

# Memo


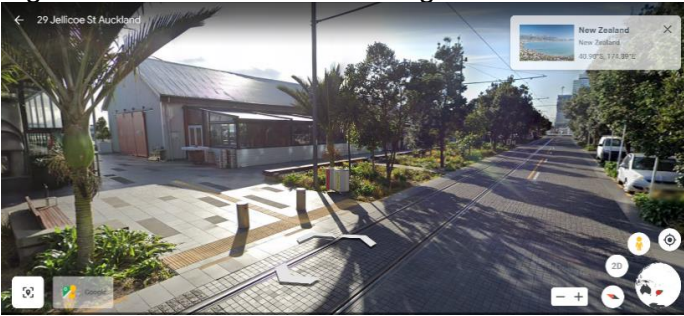
Date 30 October 2023

To: Phill Reid, Manager Aucklandwide Planning  
 From: Roger Eccles – Planner, Central and South Planning  
 Subject: **Plan Modification: Clause 20A modification to the Planning Maps of the Auckland Unitary Plan 1 Jellicoe Street, Wynyard Quarter**

The corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (updated September 2023) authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

<p><b>Rule or Section of Unitary Plan</b></p>	<p>Auckland Unitary Plan (AUPOP) zoning maps.</p>
<p><b>Subject Site</b></p>	<p>Map1:1 Jellicoe Street, Wynyard Quarter (Previously, 1-17 and 19-47 Jellicoe Street, Wynyard Quarter)</p>  <p>Figure 1: 1 Jellicoe Street looking east.</p> 

