or Section of an RMA, with the table providing information about the current statutory actions as recorded against specific parcels. The information contained within this table includes the Action taken against the parcel ([Create], [Referenced]), its Purpose (e.g. Local Purpose Reserve) and a Gazette Reference (E.g. Conservation Act 1987).
3. To identify possible open space, the statutory actions have been filtered to include only those parcels with a “Purpose” of either Reserve or Local Purpose Reserve of which are not currently zoned Open Space, as identified in the AUP.
4. In addition, land still in private ownership has been excluded.
5. Through this process, council staff have identified approximately 200 land parcels to be included in PC 36 that require a land use zone change in the AUP.

8.4.2 Newly Acquired Land for Open Space and Recreation Purposes

Council departments involved in open space acquisition and disposal (e.g. Parks, Healthy Waters, & Panuku) have identified either land purchased for open space that hasn't gone through a vesting or gazetting process or land to be disposed of that requires an alternative zoning.

8.4.3 Open Space Errors

A small number of open space zoning errors and anomalies have been identified by either the general public through the Unitary Plan enquiries, or Council staff in either Plans and Places or Parks and Recreation Policy. These errors include privately owned land incorrectly zoned open space or open space land without an appropriate open space zoning or requiring a different open space zone.

Some of these errors have been carried over from legacy District Plans. Due to the size and timeframe for preparing the Unitary Plan, there was insufficient time to check each of the 7000 plus reserves for accuracy. As a result, any error in a legacy district plan was often carried over into the Unitary Plan.

8.4.4 Guidelines to Determine Zoning

The table below along with the objectives, policies and purpose of each of the open space zones provide guidance on determining the appropriate zoning for newly vested or acquired reserves. These guidelines were developed to assist in applying the Unitary Plan's open space zones and formed part of Auckland Council's evidence to the Independent Hearings Panel.

Table 10: Guidelines to Determine Open Space Zones

Open space type	How to allocate appropriate zone
Accessway from street to street	<ul style="list-style-type: none"> • Road where it is 8m wide or less • Public Open Space zone consistent with use (default, as Informal recreation) where is greater than 8m wide
Accessway from road to park	<ul style="list-style-type: none"> • Zone consistent with adjoining park
Cemeteries	<ul style="list-style-type: none"> • Open for interments – Special Purpose Cemetery • Closed for interments – POS Conservation
Community buildings/facilities	<ul style="list-style-type: none"> • Generally, do not spot zone existing community buildings on POS Conservation, POS Informal Recreation, POS Sport and Active Recreation or POS Civic Spaces zones • If mixed zonings or spot zonings in district plan then bring through to unitary plan • If the certificate of title/gazette notice provides for community use and there is a community building on that area of land – POS Community • If there is an imminent future community building/facility planned for the site (i.e. a line item in the LTP) then spot zone the defined area to POS Community • If park/reserve is predominantly a community building/facility space – POS Community • If buildings/facilities/libraries not on a park/reserve (e.g. a community house in a residential or rural zone) – POS Community. • If buildings/facilities/libraries dominate the site and are located in a business or centre zone - leave zoning as business or centre zone as these zones offer much greater flexibility of land use.
Esplanade reserves	<ul style="list-style-type: none"> • Case-by-case basis • Consider consistency with surrounding public open space zones in assessment • Undeveloped wilderness/bush which may include tracks and paths (eg Waitakere Ranges) – POS Conservation • Areas which have natural, ecological, biological, landscape, cultural or historic heritage values (identified through PAUP overlays and local knowledge) – POS Conservation • Developed, with e.g. lawn, pathways, landscaping; boat ramps/jetties with no associated club building – POS Informal Recreation • Developed, with specific water-related recreational facilities (e.g. sailing club building with associated boat ramps/jetties)

	and/or infrastructure (e.g. hardstand/boat maintenance areas) – POS Sport and Active Recreation
Legal Road and Reserve for road purposes – unformed and comprising part of a formed park, but there may be demand for the road to be formed in the future (eg road widening) Legal Road and Reserve for road purposes – unformed and comprising part of a formed park and unlikely to be formed as road in the future (eg road ends sloping to coast, vehicle access impracticable)	<ul style="list-style-type: none"> • Road • Zone consistent with the adjoining park
Memorials – e.g. war memorials	<ul style="list-style-type: none"> • If have some soft/green area(s)/useable recreational space – POS Informal Recreation • If purely hard surfaces/paved/no usable recreational space – POS Civic Spaces
Stormwater pond/drainage	<ul style="list-style-type: none"> • If stormwater pond/drainage infrastructure is part of a wider park – zone should be consistent with the rest of the park • If the stormwater pond/drainage is the only purpose of the open space (e.g. pond adjacent to a motorway), apply the most appropriate open space zone. In most cases this will be POS Informal Recreation

8.5 Information Used

The list of reports, documents and evidence that have been used in the development of this section 32 report are listed below:

Table 11: Information Used

Name of document, report, plan	How did it inform the development of the plan change
Land Information New Zealand (LINZ) NZ Parcel Statutory Actions List	Identifies the newly vested reserves.
Joint evidence report of Carol Anne Stewart, Anthony Michael Reidy, Lucy Clarke Deverall, Juliana Marie Cox on Topic 080: Rezoning, Public Open Space Zones - 3 December 2015	Evidence contains the open space zoning guidelines (on how to apply the various open space zones).
Auckland Plan 2050 (refresh)	A refresh of Auckland’s high level strategic plan – contains directives and focus areas that are relevant to open space and recreation. Used to assess the appropriateness of the recommended option.
The following Legislation: Resource Management Act 1991 New Zealand Coastal Policy Statement 2010. Hauraki Gulf Marine Park Act 2000 Waitakere Ranges Heritage Area Act 2008 Reserves Act 1977	Relevant sections of the legislation are used to assess the appropriateness of the recommended option.

8.6 Consultation

8.6.1 Relevant Sections of Resource Management Act and Local Government Act

Schedule 1 of the Resource Management Act 1991 contains the process for the preparation, change and review of policy statements and plans.

Section 1A – Mana Whakahono a Rohe, requires that a proposed policy statement or plan must be prepared in accordance with any applicable Mana Whakahono a Rohe.

At the time of preparing this plan change, Auckland Council had not entered into any Mana Whakahono a Rohe with iwi. One request had been received however from Nga Tai Ki Tāmaki.

During the preparation of a proposed policy statement or plan, the local authority concerned shall consult—

(a) the Minister for the Environment; and

(b) those other Ministers of the Crown who may be affected by the policy statement or plan; and

(c) local authorities who may be so affected; and

(d) the tangata whenua of the area who may be so affected, through iwi authorities; and

(e) any customary marine title group in the area.

(2) A local authority may consult anyone else during the preparation of a proposed policy statement or plan.

(4) In consulting persons for the purposes of subclause (2), a local authority must undertake the consultation in accordance with section 82 of the Local Government Act 2002.

Section 82 of the Local Government Act outlines the principles of consultation. These are:

82(1) Consultation that a local authority undertakes in relation to any decision or other matter must be undertaken, subject to subsections (3) to (5), in accordance with the following principles:

(a) that persons who will or may be affected by, or have an interest in, the decision or matter should be provided by the local authority with reasonable access to relevant information in a manner and format that is appropriate to the preferences and needs of those persons:

(b) that persons who will or may be affected by, or have an interest in, the decision or matter should be encouraged by the local authority to present their views to the local authority:

(c) that persons who are invited or encouraged to present their views to the local authority should be given clear information by the local authority concerning the purpose of the consultation and the scope of the decisions to be taken following the consideration of views presented:

(d) that persons who wish to have their views on the decision or matter considered by the local authority should be provided by the local authority with a reasonable opportunity to present those views to the local authority in a manner and format that is appropriate to the preferences and needs of those persons:

(e) that the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration:

(f) that persons who present views to the local authority should have access to a clear record or description of relevant decisions made by the local authority and explanatory material relating to the decisions, which may include, for example, reports relating to the matter that were considered before the decisions were made.

(2) A local authority must ensure that it has in place processes for consulting with Māori in accordance with subsection (1).

Section 4A Further pre-notification requirements concerning iwi authorities

(1) Before notifying a proposed policy statement or plan, a local authority must—

(a) provide a copy of the relevant draft proposed policy statement or plan to the iwi authorities consulted under clause 3(1)(d); and

(b) have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.

(2) When a local authority provides a copy of the relevant draft proposed policy statement or plan in accordance with subclause (1), it must allow adequate time and opportunity for the iwi authorities to consider the draft and provide advice on it.

8.6.2 Consultation with Mana whenua / iwi authorities

Clause 3(1)(d) of Schedule 1 to the RMA, states that local authorities shall consult with tangata whenua of the area who may be so affected, through iwi authorities, during the preparation of a proposed policy statement or plan.

Due to the nature and scale of PC xy, all iwi were consulted with on the content of the plan change.

Clause 4A of Schedule 1 to the RMA states that local authorities must:

- Provide a copy of a draft proposed policy statement or plan to iwi authorities to consider
- Have regard to feedback provided by iwi authorities on the draft proposed policy statement or plan
- Provide iwi authorities with sufficient time to consider the draft policy statement or plan.

And in addition to the above, recent legislation changes to the RMA introduced section 32(4A):

(4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

(c) a summary of all advice received from iwi authorities on the PC4 (section 32 (4)(a) of the RMA).

A draft copy of the plan change was forwarded to all Auckland's 19 iwi as required under Section 4A of the first schedule above.

Feedback was received from Ngāti Whātua Ōrākei who indicated that they did not need to engage in the plan change.

8.6.3 Local Board and Community Engagement

All twenty-one local boards were sent a copy of the proposed plan change maps for their consideration and feedback. Feedback was received from the Maungakiekie – Tamaki Local Board. The Board endorsed the three proposed changes that were in their local board area:

- i) 23 Te Nohotu Road, Glen Innes
- ii) 28-30 Pilkington Road, Mt Wellington
- iii) Part 3, Kings Road, Panmure

The Puketāpapa and Howick Local Boards both had questions on particular land parcels which were resolved to their satisfaction.

The rezoning of land that has been recently vested or acquired as open space is largely a procedural change that follows either the vesting of land as reserve upon subdivision or the purchase of land for open space.

Many of the open space zoning errors have been identified by the affected land owners. Adjacent land owners are to be directly notified of the proposed changes.

While no consultation has occurred with the community, adjacent land owners will be directly notified of the proposed changes in addition to the general public notice.

Advice was also sought from Parks and Recreation Policy on the appropriate zoning of the land recently vested or acquired and from Healthy Waters on the zoning of land vested primarily for stormwater management purposes.

8.6.4 Panuku Land Disposal

Panuku undertakes consultation with iwi, local boards and adjacent land owners in its land rationalisation process. This is covered in their section 32 report.

9.0 Conclusion

This plan change seeks to ensure that newly vested or acquired open space can be used, developed or protected in a manner that reflects their environmental qualities and function.

The Plan Change has three components:

1. Land recently vested or acquired as open space;
2. Open space zoning errors and anomalies; and
3. Rezoning of land that is part of Panuku Auckland's land disposal and rationalisation process.

Section 32 of the Act requires that before adopting any objective, policy, rule or other method, the Council shall carry out an evaluation to examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act, and
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

The evaluation must also take into account:

- The benefits and costs of policies, rules, or other methods; and

The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

A section 32 analysis of options to the spatial zoning of land recently vested with Council has been undertaken in accordance with section 32(1)(b) and (2) of the RMA. The two options analysed are:

- Do not change the zoning of recently acquired or vested land or land subject to a land swap to "align" with the purpose for which it has been vested and instead rely on Council ownership, reserve management plans and open space and recreation policies to guide protection, use and development (*Option 1: Status Quo/Do Nothing*)
- Change the zoning of recently acquired or vested land or land subject to a land swap to an appropriate Unitary Plan Open Space zone (*Option 2: change the zone in AUP via a plan change*)

Option 2 is the recommended option.

This option best achieves Part 2 of the Resource Management Act and the purpose or objectives of relevant national and regional planning documents. These include:

- New Zealand Coastal Policy Statement 2010;
- Reserves Act 1977;
- Local Government Act 2002;
- Waitakere Ranges Heritage Area Act 2008;
- Hauraki Gulf Marine Park Act 2000;
- The Auckland Plan 2018;
- The Unitary Plan's Regional Policy Statement 2016.

