

Proposed Plan Change 60 (PC60) Open Space Plan Change (2020) and Other Rezoning Matters

to the Auckland Unitary Plan (Operative in
part)

SECTION 32

EVALUATION REPORT

**Newly vested & acquired land, open space zoning errors and anomalies &
rezoning of land to facilitate Kāinga Ora land swaps/redevelopment and to
better reflect the use of land**

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List of Attachments

Attachment 1 - Land Recently Vested or Acquired for Open Space Purposes, Panuku land disposal/rationalization, Open Space Zoning Errors & Anomalies & Kāinga Ora's land swaps/redevelopment & reflecting the use of land

Executive Summary

The Objectives 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);
- rezone land (typically open space) that has been deemed surplus to Council requirements (Panuku's component of the plan change);
- rezone land to correct open space zoning errors or anomalies (these include realigning zone boundaries with new cadastral boundaries and rezoning privately owned land that is incorrectly zoned as open space); and
- rezone land to facilitate Kāinga Ora land swaps/redevelopment, to improve the quality of these open spaces and to better reflect the use of land (i.e golf course, cemetery)

This Plan Change therefore has 4 components:

1. Rezoning of land recently vested or acquired as open space;
2. Rezoning of land as part of Panuku Auckland land disposal/rationalisation process;
3. Rezoning of land to correct open space zoning errors or anomalies; and
4. Rezoning of land to facilitate redevelopment and/or to better reflect the use of land.

This section 32 report addresses components 1, 3 & 4 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.

Plan Change 36 – Open Space (2019) (publicly notified 28 November 2019) contained an update to the zoning of approximately 200 additional land parcels across the Auckland region that had 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 were also identified and corrected.

This plan change includes an additional 49 land parcels that have been vested or acquired for open space purposes.

Attachment 1 identifies the land parcels that are the subject of the plan change.

Panuku Auckland land disposal/rationalisation process

A separate Section 32 Analysis has been prepared for the proposed rezoning of land parcels that are part of Panuku’s land rationalisation.

Open Space Zoning Errors and Anomalies

There are a 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 1 and include the following as examples:

- Aligning and updating zone boundaries with new cadastral boundaries;
- Rezoning a stormwater pond from THAB to open space;
- Rezoning DOC land incorrectly shown as road to open space;
- Rezoning privately owned land from open space to Rural Conservation zone.

Rezoning of land to facilitate redevelopment and/or to better reflect the use of land

The plan change also includes other zoning changes that are intended to facilitate Kāinga Ora redevelopment, or to better reflect the use of land as a golf course or cemetery. These changes involve:

- Rezoning a reserve and accessways to facilitate land swaps and redevelopment by Kāinga Ora at three locations in Mangere East, Mt Albert and Mangere;
- Rezoning Whangaparaoa golf course to open space;
- Rezoning the Methodist Church’s cemetery at Kaukapakapa to Special Purpose – Cemetery zone;
- Rezoning land that no longer forms part of a cemetery at Silverdale.

Rationale for the Plan Change

As Auckland’s population grows, 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.

Errors and zoning anomalies potentially impact on the efficiency and effectiveness of the policies, rules and methods of the AUP. These errors and 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, open space zoning errors and anomalies and rezoning of land to facilitate redevelopment or to better reflect the use of land 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, land subject to a zoning error/anomaly 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 – 31 August 2020. 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

For anomalies that involve a mis – match between zone boundaries and new cadastral boundaries (where lots were created by subdivision after the Unitary Plan boundaries between zones were determined), minor slivers are able to be automatically corrected. The more significant ones in some cases can be the subject of a clause 20a amendment provided the effect is neutral and it’s not a matter that anyone could reasonably be seen to want to make a submission on. Where it is possible that there is an effect or that people may want to submit, any change in zoning needs to be subject to the plan change process.

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 60 (**PPC60**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).

Plan Change 60 contains four separate categories of 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, a number of open space zoning errors and anomalies and the rezoning of land to facilitate Kāinga Ora land swaps/redevelopment and to better reflect the use of land as golf course or cemetery. A separate Section 32 Report addresses Panuku's land rationalisation.

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, the correction of open space zoning errors and anomalies and other zoning changes to facilitate redevelopment and to reflect the use of land components of Plan Change 60 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 or is a zone change to facilitate redevelopment and/or to reflect the use of land.

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 PC60.
Section 4: 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 (PC60) are the most appropriate way to achieve the purpose of the RMA. This section outlines the reasons for and the scope of PC60.
Section 5: Statutory evaluation	This part of the report evaluates the relevance of PC60 to Part 2 (sections 5-8) and other relevant parts / sections of the RMA.
Section 6: National and local planning context	This part of the report evaluates the relevance of PC60 against the national and local planning context.
Section 7: Development of the plan change	This part of the report outlines the methodology and development of PC60, including the information used.
Section 8: Consultation	This part of the report outlines the consultation undertaken in preparing PC60. It includes a summary of all advice received from iwi authorities on PC60 (as required by section 32(4)(a) of the RMA).
Section 9: 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 10: Conclusion	This part of the report concludes that PC60 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 proposed plan change progresses through the plan change process. The section 42a hearing report will also be part of the section 32 evaluation.

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 – 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.

