<table>
<thead>
<tr>
<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Auckland Unitary Plan (Operative in Part) - Proposed Open Space Plan Change</td>
<td></td>
</tr>
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<td>A. Proposed Open Space Plan Change Maps</td>
<td>3</td>
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<td>B. Proposed Open Space Plan Change section 32 evaluation report</td>
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</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 1
Geographic area: North
Subject property: 69 Gills Road, Albany Heights
Legal Description(s): Lot 3 DP 309003
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 2
Geographic area: North
Subject property: 1 Auger Lane, Silverdale
Legal Description(s): Lot 809 DP 469178
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 3
Geographic area: West
Subject property: 22 Fruitlands Road, Huapai
Legal Description(s): Lot 84 DP 502754
Current zone(s): Future Urban Zone
Proposed zone: Open Space – Conservation Zone

![Map of proposed changes]
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

| Map number: | 4 |
| Geographic area: | North |
| Subject property: | Sunnyside Road, Coatesville |
| Legal Description(s): | Lot 4 DP 485427 |
| Current zone(s): | Rural – Countryside Living Zone |
| Proposed zone: | Open Space – Conservation Zone |
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 5
Geographic area: North
Subject property: Ahuroa Road, Puhoi
Legal Description(s): Lot 200 DP 503137
Current zone(s): Rural – Countryside Living Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 6
Geographic area: North
Subject property: Ti Tree Lane, Starmore Bay
Legal Description(s): Lot 17 DP 504729
Current zone(s): Residential – Large Lot Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 7
Geographic area: North
Subject property: 1 Arran Point Parade, Silverdale
Legal Description(s): Lot 803 DP 501394
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 8
Geographic area: North
Subject property: 35 Arran Point Parade, Silverdale
Legal Description(s): Lot 804 DP 501394
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 9
Geographic area: West
Subject property: 44 Ara Kakara Avenue, Huapai
Legal Description(s): Lot 103 DP 505162
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 10
Geographic area: West
Subject property: 44 Ara Kakara Avenue, Huapai
Legal Description(s): Lot 104 DP 505162
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 11
Geographic area: West
Subject property: 35-41 Huarahi Pai Road, Huapai
Legal Description(s): Lot 101 DP 505162
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 12
Geographic area: West
Subject property: 21-33 Huarahi Pai Road, Huapai
Legal Description(s): Lot 102 DP 505162
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
<th>13</th>
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</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>North</td>
</tr>
<tr>
<td>Subject property:</td>
<td>36 Schooner Avenue, Snells Beach</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Lot 202 DP 478049</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Residential – Mixed Housing Suburban Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 14
Geographic area: North
Subject property: Schooner Avenue, Snells Beach
Legal Description(s): Lot 204 DP 478049
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 15
Geographic area: South
Subject property: 26 Opaia Drive, Waiuku
Legal Description(s): Lot 55 DP 494369
Current zone(s): Residential – Rural and Coastal Settlement Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 16
Geographic area: Central
Subject property: 140C Bassett Road, Remuera
Legal Description(s): Lot 4 DP 501093
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 17
Geographic area: West
Subject property: Pitoitoi Drive, Riverhead
Legal Description(s): Lot 300 DP 502769
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 18
Geographic area: South
Subject property: 36 Adams Road South, Pukekohe
Legal Description(s): Lot 301 DP 505909
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 19
Geographic area: South
Subject property: 101 Castlebaine Drive, Flat Bush
Legal Description(s): Lot 802 DP 505920
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 20
Geographic area: South
Subject property: 63 Flat Bush School Road, Flat Bush
Legal Description(s): Lot 800 DP 505920
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 21
Geographic area: North
Subject property: 67 Arran Point Parade, Silverdale
Legal Description(s): Lot 805 DP 505169
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 22
Geographic area: West
Subject property: Roa Avenue, Hobsonville
Legal Description(s): Lot 301 DP 505573
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 23
Geographic area: West
Subject property: Roa Avenue, Hobsonville
Legal Description(s): Lot 305 DP 505573
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 24
Geographic area: North
Subject property: 76 Colonial Drive, Silverdale
Legal Description(s): Lot 801 DP 505108
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

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<tbody>
<tr>
<td>Geographic area:</td>
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<tr>
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<td>73 Belmont Road, Pukekohe</td>
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<tr>
<td>Legal Description(s):</td>
<td>Lot 300 DP 510479</td>
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<td>Current zone(s):</td>
<td>Residential – Mixed Housing Suburban Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 26
Geographic area: South
Subject property: Wyon Way, Flat Bush
Legal Description(s): Lot 101 DP 505490
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 27
Geographic area: South
Subject property: 33 Pakaraka Drive, Ardmore
Legal Description(s): Lot 700 DP 504247
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 28
Geographic area: South
Subject property: 32 Pakaraka Drive, Ardmore
Legal Description(s): Lot 600 DP 504247
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 29
Geographic area: West
Subject property: 84 Hobsonville Road, Hobsonville
Legal Description(s): Section 2 SO 509537
Current zone(s): Business – Light Industry Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 30
Geographic area: South
Subject property: 36 Totara Meadows Court, Manukau Central
Legal Description(s): Lot 203 DP 508898
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 31
Geographic area: North
Subject property: Karepiro Drive, Stanmore Bay
Legal Description(s): Lot 301 DP 506766
Current zone(s): Business – Mixed Use Zone & Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 32
Geographic area: South
Subject property: 24 Totara Meadows Court, Manukau Central
Legal Description(s): Lot 202 DP 508898
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 33
Geographic area: South
Subject property: Wai Shing Place, Pukekohe
Legal Description(s): Lot 301 DP 500855
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
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<td>Subject property:</td>
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<td><strong>Current zone(s):</strong></td>
<td>Business – Mixed Use Zone &amp; Residential – Mixed Housing Urban Zone</td>
</tr>
<tr>
<td><strong>Proposed zone:</strong></td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 35
Geographic area: North
Subject property: Arklow Lane, Stanmore Bay
Legal Description(s): Lot 300 DP 506766
Current zone(s): Business – Mixed Use Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 36
Geographic area: South
Subject property: 453B Glenbrook Beach Road, Glenbrook
Legal Description(s): Lot 3 DP 500050
Current zone(s): Rural – Rural Coastal Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 37
Geographic area: West
Subject property: 25 Kano Way, Hobsonville
Legal Description(s): Lot 411 DP 506502
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 38
Geographic area: West
Subject property: 84 Hobsonville Road, Hobsonville
Legal Description(s): Section 4 SO 511858 & Section 5 SO 511858
Current zone(s): Future Urban Zone & Business – Light Industry Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 39
Geographic area: South
Subject property: 5 Warbler Crescent, Papakura
Legal Description(s): Lot 134 DP 506923
Current zone(s): Residential – Mixed Housing Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 40
Geographic area: West
Subject property: 14 Tai Crescent, Hobsonville
Legal Description(s): Lot 306 DP 508367
Current zone(s): Residential – Single House Zone & Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 41
Geographic area: North
Subject property: 37C Maritime Terrace, Birkenhead
Legal Description(s): Lot 4 DP 454437
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 42
Geographic area: North
Subject property: 84 John Andrew Drive, Warkworth
Legal Description(s): Lot 205 DP 511357
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 43
Geographic area: North
Subject property: 23C Glenvar Road, Torbay
Legal Description(s): Lot 7 DP 502136
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 44
Geographic area: West
Subject property: 1621 State Highway 16, Woodhill
Legal Description(s): Lot 5 DP 504138
Current zone(s): Rural – Rural Production Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 45
Geographic area: South
Subject property: 68 Joseph Street, Flat Bush
Legal Description(s): Lot 300 DP 508662
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 46
Geographic area: North
Subject property: 10 Link Crescent, Stanmore Bay
Legal Description(s): Lot 101 DP 512162
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 47
Geographic area: South
Subject property: 18 Mcquoids Road, Flat Bush
Legal Description(s): Lot 300 DP 494054
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 48
Geographic area: North
Subject property: Smyth Road, Streamlands
Legal Description(s): Lot 2 DP 504329
Current zone(s): Rural – Rural Production Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 49
Geographic area: South
Subject property: 29 Sai Ridge Close, Pukekohe
Legal Description(s): Lot 204 DP 506177
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 50
Geographic area: North
Subject property: Haig Access Road, Redvale
Legal Description(s): Lot 3 DP 512217
Current zone(s): Rural – Countryside Living Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 51
Geographic area: West
Subject property: Sherrybrooke Place, Sunnyvale
Legal Description(s): Lot 6 DP 509535
Current zone(s): Residential – Single House Urban Zone
Proposed zone: Open Space – Conservation Zone
## Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

### Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
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<th>Map number:</th>
<th>52</th>
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</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>South</td>
</tr>
<tr>
<td>Subject property:</td>
<td>Great South Road, Drury</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Lot 4 DP 496442</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Residential – Mixed Housing Suburban Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>

![Map showing proposed changes](attachment:map.png)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 53
Geographic area: South
Subject property: 27 Kauri Heart Avenue, Takanini
Legal Description(s): Lot 1002 DP 504860
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 54
Geographic area: South
Subject property: 20 Karokaro Road, Takanini
Legal Description(s): Lot 1005 DP 504880
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 55
Geographic area: South
Subject property: 8 Taukari Road, Takanini
Legal Description(s): Lot 1018 DP 504860
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 56
Geographic area: North
Subject property: 4 Johns Creek Crescent, Silverdale
Legal Description(s): Lot 102 DP 507209
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 57
Geographic area: North
Subject property: 6 Johns Creek Crescent, Silverdale
Legal Description(s): Lot 104 DP 507209
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 58
Geographic area: South
Subject property: 2 Gurtin Road, Flat Bush
Legal Description(s): Lot 300 DP 512469
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 59
Geographic area: West
Subject property: 2166 Great North Road, Avondale
Legal Description(s): Lot 7 DP 511031
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 60
Geographic area: South
Subject property: 65 Flat Bush School Road, Flat Bush
Legal Description(s): Lot 803 DP 512593
Current zone(s): Residential – Mixed Housing Suburban Zone & Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 61
Geographic area: South
Subject property: 84A Boyd Road, Pukekohe
Legal Description(s): Lot 101 DP 482359
Current zone(s): Rural – Rural Coastal Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 62
Geographic area: North
Subject property: 7 Satchell Place, Birkenhead
Legal Description(s): Lot 31 DP 507041
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 63
Geographic area: West
Subject property: 69 Riverhead Point Drive, Riverhead
Legal Description(s): Lot 200 DP 509356, Lot 202 DP 509356 & Lot 204 DP 509356
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 64
Geographic area: West
Subject property: 5D Queen Mary Avenue, New Lynn
Legal Description(s): Lot 3 DP 508541
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 65
Geographic area: North
Subject property: 11D Birkley Road, Bayswater
Legal Description(s): Lot 3 DP 515859
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 86
Geographic area: South
Subject property: 56 Matairangi Avenue, Totara Heights
Legal Description(s): Lot 100 DP 501081
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

| Map number: | 67 |
| Geographic area: | South |
| Subject property: | 2 Matairangi Avenue, Totara Heights |
| Legal Description(s): | Lot 600 DP 501081 |
| Current zone(s): | Residential – Mixed Housing Suburban Zone |
| Proposed zone: | Open Space – Informal Recreation Zone |
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 66
Geographic area: South
Subject property: 84 Matairangi Avenue, Totara Heights
Legal Description(s): Lot 602 DP 501081
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 69
Geographic area: South
Subject property: 23 Matairangi Avenue, Totara Heights
Legal Description(s): Lot 101 DP 501081
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 70
Geographic area: South
Subject property: 34 Mairangi Avenue, Totara Heights
Legal Description(s): Lot 601 DP 501081
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 71
Geographic area: West
Subject property: 20A Lawson Creek Street, Massey
Legal Description(s): Lot 901 DP 515059
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 72
Geographic area: North
Subject property: 28B Harrowglen Drive, Northcross
Legal Description(s): Lot 50 DP 486476
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 73
Geographic area: West
Subject property: 29 Mowhirters Farm Lane, Massey
Legal Description(s): Lot 902 DP 515059
Current zone(s): Residential – Mixed Housing Urban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 74
Geographic area: North
Subject property: 1 Third Fairway Place, Schnapper Rock
Legal Description(s): Lot 500 DP 516089
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
## Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

### Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
<th>75</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>West</td>
</tr>
<tr>
<td>Subject property:</td>
<td>20 Lawson Creek Street, Massey</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Lot 900 DP 515059</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Residential – Mixed Housing Urban Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>