PC36 is the most efficient, effective and appropriate means of addressing the resource management issue identified.

A separate Section 32 analysis have been undertaken for the rezoning of land that is part of Panuku Auckland's land disposal and rationalisation process.

List of Attachments

Attachment	Name of Attachment
1	Land Recently Vested or Acquired for Open Space Purposes, Open Space Zoning Errors and Anomalies

Attachment 1

Land Recently Vested or Acquired for Open Space Purposes

(see attached spreadsheet)

Attachment 1

Land vested or Acquired for Open Space

Map Number	Owner	Address	Locality	Legal Description	Current Zone	Proposed New Zone
1	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 807 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
2	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 808 DP 505106	Residential - Single House Zone	Open Space - Informal Recreation
3	Auckland Council	WAI SHING PLACE PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 201 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
4	Auckland Council	ROWLES ROAD PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 202 DP 500855	Residential - Single House Zone	Open Space - Informal Recreation
5	Auckland Council	37 RIRORIRO ROAD HOBSONVILLE 0616	Hobsonville Point	Lot 318 DP 509502	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
6	Auckland Council	35A CRAIGS WAY HOBSONVILLE 0618	Hobsonville Point	Lot 410 DP 509502	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
7	Auckland Council	2 CHARLES HENRY WAY ARDMORE 2582	Ardmore	Lot 700 DP 506586	Residential - Single House Zone	Open Space - Informal Recreation
8	Auckland Council	100A HOBSONVILLE ROAD HOBSONVILLE 0618	Hobsonville	Section 2 SO 511858	Future Urban Zone	Open Space - Informal Recreation
9	Auckland Council	JOSEPH MCDONALD DRIVE WHENUAPAI 0618	Whenuapai	Lot 812 DP 508816	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
10	Auckland Council	WHAKATUPU ROAD FLAT BUSH 2016	Flat Bush	Lot 200 DP 494054	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
11	Auckland Council	11 MCQUOIDS ROAD FLAT BUSH 2016	Flat Bush	Lot 400 DP 494054	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
12	Auckland Council	30 GEORGE TOWN DRIVE BEACHLANDS 2018	Beachlands	Lot 518 DP 510588	Residential - Single House Zone	Open Space - Informal Recreation
13	Auckland Council	1 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4009 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
14	Auckland Council	5 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4012 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
15	Auckland Council	6 STREAMVIEW WAY LONG BAY 0630	Long Bay	Lot 4013 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
16	Auckland Council	96 TE ONEROA WAY LONG BAY 0630	Long Bay	Lot 4011 DP 516772	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
17	Auckland Council	1 TIKATI RISE LONG BAY 0630	Long Bay	Lot 4007 DP 516772	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
18	Auckland Council	84C BOYD ROAD PUKEKOHE 2679	Clarks Beach	Lot 103 DP 482359	Rural - Rural Coastal Zone	Open Space - Conservation
19	Auckland Council	84B BOYD ROAD PUKEKOHE 2679	Clarks Beach	Lot 102 DP 482359	Rural - Rural Coastal Zone	Open Space - Conservation
20	Auckland Council	MILLWATER PARKWAY SILVERDALE 0932	Silverdale	Lot 815 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
21	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 800 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
22	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 813 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
23	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 814 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
24	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 816 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
25	Auckland Council	BONAIR CRESCENT SILVERDALE 0992	Silverdale	Lot 817 DP 511921	Residential - Single House Zone	Open Space - Informal Recreation
26	Auckland Council	90B GROVE ROAD PAPAURA 2110	Papakura	Lot 803 DP 508981	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
27	Auckland Council	36 JANE MAREE ROAD HUAPAI 0891	Huapai	Lot 1111 DP 513781	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
28	Auckland Council	34 JANE MAREE ROAD HUAPAI 0891	Huapai	Lot 1000 DP 513781	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
29	Auckland Council	10 LUMBARDA DRIVE HUAPAI 0891	Huapai	Lot 500 DP 514952	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
30	Auckland Council	R4 Penguin Drive, Murrays Bay	Murrays Bay	Lot 95 DP 168769	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
31	Auckland Council	24 RANCHO TERRACE PUKEKOHE AUCKLAND 2120	Pukekohe	Lot 300 DP 371016	Residential - Single House Zone	Open Space - Informal Recreation
32	Auckland Council	HOLLOWOUT STREET TAKANINI AUCKLAND 2105	Takanini	Lot 1004 DP 490687	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation

33	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 811 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
34	Auckland Council	COLONIAL DRIVE SILVERDALE 0992	Silverdale	Lot 812 DP 501233	Residential - Single House Zone	Open Space - Informal Recreation
35	Auckland Council	17 Akarana Ave, Three Kings	Three Kings	Lot 3 DP 60022	Residential - Mixed Housing Urban Zone	Open Space - Sport & Active Recreation
36	Auckland Council	174B FAVONA ROAD FAVONA 2024	FAVONA	Lot 3 DP 507315	Residential - Single House Zone	Open Space - Informal Recreation
37	Auckland Council	303 ORMISTON ROAD FLAT BUSH 2016	FLAT BUSH	Lot 201 DP 490184	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
38	Auckland Council	41A LEMON TREE LANE FLAT BUSH 2016	FLAT BUSH	Lot 502 DP 490184	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation
39	Auckland Council	COBHAM CRESCENT KELSTON 0602	Kelston	Lot 3 DP 509041	Residential - Single House Zone	Open Space - Conservation
40	Auckland Council	69D MILLEN AVENUE PAKURANGA 2010	PAKURANGA	Lot 4 DP 524833	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
41	Auckland Council	LOT 105 DP 345844 JOE F STANLEY PLACE OTAHUHU 1062	Otahuhu	Lot 105 DP 345844	Residential - Mixed Housing Suburban Zone	Open Space - Informal recreation
42	Auckland Council	1 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 104 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
43	Auckland Council	25 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 106 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
44	Auckland Council	11D SPENCER TERRACE HAURAKI 0622	Hauraki	Lot 3 DP 518402	Residential - Single House Zone	Open Space - Informal Recreation
45	Auckland Council	11 JACK SEABROOK ROAD HOBSONVILLE 0618	Hobsonville	Lot 105 DP 523353	Residential - Mixed Housing Urban Zone	Open Space - Conservation
46	Auckland Council	9C CROSS STREET DRURY 2113	DRURY	Lot 5 DP 517828	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
47	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 6 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
48	Auckland Council	Dinning Road, Riverhead	Riverhead	Lot 400 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
49	Auckland Council	24 MELGRAN AVENUE ARDMORE 2582	ARDMORE	Lot 710 DP 521996	Residential - Single House Zone	Open Space - Informal Recreation
50	Auckland Council	60 JEROBOAM LOOP HUAPAI 0892	Huapai	Lot 601 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
51	Auckland Council	21A NOLA DAWN AVENUE ARDMORE 2582	ARDMORE	Lot 701 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
52	Auckland Council	RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 203 DP 515385	Residential - Single House Zone	Open Space - Informal Recreation
53	Auckland Council	153 RAUTAWHIRI ROAD HELENSVILLE 0875	Helensville	Lot 904 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
54	Auckland Council	19 SOARING BIRD DRIVE TAKANINI 2105	TAKANINI	Lot 1010 DP 503599	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
55	Auckland Council	MATAKOHE ROAD WESTGATE 0814	Westgate	Lot 505 DP 523160	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
56	Auckland Council	74 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 501 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
57	Auckland Council	49A HOLMES ROAD MANUREWA 2102	MANUREWA	Lot 604 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
58	Auckland Council	49B HOLMES ROAD MANUREWA 2102	MANUREWA	Lot 702 DP 482065	Business - Light Industry Zone	Open Space - Informal Recreation
59	Auckland Council	131A GROVE ROAD PAKAKURA 9999	PAPAKURA	Section 1 SO 522462	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
60	Auckland Council	122E MATIPO ROAD TE ATATU PENINSULA 0610	Te Atatu Peninsula	Lot 7 DP 516011	Residential - Single House Zone	Open Space - Informal Recreation
61	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 5 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
62	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 42 DP 523159	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
63	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 4 DP 134388	Rural - Mixed Rural Zone	Open Space - Informal Recreation
64	Auckland Council	47A POWELL STREET AVONDALE 1026	Avondale	Lot 3 DP 514208	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
65	Auckland Council	111C COLWILL ROAD MASSEY 0614	Massey	Lot 4 DP 505843	Residential - Single House Zone	Open Space - Conservation
66	Auckland Council	28 CASTLEPOINT AVENUE TAKANINI 2112	TAKANINI	Lot 503 DP 515143	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
67	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 235 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
68	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 43 DP 523159	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
69	Auckland Council	DINNING ROAD RIVERHEAD 0820	Riverhead	Lot 401 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation

70	Auckland Council	34 TIR CONAILL AVENUE FLAT BUSH 2016	FLAT BUSH	Lot 401 DP 526958	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
71	Auckland Council	72 METTAM DRIVE SWANSON 0614	Swanson	Lot 404 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
72	Auckland Council	68 LISLE FARM DRIVE PUKEKOHE 2120	Pukekohe	Lot 401 DP 528658	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
73	Auckland Council	7A COBBLERS LANE RIVERHEAD 0820	Riverhead	Lot 3 DP 514383	Residential - Single House Zone	Open Space - Conservation
74	Auckland Council	1A OWEN CHAPMAN DRIVE RED BEACH 0932	Red Beach	Lot 502 DP 526436	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
75	Auckland Council	69 MATAKOHE ROAD WESTGATE 0814	Westgate	Lot 304 DP 523160	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
76	Auckland Council	3A TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 601 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
77	Auckland Council	69A Ashley Avenue, Long Bay	Long Bay	Section 8 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
78	Auckland Council	8 DUNAFF PLACE FLAT BUSH 2016	FLAT BUSH	Lot 201 DP 514249	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
79	Auckland Council	47 DRUMCONNELL DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 202 DP 514249	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
80	Auckland Council	12 DIVERSEY LANE MANUKAU CENTRAL 2025	MANUKAU CENTRAL	Section 3 SO 353173	Business - Light Industry Zone	Open Space - Informal Recreation
81	Auckland Council	5 DAME NGANEKO DRIVE GLENBROOK 2681	GLENBROOK	Lot 3000 DP 513833	Residential - Single House Zone	Open Space - Informal Recreation
82	Auckland Council	SOPHIA ROAD MARTINS BAY 0982	Scandrett Bay	Lot 40 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
83	Auckland Council	159R Aviemore Drive, Highland Park	Highland Park	Lot 42 DP 144355	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
84	Auckland Council	333 GREAT SOUTH ROAD CONIFER GROVE 2112	CONIFER GROVE	Lot 609 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
85	Auckland Council	39 TIR CONAILL AVENUE FLAT BUSH 2016	FLAT BUSH	Lot 403 DP 526958	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
86	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 256 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
87	Auckland Council	DINNING ROAD RIVERHEAD 0820	Riverhead	Lot 500 DP 522071	Residential - Single House Zone	Open Space - Informal Recreation
88	Auckland Council	27 PUKEMARINO ROAD WAIMAUKU 0812	Waimauku	Lot 100 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
89	Auckland Council	103E BIG BAY ROAD WAIUKU 2684	WAIUKU	Lot 3 DP 513078	Rural - Rural Coastal Zone	Open Space - Informal Recreation
90	Auckland Council	SOPHIA ROAD MARTINS BAY 0982	Martins Bay	Lot 35 DP 528746	Residential - Large Lot Zone	Open Space - Conservation
91	Auckland Council	69A ASHLEY AVENUE LONG BAY 0630	Long Bay	Section 6 SO 518274	Residential - Single House Zone	Open Space - Informal Recreation
92	Auckland Council	72 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 500 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
93	Auckland Council	7 Springhill Lane, Sunnyvale	Sunnyvale	Lot 20 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
94	Auckland Council	23 TE NOHOTU ROAD GLEN INNES 1072	GLEN INNES	Lot 300 DP 522170	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
95	Auckland Council	6D TRELOAR CRESCENT HOBSONVILLE 0632	Hobsonville	Lot 102 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
96	Auckland Council	90B GROVE ROAD PAPAURA 2110	PAPAURA	Lot 803 DP 508981	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
97	Auckland Council	3B TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 602 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
98	Auckland Council	94 THOMAS ROAD FLAT BUSH 2016	FLAT BUSH	Lot 404 DP 526958	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
99	Auckland Council	3C TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 603 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
100	Auckland Council	11 CASSIE CLOSE FLAT BUSH 2016	FLAT BUSH	Lot 150 DP 520498	Rural - Countryside Living Zone	Open Space - Informal Recreation
101	Auckland Council	7 SPRINGHILL LANE SUNNYVALE	Sunnyvale	Lot 19 DP 484183	Residential - Single House Zone	Open Space - Informal Recreation
102	Auckland Council	830 WHITFORD-MARAETAI ROAD WHITFORD 2571	WHITFORD	Lot 103 DP 512422	Residential - Single House Zone	Open Space - Informal Recreation
103	Auckland Council	9 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1031 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
104	Auckland Council	14 OROWARU AVENUE MASSEY 0614	Massey	Lot 304 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Sport & Active Recreation
105	Auckland Council	9 KAIMAI AVENUE MASSEY 0614	Massey	Lot 150 DP 530588	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation

106	Auckland Council	FOUNDRY ROAD SILVERDALE 0932	Silverdale	Lot 3 DP 506560	Business - Light Industry Zone	Open Space - Conservation
107	Auckland Council	287 WEST HOE HEIGHTS OREWA 0931	Orewa	Lot 702 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
108	Auckland Council	3 PUKEMARINO ROAD WAIMAUKU 0812	Waimauku	Lot 102 DP 531410	Residential - Single House Zone	Open Space - Informal Recreation
109	Auckland Council	12 SOFTWOOD AVENUE ARDMORE 2582	ARDMORE	Lot 501 DP 527120	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
110	no map					
111	Auckland Council	161 BLACKBRIDGE ROAD DAIRY FLAT 0794	Dairy Flat	Lot 4 DP 527678	Rural - Countryside Living Zone	Open Space - Conservation
112	Auckland Council	1 CRAIGS WAY HOBSONVILLE 0618	Hobsonville Point	Lot 103 DP 520050	Residential - Single House Zone	Open Space - Informal Recreation
113	Auckland Council	38 JUTLAND ROAD PUKEKOHE 2120	PUKEKOHE	Lot 302 DP 519328	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
114	Auckland Council	GREAT SOUTH ROAD DRURY AUCKLAND 2578	Drury	Lot 3 DP 134388	Rural - Mixed Rural Zone	Open Space - Conservation
115	Auckland Council	6 HADDINGTON DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 70 DP 518124	Business - Town Centre Zone	Open Space - Informal Recreation
116	Auckland Council	11 CROZIER PLACE OREWA 0931	Orewa	Lot 706 DP 523423	Residential - Single House Zone	Open Space - Informal Recreation
117	Auckland Council	2A BLUE GUM AVENUE SILVERDALE 0932	Silverdale	Allot 345 PSH OF Okura	Business - Mixed Use Zone	Open Space - Community
118	Auckland Council	1 ARCHIBALD DRIVE PINE VALLEY 0992	Pine Valley	Lot 6002 DP 521442	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
119	Auckland Council	765 PAERATA ROAD PUKEKOHE 2120	PUKEKOHE	Lot 602 DP 526514	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
120	Auckland Council	935 PAKAKURA-CLEVEDON ROAD ARDMORE 2582	ARDMORE	Lot 900 DP 521332	Residential - Single House Zone	Open Space - Conservation
121	Auckland Council	21 MARAEARIKI AVENUE OREWA 0931	Orewa	Lot 701 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
122	Auckland Council	39 PIRIPONO CRESCENT PUKEKOHE 2120	PUKEKOHE	Lot 300 DP 518161	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
123	Auckland Council	1 WAIMOANA CLOSE MASSEY 0614	Massey	Lot 302 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
124	Auckland Council	68 ARABELLA LANE SNELLS BEACH 0982	Snells Beach	Lot 4 DP 516706	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
125	Auckland Council	79 THOMAS ROAD FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 521794	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
126	Auckland Council	Coatesville-Riverhead Highway	Coatesville	Lot 6 DP 520250	Rural - Countryside Living Zone	Open Space - Conservation
127	Auckland Council	11 MANUTEWHAU ROAD MASSEY 0614	Massey	Lot 301 DP 514158	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
128	Auckland Council	27 TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 606 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
129	Auckland Council	2 MURIELS VIEW LANE MASSEY 0614	Massey	Lot 303 DP 529451	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
130	Auckland Council	100 RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 201 DP 515385	Residential - Single House Zone	Open Space - Informal Recreation
131	Auckland Council	AWATIRO DRIVE KAUKAPAKAPA 0871	Kaukapakapa	Lot 39 DP 523159	Rural - Rural Production Zone	Open Space - Informal Recreation
132	Auckland Council	43 ACCOLAGE BOULEVARD HUAPAI 0892	Huapai	Lot 600 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
133	Auckland Council	14 GUMFIELD DRIVE WARKWORTH 0910	Warkworth	Lot 12 DP 521399	Business - Light Industry Zone	Open Space - Informal Recreation
134	Auckland Council	51 LISLE FARM DRIVE PUKEKOHE 2120	PUKEKOHE	Lot 400 DP 527042	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
135	Auckland Council	5 MELGRAN AVENUE ARDMORE 2582	ARDMORE	Lot 702 DP 513239	Residential - Single House Zone	Open Space - Informal Recreation
136	Auckland Council	21 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1029 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
137	Crown Lands & Survey Dept	Vivian Bay, Kawau Island	Vivian Bay	Lot 47 DP 4961	Residential - Rural and Coastal Settlement Zone	Open Space - Conservation
138	Auckland Council	19 ENDURANCE RISE OREWA 0931	Orewa	Lot 705 DP 528791	Residential - Single House Zone	Open Space - Informal Recreation
139	Auckland Council	30 JUTLAND ROAD PUKEKOHE 2120	PUKEKOHE	Lot 301 DP 519328	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
140	Auckland Council	3 GODFREY DRIVE SILVERDALE 0931	Silverdale	Lot 500 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
141	Auckland Council	HAIGH ACCESS ROAD REDVALE 0794	Redvale	Lot 3 DP 512217	Rural - Countryside Living Zone	Open Space - Conservation
142	Auckland Council	2 NGANUI AVENUE CONIFER GROVE 2112	CONIFER GROVE	Lot 500 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation

143	Auckland Council	21 DRUMCONNELL DRIVE FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 514248	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
144	Auckland Council	761 PAERATA ROAD PUKEKOHE 2120	PUKEKOHE	Lot 601 DP 526514	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
145	Auckland Council	113 ARRAN POINT PARADE SILVERDALE 0931	Silverdale	Lot 806 DP 526814	Residential - Single House Zone	Open Space - Conservation
146	Auckland Council	155 RAUTAWHIRI ROAD HELENSVILLE 0875	Helensville	Lot 903 DP 522793	Residential - Single House Zone	Open Space - Informal Recreation
147	Auckland Council	72 TWIN PARKS RISE ARDMORE 2582	ARDMORE	Lot 701 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation
148	Auckland Council	20 LAWSON CREEK STREET MASSEY 0614	Massey	Lot 900 DP 515059	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
149	Auckland Council	46 METTAM DRIVE SWANSON 0614	Swanson	Lot 403 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
150	Auckland Council	1 GODFREY DRIVE SILVERDALE 0931	Silverdale	Lot 804 DP 522519	Residential - Single House Zone	Open Space - Informal Recreation
151	Auckland Council	19 AIRFIELD ROAD TAKANINI 2105	TAKANINI	Lot 1030 DP 516537	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
152	Auckland Council	111 ARRAN POINT PARADE SILVERDALE 0931	Silverdale	Lot 806 DP 509751	Residential - Single House Zone	Open Space - Informal Recreation
153	Auckland Council	32 KONOBA AVENUE HUAPAI 0891	Huapai	Lot 2002 DP 522391	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
154	Auckland Council	20 KAROKARO ROAD TAKANINI 2112	TAKANINI	Lot 1005 DP 504860	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
155	Auckland Council	2 COOPERAGE AVENUE HUAPAI 0892	Huapai	Lot 602 DP 522461	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
156	Auckland Council	115 ARRAN POINT PARADE SILVERDALE 0931	Upper Orewa	Lot 807 DP 530396	Residential - Single House Zone	Open Space - Conservation
157	Auckland Council	PITOITOI DRIVE RIVERHEAD 0820	Riverhead	Lot 300 DP 502769	Residential - Single House Zone	Open Space - Informal Recreation
158	Auckland Council	TAUPAKI ROAD TAUPAKI 0782	Taupaki	Lot 3 DP 521739	Rural - Countryside Living Zone	Open Space - Informal Recreation
159	Auckland Council	4 KAROKARO ROAD TAKANINI 2112	TAKANINI	Lot 103 DP 494294	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
160	Auckland Council	3E TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 605 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
161	Auckland Council	39 BLACK BEECH CRESCENT TAKANINI 2112	TAKANINI	Lot 500 DP 515143	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
162	Auckland Council	81 HAYFIELD WAY HINGAIA 2580	HINGAIA	Lot 200 DP 519131	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
163	Auckland Council	155F NIXON ROAD TAUPAKI 0782	Taupaki	Lot 5 DP 529742	Rural - Countryside Living Zone	Open Space - Informal Recreation
164	Auckland Council	NOLA ROAD ORATIA 0604	Oratia	Lot 12 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
165	Auckland Council	329 GREAT SOUTH ROAD CONIFER GROVE 2112	CONIFER GROVE	Lot 700 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
166	Auckland Council	70 METTAM DRIVE SWANSON 0614	Swanson	Lot 601 DP 515406	Residential - Single House Zone	Open Space - Informal Recreation
167	Auckland Council	3D TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 701 DP 526920	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
168	Auckland Council	10 LONGMORE LANE SILVERDALE 0932	Long Bay	Lot 4006 DP 519167	Residential - Single House Zone	Open Space - Informal Recreation
169	Auckland Council	24 AHUTOETOE ROAD PINE VALLEY 0992	Pine Valley	Lot 6001 DP 521442	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
170	Auckland Council	100 BELMONT ROAD PUKEKOHE 2120	PUKEKOHE	Lot 300 DP 523058	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
171	Auckland Council	NOLA ROAD ORATIA 0604	Oratia	Lot 13 DP 527248	Rural - Waitakere Foothills Zone	Open Space - Conservation
172	Auckland Council	1531 KAHIKATEA FLAT ROAD KAUKAPAKAPA 0871	Kaukapakapa	Lot 3 DP 526702	Rural - Rural Production Zone	Open Space - Informal Recreation
173	Auckland Council	7 SATCHELL PLACE BIRKENHEAD 0626	Birkenhead	Lot 31 DP 507041	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
174	Auckland Council	1A SQUADRON DRIVE HOBSONVILLE 0618	Hobsonville	Lot 4 DP 486387	Residential - Mixed Housing Urban Zone	Open Space - Conservation
175	Auckland Council	71 GREVILLE ROAD PINEHILL 0632	Pinehill	Lot 202 DP 509000	Residential - Mixed Housing Suburban Zone	Open Space - Conservation
176	Auckland Council	26 ANGIANGI CRESCENT BEACHLANDS 2571	BEACHLANDS	Lot 614 DP 517012	Residential - Single House Zone	Open Space - Informal Recreation
177	Auckland Council	14 PATRICK RICE DRIVE SWANSON 0614	Swanson	Lot 300 DP 508683	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation