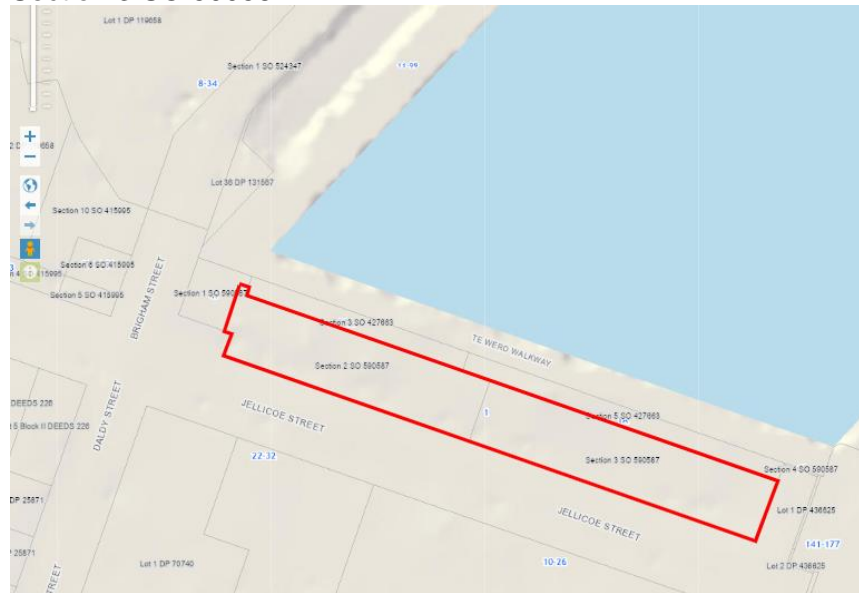
**Legal Description  
(if applicable)**

1 Jellicoe Road, Wynyard Quarter – current  
Legal Description Section 2 SO 500587 and Section 3 SO 500587

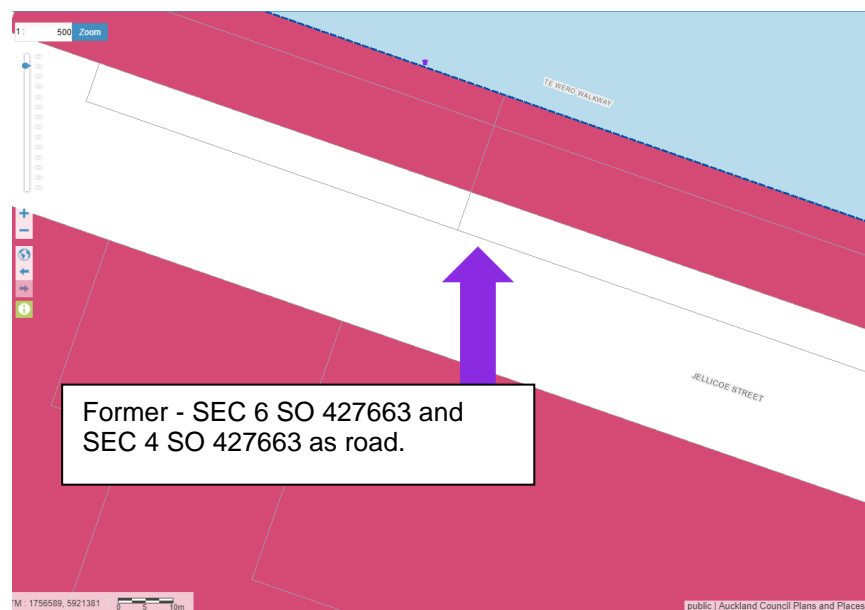
*[Formerly: SEC 6 SO 427663 and Pt Lot 34 DP 131567 (1-17 Jellicoe Street) and SEC 4 SO 427663 and Pt Lot 35 DP 131567 (19-47 Jellicoe Street)].*

Do you want to insert the reference to **Attachment 1: Title Plan SO 427663**.

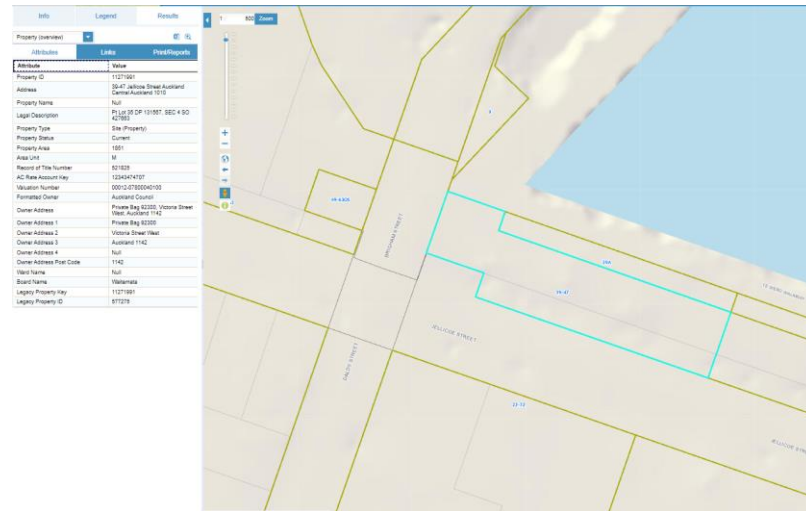
Map 2: 1 Jellicoe Road, Wynyard Quarter, now Section 2 SO 500587 and Section 3 SO 500587.



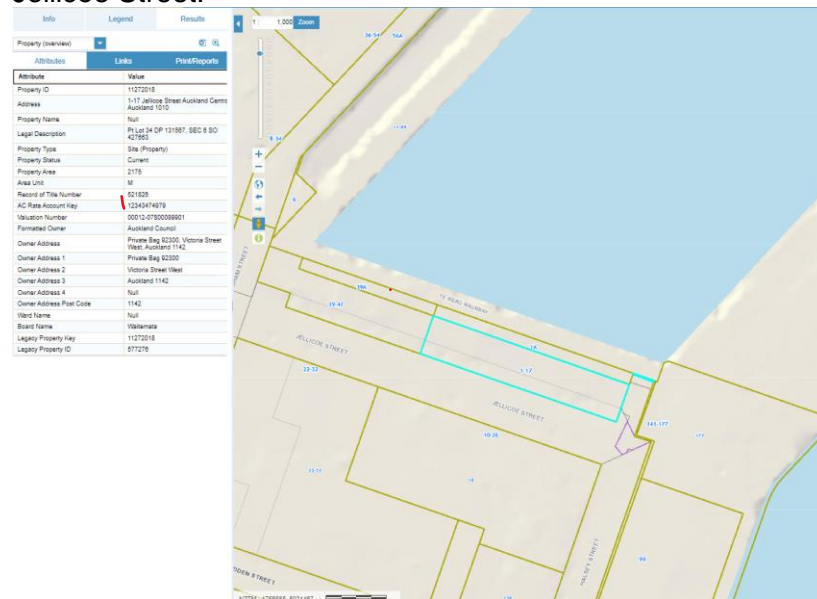
Map 3: AUP zoning map showing the former SEC 6 SO 427663 and SEC 4 SO 427663 as road. The clause 20A aims to reverse the LINZ mapping update that shows this area as Business – City Centre zone and return it to road.