[Map Image]
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 76
Geographic area: North
Subject property: Silver Moon Road, Albany Heights
Legal Description(s): Lot 201 DP 505052
Current zone(s): Residential – Large Lot Zone & Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 77
Geographic area: North
Subject property: 16 Aoraki Crescent, Albany Heights
Legal Description(s): Lot 202 DP 505052
Current zone(s): Residential – Large Lot Zone & Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 78
Geographic area: West
Subject property: 65A Flat Bush School Road, Flat Bush
Legal Description(s): Lot 804 DP 515778
Current Zone(s): Residential – Mixed Housing Suburban Zone
Proposed Zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 79
Geographic area: South
Subject property: 658 Flat Bush School Road, Flat Bush
Legal Description(s): Lot 805 DP 515776
Current zone(s): Residential – Mixed Housing Suburban Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 80
Geographic area: South
Subject property: 33 Opouatu Avenue, Glenbrook
Legal Description(s): Lot 3002 DP 513833
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 81
Geographic area: South
Subject property: 5 Dame Nganeko Drive, Glenbrook
Legal Description(s): Lot 3060 DP 513833
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 82
Geographic area: South
Subject property: 10 Dame Nganeko Drive, Glenbrook
Legal Description(s): Lot 3001 DP 513833
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 83
Geographic area: North
Subject property: 113 Okura River Road, East Coast Bays
Legal Description(s): Lot 3 DP 497029
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 84
Geographic area: North
Subject property: 111 Arran Point Parade, Silverdale
Legal Description(s): Lot 806 DP 509751
Current zone(s): Residential – Single Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 85
Geographic area: North
Subject property: 15 Celestial Crescent, Orewa
Legal Description(s): Lot 700 DP 510693
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 86
Geographic area: North
Subject property: 193A Pinchgut Road, Kaukapakapa
Legal Description(s): Lot 26 DP 512800
Current zone(s): Rural – Rural Coastal Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 87
Geographic area: South
Subject property: Kayes Road, Pukekohe
Legal Description(s): Lot 32 DP 202683
Current zone(s): Road
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 88
Geographic area: West
Subject property: Cornwallis Road, Cornwallis
Legal Description(s): Lot 2 DP 412735
Current zone(s): Open Space – Conservation Zone
Proposed zone: No change
Other changes: Add to Waitakere Ranges Regional Park Designation (416)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 89
Geographic area: South
Subject property: 184 Maraatā Coast Road, Clevedon
Legal Description(s): Lot 2 DP 128027
Current zone(s): Rural Coastal Zone
Proposed zone: Open Space – Informal Recreation Zone
Other changes: Add to Duder Regional Park Designation (505)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 90
Geographic area: South
Subject property: 163R Beachlands – Maraetai Road, Clevedon
Legal Description(s): Lot 4 DP 31974
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: No change
Other changes: Add to Duder Regional Park Designation (605)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 91
Geographic area: South
Subject property: 3308 South Head Road, South Head (Te Rau Puriri - Prawn Farm)
Legal Description(s): Lots 1 & 2 DP 426156
Current zone(s): Rural Coastal Zone
Proposed zone: Open Space – Informal Recreation Zone
Other changes: Add to Te Rau Puriri Regional Park Designation (416)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
<th>92</th>
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</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>South</td>
</tr>
<tr>
<td>Subject property:</td>
<td>South Head Road, South Head (Te Rau Puriri - McLeods Property)</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Lot 1 – 4 DP 198815</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Rural Coastal Zone</td>
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<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
<tr>
<td>Other changes:</td>
<td>Add to Te Rau Puriri Regional Park Designation (416)</td>
</tr>
</tbody>
</table>
Attachment A

Item 9
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 93
Geographic area: North
Subject property: Martins Bay Road, Martins Bay
Legal Description(s): Lot 1 DP 28362
Current zone(s): Rural Coastal Zone
Proposed zone: Open Space – Conservation Zone
Other changes: Add to Mahurangi Regional Parks Designation (401)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 64
Geographic area: West
Subject property: 29 Te Ahuah Road, Piha (Byers Property - Piha)
Legal Description(s): Pt Allot SW 44, Pt Allot M82, Pt Allot NE 44 (all DP 3135 Karangahape), & Pt Allot S
Current zone(s): Waitakere Ranges Zone
Proposed zone: Open Space – Conservation Zone
Other changes: Add to Waitakere Ranges Regional Park Designation (418)
Attachment 1: Proposed Open Space Zone Changes
Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 05
Geographic area: West
Subject property: 82 Karekare Road
Legal Description(s): Lot 29 DP 40109
Current zone(s): Rural and Coastal Settlement Zone
Proposed zone: Open Space – Conservation Zone
Other changes: Add to Waitakere Ranges Regional Park Designation (418)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 66
Geographic area: North
Subject property: 1501 Beach Road, Long Bay (Long Bay HPZ)
Legal Description(s):
Part Lot 2 DP 157591 (Section 2 on SO 460210) and
Part Lot 600 DP 457552 (Section 5 on SO 460210)
Current zone(s): Open Space – Conservation Zone
Proposed zone: No change
Other changes: Add to Long Bay Regional Park Designation (415)
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
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<td>Geographic area:</td>
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<td>Subject property:</td>
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</tr>
<tr>
<td>Legal Description(s):</td>
<td>Pt Allotment 5 Parish of Waitakere</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Open Space – Conservation Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>No change</td>
</tr>
<tr>
<td>Other changes:</td>
<td>Add to Waitakere Ranges Regional Park Designation (418)</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 98
Geographic area: South
Subject property: 215 Station Road, Penrose
Legal Description(s): Lot 6 DP 20110 & Lot 7 DP 20110
Current zone(s): Shown as road
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
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</tr>
<tr>
<td>Subject property:</td>
<td>55 Seabreeze Road, Narrow Neck, Devonport</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Alison Park – R34, Pt Lot 21 B DP 4405</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Residential – Single House Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Sport and Active Recreation Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 100
Geographic area: South
Subject property: 1R Weatherly Drive, Beachlands
Legal Description(s): Lot 331 DP 461281
Current zone(s): Residential – Single House Zone
Proposed zone: Open Space – Sport and Active Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
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<tbody>
<tr>
<td>Geographic area:</td>
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</tr>
<tr>
<td>Subject property:</td>
<td>2 Ariel Place, Snells Beach</td>
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<tr>
<td>Legal Description(s):</td>
<td>Lot 23 DP 478046</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Residential – Single House Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 102
Geographic area: North
Subject property: 70 Kokihi Lane Snells Beach
Legal Description(s): Lot 9 DP 356085
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Mixed Housing Suburban Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 103
Geographic area: Central
Subject property: 89 St Mary’s Road, Ponsonby
Legal Description(s):
- Pt DP 9369, Pt Ls 144 Allot 14 Sec 8 Suburbs Auckland, Pt Lot 145 Allot 14 Sec 8 Suburbs Auckland