Plan Change 36 – Open Space (2019), was publicly notified on 28 November 2019. The decision was released on 15 January 2021. This plan change involved the rezoning of approximately 200 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. The plan change also involves other zoning changes that are intended to facilitate redevelopment and to reflect the use of land.

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. The plan change also rezones land to facilitate Kāinga Ora land swaps/redevelopment and to better reflect the use of land (i.e. golf course, cemetery).

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

3.0 Objectives

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);
- 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;
- correct open space zoning errors and anomalies (these include privately owned land that is incorrectly zoned as open space); and
- rezone land to facilitate Kāinga Ora land swaps/redevelopment and to better reflect the use of land (i.e. golf course, cemetery).

4.0 Reasons for the proposed plan change

4.1 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.

Panuku land rationalisation

Panuku have a further 26 land parcels that are subject to disposal. The disposal of this land has been approved by Auckland Council’s Finance and Performance Committee. To facilitate the disposal/sale of the land, it requires rezoning from open space or road (roads are not zoned) to an appropriate residential or business 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. This plan change also involves aligning and updating zone boundaries with new cadastral boundaries.

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.

Rezoning of land to facilitate redevelopment and/or to better reflect the use of land

The plan change also includes other zoning changes that are intended to facilitate Kāinga Ora redevelopment and improve the quality of open space/access to open space, and to better reflect the use of land as a golf course or cemetery.

Aorere

Kāinga Ora intends to undertake a multi-stage master-planned urban redevelopment in the Aorere area of Māngere, Auckland, which will involve construction of new healthy homes by Kāinga Ora; construction of new healthy homes by private build partners of Kāinga Ora; and associated public infrastructure including roads, services and parks. In order to regenerate underutilised public space and maximise the opportunity to deliver new public assets in Aorere, Kāinga Ora intends to develop housing over the underutilised Mayflower Park; and to construct and vest to Auckland Council a new public park between Winthrop Way and Mayflower Close on residential land currently owned by Kāinga Ora.

Owairaka

Kāinga Ora intends to undertake a multi-stage master-planned urban redevelopment in the Owairaka area of Mt Roskill, Auckland, which will involve construction of new healthy homes by Kāinga Ora; construction of new healthy homes by private build partners of Kāinga Ora; and associated public infrastructure including roads, services and parks.

The proposal involves land swaps between Kāinga Ora and Auckland council to improve pedestrian access from Cassino Terrace to Marry Halberg Park.

Mangere

Kāinga Ora intends to undertake a multi-stage master-planned urban redevelopment in Mangere West on Kāinga Ora owned land, which will involve construction of new state homes by Kāinga Ora and construction of market and affordable homes by private build partners procured by Kāinga Ora.

A public walkway giving access to Moyle Park from Watchfield Close is currently bisecting a superlot proposed to be redeveloped for market and affordable housing. In order to allow this development to proceed as one superlot, Kāinga Ora is proposing to acquire the 3m wide walkway, currently zoned open space under the Reserves Act, and to vest an 8m wide walkway with landscaping and public lighting to maintain pedestrian access to Moyle Park in a location that allows the full development of the superlot as one superlot.

4.2 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 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. In addition, the realignment of zone boundaries with new cadastral boundaries in greenfield areas is also required. The reasons for rezoning recently vested or acquired land as open space also apply to these errors and anomalies.
- Other zoning changes are intended to facilitate Kāinga Ora redevelopment, to improve the quality of open space and access to it in the redevelopment areas and to better reflect the use of land as (for example) a golf course or cemetery.

4.3 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 Sept 2019 - 31 August 2020.

A small number of open space zoning errors and anomalies are also included in the plan change. These were also identified prior to 31 August 2020.

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 zone – 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.

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

5.1 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; other zoning changes that are intended to facilitate Kāinga Ora redevelopment, and to better reflect the use of land as a golf course or cemetery, 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

² Waitangi Tribunal website, justice.govt.nz

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 'analogous 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.

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.

5.2 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 60 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 includes other zoning changes that are intended to facilitate Kāinga Ora redevelopment and improve the quality of open space and access to it in the redevelopment areas, and to better reflect the use of land as a golf course or cemetery. It also rezones land that is surplus to Council open space requirements (Panuku's component of the plan change) and corrects a number of errors and anomalies.

Plan Change 60 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 60 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.

6.0 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.

6.1 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 60 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.

6.2 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.

6.3 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 1: 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	<p>Directive 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 recreation purposes, thereby enhancing the quality of life.</p> <p>Conversely, rezoning land that has been incorrectly zoned as open space will enable its use and development for its intended purposes. Note: This comment applies to all the rows below but is not repeated.</p> <p>The rezoning of land to facilitate Kāinga Ora’s</p>

		land swaps/redevelopment will also result in improved quality of open space/access to open space with wider & safer accessways. Note: This comment applies to all the rows below but is not repeated.
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)

6.4 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 2: 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	Provision of open space is one way of meeting the recreation needs of people and communities. Conversely, rezoning land that has been incorrectly zoned as open space will enable its use and development for its intended purposes. Note: This

	quality open spaces and recreation facilities.	comment applies to all the rows below but is not repeated. The rezoning of land to facilitate Kāinga Ora's land swaps/redevelopment will also result in improved quality of open space/access to open space with wider & safer accessways. Note: This comment applies to all the rows below but is not repeated.
	B2.7.1(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	The rezoning of land to open space 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.	The rezoning of land to open space 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.	The rezoning of land to open space 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.	The rezoning of land to open space 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.	The rezoning of land to open space 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.	The rezoning of land to open space 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	The rezoning of land to open space assists in preserving and protecting areas of the coastal environment with outstanding and high natural character.