**Map 4: Showing former Pt Lot 35 DP 131567, SEC 4 SO 427663 19-47 Jellicoe Street.**



**Map 5: Showing the former Pt Lot 34 DP 131567, SEC 6 SO 427663, 1-17 Jellicoe Street.**

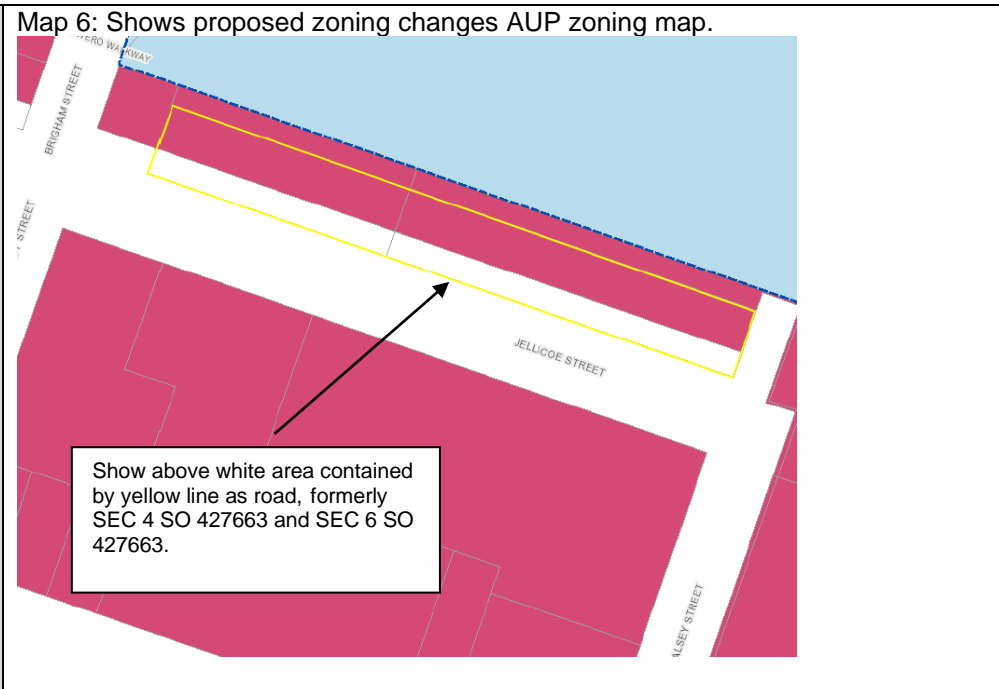





**Nature of change**

A Clause 20A modification is required to correct the AUPOP Business-City Centre zoning at 1 Jellicoe Street, Wynyard Quarter by uplifting a section of zoning that has been incorrectly applied as part of a GIS mapping update.

Former land parcels SEC 4 SO 427663 and SEC 6 SO 427663, both the outcome of a Stopped Road process in NZ Gazette 22 April 2010 (**Attachment 2–Stopped Road, NZ Gazette No 46, 2010**), have been incorrectly zoned Business-City Centre. This occurred as part of a LINZ amalgamation and information update provided to the Council and resulted in the zoning being shown erroneously on the planning maps. In this case as the road was stopped prior to the AUP becoming operative