Current zone(s):
- Residential – Single House & Open Space – Informal Recreation Zone

Proposed zone:
- Residential – Single House Zone

Other changes:
- Extent the Special Character Areas Overlay over the portion of land to be rezoned from Open Space – Informal Recreation Zone to Residential – Single House Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 104
Geographic area: West
Subject property: 24 Ayrton Street, Te Atatu
Legal Description(s): Lot 36 DP 47729
Current zone(s): Open Space – Conservation Zone
Proposed zone: Residential – Mixed Housing Suburban Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 105
Geographic area: West
Subject property: 8 Bedford Street, Te Atatu
Legal Description(s): Lot 29 DP 47729
Current zone(s): Open Space – Conservation Zone
Proposed zone: Residential – Mixed Housing Suburban Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 106
Geographic area: North
Subject property: Ahuroa Road, Puhoi
Legal Description(s): Lot 4 DP 316358
Current zone(s): Residential – Rural and Coastal Settlement Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 107
Geographic area: North
Subject property: Ahuroa Road, Puhoi
Legal Description(s): Lot 200 DP 503137
Current zone(s): Residential – Rural and Coastal Settlement Zone, Rural – Countryside Living Zone
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 108
Geographic area: North
Subject property: Ahuroa Road, Puhoi
Legal Description(s): Lot 3 DP 493324
Current zone(s): Water
Proposed zone: Open Space – Conservation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 109
Geographic area: South
Subject property: Village Fields Road, Pukekohe & Church View Road, Pukekohe
Legal Description(s): Sec 2 SO 355813
Current zone(s): Residential – Rural and Coastal Settlement Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 110
Geographic area: South
Subject property: Village Fields Road, Pukekohe & Church View Road, Pukekohe
Legal Description(s): Lot 27 DP 459706
Current zone(s): Residential – Rural and Coastal Settlement Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 111
Geographic area: Central
Subject property: 193 – 195 Taniwha Street, Glen Innes
Legal Description(s): Pt Lot 142 DP 42356
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Terrace Housing and Apartment Building Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 112
Geographic area: Central
Subject property: Part of 6-8 Harlow Place, Glen Innes
Legal Description(s): Lot 121 DP 39662
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 113
Geographic area: Central
Subject property: Part of 4 Harlow Place, Glen Innes
Legal Description(s): Lot 4 DP 39662
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
<th>114</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>Central</td>
</tr>
<tr>
<td>Subject property:</td>
<td>193 – 195 Taniwha Street, Glen Innes</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Area B</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Residential – Terrace Housing and Apartment Building Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 115
Geographic area: Central
Subject property: 180-202 Taniwha Street, Glenn Innes
Legal Description(s): Lot 165 DP 43833, Lot 166 DP 43833, Lot 167 DP 43833 & Lot 168 DP 43833
Current zone(s): Residential – Terrace Housing and Apartment Building Zone
Proposed zone: Open Space – Informal Recreation Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 116
Geographic area: Central
Subject property: 143 Tripoli Road, Point England
Legal Description(s): Part of Lot 529 DP 44905, Pt Lot 36 DP 44905
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Mixed Housing Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 117
Geographic area: West
Subject property: 315A Glengarry Road, Glen Eden
Legal Description(s): Lot 41 DP 19309
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Single House Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 118
Geographic area: West
Subject property: 343 Swanson Road, Ranui
Legal Description(s): Lot 1 DP 397730 & Lot 3 DP 397730
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Mixed Housing Urban Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 119
Geographic area: West
Subject property: 32 Harbour View Road, Te Atatu
Legal Description(s): Lot 286 DP 84406
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Terraced Housing and Apartment Building Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 120
Geographic area: South
Subject property: 161 Maraetai Drive, Maraetai
Legal Description(s): Lot 12 DP 34466
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Single House Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<table>
<thead>
<tr>
<th>Map number:</th>
<th>121</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographic area:</td>
<td>Central</td>
</tr>
<tr>
<td>Subject property:</td>
<td>41 Cheshire Street, Parnell</td>
</tr>
<tr>
<td>Legal Description(s):</td>
<td>Part Lot 2 DP 85443</td>
</tr>
<tr>
<td>Current zone(s):</td>
<td>Open Space – Informal Recreation Zone</td>
</tr>
<tr>
<td>Proposed zone:</td>
<td>Business – Mixed Use Zone</td>
</tr>
</tbody>
</table>
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 122
Geographic area: West
Subject property: 37 New Windsor Road, Avondale
Legal Description(s): Lot 1 DP 166931
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Residential – Mixed Housing Suburban Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 123
Geographic area: South
Subject property: 22D Walpole Avenue, Hillpark
Legal Description(s): Lot 84 DP 53109
Current zone(s): Road
Proposed zone: Residential – Single House Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 124
Geographic area: West
Subject property: 22 Alderman Drive, Henderson
Legal Description(s): Part Lot 7 DP 1467
Current zone(s): Open Space – Informal Recreation Zone
Proposed zone: Business – Metropolitan Centre Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:
1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 125
Geographic area: Central
Subject property: 61-65 Selwyn Street, Onehunga
Legal Description(s): Lot 5 DP 14191, Lot 6 DP 14191, Pt Lot 7 DP 14191
Current zone(s): Open Space – Sport and Active Recreation Zone
Proposed zone: Business – Town Centre Zone
Attachment 1: Proposed Open Space Zone Changes

Proposed amendments to Auckland Unitary Plan GIS Viewer (Maps)

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 126  
Geographic area: West  
Subject property: 290A Hobsonville Point Road, Hobsonville  
Legal Description(s): Sect 2 SO 490900  
Current zone(s): Residential – Mixed Housing Urban Zone  
Proposed zone: Open Space – Community Zone
Open Space Plan Change
Proposed Plan Change X (PCX)

to the Auckland Unitary Plan (Operative in part)

SECTION 32
EVALUATION REPORT
Newly vested & acquired land, Tamaki regeneration area land swaps & open space zoning errors
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Attachment 3 - Open Space Zoning Errors
Attachment 4 - Tāmaki Regeneration Area Land Swaps and rezoning
Executive Summary

The Objective of the Plan Change

The objectives of this plan change are to:

- ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);
- rezone land that is the subject of land swaps in the Tamaki Regeneration Area to improve the quality of existing open space and to facilitate the redevelopment of the area;
- correct open space zoning errors (these are typically privately owned land that is incorrectly zoned as open space);
- rezone land (typically open space) that has been deemed surplus to Council requirements; and

This Plan Change therefore has 5 components:

1. Rezoning of land recently vested or acquired as open space;
2. Land exchange and rezoning at the Tamaki Redevelopment Area;
3. Open space zoning errors or anomalies;
4. Rezoning of land as part of Paruku Auckland land disposal/rationalisation process; and

Note: The Tamaki land exchange and rezoning involves RMA & Reserves Act processes combined as provided for under Section 15AA of the Reserves Act 1977.