178	Auckland Council	1 TE NAPI DRIVE CONIFER GROVE 2112	CONIFER GROVE	Lot 600 DP 510615	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation
179	Auckland Council	8 RASHNI ROAD FLAT BUSH 2016	FLAT BUSH	Lot 200 DP 516479	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
180	Auckland Council	69 RIVERHEAD POINT DRIVE RIVERHEAD 0892	Riverhead	Lot 200 DP 509356	Residential - Single House Zone	Open Space - Informal Recreation
181	Auckland Council	4 & 6 ANGIANGI CRESCENT BEACHLANDS 2571	BEACHLANDS	Lot 101 DP 516824, Lot 100 DP 516824	Residential - Single House Zone	Open Space - Informal Recreation
182	Auckland Council	1B OWEN CHAPMAN DRIVE RED BEACH 0932	Red Beach	Lot 501 DP 526436	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
183	Auckland Council	1 OBSERVATION GREEN, HOBSONVILLE	Hobsonville	Lot 300 DP 505573	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
184	Auckland Council	158A PARK ESTATE, HINGAIA	Hingaia	Sect 2 SO 514825	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
185	Auckland Council	16A DERBYSHIRE LANE, HINGAIA	Hingaia	Sect 2 SO 527831	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation
188	Auckland Council	30 KAHAWAIRAHI DRIVE, BEACHLANDS	Beachlands	Lot 502 DP 497740	Residential - Single House Zone	Open Space - Informal Recreation
187	Auckland Council	42 SEAVIEW ROAD, PIHA	Piha	Pt Lot 1 DP 25709, Pt Lot 247 DP 24231, Pt Lot 1 DP 25709	Rural - Waitakere Ranges Zone	Open Space - Conservation
188	Auckland Council	43 CASSIDY DRIVE, SILVERDALE	Silverdale	Lot 97 DP 526814, Lot 98 DP 526814, Lot 99 DP 509751, Lot 100 DP 509751, Lot 101 DP 509954	Residential - Single House Zone	Open Space - Informal Recreation
189	Auckland Council	69 TAIKURA AVENUE, RED BEACH	Red Beach	Lot 500 DP 514754	Residential - Mixed Housing Suburban	Open Space - Informal Recreation
190	Auckland Council	71 TWIN PARKS RISE, ARDMORE	Ardmore	Lot 800 DP 521332	Residential - Single House Zone	Open Space - Informal Recreation

Errors & Anomalies

Map Number	Owner	Address	Locality	Legal Description	Current Zone	New Zone
191	Auckland Council	24 Mercer Street, Drury	Drury	Sect 1 SO 510641	Open Space – Informal Recreation	Future urban
192	Auckland Council	99 Te Henga Road, Te Henga	Te Henga	Lot 1 DP 193044 & Pt Lot 1 DP 31841	Special Purpose - Quarry	Open Space – Conservation
193	Auckland Council	North of 135 Churchill Road, Rothesay Bay	Rothesay Bay	Road	Residential – Single House	Open Space - Conservation
194	Auckland Council	160R Murphys Road, Flatbush	Flatbush	Pt Lot 1 DP 69592	Residential – Mixed Housing Suburban	Open Space – Informal Recreation (for that portion currently zoned Residential – Mixed Housing Suburban)
195	Auckland Council	18 Lapilli Lane, Stonefields	Stonefields	1/9 SH Lot 301 DP 492947, Lot 39 DP 492947	Open Space – Informal Recreation	Residential – Terrace Housing and Apartment Building
196	Auckland Council	34E Portage Road, New Lynn	New Lynn	Crown SO 22631, Lot 10 DP 327545	Business – Light Industry	Open Space - Conservation
197	Auckland Council	159 Murphys Road, Flatbush	Flatbush	Sect 1 SO 521347, Sect 2 SO 521347	Residential – Mixed Housing Suburban	Open Space – Sport & Active Recreation
198	Auckland Council	1W Puriri Road, Beachlands	Beachlands	Lot 183 DP 19523	Shown as “road”	Open Space – Informal Recreation
199	Auckland Council	17W Hawke Crescent, Beachlands	Beachlands	Lot 11 DP 19523	Shown as “road”	Open Space – Informal Recreation
200	Auckland Council	619 Oruarangi Road, Mangere	Mangere	Allot 177 Parish of Manurewa	Future Urban	Open Space - Conservation
201	Auckland Council	67 Caribbean Drive, Unsworth Heights	Unsworth Heights	Sect 1 SO 66536	Residential -Mixed Housing Suburban	Open Space – Sport & Active Recreation
202	Auckland Council	214 Buckley Ave, Hobsonville	Hobsonville	Sect 1 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
203	Auckland Council	27 Hudson Bay Road, Hobsonville	Hobsonville	Sect 3 SO 490900	Residential – Mixed Housing Urban	Open Space – Community
204	Auckland Council	2A North Piha Road, Piha	Piha	Lot 2 DP 173989, Lot 1 DP 51205, Pt Lot 1 DP 32999	Open Space - Conservation	Open Space – Informal Recreation
205	Auckland Council	254 Ponsonby Road, Ponsonby	Ponsonby	Lot 2 DP 397156	Residential - Single House	Open Space - Community

206	Auckland Council	84 Hobsonville Road, Hobsonville	Hobsonville	Sect 2 SO 509537, Sect 4 SO 511858, Sect 5 SO 511858	Open Space - Informal Recreation	Open Space - Conservation
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Panuku Land Rationalisation

Map Number	Owner	Address	Locality	Legal Description	Current Zone	New Zone
207	Auckland Council	Adjacent to 155 Bombay Road, Bombay	Bombay	Part Allotment 13 Parish Mangatawhiri	Open Space – Informal Recreation	Residential – Rural and Coastal Settlement
208	Auckland Council	22R Clyde Road, Ōtara	Ōtara	Lot 183 DP 50724	Open Space – Informal Recreation	Business – Neighbourhood Centre
209	Auckland Council	Adjacent to 18 Edwin Freeman Place, Ranui	Ranui	Lot 95 DP 104330	Open Space – Informal Recreation	Residential – Mixed Housing Suburban
210	Auckland Council	30R Birmingham Road, Ōtara	Ōtara	Lot 31 DP 57902	Open Space – Informal Recreation	Business – Light Industry
211	Auckland Council	28-30 Pilkington Road, Mount Wellington	Mount Wellington	Lot 31 DP 52157, Part Lot 30 DP 52157	Open Space – Informal Recreation	Business – Town Centre
212	Auckland Council	Part 3 Kings Road, Panmure	Panmure	Lot 1 DP 120243, Lot 2 DP 120243	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
213	Auckland Council	Part 303 Te Irirangi Drive, Flat Bush	Flat Bush	Section 6 SO 70224	Open Space – Informal Recreation	Residential – Terrace Housing & Apartment Buildings
214	Auckland Council	131 Clark Road, Hobsonville	Hobsonville	Lot 55 DP 495850	Open Space– Conservation	Residential – Mixed Housing Urban
215	Auckland Council	5Z Butler Avenue, Papatoetoe	Papatoetoe	Lot 2 DP 108054	Road	Business – Town Centre

Section 32 Evaluation Report

Proposed Plan Change to the Auckland Unitary Plan (Operative in Part) – Open Space



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APPLICATION DETAILS

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1. Introduction

This report is prepared as part of the evaluation required by Section 32 of the Resource Management Act 1991 (**'the Act'**) for proposed Plan Change 36 Open Space (2019) to the Auckland Unitary Plan (Operative in Part) (**AUP**).

This section of the plan change is in relation to council owned sites that have been through the rationalisation process, that there is no identified service need for, and that have been approved for disposal. The sites are predominantly undeveloped land, or are used as car parks, and are zoned Open Space or road in the Auckland Unitary Plan (AUP).

1.1. Section 32 Evaluation

Section 32 of the Act requires that before adopting any objective, policy, rule or other method, the Council shall carry out an evaluation to examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act, and
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

The evaluation must also take into account:

- The benefits and costs of policies, rules, or other methods; and
- The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

In accordance with section 32(6) of the RMA and for the purposes of this report:

- i. the 'proposal' means this component of the plan change;
- ii. the 'objectives' means the purpose of the plan change – this is to ensure that land that has been deemed surplus to council requirements as part of the Panuku land disposal and rationalisation process is able to be sold and developed for future uses compatible with the site qualities and surrounding environment.
- iii. the 'provisions' means the method(s) used to give effect to the above objective – in this case the rezoning of land that has been approved for disposal, and the addition of other AUP overlays such as height variation controls and commercial frontages where applicable and to provide consistency with adjacent sites.

2. Issue

2.1. Issue definition

Panuku Development Auckland (Panuku) and the council's Stakeholder and Land Advisory team in Community Facilities have an ongoing review process of the council property portfolio. When a property is identified as non-service Panuku takes it through a multi-stage rationalisation process. The process involves historical, legal and technical analysis of the site, followed by consultation with council departments, relevant Council Controlled Organisations, local boards, ward councillors, mana whenua and the Independent Māori Statutory Board. If no service use, future-funded project or strategic purpose is identified for a property it is considered for disposal. Any proposed disposal recommendations are approved by the Panuku Board before they are presented to the Finance and Performance Committee which has the delegated authority to approve any proposed disposals.

Sites can also be identified for disposal or redevelopment as part of Panuku's priority area developments. These sites are identified within the High-Level Project Plans for the area.

All properties included in this plan change have been through the rationalisation process and are approved for disposal by the Finance and Performance Committee. Where sites were also subject to the Reserves Act 1977 the reserve status has been revoked or is in the process of being revoked.

The sites in this plan change are currently zoned for open space purposes in the AUP so are not zoned for future uses and development opportunities that may be compatible with the site characteristics. Because of this, development at these sites could be unnecessarily delayed by resource consenting requirements. There is also an inconsistency between the potential future use and development of the sites and the specific objectives and policies of the sites under their current zoning. To enable appropriate development to occur, and to ensure consistency between the intended future land uses and the zoning under the AUP, a plan change is proposed.

2.2. Objective of plan change

The objective of this plan change is to ensure that land that has been declared surplus to council requirements as part of the Panuku land disposal and rationalisation process is able to be developed for future uses compatible with the sites' qualities and surrounding environment. The method to achieve this is through zoning the sites in the AUP with a zone that is appropriate to the anticipated future use and development potential of the sites. Where relevant, and to provide consistency with adjacent sites, other AUP controls, such as height variation, frontage controls or inclusion in a precinct, are also applied to sites. The proposed change to zoning will clearly signal to potential buyers and to the public the level of development considered compatible with the site.

2.3. Scope of this plan change

The scope of this plan change is limited to addressing the issue described in Section 2.1 above. The only sites considered in scope are those listed in Section 3 below and

in Appendix A. The plan change does not seek to alter the provisions or policy direction of the AUP, rather it proposes a suitable zone for sites identified for disposal.

3. Sites

Nine sites are included in this plan change. Locational details, current zoning, proposed zoning and other background details of the sites are included in Appendix A. In brief, the sites are:

Table 1: Sites included in Proposed Plan Change 36 Open Space (2019)

Address	Legal description	Auckland Unitary Plan zone
22R Clyde Road, Ōtara	Lot 183 DP 50724	Open Space - Informal Recreation
Adjacent to 155 Bombay Road, Bombay	Part Allotment 13 Parish Mangatawhiri District	Open Space - Informal Recreation
Adjacent to 18 Edwin Freeman Place, Ranui	Lot 95 DP 104330	Open Space - Informal Recreation
30R Birmingham Road, Ōtara	Lot 31 DP 57902	Open Space - Informal Recreation
28-30 Pilkington Road, Mount Wellington	Lot 31 DP 52157, Part Lot 30 DP 52157	Open Space - Informal Recreation
Part 3 Kings Road, Panmure	Lot 2 DP 120243, Part Lot 1 DP 120243	Open Space - Informal Recreation
Part 303 Te Irirangi Drive, Clover Park	Part Section 6 SO 70224	Open Space - Informal Recreation
131 Clark Road, Hobsonville	Part LOT 55 DP 495850	Open Space – Conservation
5Z Butler Ave, Papatoetoe	Lot 2 DP 108054	Road

4. Options

4.1. Description of options

To consider the most appropriate means to respond to the resource management issue and achieve the objective of the plan change, two options have been considered. These are:

- I. Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.

- II. Rezone land that has been approved for disposal, prior to sale, with a zone appropriate for the future development of the site and that is compatible with the land qualities and the surrounding environment characteristics. Rezoning will add value to the sites as it clearly indicates the level of development appropriate for the site through the zone, and as shown on the AUP maps. This will assist future owners and the general public.

4.2. Evaluation of options

In accordance with Clauses 32(1)(b) and 32(2) of the Act, the options have been assessed on their appropriateness, efficiency, effectiveness, costs, benefits and risks. The results of this evaluation and a summary of the reasons for deciding on the provisions are included in this section and in the table below.

Table 2 outlines the criteria to assess the options for addressing the resource management issue and provides an evaluation of the two options against the criteria.