	<p>in 2016, the two land parcels (SEC 4 SO 427663 and SEC 6 SO 427663) are required to go through a Plan Change process. It is intended that the land in question will be zoned as part of the Plan Change 78 process.</p> <p><b>Discussion</b></p> <p>The address 1 Jellicoe Street, Wynyard Quarter is currently shown zoned as Business-City Centre zone. This is incorrect as the land parcels concerned (Section 2 SO 500587 and Section 3 SO 500587), were zoned in error on the AUPOP map as part of an automatic LINZ updating.</p> <p>Although part of Jellicoe Street, Wynyard Quarter was legal stopped in 2009 and gazetted in 2010, the subsequent amalgamation with the neighbouring land parcels was delayed and appears to have only occurred in August 2023. This information was very recently received by Council as part of the weekly LINZ parcel data updates. Under the current automatic updating process, information provided by LINZ will be used to zone the complete land parcel as is the case at 1 Jellicoe Street.</p> <p>If a land parcel is required to have a split zone or road as in this example it relies on manual intervention to insert a new boundary (or blocker) to ensure the parcel reflects the two zones. In this case, this subsequent step has been missed and, the updating procedure has automatically and erroneously given it the Business-City Centre zone.</p> <p>Concurrently Eke Panuku has been seeking to dispose/sell the area of land at 1 Jellicoe Street, Wynyard Quarter. It became evident that part of the land they seeking to sell is zoned road even though the land is part of a legal land parcel and has been developed.</p> <p>The area is also part of the AUPOP Wynyard Quarter Precinct (E). The precinct maps show the subject sites as Business City Centre zone area and not road.</p>
<b>Effect of change</b>	<p>The proposed change to the AUPOP map:</p> <ul style="list-style-type: none"> <li>• is to correct a minor error arising from the incorrect application automatic GIS update process,</li> <li>• is neutral and returns the zoning back to its correct legal form and allow for the zoning to be updated through the Plan Change 78 process,</li> <li>• it will allow Council to respond to Eke Panuku’s request to rezone land parcel SEC 4 SO 427663 and SEC 6 SO 427663 to Business-City zone.</li> </ul>
<b>Changes required to be made (maps)</b>	<p>Amend part of 1 Jellicoe Street, Wynyard Quarter from Business-City Centre to road in the AUPOP zoning map as indicated in Map 6 below.</p>

	<p>Map 6: Shows proposed zoning changes AUP zoning map.</p> 
<p><b>Attachments</b></p>	<p><b>Attachment 1: Title Plan SO 427663</b> <b>Attachment 2: Stopped Road, NZ Gazette No 46 2010</b> <b>Attachment 3: Updates to GIS Viewer</b></p>

<p><b>prepared by:</b> Roger Eccles Planner, Central and South Planning</p>	<p><b>Text Entered by:</b> N/A Planning Technician</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b></p>
<p><b>Maps prepared by:</b> Aching Konyak Geospatial Specialist</p>	<p><b>Reviewed by:</b> Dean Thompson, Lead Geospatial Specialist</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b></p> 
<p><b>Decision:</b> I agree to authorise the Clause 20A modification using my delegated authority.</p> <p>Phill Reid Manager – Auckland-wide Planning Date: 1.11 2023</p>	
<p><b>Signature:</b></p>	

*Philip Reid*

# **Attachment 1: Title Plan SO 427663**





## Digital Title Plan - SO 427663

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**Survey Number** SO 427663  
**Surveyor Reference** K3244  
**Surveyor** Simon John Reid  
**Survey Firm** CKL Surveying and Planning  
**Surveyor Declaration** I Simon John Reid, being a person entitled to practise as a licensed cadastral surveyor, certify that -  
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.  
 Declared on 08/03/2010.

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### Survey Details

**Dataset Description** SECTIONS 1 - 7  
**Status** Approved as to Survey  
**Land District** North Auckland  
**Submitted Date** 08/03/2010  
**Survey Class** Class I Cadastral Survey  
**Survey Approval Date** 16/03/2010  
**Deposit Date**

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### Territorial Authorities

Auckland City

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### Comprised In

CT NA77A/403  
CT NA77A/402

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### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Section 6 Survey Office Plan 427663	Legalisation	0.0795 Ha	
Section 4 Survey Office Plan 427663	Legalisation	0.0546 Ha	
Section 3 Survey Office Plan 427663	Legalisation	0.0436 Ha	
Section 5 Survey Office Plan 427663	Legalisation	0.0634 Ha	
PART LOT 35 DP 131567	Fee Simple Title		
PART LOT 34 DP 131567	Fee Simple Title		
PART LOT 34 DP 131567	Fee Simple Title		
Section 1 Survey Office Plan 427663	Legalisation	0.0346 Ha	
Section 2 Survey Office Plan 427663	Legalisation	0.0135 Ha	
	Road		
<b>Total Area</b>		<b>0.2892 Ha</b>	



# Schedule / Memorandum

Land Registration District

**North Auckland**

Plan Number

**SO 427663**

Territorial Authority (the Council)

**Auckland City Council**

## Schedule of Areas

Road to be stopped

Shown	Adjoining	CT Reference	Area
Section 6	Lot 34 DP 131567	NA77A/402	0.0795ha
Section 4	Lot 35 DP 131567	NA77A/403	0.0546ha
Section 2	Lot 35 DP 131567	NA77A/403	0.0135ha