This section 32 report addresses the first three components of the plan change. Separate section 32 reports address Paruku’s land disposal and rationalisation and the Puhinui Reserve rezoning.

Land Recently Vested or Acquired as Open Space

Since the Unitary Plan 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.

Since the preparation of Plan Change 4, approximately 100 additional land parcels across the Auckland region have either been vested as ‘reserve’ or acquired by council and do not have the appropriate corresponding zone in the AUP. These need to be appropriately zoned to enable their protection, use, and development. In addition, the designations for regional parks need amendment to reflect the additional land acquired.
Attachment 1 – land vested & Attachment 2– regional park acquisitions identify the recently vested or acquired open spaces.

**Land Exchange and Rezoning at the Tamaki Regeneration Area**

The Tamaki Regeneration Company (TRC) is a joint venture between Government and Auckland Council and aims to deliver 7,500 mixed-use homes and new community facilities over the next 10-15 years.

There are three outcome areas for the regeneration project, based on the Tamaki community’s feedback. One of these deal with open space, as follows:

“Places and neighbourhoods - Connected, safe, attractive and well-used spaces with quality, healthy homes”.

Three reserves within the Tamaki Regeneration Area are the subject of the initial phase of land exchanges and rezonings. These are:

i. Taniwha Reserve
ii. Maybury Reserve – West
iii. Boundary Reserve

There will be a number of other open space changes and road re-alignments associated with the Tamaki regeneration project in the future to achieve better quality and connected open spaces and streets. These will be the subject of future plan changes.

**Open Space Zoning Errors**

There are a small number of land parcels that are either incorrectly zoned as open space or require an open space zoning. These are not newly vested or acquired land. These are contained in Attachment 3 and include the following as examples:

- 215 Station Road, Penrose – which is shown as ‘road’ but should be zoned Open Space Informal Recreation zone; and
- 55 Seabreeze Road, Narrow neck, Devonport – which is zoned Residential – Single House zone but should be Open Space – Sport and Active Recreation zone.

**Rationale for the Plan Change**

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

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

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

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

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

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

Analysis of Options

A section 32 analysis of options to the spatial zoning of land recently vested with Council, the Tamaki regeneration area land swaps and open space zoning errors 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.

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. Land that missed this cut-off date will be the subject of a future plan change.

The Tamaki Regeneration Area involves a number of land-swaps. Only those effecting the first 3 reserves are included in this plan change. Remaining land swaps will also need to be the subject of future plan changes.

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.
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 X (PPCX) to the Auckland Unitary Plan (Operative in Part) (AUP).

Plan Change X contains five separate open space changes bundled together. Three 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, land swaps and rezoning in the Tamaki Redevelopment Area and a small number of open space zoning errors.

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 Tamaki land exchanges and open space zoning errors components of Plan Change X 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, land subject to land swaps in the Tamaki regeneration area and open space zoning errors can be managed in a 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 the subject of a land swap or is an error.
<table>
<thead>
<tr>
<th>Sections of this report</th>
<th>Evaluation Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2: Issues</td>
<td>This part of the report will explain the resource management issue and why there is a need to resolve them.</td>
</tr>
<tr>
<td>Section 3: Objectives</td>
<td>This part of the report will outline the purpose of PCX.</td>
</tr>
<tr>
<td>Section 4: The development and evaluation of options</td>
<td>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.</td>
</tr>
<tr>
<td>Section 5: Reasons for the proposed plan change</td>
<td>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 (PCX) are the most appropriate way to achieve the purpose of the RMA. This section outlines the reasons for PCX and the scope of PCX.</td>
</tr>
<tr>
<td>Section 6: Statutory evaluation</td>
<td>This part of the report evaluates the relevance of PCX to Part 2 (sections 5-8) and other relevant parts/sections of the RMA.</td>
</tr>
<tr>
<td>Section 7: National and local planning context</td>
<td>This part of the report evaluates the relevance of PCX against the national and local planning context.</td>
</tr>
<tr>
<td>Section 8: Development of the plan change</td>
<td>This part of the report outlines the methodology and development of PCX, including the information used and consultation undertaken in preparing PCX. This section includes a summary of all advice received from Iwi authorities on PCX (as required by section 32(4)(a) of the RMA).</td>
</tr>
<tr>
<td>Section 9: Conclusion</td>
<td>This part of the report concludes that PCX is the most efficient, effective and appropriate means of addressing the resource management issues identified.</td>
</tr>
</tbody>
</table>

This section 32 evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

2.0 The Issue

2.1 The Auckland Unitary Plan

The Auckland Unitary Plan ('Unitary Plan') became operative in part ¹ on 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

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

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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.

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, purchased by the Council or as a result of a land swap as is the case in the Tamaki Regeneration Area. This land typically does not have a zoning that reflects its environmental qualities and intended use and development as open space.

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

2.3 The scale and significance of this issue

The majority of land vested or acquired during the past year has a residential zoning. This does not permit recreational activities or buildings and structures associated with recreation use. Approximately 100 land parcels are acquired each year, primarily as a result of subdivision but also sometimes as a result of purchase by the Auckland Council. In the case of the Tamaki Regeneration Area, three reserves are the subject of an initial land swap. This is the first stage of several land swaps that are planned to occur over the next 10 years. A small number of open space zoning errors are also part of the plan change. These primarily involve privately owned land that has been incorrectly zoned as open space.

3.0 Objective

There are multiple open space objectives throughout the Unitary Plan – both at the Regional Plan level 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 that is the subject of land swaps in the Tamaki Regeneration Area to improve the quality of existing open space and to facilitate the redevelopment of the area;
- correct open space zoning errors (these are typically privately owned land that is incorrectly zoned as open space);
- rezone land (typically open space) that has been deemed surplus to Council requirements; and
4.0 Development of Options

4.1 Description of options

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

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

There are essentially two options:

I. Do nothing – leave the land that has been vested or acquired for open space purposes or in the case of Tamaki, the subject of a land swap, 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 or in the case of Tamaki, the subject of a land swap, with an appropriate open space zone. There are five open space zones – Conservation, Informal Recreation, Sport and Active Recreation, Civic Spaces and Community. Each open space zone has a different purpose. A park or reserve may have more than one open space zone. The zone or zone(s) should reflect the land’s environmental characteristics and current or intended use and development.