Table 2: Evaluation of option against the evaluation criteria

Evaluation Criteria	Option 1 – Status Quo/Do Nothing	Options 2 - Rezone the land to an appropriate zone
<p>Appropriateness</p> <p>s32(1)(a) and s32(1)(b) of the RMA</p> <p>Is this option the most appropriate way to address the issue at hand?</p> <p>Is this option the most appropriate way to meet the objective of the AUP and the purpose of the RMA?</p>	<p>This option does not address the identified resource management issue.</p> <p>Sites will still be zoned inappropriately as open space where there is no future functional requirement for them to have this zone.</p> <p>Open space zoning of sites identified and approved for disposal limits the development opportunities for the land. It does not align with the objectives and policy directive for open space or development in the AUP.</p>	<p>Rezoning open space sites approved for disposal directly addresses the identified issue and will provide for the sites to be appropriately developed within the policy framework of the AUP. It clearly indicates the potential uses compatible with the sites prior to sale.</p>
<p>Effectiveness and Efficiency</p> <p>s32(1)(b)(ii) of the RMA</p> <p>How successfully can this option address the issue?</p> <p>How successfully does this option meet the objectives of the AUP and the purpose of the RMA?</p>	<p>This is not an effective option for meeting the objectives of the plan change or the AUP.</p> <p>This option does not effectively enable the future use and development of land identified for disposal.</p> <p>This option requires no change so is efficient in terms of staff and council cost and time.</p>	<p>Rezoning is an effective option in addressing the issue as it enables the use and development of sites for uses other than open space.</p> <p>It is more efficient to deal with the issue created through the disposal process in a single plan change than for resource consenting issues associated with each site to be dealt with on a case by case basis.</p>

	<p>Resources (staff time) can be used for other projects – so there may be greater efficiency in the overall work programme.</p> <p>While open space zoned land could be developed for other purposes through resource consents there will be associated time and cost factors for the future property owners and for council in processing these applications.</p>	<p>There will be greater efficiencies when land is to be used and developed for future residential or business purposes.</p>
<p>Costs</p> <p>s32(2) of the RMA</p> <p>What are the social, economic, environmental or cultural costs and/or negative impacts that this option presents?</p>	<p>Open space zoning will generally trigger the need for resource consents to use and develop the land for other uses. This will result in additional costs for projects and time delays. This could cause delays to the sale and development of sites.</p> <p>There will be additional costs for council staff time having to process resource consent applications.</p> <p>This option does not signal to potential buyers the development potential of the sites. There could be economic and social costs to this.</p>	<p>There are time and money costs associated with undertaking a plan change and resolving any subsequent appeals. These costs would be offset by avoiding the need for resource consents further on down the track</p> <p>There are opportunity costs – staff resources could be directed to other projects.</p>
<p>Benefits</p> <p>s32(2) of the RMA</p> <p>What are the social, economic, environmental or cultural benefits and/ or positive impacts that this option presents?</p>	<p>There is no cost to council of developing the plan change – this could be perceived as a benefit.</p> <p>A plan change could be done at a later date when there are more sites to consider, thus increasing the economy of scale and reducing plan change costs. However this may delay the sale and development of sites.</p>	<p>Benefits of rezoning are that it will reflect the land's potential use and development opportunities. It will rectify the zoning anomalies that the disposal process creates. There is greater visibility for the general public of the development potential of the sites.</p> <p>The objectives, policies and provisions of the zones that the sites will be adopting have already been tested as part of the development of the provision under the AUP.</p> <p>Rezoning multiple disposal sites in one plan change will save money and time than undertaking separate</p>

		<p>processes for each of the sites in the future.</p> <p>Clearly indicating the appropriate level of development at a site through zoning can have environmental and social benefits.</p>
<p>Risks</p> <p>s32(2)(c) of the RMA</p> <p>What are the risks of addressing this issue? What are the risks of not addressing this issue?</p>	<p>There is a reputational risk for Council in disposing of inappropriately zoned land that could lead to an onerous development process for future property owners.</p> <p>There is a risk that developers could propose inappropriate levels of development for sites.</p> <p>There is risk that development would not be approved as it may be inconsistent with the AUP objectives and policy framework.</p> <p>By not removing the restrictions on development and use inherent in the open space zoning the development potential of the sites may not be realised. This would not be consistent with the planning framework or the purpose of the Act.</p>	<p>There are risks of appeals which could delay the plan change process and add to the cost.</p> <p>Rezoning sites currently zoned open space may create a perception from the public that Council is privatising land set aside for public open space use.</p>

4.3. Summary of evaluation table

Option 1 – Do nothing is the least costly option for council initially as there are no plan change costs and staff time and resources can be spent on other projects. Costs, in the form of resource consent requirements, will be passed on to the future land owners and to the time of resource consent processing staff in the future.

This option does not address the inconsistencies that disposal and sale for development of these sites creates within the AUP policy framework. It also does not signal to potential owners and the public the type of development that may be considered appropriate for a site. The need to apply for additional consents to develop land may also impact on the ability to sell sites and this will negatively impact the broader purpose of council’s land rationalisation process. This option does not directly address the identified resource management issue.

Option 2- Rezoning sites ensures the integrity of the AUP zoning regime and clearly indicates the potential future uses compatible with the sites, prior to sale, to

both potential developers and the general public. The initial costs of staff time and resources in developing the plan change will be offset by the reduction in costs to future landowners and council staff time in processing applications on a case-by-case bases.

Although the sites have gone through robust rationalisation processes and have been approved for disposal there is a risk that rezoning could be seen as an erosion of the public open space network. This option directly addresses the identified resource management issue.

4.4. Recommendation

Option 2 is the preferred option and is the recommended course of action as it is the option that most effectively deals with the identified resource management issue. Rezoning the land that has been approved for disposal with an appropriate zone best achieves the purpose of the RMA and the objectives of the plan change.

4.5. Risk of acting or not acting

Section 32(2)(c) of the Act requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. Consideration of risks are included in Table 2, above. There is considered to be sufficient information about the sites included in this plan change for the plan change to proceed.

The section 32 evaluation will continue to be refined in relation to any new information that may arise following notification, including information arising from submissions on the plan change and during hearings on the plan change.

5. Statutory Evaluation

5.1. Resource Management Act 1991

Part 2 of the Act

Section 5 of the RMA describes the purpose of the Act:

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The issue that is addressed by this plan change is what is the most appropriate method to provide for the sustainable management and future use and development of council sites currently zoned for open space that have been approved for disposal. Applying an appropriate zoning regime will help avoid, remedy or mitigate any adverse effects on the environment of the future development of these sites.

Section 6 of the RMA outlines matters of national importance. In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights:*
- (h) the management of significant risks from natural hazards.*

This plan change applies the already tested zoning regime of the AUP. The matters included in Section 6, where relevant, have already been applied to the sites through existing AUP overlays. None of the sites included in the plan change are in the coastal environment or have identified historic heritage or significant ecological areas.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

Section 7 Other matters that are relevant to this plan change include the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and any finite characteristics of natural and physical resources. By applying the already tested zoning regime of the AUP, this plan change is consistent with Section 7.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Treaty principles include the principles of partnership, reciprocity, active protection, equity and equal treatment. Through consultation undertaken as part of the rationalisation process and the development of the plan change, I consider that the principles of the Treaty have been considered as part of the process

5.2. National and Regional Planning Context

5.2.1. Matters to be considered by a territorial authority

Sections 63-68 and 72-76 of the Act sets out the matters to be considered by a territorial authority when preparing or changing its regional and district plans. These matters include: any proposed regional policy statement, any proposed regional plan in relation to any matter of regional significance, any management plans or strategies prepared under other legislation, and any relevant entry on the New Zealand Heritage List/Rārangi Kōrero. The authority must take into account any relevant planning document recognised by an iwi authority to the extent that its content has a bearing on the resource management issues of the district and must not have regard to trade competition.

75(3) A district plan must give effect to—
(a) any national policy statement; and
(b) any New Zealand coastal policy statement; and
(ba) a national planning standard; and
(c) any regional policy statement.

A district plan must not be inconsistent with a regional plan for any matter specified in 30(1).

Section 80 of the RMA also sets out the approach to which local authorities may prepare, implement, and administer the combined regional and district documents. The Auckland Unitary Plan is a combined regional and district plan.

The AUP contains existing objectives, policies, rules and other methods that are of regional and district significance. This plan change seeks to rezone land that has been identified as surplus to council open space requirements. Land-use zones are a district plan level mechanism in the AUP, and the following sections evaluate the proposed plan change against Section 75.

5.2.2. National Policy Statement

National Policy Statements are instruments issued under section 52(2) of the Resource Management Act 1991 and state objectives and policies for matters of national significance. There are currently four national policy statements developed by the Ministry for the Environment. These are as follows:

- National Policy Statement on Urban Development Capacity;
- National Policy Statement for Freshwater Management;
- National Policy Statement for Renewable Electricity Generation; and
- National Policy Statement on Electricity Transmission

The objectives and policies in the National Policy Statement on Urban Development Capacity (NPS:UDC) are to ensure sufficient opportunities for developing housing and business land to meet demand. They also are also intended to ensure that planning decisions, practices and methods enable development and provide for the social, economic, cultural and environmental wellbeing of people and communities. This plan change seeks to enable the development of land parcels deemed to be surplus to open space requirements through rezoning. Rezoning to facilitate development of these sites gives effect to the NPS:UDC, in particular Policies PA1 to PA4, as it will provide a suitable alternative use for land that has been identified as underutilised and approved for disposal. These are included in Appendix B.

No other National Policy Statements are particularly relevant to the proposal.

5.2.3. New Zealand Coastal Policy Statement

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

No site included in this proposed plan change is within the coastal environment.

5.2.4. National Planning Standards

The purpose of the National Planning Standards (Standards) is to improve consistency in plan and policy statement structure, format and content so they are easier to prepare, understand, compare, and comply with. The Standards will also support implementation of national policy statements and help people observe the procedural principles of the Act.

The Standards were introduced as part of the 2017 amendments to the Act and have been under development since that time. The Minister for the Environment and the Minister of Conservation approved the first set of Standards on 5 April 2019. The Standards must be implemented within the specified timeframes. Unitary councils have ten years to adopt the Standards, unless a full plan review is undertaken within this timeframe (in this case the new plan must meet the Standards when it is notified for submissions). As the first set of Standards has only recently been approved, this plan change is not required to implement them.

5.2.5. Relevant provisions of the Auckland Unitary Plan Operative in Part – Regional Policy Statement

The Regional Policy Statement (RPS) in the AUP sets out the direction for managing the use, development and protection of the natural and physical resources of the Auckland region. Issues of regional significance are identified and include:

- (1) urban growth and form;
- (2) infrastructure, transport and energy;
- (3) built heritage and character;
- (4) natural heritage (landscapes, natural features, volcanic viewshafts and trees);
- (5) issues of significance to Mana Whenua;
- (6) natural resources;
- (7) the coastal environment;
- (8) the rural environment; and
- (9) environmental risk.

Of particular relevance to this plan change are the objectives and policies related to urban growth and form. These seek to provide for growth in a quality compact urban form by providing for higher residential densities around established centres and on frequent public transport routes and near stations. The zoning proposed for the sites in this plan change give effect to the RPS by providing each site with a zone appropriate for its environmental qualities and compatible with its surroundings, thereby avoiding inappropriate or spot zoning.

5.3. Other relevant Acts and plans

5.3.1. Reserves Act 1977

The purpose of the Reserves Act 1977 (RA) is to provide for the preservation and management of areas of possessing recreational use/potential, wildlife, indigenous flora/fauna, environmental and landscape amenity or interest or special features or value for the benefit and enjoyment of the general public.

All necessary reserve revocations under the Reserves Act 1977 have been undertaken or are in the process of being undertaken as a separate process to this plan change. This proposed plan change is therefore not contrary to purpose of the Reserves Act 1977.

5.3.2. Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) sets out Council's statutory responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development within the context of the purpose of the RMA and the HNZPTA. Although some disposal sites are adjacent to historic heritage, none of the sites included in this plan change are recognised as heritage sites.

5.3.3. The Auckland Plan 2050

The Auckland Plan 2050 is the council's long term non-statutory spatial plan that sets the strategic direction for the region to 2050. The plan includes six outcomes and a

Development Strategy that shows how Auckland will physically grow and change over the next 30 years.