## Land to be acquired for open space

Shown	Description	CT Reference	Area
Section 3	Lot 35 DP 131567	NA77A/403	0.0436ha
Section 5	Lot 34 DP 131567	NA77A/402	0.0634ha
Section 1	Lot 35 DP 131567	NA77A/403	0.0346ha

# Schedule / Memorandum

Land Registration District

**North Auckland**

Plan Number

**SO 427663**

Territorial Authority (the Council)

**Auckland City Council**

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### Road to be stopped

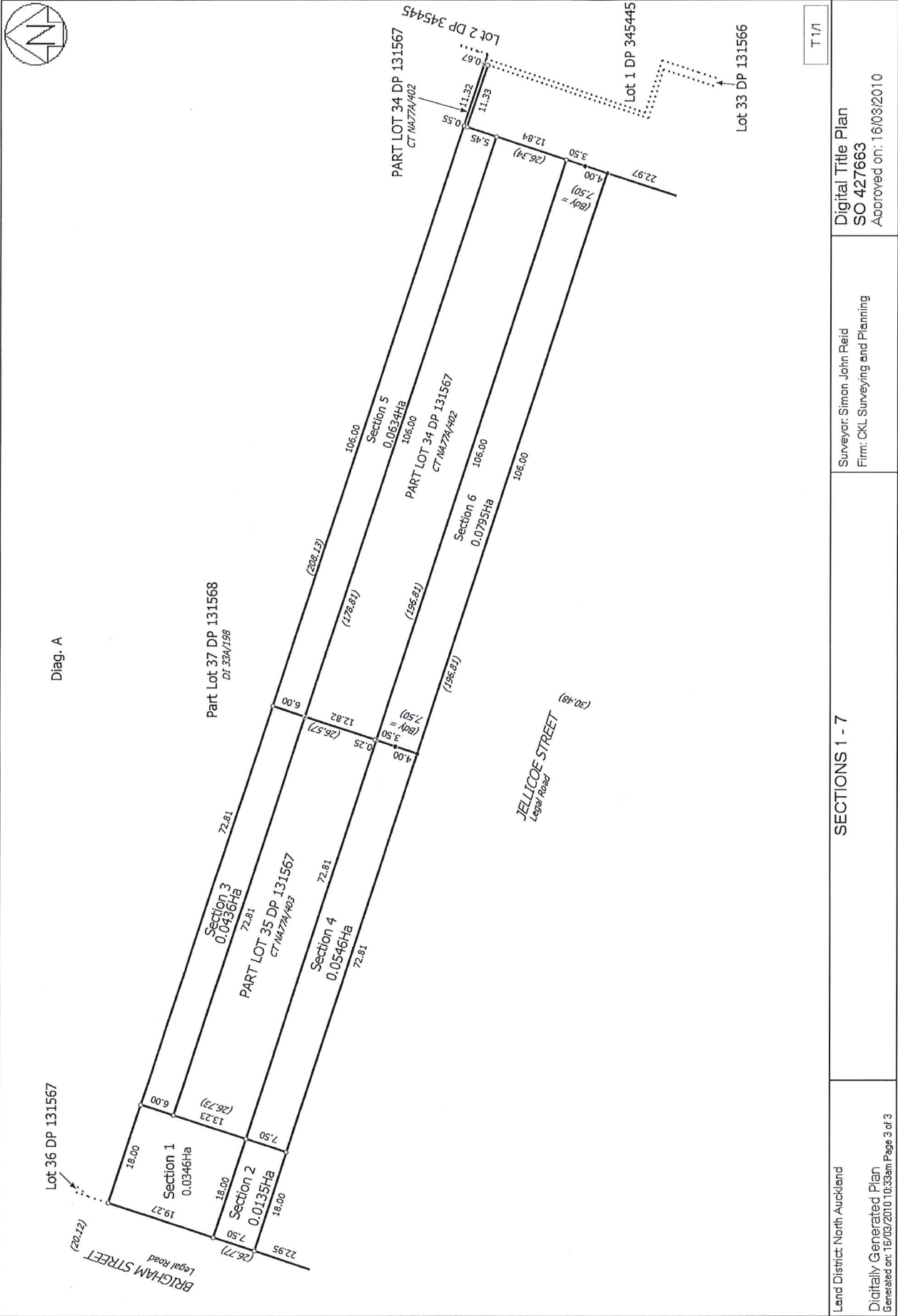
Shown	Adjoining	CT Reference	Area
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# Attachment 1



Land District: North Auckland

Digitally Generated Plan  
Generated on: 16/03/2010 10:33am Page 3 of 3

## SECTIONS 1 - 7

Surveyor: Simon John Reid  
Firm: CKL Surveying and Planning

Digital Title Plan  
SO 427663  
Approved on: 16/03/2010

T 1/1



## **Attachment 2: Stopped Road, NZ Gazette No 46 2010**

**Wellington Land District—Wanganui District****Schedule**

Area m <sup>2</sup>	Description
1680	Part Lot 1 DP 340685; shown as Section 1 on SO 411741 (part Computer Freehold Register 167325).