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

Table 1: Assessment of possible options against the selection criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Option 1 – Do Nothing</th>
<th>Option 2 – Rezone the land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievable/able to be implemented</td>
<td>Requires no change so is easily implemented.</td>
<td>Requires a plan change. Can be implemented but will take time.</td>
</tr>
<tr>
<td></td>
<td>There are however implementation issues when land is to be used for open space/recreation purposes.</td>
<td></td>
</tr>
<tr>
<td>Acceptable RMA practice</td>
<td>Some plans around the country do not have an open space zone (or equivalent). 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</td>
<td>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.</td>
</tr>
</tbody>
</table>
### Item 9

<table>
<thead>
<tr>
<th>Timeliness – able to be implemented in a timely manner</th>
<th>No changes 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. In the Tamaki Redevelopment Area, there is some urgency in ensuring the correct zonings are in place to facilitate the redevelopment of the area. Option 1 would not provide this.</th>
<th>Simply plan changes invariably take 6-12ths – 1 year, excluding appeals which can take considerably longer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addresses the RMA issue</td>
<td>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.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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

#### 4.2 Evaluation of options

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

<table>
<thead>
<tr>
<th>Sections of the RMA</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriateness</td>
<td>s32(1)(a) and s32(1)(b) of the RMA</td>
</tr>
<tr>
<td></td>
<td>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?</td>
</tr>
<tr>
<td>Effectiveness</td>
<td>s32(1)(b)(ii) of the RMA</td>
</tr>
<tr>
<td></td>
<td>How successfully can this option address the issue? Does this option successfully meet the objectives of the AUP and the purpose of the RMA?</td>
</tr>
<tr>
<td>Efficiency</td>
<td>s32(1)(b)(ii) of the RMA</td>
</tr>
<tr>
<td></td>
<td>Does this option address the issue at lowest cost and highest net benefit?</td>
</tr>
<tr>
<td>Costs</td>
<td>s32(2) of the RMA</td>
</tr>
<tr>
<td></td>
<td>What are the social, economic, environmental or cultural costs and/or negative impacts that this option presents?</td>
</tr>
<tr>
<td>Benefits</td>
<td>s32(2) of the RMA</td>
</tr>
<tr>
<td></td>
<td>What are the social, economic, environmental or cultural benefits and/or positive impacts that this option presents?</td>
</tr>
<tr>
<td>Risks</td>
<td>s32(2)(c) of the RMA</td>
</tr>
<tr>
<td></td>
<td>What are the risks of addressing this issue? What are the risks of not addressing this issue?</td>
</tr>
</tbody>
</table>

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

Table 3: Evaluation rankings

<table>
<thead>
<tr>
<th>Sections of the RMA</th>
<th>Poor</th>
<th>Moderate</th>
<th>Strong</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriateness</td>
<td>Not appropriate in addressing issue</td>
<td>Somewhat addresses the issue</td>
<td>Appropriate in addressing the resource management issue</td>
</tr>
<tr>
<td>Effectiveness</td>
<td>Not effective in addressing issue</td>
<td>Somewhat effective in addressing issue</td>
<td>Addresses the issue effectively</td>
</tr>
<tr>
<td>Efficiency</td>
<td>Not efficient</td>
<td>Somewhat efficient</td>
<td>Efficient in addressing issue</td>
</tr>
<tr>
<td>Costs</td>
<td>Poses a high cost and/or had negative impact</td>
<td>Moderate costs and/or negative impacts</td>
<td>Little cost and/or negative impacts</td>
</tr>
<tr>
<td>Benefits</td>
<td>Little benefit and/or positive impacts</td>
<td>Moderate benefits and/or positive impacts</td>
<td>High benefit and/or positive impacts</td>
</tr>
<tr>
<td>Risks</td>
<td>High risk</td>
<td>Moderate risk</td>
<td>Low risk</td>
</tr>
</tbody>
</table>
The evaluation of the two possible options against the evaluation criteria is as follows:

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Option 1 – Status Quo/Do Nothing</th>
<th>Option 2 – Rezone the land to an appropriate open space zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriateness</td>
<td>Some district plan around the country did not have an open space zone (or equivalent) – e.g. Dunedin (first generation plan). Use and development of these open space 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. In the Tāmaki Regeneration Area land is being swapped from open space and road to residential and vice versa. Undertaking these land swaps without the corresponding zone change could frustrate the redevelopment – additional costs and delays associated with the need for resource consents.</td>
<td>Majority of plans, including the Auckland Unitary Plan apply an open space zone(s) to land acquired for open space purposes. Open Space zoning reflects the land’s environmental characteristics, existing or intended use and development. In the Tāmaki Regeneration Area land, rezoning the land that has been the subject of land swaps will more efficiently facilitate redevelopment.</td>
</tr>
<tr>
<td>Effectiveness</td>
<td>Not as effective as Option 2 in enabling the protection, use and development of land for open space purposes. In the case of the Tāmaki Regeneration Area, Option 1 is less effective in facilitating development and improving the quality of open spaces.</td>
<td>More effective than Option 1 in enabling the protection, use and development of land for open space purposes. In the case of the Tāmaki Regeneration Area, Option 2 is more effective in facilitating development and improving the quality of open spaces.</td>
</tr>
<tr>
<td>Efficiency</td>
<td>Requires no change so is efficient in terms of cost and time. Resources (staff time) can be used for other higher priority projects – so there is greater efficiency in achieving the department’s overall work programme. There will be less efficiencies when land is to be used and developed for open space or recreation purposes or in the case of the Tāmaki</td>
<td>There are time and money costs associated with undertaking a plan change and any resolving any subsequent appeals. There will however be greater efficiencies when land is to be used and developed for open space or recreation purposes or in the case of the Tāmaki Regeneration Area, when redevelopment occurs.</td>
</tr>
<tr>
<td>Item 9</td>
<td>Attachment B</td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>--------------</td>
<td></td>
</tr>
</tbody>
</table>

### Costs

<table>
<thead>
<tr>
<th>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). This will result in additional costs for projects and time delays. Not rezoning land on the other hand will mean that staff resources can be directed to other higher priority projects. In the Tāmaki Regeneration Area, residential development may also require resource consent if it is occurring on former open space zoned land (that has been the subject of a land swap).</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are time and financial costs of undertaking a plan change (although these are less to some extent but bundling five separate plan change components into one plan change). Opportunity costs – staff resources could be directed to higher priority projects. Cost are offset by avoiding the need for resource consents further on down the track (for development of open space zoned land). In the case of the Tāmaki Regeneration Area, for residential development.</td>
</tr>
</tbody>
</table>