This plan change is particularly relevant to the Homes and Places outcome, that Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.

Rezoning suitable land for development addresses one of Auckland's key challenges – population growth and its implications, by providing for development of land within the existing urban areas that has been assessed as surplus to requirements, for other uses. This will help in achieving Direction 1 of the Auckland Plan – a quality compact urban form, through the application of the AUP zoning regime that has already been tested through the AUP hearings process.

5.3.4. Unlock Panmure High Level Project Plan

Two of the sites included in this plan change are within the Unlock Panmure High Level Project Plan area (HLPP) This project seeks to unlock Panmure's potential as a prime regeneration location. The HLPP was endorsed by the council's Planning Committee in March 2018. The plan identifies council owned sites with development potential that can work to achieve the regeneration goals of the plan.

The properties at 28-30 Pilkington Road and 3 Kings Road are both identified in the HLPP. Both sites will continue to operate as public car parks, with the accompanying Auckland Transport car park designation allowing for this use to remain in place until the time the sites may be considered for development as part of the wider Unlock Panmure regeneration programme.

The Unlock Panmure HLPP set out the creation of a strong community anchor in the centre of Queens Road with a new public open space and fit-for-purpose multi-purpose community facility as a key regeneration initiative. A new public open space up to 2,000m² in Panmure town centre has been approved by the Environment and Community Committee in accordance with council's Open Space Provision Policy

5.3.5. Open Space Provision Policy

The Open Space Provision Policy 2016 informs the investment decisions to create a high quality open space network that contributes to Aucklanders' quality of life. It provides direction on the provision of open space at a network scale (across multiple open spaces rather than an individual site). Provision is considered on the basis of four inter-related factors, function; distribution; location and configuration.

Open space included in this plan change has been considered under this policy prior to approval for disposal.

5.4. Iwi Management Plans

An iwi management plan (IMP) is a term commonly applied to a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū. IMPs are generally prepared as an expression of rangatiratanga to help iwi and hapū exercise their kaitiaki roles and responsibilities. IMPs are a written statement identifying important issues regarding the use of natural and physical resources in their area.

The RMA describes an iwi management plan as "...a relevant planning document recognised by an iwi authority and lodged with the council". IMPs must be taken into account when preparing or changing regional policy statements and regional and district plans (sections 61(2A)(a), 66(2A)(a), and 74(2A) of the RMA).

I am aware of the following iwi management plans:

- Ngāti Whātua Ōrākei - 2018
- Te Kawerau-a-Maki - 1995
- Ngāti Rehua Ngataiwai Ki Aotea - 2013
- Ngāti Whatua o Kaipara (South) Environmental Protection and Management Plan - 2013
- Waikato -Tainui - 2013
- Te Uri o Hau - 2011

This plan change does not seek to alter the current policy direction of the AUP and is instead addressing specific zoning issues at specific sites. I consider it is not inconsistent with any relevant iwi management plan.

6. Development of the Plan Change

6.1. Rationalisation Process

Prior to a site being included in this plan change it has been identified as not required for any council service and has been through the rationalisation process. All sites have been approved for disposal by the Finance and Performance Committee.

The majority of sites included in the plan change were identified through the general review process. As discussed in Section 5.3.4 above, two sites are within the Unlock Panmure project area and their development will work to enable regeneration in the Panmure Town centre.

One site included in the plan change (Part 303 Te Irirangi Drive, Flat Bush) is part of a wider site that is required for *Transport Infrastructure* purposes. The section of the site included in this plan change is a landlocked portion of the site not required and it forms part of a land exchange agreement with the adjoining land owner. Inclusion of this site in the plan change allows for the site to be incorporated into the wider development of the area. All additional processes required to undertake this will be run concurrent with the plan change process.

One site (131 Clark Road, Hobsonville) is within the Scott Point Special Housing Area. Only a small part of the wider site approved for disposal is included in this plan change. The portion included is where the indicative zoning shown in the precinct plan and the AUP did not align with the already developed component of the site. The adjoining land owner has indicated incorporating this portion of the site into their larger development area. All additional processes required to undertake this will be run concurrent with the plan change process.

6.2. Process for determining proposed zoning

In many, but not all, cases the new zone proposed for a site approved for disposal has been determined by the zoning of the surrounding sites. The AUP contains

existing objectives, policies and rules for zones that have been considered as part of this determination. Table 3 shows the zoning considerations that have informed the zone that is proposed as most suitable for each site:

Table 3: Zoning analysis

Site address	Current zone	Proposed zone	Zoning considerations
22R Clyde Road, Ōtara	POS - Informal recreation	Neighbourhood centre	<p>The site is located at the corner of Clyde Road and Alexander Crescent adjoining the Neighbourhood Centre zone and within the wider Mixed Housing Urban area.</p> <p>A business zone is proposed for this site to allow for expansion of the small Neighbourhood Centre that will serve the wider residential community. The adjacent property owner has previously expressed an interest in purchasing this site.</p>
Adjacent to 155 Bombay Road, Bombay	POS - Informal recreation	Rural and coastal settlement	<p>This small site is adjoining sites zoned Rural and Coastal settlement and adjacent to Rural Production land.</p> <p>The zoning proposed will provide consistency with the adjoining sites and avoid the creation of a 'spot' zone.</p>
Adjacent to 18 Edwin Freeman Place, Ranui	POS - Informal recreation	Mixed housing suburban	<p>This site is within a wider Mixed Housing Suburban area. It is proposed to rezone the site Mixed Housing Suburban to provide consistency with the adjoining sites on Edwin Freeman Place.</p>
30R Birmingham Road, Ōtara	POS - Informal recreation	Light Industry	<p>This is an underutilised site in a wider Light Industrial area. The Light industry zone proposed will align with the wider area activities and uses and avoid the creation of a 'spot' zone.</p>
28-30 Pilkington Road, Mount Wellington	POS - Informal recreation	<p>Town Centre</p> <p>Height Variation control – Panmure, 27m</p> <p>Building Frontage Control - General Commercial Frontage (at Pleasant view road boundary)</p>	<p>This site in part of the Unlock Panmure area. Surrounding sites are zoned Town Centre and Terrace Housing and Apartment and includes generally residential uses and the Mount Wellington Fire Station to the north, mixed commercial, retail and residential to the south and Council buildings, including the library, on the opposite side of Pilkington Road.</p> <p>The wider site currently has a split zone of Open Space and Town Centre, with the whole site functioning as public car park rather than any component serving as usable open space. The car park designation on the site and this usage will remain in place.</p>

			<p>Rezoning the eastern portion of the site as Town Centre, with the same height variation and building frontage controls as the remainder of the site will remove the spot zone and create consistency with the rest of the site. This will help enable the consideration of redevelopment schemes for the site that achieve improved utilisation of land that will provide housing, commercial, and parking outcomes in a cohesive manner.</p>
Part 3 Kings Road, Panmure	POS - Informal recreation	Terrace Housing and Apartment	<p>This site in part of the Unlock Panmure area. 1 Kings Road is the site of the historic heritage scheduled Panmure Stone Cottage. The 3 Kings Road site adjoins Mixed Housing Urban to the east. The opposite side of Kings Road is zoned Terrace Housing and Apartment (THAB).</p> <p>THAB zone is proposed at this site for the following reasons:</p> <p>The site was originally zoned as THAB in the proposed Auckland Unitary plan and this only changed through council submission in relation to issues with the boundaries of the site and the zone (the zone boundary was not consistent with the cadastral boundary).</p> <p>THAB zone is suitable for this site as it mirrors the 'step down' corner pattern of zoning evident at the intersection of Allenby and Queens Road further to the south. THAB zone will support the 'step down' from the Town Centre zone to the west of the site. It will facilitate the opportunity to ensure a 'gateway' level of development occurs at this site fitting its location and significance as the eastern gateway into the 'town centre'. It will also enable consideration of a range of redevelopment schemes for the site to achieve improved utilisation of the land to provide positive housing and public use outcomes in a cohesive manner.</p> <p>As part of the subdivision of the site the boundary will be realigned at the proposed zone change demarcation. Only the area currently serving as car park is approved for redevelopment and the rest of the site will remain as part of the extended open space site at 1 Kings Road. There will be no impact on the extent of place of the Historic Heritage scheduled Stone Cottage at 1 Kings Road.</p>

Part 303 Te Irirangi Drive, Flat Bush	POS - Informal recreation Flat Bush precinct	Terrace Housing and Apartment Flat Bush sub-precinct F	<p>Most of the wider site is required for transport infrastructure purposes. The portion included in this plan change will be incorporated into the adjoining property owners site as part of a land exchange agreement.</p> <p>The adjoining site is zoned THAB and forms part of the <i>Flat Bush sub-precinct F</i> Local Centre and THAB zoned sites. Rezoning this site to THAB, within the Flat Bush sub precinct F will provide consistency and allow for integrated development of the wider site.</p>
Part 131 Clark Road, Hobsonville	OS - Conservation	Mixed housing urban	<p>This site is part of one larger portion of the site that has been approved for disposal. The remainder of 131 Clark Road is required for open space and roading purposes. The wider disposal will allow for the development of the Neighbourhood centre and housing under the AUP zoning and the Scotts Point precinct plans.</p> <p>The general area to the north of the site is identified in the AUP for Mixed Housing Urban development. The delineation of the zones in the AUP planning maps does not align with the already developed portion of the site at 131 Clark Road. Rezoning the section of the site that is already developed land and is currently zoned as Open Space Conservation to Mixed Housing urban will provide for consistency with the existing environment.</p>
5Z Butler Avenue, Papatoetoe	Road	Town Centre Height Variation Control - Hunters Corner, 18m	<p>This site is a redundant service lane within a wider car park area that is zoned Town centre. The site has been confirmed by AT as not legal road. Immediate adjoining uses are car parking for the retail fronting Great South Road, and a car yard. To the east and on the opposite side of Butler Ave is generally residential detached housing, zoned mixed housing urban. As the immediately adjoining sites are zoned Town centre with an 18m height variation control this is also proposed for this site to avoid spot zoning and to provide consistency with the adjacent sites and existing environment and uses.</p>

6.3. Consultation

As part of the rationalisation process consultation has been undertaken with the relevant local boards and mana whenua groups for each site included in this plan change prior to disposal approval from the Finance and Performance Committee. The revocation of reserve status, where relevant, also underwent a public notification

process. The sites in the Unlock Panmure area have been discussed with the Maungakiekie Tamaki local board prior to their inclusion in this plan change.

Further consultation will be undertaken as required under the RMA for the wider plan change.

7. Conclusion

The purpose of this plan change is to ensure that land that has been declared surplus to council requirements, as part of the Panuku land disposal and rationalisation process, is able to be developed for future uses compatible with the site qualities and surrounding environments.

The rezoning of sites (Option 2) is the most appropriate method for addressing the planning related issues associated with Panuku's land disposal process. To provide consistency with adjacent sites AUP precinct provisions, height variation and frontage controls are also proposed for sites where relevant.

The rezoning of sites will avoid ad-hoc additional consenting processes for future land owners when they develop the properties. This will provide benefits to both council and future owners.

This option will ensure consistency of future land uses with the AUP planning framework by providing consistency between the objectives and policies of the zones and the future uses.

This option best achieves Part 2 of the Resource Management Act and the purpose or objectives of relevant national and regional planning documents. These include:

- New Zealand Coastal Policy Statement 2010;
- National Policy Statement on Urban Development Capacity
- Reserves Act 1977;
- The Auckland Plan 2018;
- The Unitary Plan's Regional Policy Statement 2016.

It is my opinion that Proposed Plan Change 36 Open Space (2019) is the most efficient, effective and appropriate means of addressing the resource management issue identified.

APPENDIX 3

RELEVANT LEGISLATIVE AND POLICY FRAMEWORK

Appendix 3 – Relevant Legislative and Policy Framework

This appendix contains relevant legislative and policy frameworks that inform Proposed Plan Change 36. This is grouped under the subheadings of the titles of relevant documents.