	preserved and protected from inappropriate subdivision, use and development.	
	B8.2.1(2) Subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.	The rezoning of land to open space assists in preserving the characteristics and qualities that contribute to the natural character of the coastal environment.
	B8.2.2(3) Preserve and protect areas of outstanding natural character and high natural character from inappropriate subdivision, use and development by: (a) avoiding adverse effects of activities on natural character in areas of the coastal environment scheduled as outstanding natural character; and (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.	The rezoning of land to open space assists in preserving and protecting areas of outstanding natural character and high natural character.
	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.	The rezoning of land to open space assists in avoiding significant adverse effects on natural character of the coastal environment.
B8.3 Subdivision, use and development	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	The rezoning of land to open space assists in providing spaces for activities that depend on the use of the natural and physical resources of the coastal environment.

	environment are provided for in appropriate locations.	
	B8.3.2(1) Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.	The rezoning of land to open space assists in contributing to the use and development of the coastal environment for the social, economic and cultural well-being of people and communities.
	B8.3.2(3) Provide for use and development in the coastal marine area that: (a) have a functional need which requires the use of the natural and physical resources of the coastal marine area; (b) are for the public benefit or public recreation that cannot practicably be located outside the coastal marine area; (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 (d) enable the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses.	The rezoning of land to open space 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.
	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.	The rezoning of land to open space 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	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.	The rezoning of land to open space 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 facilities in appropriate locations.</p>	<p>The rezoning of land to open space assists in maintaining or enhancing the open space, recreation and amenity values of the coastal environment through the provision of public facilities.</p>
	<p>B8.4.2(1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following: (a) maintain and where possible enhance public access to and along the coastal marine area, including through the provision of esplanade reserves and strips; (b) be designed and located to minimise impacts on public use of and access to and along the coastal marine area; (c) be set back from the coastal marine area to protect public open space values and access; and (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>	<p>The rezoning of land to open space 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.</p>
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>	<p>The rezoning of land to open space 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>
	<p>B8.5.2(5) Avoid use and development that will compromise the natural character, landscape,</p>	<p>The rezoning of land to open space assists in avoiding use and development that will compromise the natural character, landscape, conservation and biodiversity values of islands.</p>

	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 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.	The rezoning of land to open space 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.	The rezoning of land to open space 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.	The rezoning of land to open space assists in the provision of infrastructure and facilities to enhance public access and recreational use and enjoyment of the Hauraki Gulf.

7.0 Development of the Plan Change

7.1 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.

7.2 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.

7.3 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.

7.4 Plan Change 36

Plan Change 36 – Open Space (2019) was publicly notified on 28 November 2019. A hearing took place on 7 October 2020. At the time of drafting this Section 32 Report, a decision had not been released. This plan change included approximately 200 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 9 land parcels from Panuku which were the subject of rezoning and disposal.

7.5 Methodology

7.5.1 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 49 land parcels to be included in PC 60 that require a land use zone change in the AUP.

7.5.2 Newly Acquired Land for Open Space and Recreation Purposes

Council departments involved in open space acquisition and disposal (e.g. Parks Policy, 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.

7.5.3 Open Space Errors and Anomalies

A 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. In addition, the realignment of zone boundaries with new cadastral boundaries is also required in greenfield areas.

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.

7.5.4 Rezoning of land to facilitate redevelopment and/or to better reflect the use of land

The plan change also includes other zoning changes that are intended to facilitate Kāinga Ora land swaps and redevelopment. This will improve the quality of open spaces and the access to open space by replacing narrow accessways with wider and safer accessways. , A number of changes have also been undertaken to better reflect the use of land as a golf course or cemetery. The changes include:

- Rezoning a reserve and accessways to facilitate land swap and redevelopment by Kāinga Ora at three locations in Mangere East, Mt Albert and Mangere;
- Rezoning Whangaparaoa golf course to open space;
- Rezoning the Methodist Church’s cemetery at Kaukapakapa to Special Purpose – Cemetery;
- Rezoning land that no longer forms part of a cemetery at Silverdale.

7.5.5 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 3: 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

	<ul style="list-style-type: none"> • 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
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7.6 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 4: 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.

8.0 Consultation

8.1 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 and a Mana Whakahono a Rohe is in the process of being developed.

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.

8.2 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 60 and the fact that it affects the entire region, 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 PC (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 Manuhiri – who wished to reserve their rights for cultural engagement and to be notified of the plan change;
- Waikato Tainui – who support mana whenua to take the lead role in this plan change.

8. 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:

- Devonport – Takapuna LB – over an error in the mapping of one of Panuku’s lots for disposal – 24 Linwood Ave, Forrest Hill;
- Franklin LB (Chair) – 2 lots at Linwood Road, Kingseat and access/design issues. (Note: these two lots are no longer part of this plan change).

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.

8.4 Panuku Land Disposal

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

9.0 Development and Evaluation of Options

9.1 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 values and current or intended use and development.