### Benefits

<table>
<thead>
<tr>
<th>This is a no cost option. A plan change could be done at a much later date when more land requires an open space zoning thus increasing the “economy of scale” and reducing plan change process costs (e.g. every 2-3 years). In the case of the Tāmaki Regeneration Area, there are no benefits from leaving the land that has been subject to the land swaps with an inappropriate zoning.</th>
</tr>
</thead>
<tbody>
<tr>
<td>An Open Space zoning reflects the land’s intended use and development. There is greater visibility (i.e. as indicated on the planning maps) on what is/ isn’t land for open space purposes. In the case of the Tāmaki Regeneration Area, rezoning land that has been the subject of a land swap will assist redevelopment.</td>
</tr>
</tbody>
</table>

### Risks

<table>
<thead>
<tr>
<th>Open space and recreation objectives for the land may be frustrated by delays and costs associated with the need to obtain resource consent for minor works such as playground equipment. The land is not readily perceived as “public open space.” Environmental objectives may not be as readily achieved – e.g. a residential zoning is more permissive in terms of earthworks and vegetation removal in comparison with an Open Space – Conservation zoning. In the case of the Tāmaki Regeneration Area, leaving the land that has been subject to the land swaps with incorrect zoning will frustrate redevelopment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are risks of appeals which delay the plan change process (although those parts not appealed can be deemed to be operative) and add to the cost. Overlays restrict the use and development of open space zoned land in any case so protection is afforded to key natural resources and landscapes. In the case of the Tāmaki Regeneration Area, there is also the risk that changes are subject to appeal thus delaying the process of rationalising the zoning.</td>
</tr>
</tbody>
</table>
4.3 Summary of analysis

A summary of the analysis of both options is:

<table>
<thead>
<tr>
<th></th>
<th>Option 1 (Status Quo)</th>
<th>Option 2 (Change the zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriateness</td>
<td>Poor - Does not address the issue</td>
<td>Strong - Enables appropriate activities and development.</td>
</tr>
<tr>
<td>Effectiveness</td>
<td>Poor - Does not address the issue</td>
<td>Strong - Effectively provides for open space and recreation activities and development.</td>
</tr>
<tr>
<td>Efficiency</td>
<td>Moderate - Lowest financial cost, but lowest net benefit</td>
<td>Moderate - Moderate financial costs for high benefits</td>
</tr>
<tr>
<td>Costs</td>
<td>Moderate - Lowest financial costs, but costs further down the track from not addressing issue</td>
<td>Strong - Higher financial cost initially, but able to be met through current resources.</td>
</tr>
<tr>
<td>Benefits</td>
<td>Moderate - Change possible at later date. Staff resources can be used elsewhere.</td>
<td>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).</td>
</tr>
<tr>
<td>Risks</td>
<td>Poor - Multiple resource consents are required for activities and development associated with open space. Political risks if the Tamaki project is delayed.</td>
<td>Moderate - Risks of appeals to the plan change.</td>
</tr>
</tbody>
</table>

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 higher priority projects. This option does not however enable the use and development of land for open space purposes nor ensure protection of the environmental qualities of the land. Under this option, a plan change could still 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. In the case of the Tamaki Regeneration Area, not rezoning land that has been subject to a land swap will frustrate the redevelopment process and carries

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political/reputation risks if this high profile project (seeking to address a housing shortage in an area of high need) is delayed.

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. In the case of the Tāmaki Regeneration Area, rezoning land that has been subject to a land swap will facilitate the redevelopment process. There are time and financial costs of undertaking a plan change (although these are lessened/saved to some extent by bundling five separate plan change components into one plan change) but these are offset somewhat by negating the need for resource consents later in the process (which Option 1 would require).

4.4 Recommendation

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

5.0 Reasons for the proposed plan change

5.1 Outline of the plan change

Land Recently Vested or Acquired

The Plan Change involves rezoning approximately 100 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.

The Tāmaki Regeneration Area

In addition to land recently vested or acquired, in the Tāmaki Regeneration Area, land swaps have occurred which require amendments to the zoning of open space and residential zoned land.

The Tāmaki Regeneration Company (TRC) is a joint venture between Government and Auckland Council and aims to deliver 7,500 mixed-use homes and new community facilities in the next 10-15 years. TRC is the first urban regeneration company of its kind in New Zealand. It’s working in partnership with local residents and businesses, mana whenua, local and central government agencies, local service providers and the private sector to make this happen.
There are three outcome areas for the regeneration project, based on the Tāmaki community’s feedback. One of these deal with open space, as follows:

“Places and neighbourhoods - Connected, safe, attractive and well-used spaces with quality, healthy homes”.

The Tāmaki Open Space Network Plan (Draft 8 August 2017) sets out the actions needed to deliver a sustainable quality open space network for the Tāmaki area. The plan:

- identifies gaps in the provision of open space for neighbourhood parks;
- reconfigures parts of the open space network that suffer from safety and poor surveillance issues;
- proposes a series of land exchanges to improve the configuration of the open space network;
- identifies opportunities to enhance the visibility of Mana Whenua cultural landscape within the open space network;
- identifies where there is an opportunity to diversify the playgrounds and provide for informal recreation to cater for a broader range of users;
- identifies parks that would benefit from additional riparian ecological planting; and
- identifies where gaps in the path network and cycle routes restrict the access to the open space network and identifies priority links to improve connectivity.

Three reserves within the Tāmaki Regeneration Area are the subject of the first phase of land exchanges and rezonings. These are:

i. Taniwha Reserve
ii. Maybury Reserve – West
iii. Boundary Reserve

The first change requested by the Tāmaki Redevelopment Company involves the Taniwha Reserve and the rezoning of 131 sqm of open space zoned land that provides pedestrian access from Harlow Place to the Line Road reserve. An additional 375 sqm of open space zone land is proposed to be added to the reserve. Access to the reserve will be provided by a new road off Epping Street (yet to be named).

The second change also involves the Taniwha Reserve and the rezoning of 2722 m² of land that is currently zoned Open Space - Informal Recreation to Residential – Terrace Housing and Apartment building zone, 750 m² of land from Residential – Terrace Housing and Apartment Building zone to Open Space – Informal Recreation zone and 1942 m² of land from Residential – Terrace Housing and Apartment Building zone to Open Space – Informal Recreation zone.

