

**Date:** Wednesday 12 February 2014  
**Time:** 9.00am  
**Meeting Room:** Kaipātiki Local Board Office  
**Venue:** 90 Bentley Avenue  
Glenfield

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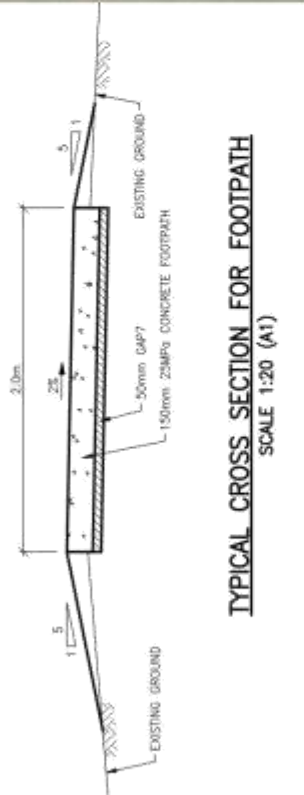
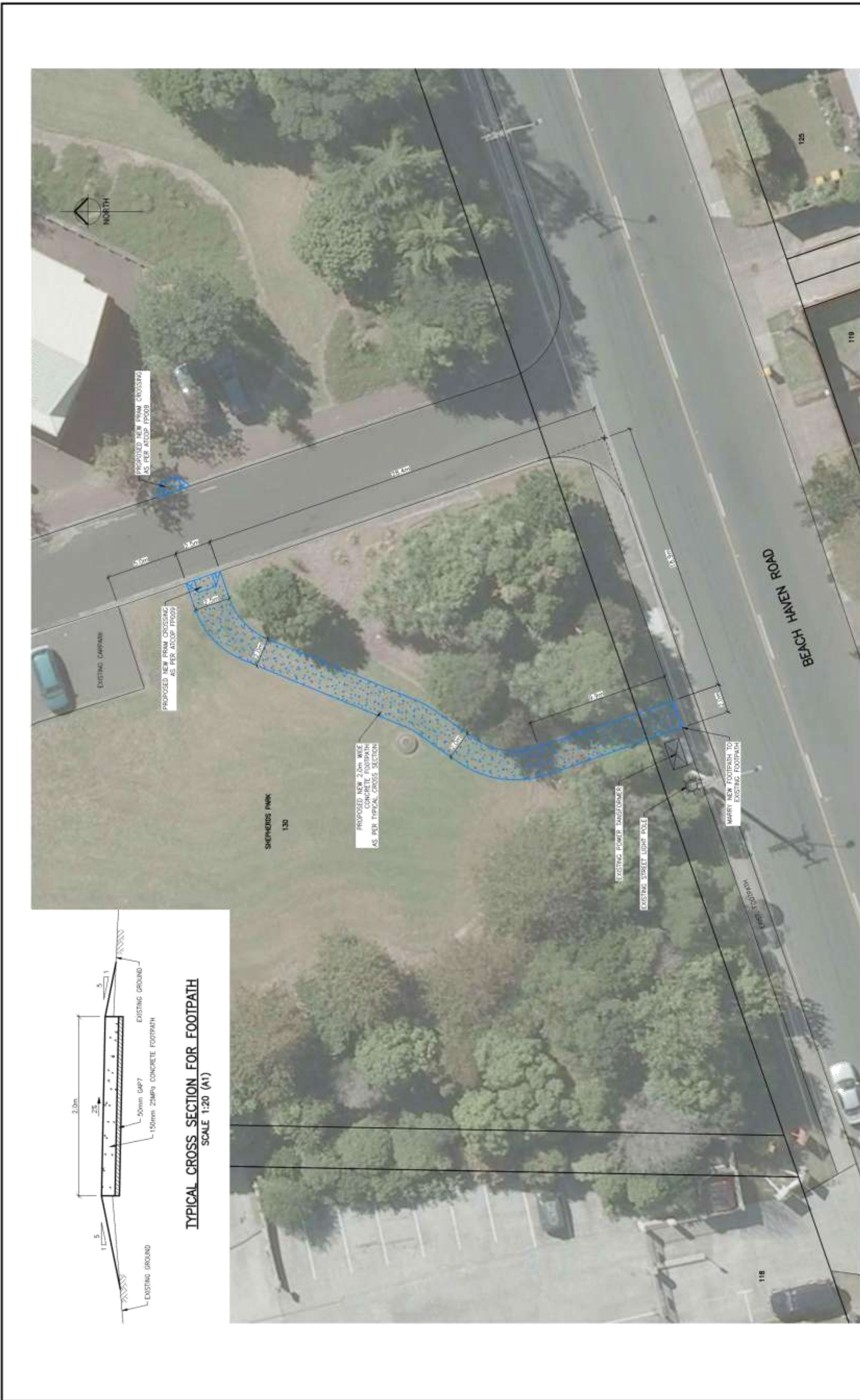
## **Kaipātiki Local Board**