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

Table 5: 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 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>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>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.

9.2 Evaluation of options

Table 6 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 6: 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 7 below contains a description of how the criteria are to be “scored”.

Table 7: 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 8: 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 or an alternative zoning if an open space zoning is inappropriate
Appropriateness	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. Use and development of open spaces under these plans relies on a combination of Council ownership, management plans, and/or reserve and recreation policies and the zoning of the land. For the protection of land, relevant overlays are already in place to manage SEA's, outstanding natural features etc.	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. Open Space zonings reflects the land's environmental characteristics, existing or intended use and development. Conversely, rezoning land that has been incorrectly zoned as open space or is no longer required as open space will enable its use and development for its intended purpose (e.g. residential business uses).
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	Requires no change so is efficient in terms of cost and time.	There are time and money costs associated with undertaking a plan change and

	<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>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, (or other uses if an open space zoning is not appropriate) as typically a resource consent will not be required.</p> <p>In addition, just over a 100 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 lessened 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>These costs are offset by avoiding the need for resource consents further on down the track (for development of both open space zoned land and land that is not appropriately zoned as open space).</p>
Benefits	<p>This is a no cost option.</p> <p>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).</p>	<p>An Open Space zoning reflects the land’s intended use and development.</p> <p>There is greater visibility (i.e. as indicated on the planning maps) on what is/ isn’t land for open space purposes.</p> <p>Conversely, rezoning land that has been incorrectly zoned as open space or is no longer required as open space will enable its use and development for its intended purpose (e.g. residential business uses).</p>
Risks	<p>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.</p> <p>The land is not readily perceived as “public open</p>	<p>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.</p> <p>Unitary Plan Overlays restrict the use and development of open space zoned land in any</p>

	<p>space” by the public (because of the absence of an open space zone).</p> <p>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.</p>	<p>case so protection may already be afforded to significant natural resources and landscapes.</p>
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9.3 Summary of analysis

A summary of the analysis of both options is:

Table 9: 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. Conversely, land that is not open space will be zoned an appropriate zone. 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).

9.4 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.

10.0 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. It also corrects open space zoning anomalies and include other zoning changes to facilitate Kāinga Ora land swaps/redevelopment and to better reflect the use of land (in the case of a golf course and cemetery).

The Plan Change has four components:

1. Land recently vested or acquired as open space;
2. Rezoning of land that is part of Panuku Auckland’s land disposal and rationalisation process;
3. Open space zoning errors and anomalies; and
4. Rezoning of land to facilitate redevelopment and/or to better reflect the use of land

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.

PC60 is the most efficient, effective and appropriate means of addressing the resource management issue identified.

Note: 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 and the rezoning of land to facilitate redevelopment and/or to better reflect the use of land

Attachment 1

Land Recently Vested or Acquired for Open Space Purposes

(see attached spreadsheet)