The Resource Management Act 1991

Relevant Statutory Matters for Plan Changes

Contained in this section is:

Section 31	Functions of territorial authorities in giving effect to the Resource Management Act 1991
Section 32	Requirements preparing and publishing evaluation reports. This section requires councils to consider the alternatives, costs and benefits of the proposal
Section 73	Sets out Schedule 1 of the RMA as the process to prepare or change a district plan
Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 31, Part 2 of the RMA, national policy statement, other regulations and other matter
Section 75	Outlines the requirements in the contents of a district plan
Section 76	Outlines the purpose of district rules, which is to carry out the functions of the RMA and achieve the objective and policies set out in the district plan. A district rule also requires the territorial authority to have regard to the actual or potential effect (including adverse effects), of activities in the proposal, on the environment
Schedule 1	Sets out the process for preparation and change of policy statements and plans by local authorities

Section 31 Functions of territorial authorities under this Act

- (1) *Every authority shall have the following functions for the purpose of giving effect to this Act in its district:*
- (a) *the establishment, implementation and review of objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.....*
- (aa)..... to (e).....
- (f) *any other functions specific in this Act*
- (2)

Section 32 Requirements for preparing and publishing evaluation reports

- (1) *An evaluation report required under this Act must-*
- (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by-*

- (i) identifying other reasonably practicable options for achieving the objectives; and*
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) summarising the reasons for deciding on the provisions; and*

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal

(2) An assessment under subsection (1)(b)(ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

- (i) economic growth that are anticipated to be provided or reduced; and*
- (ii) employment that are anticipated to be provided or reduced; and*

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions

(3)- (6)

Section 73 Preparation and change of district plans

(1) There must at all times be 1 district plan for each district, prepared in the manner set out in the relevant Part of Schedule 1

(1A) A district plan may be changed in the manner set out in the relevant Part of Schedule 1

(1B) –

(5)

Section 74 Matters to be considered by territorial authority

(1) A territorial authority must prepare and change its district plan in accordance with—

(a) its functions under section 31; and

(b) the provisions of Part 2; and

(c) a direction given under section 25A(2); and

(d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and

(e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and

(ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and

(f) any regulations.

(2) – (3)

Section 74 Matters to be considered by territorial authority

- (1) A territorial authority must prepare and change its district plan in accordance with—
- (a) its functions under section 31; and
 - (b) the provisions of Part 2; and
 - (c) a direction given under section 25A(2); and
 - (d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and
 - (e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and
 - (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and
 - (f) any regulations.

(2) – (3)

Section 75 Contents of district plans

- (1)- (2)
- (3) A district plan must give effect to-
- (a) any national policy statement; and
 - (b) any New Zealand coastal policy statement; and
 - (ba) a national planning standard; and
 - (c) any regional policy statement
- (4)- (5)

Section 76 District rules

- (1)- (2A)
- (3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect.
- (4)- (5)

Schedule 1 of the Resource Management Act 1991

- Clause 8B A local authority shall hold a hearing into submissions on its proposed policy statement or plan.....
- Clause 10
- (1) A local authority must give a decision on the provisions and matters raised in submissions, whether or not a hearing is held on the proposed policy statement or plan concerned
- (2) The decision—
- (a) must include the reasons for accepting or rejecting the submissions and, for that purpose, may address the submissions by grouping them according to—
 - (i) the provisions of the proposed statement or plan to which they relate; or
 - (ii) the matters to which they relate; and
 - (ab) must include a further evaluation of the proposed policy statement or plan undertaken in accordance with section 32AA; and
 - (b) may include—
 - (i) matters relating to any consequential alterations necessary to the

- proposed statement or plan arising from the submissions; and*
(ii) any other matter relevant to the proposed statement or plan arising from the submissions.
- (3) *To avoid doubt, the local authority is not required to give a decision that addresses each submission individually.*

Auckland Council Unitary Plan

Regional Policy Statement(s)

This section contains the following:

B2.4	Residential growth
B2.7	Open space and recreation facilities
B4.5	Notable trees

B2: Urban growth and form

B2.4 Residential growth

B2.4.1. Objectives

- (1) Residential intensification supports a quality compact urban form.*
(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.
(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification (10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.

B2.4.2. Policies

Residential intensification

- (1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.*
(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.
(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.

B2: Urban growth and form

B2.7 Open space and recreation facilities

B2.7.1. Objectives

- (1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.*
- (2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.*
- (3) Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.*

B2.7.2. Policies

- (1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.*
- (2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.*
- (3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.*
- (4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.*
- (5) Enable the development and use of existing and new major recreation facilities.*
- (6) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.*
- (7) Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities.*
- (8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.*
- (9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.*
- (10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.*

B2: Urban growth and form

B4.5 Notable trees

B4.5.1. Objectives

- (1) Notable trees and groups of trees with significant historical, botanical or amenity values are protected and retained.*

B4.5.2. Policies

(1) Identify and evaluate a tree or group of trees as notable considering the following factors:

(a) heritage or historical association: the trees are associated with or commemorate a historic event, have a historic association with a well-known historic or notable figure, have a strong public association, or are strongly associated with a local historic feature and now form a significant part of that feature;

(b) scientific importance or rarity: the trees are the largest or only example of a species in Auckland, a significant example of a species rare in the Auckland region, a native species that is nationally or regionally threatened, or have outstanding value because of their scientific significance;

(c) ecosystem service or environmental function: the trees provide a critical habitat for a threatened species population;

(d) cultural association and accessibility: the trees demonstrate a custom, way of life or process once common but now rare or in danger of being lost or have been lost; have an important role in defining the community identity and distinctiveness of the community though having special symbolic, spiritual, commemorative, traditional or other cultural value; or represent important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten; and

(e) intrinsic value: the trees are intrinsically notable because of a combination of factors including size, age, vigour and vitality, stature and form or visual contribution.

(2) Evaluation of the factors in policy B4.5.2(1) above is to take into account the effects of the tree or group of trees on all of the following:

(a) human health;

(b) public safety;

(c) property;

(d) amenity values; and

(e) biosecurity.

(3) Include a notable tree or group of trees in Schedule 10 Notable Trees Schedule.

(4) Avoid development that would destroy or significantly adversely affect the identified values of a notable tree or group of trees unless those effects are otherwise appropriately remedied or mitigated.

Other relevant legislation

The Reserves Act 1977

Section 27 Cancellling vesting of reserves

Subsections (1) to (6)

The following properties had removed the vested reserve status:

-

APPENDIX 5

RECOMMENDED CHANGE TO PLAN CHANGE

36

Appendix 5 – Recommended Changes to Plan Change 36

(Refer to attached maps)

The following maps are recommended to be changed as a result of submissions:

- Amend Map 206 to retain the Open Space – Informal Recreation zoning;



APPENDIX 6

ASSESSMENT OF THE PROPOSED ZONE CHANGES AGAINST THE RELEVANT SECTIONS OF THE AUP RPS

Appendix 6 - Assessments of the Proposed Zone Changes Against the Relevant Sections of the Auckland Unitary Plan RPS

Assessment of Proposed Zone Change for 28-30 Pilkington Road, Mt Wellington Against the Relevant Sections of the Auckland Unitary Plan RPS

RPS Objective or Policy	Key questions/issues	Comments
<p>B2.2. Urban growth and form B2.2.1. Objectives (1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (e) greater social and cultural vitality; (g) reduced adverse environmental effects.</p>	<p>Does the reserve contribute to a higher quality urban environment?</p> <p>Does the reserve provide opportunity for greater social and cultural vitality?</p> <p>Does the reserve provide opportunity to mitigate adverse environmental effects?</p>	<p>No not at present as it is used as a carpark.</p> <p>Not at present but it could. The proposed civic space on the corner of Queens Road and Pilkington Road is a more appropriate location.</p> <p>It provides approx.. 885 sqm of open space. This could be planted up (if it wasn't used as a carpark) to improve amenity values. If so, it would also have some stormwater value.</p>
<p>B2.2.2. Policies (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form;</p>	<p>Would rezoning and redevelopment of the open space for business contribute to achieving a quality compact urban form?</p>	<p>Rezoning of the site will enable the consideration of redevelopment schemes for the site that achieve improved utilisation of land that will provide housing, commercial, and parking outcomes in a cohesive manner.</p>
<p>B2.3. A quality built environment B2.3.1. Objectives (1) A quality built environment where subdivision, use and development do all of the following: (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (f) respond and adapt to the effects of climate change. (3) The health and safety of people and communities are promoted.</p>	<p>Does the reserve assist in achieving a quality built environment?</p> <p>Does it provide choice and opportunity for the community?</p> <p>Would its development maximise resource and infrastructure capacity?</p> <p>Does the reserve assist in mitigating the effects of climate change?</p> <p>Is the reserve necessary to promote the health and safety of people?</p>	<p>It would if it was developed and used as open space.</p> <p>It currently provides carparking.</p> <p>Rezoning of the site will enable the consideration of redevelopment schemes for the site that achieve improved utilisation of land for commercial or residential uses.</p> <p>Not at present given its current use. It could if it was used as open space and planted up.</p> <p>There are other informal recreation reserves in the vicinity. The proposed civic space in the vicinity of Queens Road and Pilkington Road is a more appropriate location for</p>

		an informal recreation/civic space.
<p>B2.4. Residential growth B2.4.1. Objectives (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</p>	Does the reserve enhance the quality of the adjacent residential area?	No not at present given its use as a carpark. If it was used as open space and planted up it would enhance amenity values in the general area. Residential zoned properties don't "overlook" the area.
<p>B2.7. Open space and recreation facilities B2.7.1. Objectives (1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p>	Is the reserve necessary for the recreational needs of the people of Panmure?	The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. The plan also identifies the lack of a civic space in the Panmure town centre.
<p>B2.7.2. Policies (1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.</p>	Does the reserve provide any different functions from other reserves in the area?	It is currently used as a carpark. There is a mix of open space zoned Conservation, Informal recreation and Sport and Active Recreation in the wider area.
<p>(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</p>	Is the reserve physically connected to other spaces so that it forms part of a network? Does the reserve form part of a "stepping stone" where wildlife can travel and breed safely between conservation hotspots such as the Hauraki Gulf Islands and the Waitākere Ranges?	No it is not physically connected to other open spaces, nor does it function as a "stepping stone".. Many reserves in the Tamaki area follow stream valleys and are physically connected.
<p>(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</p>	Does the reserve contribute to a range of open spaces and recreation facilities in the area? Is access to open space reduced if the reserve is redeveloped?	There is a mix of open space zoned Conservation, Informal Recreation and Sport and Active Recreation in the wider area.
<p>(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.</p>	Is there an existing or anticipated future deficiency in open space/recreation facilities in the area?	The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. The plan also identifies the lack of a civic space in the Panmure town centre. (Note: a deficiency is defined in the Tamaki Open Space Network Plan as areas with a residential zoning not within 400m of a park catchment).