# **OPEN MINUTE ITEM ATTACHMENTS**

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AUCKLAND TRANSPORT		ORIGINAL SCALE 1:125 (A1); 1:250 (A3)
130 BEACH HAVEN ROAD, BEACH HAVEN NEW FOOTPATH PLAN		SHEET 1 OF 1
DRAWING No. 2014-029		REVISION
Auckland Transport An Auckland Council Organisation		CONTRACT No. A1
AUCKLAND TRANSPORT		
MANAGER T & D		
DATE	REVISION	BY / DATE
01/14		
01/14		
01/14		
SURVEYED		
DESIGNED E.H.		
DRAWN Y.P.		
COMPUTED Y.P.		
DWG CHECK		
DESIGN CHECK		



## Proposed Auckland Unitary Plan

### Attachment A: Kaipātiki Local Board input to the Auckland Council Submission

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#### General Comments

1. The board provided extensive feedback on the Draft Unitary Plan and is largely satisfied with the action taken in the PAUP as a result of the feedback provided.
2. The board wishes to clarify that its comment as part of this feedback (at point 69) that 'Chatswood Estate is subject to covenants' was incorrect. The board has since been advised that there are no such covenants in place. Chatswood Estate has been zoned Residential – single house which the board supports.
3. The board has identified that the Public Open Space Activity Table (Part 3, Chapter I, 2.1) is potentially misleading as the table could be interpreted in one of two ways:
  - 3.1 As indicating that permitted activities on a particular reserve will be guided by those activities which are in accordance with a precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan. This interpretation would suggest that the rules relating to those activities outlined in the activity table will only come into effect where the precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan allows for that activity (otherwise the activity is restricted discretionary), or;
  - 3.2 As indicating that for all reserves, the rules for each activity are as outlined. This would suggest that a large number of activities are now permitted in reserves which would previously have required resource consent or not been permitted under the operative North Shore City District Plan.
  - 3.3 The activity table therefore needs to be much clearer in its intent.
4. In addition, due to the lack of reserve management plans in place for a large proportion of Kaipātiki parks and reserves (24%), the reference to reserve management plans is further weakened in these cases.
5. The activity table is specifically inconsistent in relation to the rules surrounding grandstands:

- 5.1 Grandstands are listed as a separate activity in the table under 'Community'. Grandstands are described as either 'non-complying' or 'restricted' for all five of the POS zones at this point in the activity table.
- 5.2 However, grandstands are also listed as part of the 'buildings' activity under 'Development' further down the table. Buildings are described as 'permitted' for all five of the POS zones at this point in the activity table, which for grandstands is inconsistent with 1.5.1 above.
6. A proportion of Onepoto Domain has been rezoned POS – Informal Recreation (the draft unitary plan had zoned a significant proportion of the reserve as Conservation). The board identifies this change as an error.
7. 411 Glenfield Road and 88-94 Bentley Avenue have been zoned 'Special Purpose – School' in the PAUP. There is no school on any of these properties (current use is as a Community Centre, Library and Local board office with associated parking and planting).
8. Overall the board has identified inconsistencies in the application of the zoning on some council owned community properties. Under the operative North Shore City District Plan the following properties (not necessarily exhaustive) were zoned 'Special Purpose – Community Use'. In the PAUP a variety of zones have been applied depending on the local context):
  - 8.1 411 Glenfield Road (Glenfield Community Centre) – zoned 'Special Purpose – School' in the PAUP
  - 8.2 88-94 Bentley Avenue (Glenfield Library and Local board office) – zoned 'Special Purpose – School' in the PAUP
  - 8.3 Corner Hinemoa Street/Rawene Road (Birkenhead Library) – zoned part 'POS – Civic Spaces' and part 'Town Centre' in the PAUP (the portion of the property zoned 'Town Centre' matches that zoned 'Special Purpose – Community Use' in the operative plan)
  - 8.4 5 Ernie Mays Street (Northcote Library) – zoned 'Town Centre' in the PAUP
  - 8.5 2 Rodney Road (Northcote War Memorial Hall) – zoned 'Single House' in the PAUP
9. As the special purpose zoning in the PAUP would not apply to these properties (as the special purpose zones are limited to: Airport, Cemetery, Healthcare, Major Recreation Facility, Māori Purpose, Quarry, Retirement Village, Green Infrastructure Corridor, School and Tertiary Education) the board requests that more appropriate zoning for these council owned community properties would be Public Open Space – Community.

10. The board has also identified a number of other council owned community properties, as listed below. These properties have operative zoning which largely matches that in the PAUP. However, the board requests that the zoning for these properties is reviewed as a possible error (as the zoning does not match their current and planned future use):
  - 10.1 110 Hinemoa Street (Highbury House), zoned 'Business 1/Residential 3C' in the operative plan and 'Neighbourhood Centre/Single House' in the PAUP
  - 10.2 72 Bayview Road (Bayview Community Centre), zoned 'Residential 4A' in the operative plan and 'Mixed Housing Suburban' in the PAUP
  - 10.3 134 Birkdale Road (Birkdale Community House), zoned 'Residential 4A' in the operative plan and 'Mixed Housing Suburban' in the PAUP
11. 35- 41 Birkenhead Avenue is zoned partly 'Town Centre' and partly 'POS – Conservation' in the PAUP. 35-41 Birkenhead Avenue was purchased by North Shore City Council in 2004 using the Council's Citywide Reserve Land Purchases Budget (N.B. this total budget was made up of both 'Coastal Land Acquisition budget' and 'Land Acquisition budget'- the property in question was purchased utilising 'Land Acquisition budget' specifically). Subsequently, the Highbury Centre Plan (2006) identified the property as providing an opportunity to create a viewing platform on the site and/or link through to Le Roys Bush. City Transformation within Auckland Council is currently leading work on the development of the site as a 'bush gateway and lookout' and budget is identified in the Council's LTP for this development. The board therefore requests that the zoning of the site is reviewed to ensure that it best meets the needs of the development as a public open space and commercial activity. (N.B. the entire site (including the bush at the rear) is zoned 'Residential – 2A' in the operative North Shore District Plan).
12. Eliot Reserve is zoned Public Open Space – Sport and Active Recreation in the PAUP. Whilst the operative District Plan zoning for the reserve was 'Recreation 4' the board identifies this as a possible error as the current use of the reserve is split – the Northern end being used for sport and active recreation and the Southern end for informal recreation.
13. A stormwater catchment management planning assessment undertaken by Hill Young Cooper on behalf of the Council recommends 'no intensification for this defined area' [the defined area in question is that immediately to the west and north of Greenslade Reserve]. The board requests that this area is revisited to ensure that this advice has been incorporated into the zoning applied in the PAUP.

14. The board queries whether the demolition controls are adequately addressed in the Special Character Residential North Shore Overlay Activity Table (Part 3, Chapter J, 3.4). The board requests assurance that the controls replicate those in the operative plan, and that this is clearly articulated in the PAUP.