Map Number	Appellation	Statutory Actions	Titles	Owner	Address	Locality	Current Zone	New Zone
Recently Vested Land or Acquired Land								
1	Section 2 SO 437488	[Create] Stormwater Management Purposes. New Zealand Gazette 2013 p 2305 Vests in Auckland Council.	628340	Auckland Council	29B GLENDALE ROAD GLEN EDEN	Glen Eden	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation Zone
2	Lot 3 DP 494791	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 494791	724892	Auckland Council	23R MILLEN AVENUE PAKURANGA 2010	PAKURANGA	Residential - Mixed Housing Suburban Zone	Open Space - Conservation Zone
3	Lot 4 DP 500366	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 500366	909835	Auckland Council	YOUNGS ROAD PAKURANGA AUCKLAND 2110	Papakura	Residential - Mixed Housing Suburban Zone	Open Space - Conservation Zone
4	Lot 201 DP 501777	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 501777	755933	Auckland Council	142 TRIANGLE ROAD MASSEY 0614	Massey	Business - Mixed Use Zone	Open Space - Informal Recreation Zone
5	Lot 2016 DP 542300	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 542300	912839	Placeholder BP - Property subdivision	MCLARIN ROAD GLENBROOK 2681	GLENBROOK	Residential - Single House Zone	Open Space - Informal Recreation Zone
6	Lot 507 DP 528695	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 528695	892876	Auckland Council	TIDAL VIEW ROAD DRURY 2578	DRURY	Residential - Mixed Housing Suburban Zone	Open Space - Conservation Zone
7	Lot 3 DP 527443	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 527443	902589	Auckland Council	13B ROLAND ROAD GREENHITHE 0632	Greenhithe	Residential - Single House Zone	Open Space - Conservation Zone
8	Lot 300 DP 513109	[Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 513109	792703	Tamaki Regeneration Limited	2 TIMATANGA RISE GLEN INNES 1072	GLEN INNES	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
9	Lot 3 DP 499762	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 499762	742455	Auckland Council	MAYBELLE PLACE KELSTON 0602	Kelston	Residential - Single House Zone	Open Space - Conservation Zone
10	Lot 3 DP 522176	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 522176	827719	Auckland Council	85B AEROVIEW DRIVE BEACH HAVEN 0626	Beach Haven	Residential - Single House Zone	Open Space - Conservation Zone
11	Lot 5 DP 25092	[Referenced] Declaration of Land to be Reserve New Zealand Gazette 2020 In 2163 Local Purpose (Esplanade) Reserve	NA56B/1115	Auckland Council	R 60 RAWENE ROAD BIRKENHEAD 0626	Birkenhead	Residential - Single House Zone	Open Space - Conservation Zone
12	Lot 3 DP 536534	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 536534	901889	Auckland Council	37F MILL FLAT ROAD RIVERHEAD 0793	Riverhead	Rural - Countryside Living Zone	Open Space - Conservation Zone
13	Lot 4 DP 534234	[Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 534234	879986	Auckland Council	35 TUAIWI STREET MANUKAU CENTRAL 2104	MANUKAU CENTRAL	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation Zone
14	Lot 9 DP 540638	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 540638	939216	Auckland Council	ROSEDALE ROAD ALBANY 0632	Albany	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
15	Lot 3 DP 540598	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 540598	956147		102 EASTDALE ROAD AVONDALE 1026	Avondale	Residential - Mixed Housing Suburban Zone	Open Space - Conservation Zone
16	Lot 7 DP 92925	[Create] Recreation Reserve Vested on DP 92925	NA43B/903	Auckland Council	LOT 7 DP 92925 AOTEA STREET ORAKEI 1071	Orakei	Special Purpose - Māori Purpose Zone	Open Space - Informal Recreation Zone
17	Lot 3 DP 514003	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 514003	906601	Auckland Council	129D BHELLS ROAD WAITAKERE 0781	Waitakere	Rural - Rural Coastal Zone	Open Space - Conservation Zone
18	Lot 810 DP 532168	[Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 532168	870458	Auckland Council	48 KOPURU ROAD WHENUAPAI 0618	Whenuapai	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
19	Part Lot 17 DP 35242	[Create] Road Reserve Vested on DP 35242	NA592/191	Auckland Council	COLLIE ROAD PUKEKOHE AUCKLAND 2120	Pukekohe	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
20	Lot 51 DP 17870	[Referenced] Declared as Recreation Reserve New Zealand Gazette 2019 In 3655 Subject to the Provisions of the Act	NA926/44	Auckland Council	67 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012	Buckland's Beach	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
21	Lot 17 DP 539945	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 539945	911839	Placeholder BP - Property subdivision	MOYA DRIVE MATAKANA 0985	Matakana	Rural - Countryside Living Zone	Open Space - Informal Recreation Zone
22	Lot 2002 DP 536857	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 536857	912603		MCELDOWNIE ROAD DRURY 2579	Ramarama	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
23	Lot 708 DP 538394	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 538394	906334	Auckland Council	80B PACIFIC HEIGHTS ROAD OREWA 0931	Orewa	Residential - Single House Zone	Open Space - Conservation Zone
24	Lot 15 DP 534970	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 534970	883541	Auckland Council	10A LA ROSA STREET GREEN BAY 0604	Green Bay	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
25	Lot 13 DP 533453	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 533453	876558	Auckland Council	250A OKURA RIVER ROAD LONG BAY 0792	Long Bay	Residential - Large Lot Zone	Open Space - Conservation Zone
26	Lot 3 DP 530729	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 530729	904526	Auckland Council	17A ESCOTT ROAD DAIRY FLAT 0794	Dairy Flat	Rural - Countryside Living Zone	Open Space - Conservation Zone
27	Lot 342 DP 531372	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 531372	872374	Auckland Council	73 MATAKOHE ROAD WESTGATE 0814	Westgate	Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
28	Lot 12 DP 533453	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 533453	876558		250 OKURA RIVER ROAD LONG BAY 0792	Long Bay	Residential - Large Lot Zone	Open Space - Conservation Zone
29	Section 1 SO 531217	[Create] Land Set Apart for Drainage Purposes New Zealand Gazette 2020 In 3040 Remains vested in the Auckland Council	955254	Auckland Council	18 WEZA LANE KUMEU 0810	Kumeu	Residential - Single House Zone	Open Space - Informal Recreation Zone
30	Part Lot 55 DP 1675	[Referenced] Declared Local Purpose (Community Use) Reserve New Zealand Gazette 2020 In 3389	NA142/173	Auckland Council	136 BIRKDALE ROAD BIRKDALE 0626	Birkdale	Residential - Mixed Housing Suburban Zone	Open Space - Community Zone
31	Lot 5 DP 534288	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 534288	880132	Auckland Council	PARKER ROAD ORATIA 0604	Oratia	Rural - Waitakere Foothills Zone	Open Space - Conservation Zone
32	Lot 10 DP 520747	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 520747	894794	Auckland Council	64F OLD COACH WAY DRURY 2579	DRURY	Rural - Countryside Living Zone	Open Space - Conservation Zone
33	Lot 2 DP 501613	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 501613	750093	Placeholder BP - Property subdivision	LENNON ACCESS ROAD STILLWATER 0993	Stillwater	Rural - Countryside Living Zone	Open Space - Conservation Zone
34	Lot 11 DP 539350	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 539350	911330	Auckland Council	MAKARAU ROAD MAKARAU 0873	Makarau	Rural - Rural Production Zone	Open Space - Informal Recreation Zone
35	Section 2 SO 529034	[Create] Acquired for the Purposes of Stormwater Management and Public Access New Zealand Gazette 2020 In 1773 Vests in the Auckland Council	946112	Auckland Council	31F FRASER AVENUE NORTHCOTE 0627	Northcote	Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation Zone