Dated at Christchurch this 13th day of April 2010.

S. R. GILBERT, for the Minister for Land Information.

(LINZ CPC/2007/12198)

In3026

**Land Declared Road—State Highway 1 Orari South Passing Lanes, Orari, Timaru District**

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Stephen Robert Gilbert, Land Information New Zealand, declares the land described in the Schedule to this notice to be road which, pursuant to section 88(2) of the Government Roading Powers Act 1989, becomes road, limited access road and State highway and shall vest in the Crown on the date of publication hereof in the *New Zealand Gazette*.

**Canterbury Land District—Timaru District****Schedule****Land Declared as Road**

Area m <sup>2</sup>	Description
1953	Part Rural Section 8889; shown as Section 8 on SO 427510 (part Computer Freehold Register CB20A/766).

Dated at Christchurch this 15th day of April 2010.

S. R. GILBERT, for the Minister for Land Information.

(LINZ CPC/2009/13745)

In3017

**Land Declared Road—State Highway 18 Hobsonville, Clarks Lane, Waitakere City**

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Ronald Alistair Jolly, Land Information New Zealand, declares the land described in the First Schedule to this notice to be road which, pursuant to section 5 of the Land Transport Management Act 2003, forms part of State Highway 18 and shall remain vested in the Crown on the date of publication hereof in the *New Zealand Gazette*, which has the effect of adding the portion of road described in the Second Schedule to State Highway 18, pursuant to section 5 of the Land Transport Management Act 2003.

**North Auckland Land District—Waitakere City****First Schedule****Land to be Declared Road and State Highway**

Area m <sup>2</sup>	Description
3830	Part Lots 34 and 35 DP 2635; shown as Section 1 on SO 399678 (part Composite Computer Registers NA51C/1263–1268 and NA54C/1267).
3614	Part Lots 34 and 35 DP 2635; shown as Section 3 on SO 399678 (part Composite Computer Registers NA51C/1263–1268 and NA54C/1267).

**Second Schedule****Road Added to State Highway 18**

Area m <sup>2</sup>	Description
2724	Road adjoining Sections 1 and 3 on SO 399678; shown as Section 2 on SO 399678.

Dated at Wellington this 15th day of April 2010.

R. A. JOLLY, for the Minister for Land Information.

(LINZ CPC/2009/13978, CPC/2009/13979, CPC/2009/13980, CPC/2009/13981, CPC/2009/13982, CPC/2009/13990)

In3025

**Road Stopped—Jellicoe Street, Auckland City**

Pursuant to sections 116 and 117 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Ronald Alistair Jolly, Land Information New Zealand, declares the portion of road adjoining or passing through the land described in the Schedule to this notice to be stopped vesting in the Auckland Regional Holdings and, pursuant to section 120(3):

(a) The land firstly described in the Schedule to this notice to be amalgamated with the land in Computer Freehold Register NA77A/403; and

(b) The land secondly described in the Schedule to this notice to be amalgamated with the land in Computer Freehold Register NA77A/402

on the date of publication hereof in the *New Zealand Gazette*.

**North Auckland Land District—Auckland City****Schedule**

Area m <sup>2</sup>	Description
546	Lot 35 DP 131567; shown as Section 4 on SO 427663.
795	Lot 34 DP 131567; shown as Section 6 on SO 427663.

Dated at Wellington this 19th day of April 2010.

R. A. JOLLY, for the Minister for Land Information.

(LINZ CPC/2005/10880)

In3010

**Land Declared Road—17 Salisbury Road, Richmond, Nelson**

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Ronald Alistair Jolly, Land Information New Zealand, declares the land described in the Schedule to this notice to be road and shall vest in the Tasman District Council on the date of publication hereof in the *New Zealand Gazette*.