Assessment of Proposed Zone Change for 3 Kings Road, Panmure Against the Relevant Sections of the Auckland Unitary Plan RPS

RPS Objective or Policy	Key questions/issues	Comments
<p>B2.2. Urban growth and form B2.2.1. Objectives (1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (e) greater social and cultural vitality; (g) reduced adverse environmental effects.</p>	<p>Does the reserve contribute to a higher quality urban environment?</p> <p>Does the reserve provide opportunity for greater social and cultural vitality?</p> <p>Does the reserve provide opportunity to mitigate adverse environmental effects?</p>	<p>No not at present as it is used as a carpark.</p> <p>Not at present but it could.</p> <p>It provides 1012 sqm of open space. This could be planted up (if it wasn't used as a carpark) to improve amenity values. If so, it would also have some stormwater value.</p>
<p>B2.2.2. Policies (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form;</p>	<p>Would redevelopment of the reserve for housing/business contribute to achieving a quality compact urban form?</p>	<p>Yes to a small extent given its size (1012 sqm).</p>
<p>B2.3. A quality built environment B2.3.1. Objectives (1) A quality built environment where subdivision, use and development do all of the following: (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (f) respond and adapt to the effects of climate change. (3) The health and safety of people and communities are promoted.</p>	<p>Does the reserve assist in achieving a quality built environment?</p> <p>Does it provide choice and opportunity for the community?</p> <p>Would its development maximise resource and infrastructure capacity?</p>	<p>This site in part of the Unlock Panmure area. 1 Kings Road is the site of the historic heritage scheduled Panmure Stone Cottage. The 3 Kings Road site adjoins Mixed Housing Urban to the east. The opposite side of Kings Road is zoned Terrace Housing and Apartment (THAB). THAB zone will support the 'step down' from the Town Centre zone to the west of the site. It will facilitate the opportunity to ensure a 'gateway' level of development occurs at this site fitting its location and significance as the eastern gateway into the 'town centre'. It will also enable consideration of a range of redevelopment schemes for the site to achieve improved utilisation of the land to provide positive housing and public use outcomes in a cohesive manner.</p>

	<p>Does the reserve assist in mitigating the effects of climate change?</p> <p>Is the reserve necessary to promote the health and safety of people?</p>	<p>Not at present given its current use. It could if it was used as open space and planted up.</p> <p>There are other informal recreation open spaces in the vicinity. Only the area currently serving as car park is approved for redevelopment and the rest of the site will remain as part of the extended open space site at 1 Kings Road. There will be little impact on the extent of place of the Historic Heritage scheduled Stone Cottage at 1 Kings Road.</p>
<p>B2.4. Residential growth B2.4.1. Objectives (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</p>	<p>Does the reserve enhance the quality of the adjacent residential area?</p>	<p>Not at present given its current use. It could if it was used as open space and planted up.</p>
<p>B2.7. Open space and recreation facilities B2.7.1. Objectives (1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p>	<p>Is the reserve necessary for the recreational needs of the people of Panmurei?</p>	<p>There are more appropriate/useable reserves/open spaces in the general vicinity. (see map) The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. The plan also identifies the lack of a civic space in the Panmure town centre. The adjacent school and cemetery also function as open space.</p>
<p>B2.7.2. Policies (1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.</p>	<p>Does the reserve provide any different functions from other reserves in the area?</p>	<p>Not at present given its current use as a carpark. 1 Kings Road (where the zoning remains unchanged) does provide a heritage function.</p>
<p>(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</p>	<p>Is the reserve physically connected to other spaces so that it forms part of a network?</p> <p>Does the reserve form part of a “stepping stone” where wildlife can travel and breed safely</p>	<p>No, it is physically and visually separate from other reserve/open space land.</p> <p>Unlikely due to its small size and lack of vegetation.</p>

	between conservation hotspots?	
(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	Does the reserve contribute to a range of open spaces and recreation facilities in the area? Is access to open space reduced if the reserve is redeveloped?	There are other “informal recreation” reserves in the vicinity with larger more useable areas and better locations. There will still be access to existing open spaces
(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	Is there an existing or anticipated future deficiency in open space/recreation facilities in the area?	The Tamaki Open Space Network Plan identifies a deficiency in open space in the area north of the Panmure town centre. There is also a deficiency south of the town centre, in the Church Crescent, Bridge Street and Queens Road area. (Note: a deficiency is defined in the Tamaki Open Space Network Plan as areas with a residential zoning not within 400m of a park catchment).

APPENDIX 7

**PHOTOS OF 84 HOBSONVILLE ROAD, 28
PILKINGTON ROAD, AND 3 KINGS RD**

Appendix 7 - Photos of 84 Hobsonville Road, Hobsonville, 28-30 Pilkington Road, Mt Wellington & 3 Kings Road, Panmure



84 Hobsonville Road, Hobsonville (looking south towards Hobsonville Road, taken 9 Sept 2020 at 11.15 am)



84 Hobsonville Road, Hobsonville (looking south towards Hobsonville Road, taken 9 Sept 2020 at 11.15 am)



3 Kings Road, Panmure (taken 7 Sept 2020 at 10.45 am)

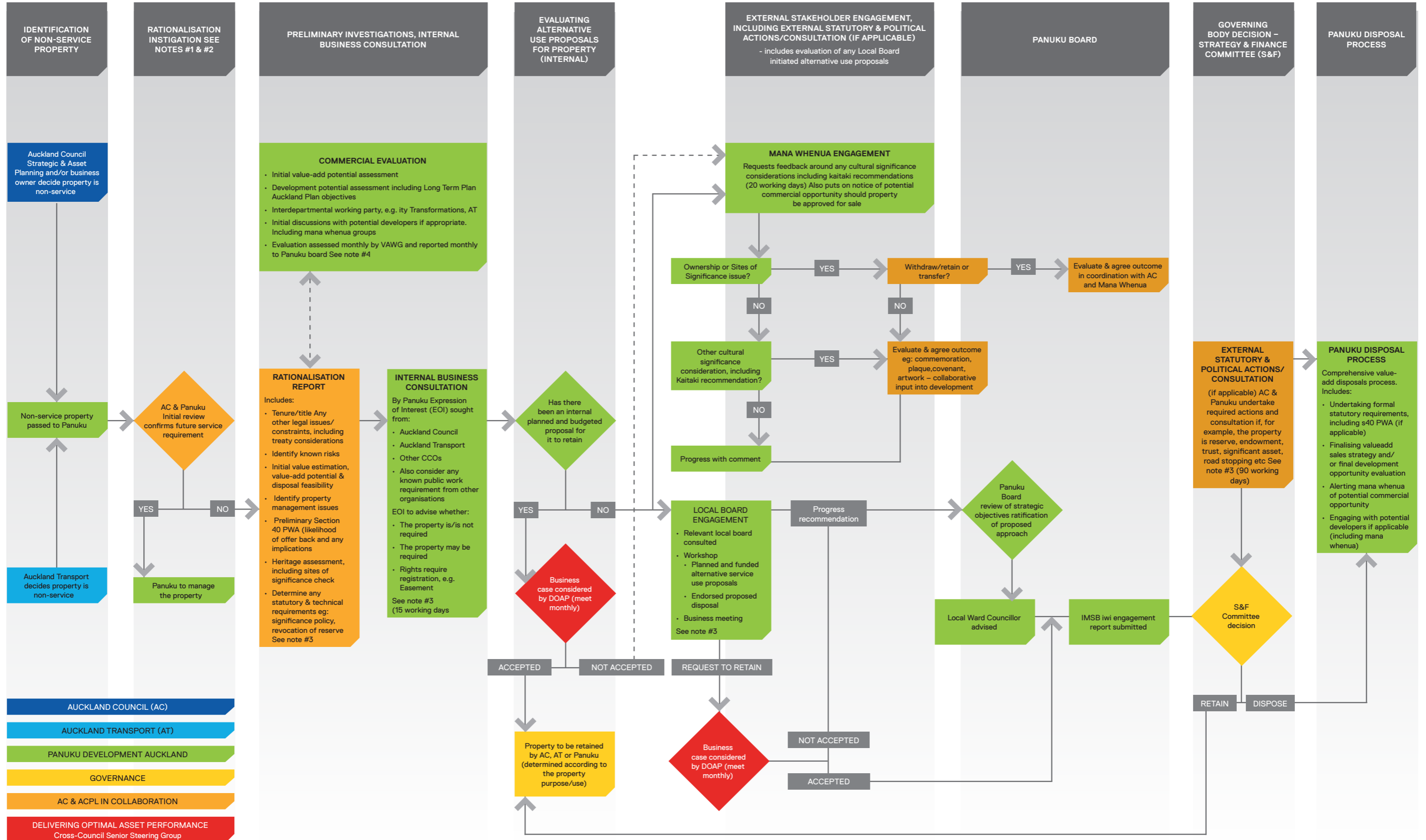


28-30 Pilkington Road, Mt Wellington (taken 7 Sept 2020 at 10.30am)

APPENDIX 8

PANUKU'S LAND DISPOSAL/ RATIONALISATION PROCESS FLOWCHART

PANUKU PROPERTY RATIONALISATION FLOWCHART



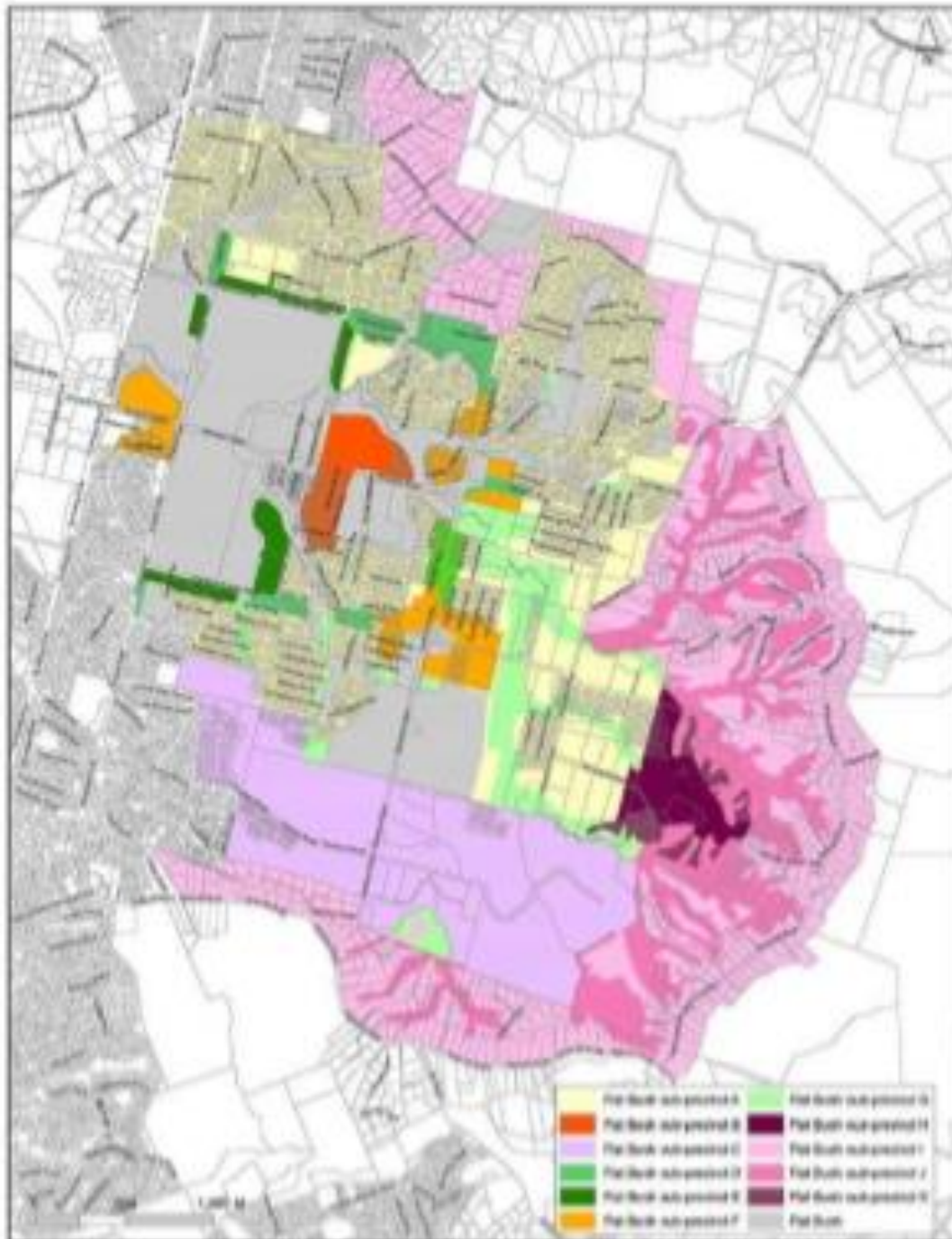
APPENDIX 9

FLATBUSH SUB-PRECINCT G

Appendix 9 – Flat Bush Sub-precinct G

1412.10. Flat Bush Precinct Plans

1412.10.1. Flat Bush: Precinct plan 1 - Sub-precincts Boundary



APPENDIX 10

AMETI MAP

Appendix 10 - AMETI Map



APPENDIX 11
QUALIFICATIONS AND EXPERIENCE

Appendix 11 – Tony Reidy - Qualifications and experience

CAREER SUMMARY

Date	Employer	Position
May 2019 – present	Auckland Council	Principal Planner
November 2010 – April 2019	Auckland Council	Team Leader – Auckland – wide Planning (formerly the Unitary Plan team) (2010 – 2018)
January 2007 – October 2010	North Shore City Council	Team Leader – Built Environment
(2000-2007)	North Shore City Council	Senior Environmental Policy Advisor
(1996 – 2000)	North Shore City Council	Strategic Planner
December 1988 – January 1995	Taupo District Council	Planner – Policy
August 1985 – November 1988	Taupo Borough Council	Town Planning Assistant

QUALIFICATIONS

1995: Queensland University of Technology, Masters of Urban Design (Built Environment)

1981-1984: Auckland University, Bachelor of Town Planning