36	Lot 7005 DP 539136	[Referenced] Vesting on Deposit in Lieu of a Reserve (Territorial Authority) Vested on DP 539136	917805	Auckland Council	129 AHUTOETOE ROAD PINE VALLEY 0992	Pine Valley	Residential - Single House Zone	Open Space - Informal Recreation Zone
37	Lot 200 DP 501777	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 501777	750410	Auckland Council	142 TRIANGLE ROAD MASSEY 0614	Massey	Residential - Single House Zone	Open Space - Informal Recreation Zone
38	Lot 103 DP 544251	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 544251	924768	Auckland Council	61 KEWA ROAD ALBANY HEIGHTS 0632	Albany Heights	Residential - Single House Zone	Open Space - Informal Recreation Zone
39	Lot 4 DP 544397	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 544397	933880		SUNNYSIDE ROAD COATESVILLE 0793	Coatesville	Rural - Countryside Living Zone	Open Space - Conservation Zone
40	Lot 2 DP 511506	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 511506	902010	Auckland Council	ROSEDALE ROAD ALBANY 0632	Albany	Residential - Mixed Housing Urban Zone	Open Space - Conservation Zone
41	Lot 6003 DP 531172	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 531172	885044	Auckland Council	1 CARTHEY ROAD PINE VALLEY 0992	Pine Valley	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
42	Lot 400 DP 530566	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 530566	896310	Auckland Council	15 JAMIE LANE WARKWORTH 0910	Warkworth	Future Urban Zone	Open Space - Informal Recreation Zone
43	Lot 2001 DP 536857	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 536857	912602		MCELDOWNIE ROAD DRURY 2579	Ramarama	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone
44	Lot 300 DP 529963	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 529963	860322	Placeholder BP - Property subdivision	415 CLIFTON ROAD WHITFORD 2571	WHITFORD	Rural - Countryside Living Zone	Open Space - Conservation Zone
45	Lot 3 DP 519027	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 519027	895228	Auckland Council	1590 WERANUI ROAD WAINUI 0994	Wainui	Rural - Rural Production Zone	Open Space - Conservation Zone
46	Lot 152 DP 528699	[Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 528699	855166	Placeholder BP - Property subdivision	38A LE COZ ROAD WHITFORD 2571	WHITFORD	Residential - Single House Zone	Open Space - Conservation Zone
47	Lot 22 DP 535293	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 535293	885522	Auckland Council	19 VOGWILL ROAD HUAPAI 0810	Huapai	Future Urban Zone	Open Space - Informal Recreation Zone
48	Lot 19 DP 129768	[Create] Local Purpose Reserve (Accessway) Vested on DP 129768	40711	Auckland Council	LOT 19 DP 129768 HUGO JOHNSTON DRIVE PENROSE 1061	Penrose	Business - Heavy Industry Zone	Open Space - Informal Recreation Zone
49	Lot 102 DP 534143	[Referenced] Vesting on Deposit for Local Purpose Reserve Vested on DP 534143	918764	Auckland Council	WHITFORD-MARAETAI ROAD WHITFORD 2571	WHITFORD	Rural - Countryside Living Zone	Open Space - Conservation Zone
Errors or Anomalies (Including Realigning Zone Boundaries With New Cadastral Boundaries)								
50	Section 7 SO 69957		501365	Department Of Conservation	Sec 7 SO 69957, Weranui Road Upper Waiwera Auckland 9999	Upper Waiwera	Road	Open Space - Conservation Zone
51	Lot 913 DP 510319			Auckland Council	Glenvar Ridge Road Long Bay Auckland 0630	Long Bay	Open Space - Informal Recreation Zone, Open Space - Conservation Zone, Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
52	Lot 4005 DP 510319			Auckland Council	Glenvar Ridge Road Long Bay Auckland 0630	Long Bay	Open Space - Informal Recreation Zone, Residential - Mixed Housing Urban Zone	Open Space - Informal Recreation Zone
53	Lot 4010 DP 516772			Auckland Council	91 Te Oneroa Way Long Bay Auckland 0630	Long Bay	Open Space - Informal Recreation Zone, Residential - Terrace Housing and Apartment Building Zone	Open Space - Informal Recreation Zone