**Nelson Land District—Tasman District****Schedule****Land Declared Road**

Area m <sup>2</sup>	Description
3	Section 1 SO 424075 (part Computer Freehold Register NL3D/91).

Dated at Wellington this 15th day of April 2010.

R. A. JOLLY, for the Minister for Land Information.

(LINZ CPC/2005/10754)

In2948

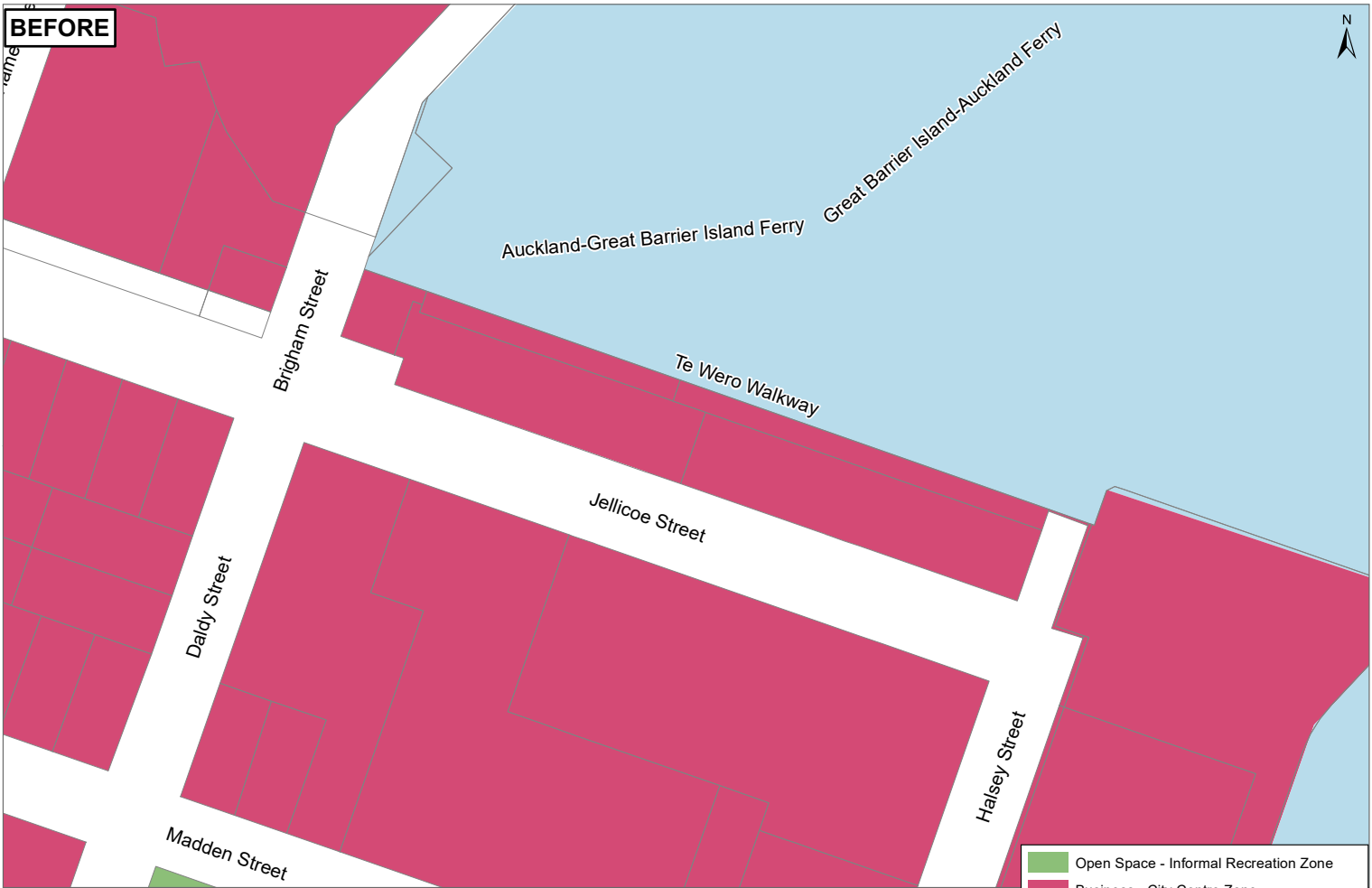
**Land Declared Road—23A Salisbury Road, Richmond, Nelson**

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Ronald Alistair Jolly, Land Information New Zealand, declares the land described in the Schedule to this notice to be road and shall vest in the Tasman District Council on the date of publication hereof in the *New Zealand Gazette*.