54	Lot 1053 DP 516772			Templeton Long Bay Limited	109 Te Oneroa Way Long Bay Auckland 0630	Long Bay	Open Space - Informal Recreation Zone, Residential - Terrace Housing and Apartment Building Zone	Residential - Terrace Housing and Apartment Building Zone
55	Lot 1052 DP 516772			ZPL Property Limited	2 Longshore Drive Long Bay Auckland 0630	Long Bay	Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone	Residential - Mixed Housing Urban Zone
56	Lot 4006 DP 519167			Auckland Council	10 Longshore Drive Long Bay Auckland 0630	Long Bay	Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone, Residential - Single House	Open Space - Informal Recreation Zone
57	Lot 2 DP 512235			Auckland Council	56 Brookview Drive FLAT BUSH Auckland 2016	FLAT BUSH	Open Space - Sport and Active Recreation Zone, Residential - Terrace Housing and Apartment Building Zone	Open Space - Sport and Active Recreation Zone
58	Lot 300 DP 532614			Auckland Council	66 Flat Bush School Road FLAT BUSH Auckland 2016	FLAT BUSH	Open Space - Sport and Active Recreation Zone, Residential - Terrace Housing and Apartment Building Zone	Open Space - Sport and Active Recreation Zone
59	Lot 7 DP 183849			Auckland Council	R 20 Remu Place Greenhithe Auckland 0632	Greenhithe	Residential - Single House Zone	Open Space - Conservation Zone
60	Section 23 SO 443664			Auckland Council	20 Northside Drive Whenuapai Auckland 0814	Whenuapai	Business - Light Industry Zone, Open Space - Informal Recreation	Open Space - Informal Recreation Zone
61	Section 22 SO 443664			Auckland Council	20 Northside Drive Whenuapai Auckland 0814	Whenuapai	Business - Light Industry Zone, Open Space - Informal Recreation	Open Space - Informal Recreation Zone
62	Lot 2 DP 486009			Bunnings Limited	21 Fred Taylor Drive Massey Auckland 0814	Massey	Business - Mixed Use Zone, Residential - Terrace Housing and Apartment Building Zone	Business - Mixed Use Zone
63	Section 1 SO 546759			Auckland Council	5 Tawhia Drive Massey Auckland 0614	Massey	Residential - Terrace Housing and Apartment Building Zone, Open Space - Informal Recreation Zone	Open Space - Informal Recreation Zone
64	Lot 8 DP 101303			PAC Clark & DM Clark & Ed Johnston & Co Trustees Limited	11D Weza Lane Kumeu Auckland 0810	Kumeu	Business - Mixed Use Zone, Future Urban Zone	Business - Mixed Use Zone
65	Lot 27 DP 527852			Kumeu Limited	101 Papatupu Way Kumeu Auckland 0810	Kumeu	Open Space - Conservation Zone, Residential - Mixed Housing	Residential - Mixed Housing Urban Zone
66	Lot 400 DP 527852			Auckland Council	1 Tuputupu Drive Kumeu Auckland 0810	Kumeu	Business - Town Centre Zone, Open Space - Conservation Zone, Residential - Mixed Housing Urban Zone	Open Space - Conservation Zone
67	Lot 26 DP 527852			Kumeu Limited	38 Honowai Street Kumeu Auckland 0810	Kumeu	Business - Town Centre Zone, Open Space - Conservation Zone, Residential - Mixed Housing Urban Zone	Business - Town Centre Zone, Residential - Mixed Housing Urban Zone
68	Lot 9 DP 527852			Kumeu Limited	96 Papatupu Way Kumeu Auckland 0810	Kumeu	Open Space - Conservation Zone, Residential - Mixed Housing	Residential - Mixed Housing Urban Zone
69	Lot 1 DP 474772			Auckland Council	20 Wiri Station Road Manukau Central Auckland 2104	Manukau Central	Residential - Terrace Housing and Apartment Building Zone, Road	Open Space - Informal Recreation Zone
70	Allot 187 PSH OF Omaha			MK Munro & AK Munro & Insight Legal Trustee Company Limited	42 Coxhead Creek Road Tramcar Bay Auckland 0985	Tramcar Bay	Open Space - Conservation Zone	Rural - Rural Coastal zone, Whangateau to Waiwera coastal area
71	Lot 1 DP 437303			GM & L Dennis & Trustee Advisors Ltd	2157 East Coast Road, Stillwater 0993	Silverdale	Special Purpose - Cemetery Zone	Residential - Large Lot Zone
Panukua Land Disposal/Rationalisation								
72	Part of Lot 251 DP 53183			Auckland Council	R 24 Linwood Avenue Forrest Hill Auckland 0620	Forrest Hill	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone

73	Lot 2 DP 189032		Auckland Council	1-5 Lippiatt Road Otahuhu Auckland 1062	Otahuhu	Open Space - Informal Recreation Zone	Residential - Terrace Housing and Apartment Buildings Zone
74	Lot 5 DP 98115		Auckland Council	37 Olive Road Penrose Auckland 1061	Penrose	Open Space - Informal Recreation Zone	Business - Light Industry Zone
75	Section 2 SO 399704		Auckland Council	23 Waipuna Road Mount Wellington Auckland 1060	Mount Wellington	Open Space - Informal Recreation Zone	Residential - Terrace Housing and Apartment Buildings Zone
76	Lot 9 DP 18690		Auckland Council	12R Rockfield Road Ellerslie Auckland 1061	Ellerslie	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
77	Lot 35 DP 57069		Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone
78	Lot 1 DP 88704		Auckland Council	2R Keeney Court Papakura Auckland 2110	Papakura	Open Space - Informal Recreation Zone	Residential - Mixed Housing Urban Zone
79	Lot 4 DP 49387		Auckland Council	Brandon Road Glen Eden Auckland 0602	Glen Eden	Open Space - Informal Recreation Zone	Residential - Terrace Housing and Apartment Buildings Zone
80	Lot 3 DP 57164		Auckland Council	67A Glengarry Road Glen Eden Auckland 0602	Glen Eden	Road	Residential - Mixed Housing Urban
81	Lot 3 DP 71812		Auckland Council	45 Georgina Street Freemans Bay Auckland 1011	Freemans Bay	Open Space - Informal Recreation Zone	Residential - Single House Zone
82	Lot 1 DP 87358		Auckland Council	36 Cooper Street Grey Lynn Auckland 1021	Grey Lynn	Open Space - Informal Recreation Zone	Residential - Single House Zone
83	Lot 4 DP 38999		Auckland Council	30 Willerton Avenue New Lynn Auckland 0600	New Lynn	Open Space - Informal Recreation Zone	Residential - Mixed Housing Urban Zone
84	Lot 6 DP 119411		Auckland Council	Trojan Crescent New Lynn Auckland 0600	New Lynn	Open Space - Informal Recreation Zone	Residential - Mixed Housing Urban Zone
85	Lot 13 DP 160552		Auckland Council	13 Davern Lane New Lynn Auckland 0600	New Lynn	Open Space - Informal Recreation Zone	Residential - Mixed Housing Urban Zone
86	Lot 2 DP 88435		Auckland Council	67 East Street Pukekohe Auckland 2120	Pukekohe	Open Space - Informal Recreation Zone	Residential - Single House Zone
87	Section 1 SO 430835		Auckland Council	Princes Street West Pukekohe Auckland 2120	Pukekohe	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
88	Lot 6 DP 16500		Auckland Council	Paerata Road Pukekohe Auckland 2120	Pukekohe	Open Space - Informal Recreation Zone	Residential - Single House Zone
89	Lot 89 DP 19657		Auckland Council	39R Pohutukawa Road Beachlands Auckland 2018	Beachlands	Open Space - Conservation Zone, Open Space - Informal Recreation Zone	Residential - Single House Zone
90	Lot 11 DP 19523		Auckland Council	17W Hawke Crescent Beachlands Auckland 2018	Beachlands	Road	Residential - Single House Zone
91	Lot 1 DP 190074		Auckland Council	8 Magnolia Drive Waiuku Auckland 2123	Waiuku	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
92	Lot 10 DP 144679		Auckland Council	28R Simon Owen Place Howick Auckland 2013	Howick	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
93	Lot 3 DP 68569		Auckland Council	R 105 Stott Avenue Birkenhead Auckland 0626	Birkenhead	Open Space - Conservation Zone	Residential - Single House Zone
94	Lot 46 DP 19985		Auckland Council	5R Ferguson Street Mangere East Auckland 2024	Mangere East	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
95	Lot 145 DP 58967		Auckland Council	31R Killington Crescent Mangere Auckland 2022	Mangere	Open Space - Informal Recreation Zone	Residential - Mixed Housing Urban Zone
96	Part Allot 9 Sec 1 Village of Onehunga		Auckland Council	26 Princes Street Otahuhu Auckland 1062	Otahuhu	Open Space - Informal Recreation Zone	Business - Mixed Use Zone
97	Lot 1 DP 54824, Lot 5 DP 66691, Lot 6 DP 66691, Lot 7 DP 66691		Auckland Council & Kainga Ora	R1 Greenslade Crescent, Northcote 0626 & 140 Lake Road, Northcote 0626	Northcote	Open Space - Sport and Active Recreation & Residential - Terrace Housing and Apartment Buildings Zone	Residential - Terrace Housing and Apartment Buildings Zone & Open Space - Sport and Active Recreation
Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land							
98	Part Lot 49 DP 43547		Auckland Council	117 Richardson Road Owairaka Auckland 1025	Owairaka	Open Space - Sport and Active Recreation Zone	Residential - Terrace Housing and Apartment Buildings Zone
99	Lot 36 DP 66356		Auckland Council	33R Watchfield Close Mangere Auckland 2022	Mangere	Open Space - Sport and Active Recreation Zone	Residential - Mixed Housing Urban Zone
100	Lot 167 DP 55383		Housing New Zealand Limited	50 Mayflower Close Mangere East Auckland 2024	Mangere East	Open Space - Informal Recreation Zone	Residential - Mixed Housing Suburban Zone
101	Part of Lot 40 DP 66356		Housing New Zealand Limited	27 Watchfield Close Mangere Auckland 2022	Mangere	Residential - Mixed Housing Urban Zone	Open Space - Sport and Active Recreation Zone
102	Part of Lot 138 DP 38659		Housing New Zealand Limited	14-16 Cassino Terrace Owairaka Auckland 1025	Owairaka	Residential - Mixed Housing Urban Zone	Open Space - Sport and Active Recreation Zone
103	Part Allot 13 SO 1036		Wesleyan Church Trustees	4 and 8 Peak Road Kaukapakapa Auckland 0875	Kaukapakapa	Residential - Rural and Coastal Settlement Zone	Special Purpose - Cemetery Zone
104	Lot 1 DP 455537		Whangaparaoa Golf Club	1337 Whangapara Road, Army Bay 0930	Army Bay	Residential - Single House Zone	Open Space - Sport and Active Recreation Zone
105	Lots 133-135 DP 55383 and Lots 159-161 DP 55382		Housing New Zealand Limited	62 Mayflower Close Mangere East Auckland 2024	Mangere East	Residential - Mixed Housing Suburban Zone	Open Space - Informal Recreation Zone, Road and Balance stays as Residential - Mixed Housing Suburban Zone