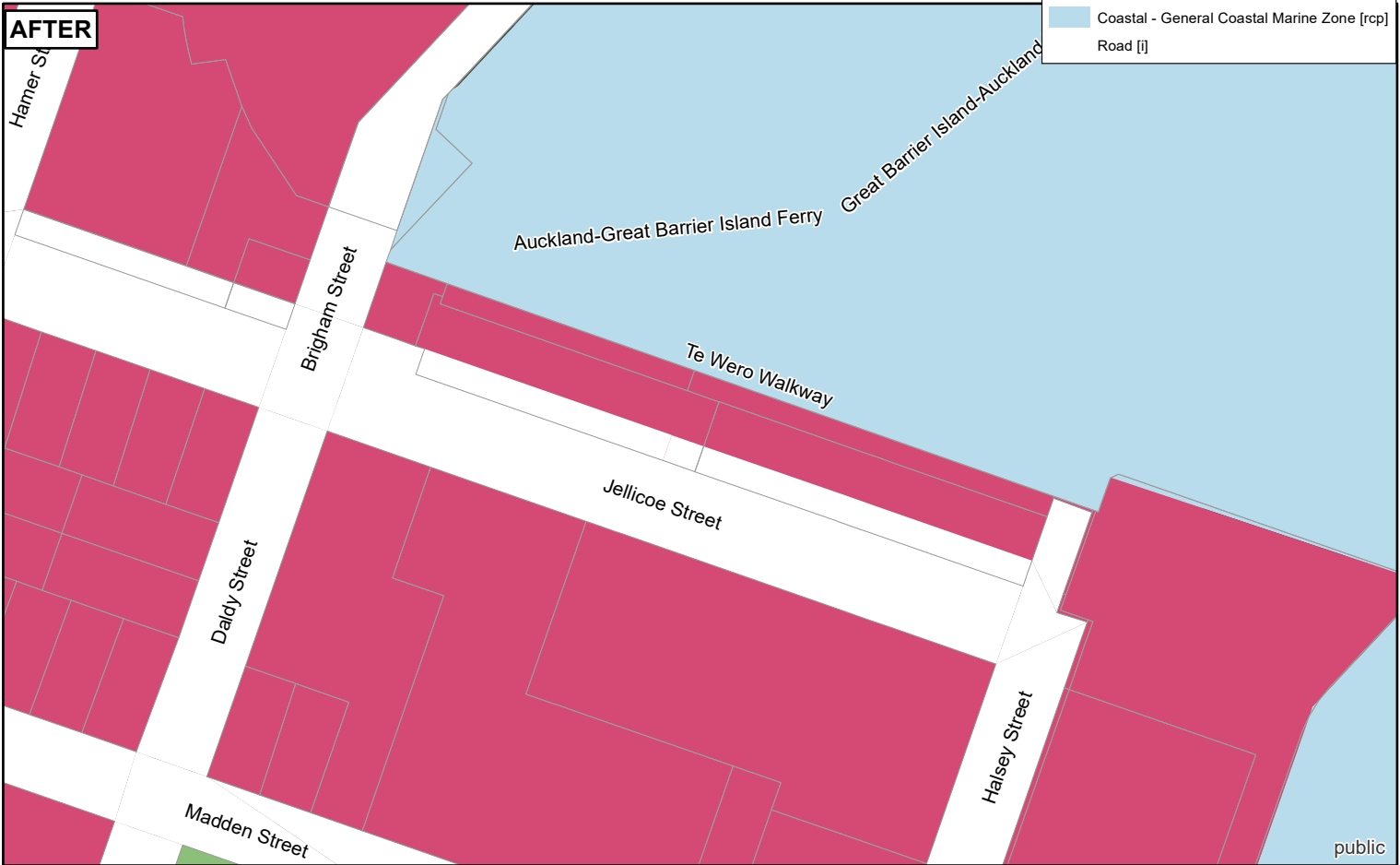
## **Attachment 3: Updates to GIS Viewer**

**BEFORE**



- Open Space - Informal Recreation Zone
- Business - City Centre Zone
- Coastal - General Coastal Marine Zone [rcp]
- Road [r]

**AFTER**



public



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 5/12/2023

## 1 Jellicoe Street, Wynyard Quarter Rezone from Business-City Centre to road



Plans and Places