The third change involves rezoning 6283 m² of land that is currently zoned Terrace Housing and Apartment Building zone to Open Space – Informal Recreation.

The fourth change involves rezoning 1933 m² of land that is currently zoned Open Space – Informal Recreation to Residential – Mixed Housing Suburban zone.

Open Space Zoning Errors

The Plan Change also includes a small number of zoning errors involving open space zones.
These involve land that has been either zoned open space in error or conversely land that requires an appropriate open space zoning.

5.2 Rationale for the plan change

The rationale for the plan change is as follows:

- The Unitary Plan adopts open space zones for the regions public (and private where the land owner agrees) open spaces. This plan change continues this approach;
- Rezoning newly vested or acquired open space enables the protection, intended use and development of the land to be undertaken efficiently (in comparison to alternative zonings which may require a resource consent for land use and development); Additional constraints on the use and development of open space zone land may be imposed by overlays;
- Rezoning land in the Tāmaki Regeneration Area that has been the subject of land swaps (between open space and residential zones) will assist in the efficient redevelopment of the area and enhance the open space network (by achieving safer and more useable open spaces);
- 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. identified on the planning maps);
- There are a small number of open space zoning errors where land has either been incorrectly zoned as open space or open space has been given an incorrect zoning. The reasons for rezoning recently vested or acquired land as open space also apply to these errors.

5.3 What is in scope/ out of scope

Within scope of this plan change are all the land parcels that have either been vested as "reserve" or acquired for reserve/open space purposes prior to 1 May 2018, land in the Tāmaki Regeneration Area associated with the land swaps for the following reserves:

- Taniwha Reserve
- Maybury Reserve – West; and
- Boundary Reserve

A small number of open space zoning errors are also included in the plan change. These were identified prior to 1 May 2018.

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; and
Future land swaps/rezoning in the Tāmaki Regeneration Area (these will be the subject of future plan changes).

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

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

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

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

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

6.1 Overall broad judgement against Part 2 of RMA

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

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

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

(2) in this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remediating, 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, land swaps
in the Tamaki redevelopment area and a small number of errors. 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;
(ba) 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 resources), 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 (To Tiriti o Waitangi).

The Treaty principles² include the following:

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

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

Active protection - the Crown’s duty to protect Māori rights and interests arises from the plain meaning of the Treaty, the promises that were made at the time (and since) to secure the Treaty’s acceptance, and the principles of partnership and reciprocity. The duty is, in the view of the Court of Appeal, ‘not merely passive but extends to active protection of Māori people in the use of their lands and waters to the fullest extent practicable’, and the Crown’s responsibilities are ‘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.

² Waitangi Tribunal website, justice.govt.nz
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 where the principals of partnership, reciprocity and active protection are especially relevant.

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

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

- Section 30 – Functions of regional councils under this Act
- Section 31 – Functions of territorial authorities under this Act
- Section 60 – Preparation and charge 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 charge 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 charge 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. We note that 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 PUAP.

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
(c) 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 called 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 X seeks to rezone a number of land parcels that have been either vested in the council or acquired for the purposes of open space and recreation. It also rezones land that is the subject of land swaps in the Tamaki Redevelopment Area, land surplus to Council open space requirements, corrects a small number of errors and rezones a portion of Puhinui Reserve to facilitate the development and use of an equestrian facility.

Plan Change X 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 X 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.

7.0 National and Regional Planning Context

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

7.1 Relevance to National Policy Statements

New Zealand Coastal Policy Statement

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

Policy 18: Public Open Space:
Ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment.

As discussed in Section 5.3 of this section 32 report, there are some inconsistencies in the way open space zones have been applied to esplanade reserves. This stems from the different approaches of the legacy city and district councils. Plan Change X does not address this issue which will need to be the subject of a future plan change.

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

Reserves Act 1977

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

**Local Government Act 2002**

Where open space is not subject to the Reserves Act 1977, Auckland Council manages this open space under the Local Government Act 2002. Specific sections on open space include s138, 139 and 139 which refer to disposal of parks and the protection 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 kānoura) 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:

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

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

7.3 Relevance to the Auckland Plan 2018

The table below lists the priorities and directives of the Auckland Plan (Auckland’s non-statutory spatial planning document). At the time of preparing this section 32 report, the Auckland Plan refresh had just been (5 June 2018) approved by Auckland Council.
## Table 6: Auckland Plan Directives and Focus Areas

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Directives and Focus Areas</th>
<th>Relevance to Open Space Plan Change - i.e. how does rezoning land to open space assist in achieving the relevant directives and focus areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outcome: Belonging and Participation</strong></td>
<td>Directive 2: Improve health and wellbeing for all Aucklanders by reducing harm and disparities in opportunities. Focus area 1: Create safe opportunities for people to meet, connect, participate in, and enjoy community and civic life. Focus area 2: Provide accessible services and social and cultural infrastructure that are responsive in meeting peoples evolving needs. Focus area 7: Recognise the value of arts, culture, sport and recreation to the quality of life.</td>
<td>Rezoning land as open space will enable these “spaces” to be used and developed for open space and recreation purposes, thereby enhancing the quality of life.</td>
</tr>
<tr>
<td><strong>Outcome: Environment and cultural heritage</strong></td>
<td>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.</td>
<td>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).</td>
</tr>
<tr>
<td><strong>Outcome: Homes and places</strong></td>
<td>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.</td>
<td>Rezoning land as open space will enable it to be used for recreation and sporting activities.</td>
</tr>
<tr>
<td><strong>Outcome: Transport and access</strong></td>
<td>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.</td>
<td>Rezoning land as open space will facilitate the development of walking and cycling infrastructure (which is a permitted activity across all open space zones).</td>
</tr>
</tbody>
</table>
### 7.4 Relevance to Auckland Unitary Plan Regional Policy Statement

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

**Table 7: Auckland Unitary Plan RPS Objectives and Policies**

<table>
<thead>
<tr>
<th>RPS Chapter</th>
<th>Relevant objectives or policy</th>
<th>Relevance to Open Space Plan Change - i.e. how does rezoning land to open space assist in achieving the relevant objectives and policies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2.7 Open space and recreation facilities</strong></td>
<td><strong>B2.7.1(1)</strong> Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</td>
<td>Provision of open space is one way of meeting the recreation needs of people and communities.</td>
</tr>
<tr>
<td></td>
<td><strong>B2.7.1(2)</strong> Public access to and along Auckland’s coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.</td>
<td>Enables access to and along Auckland coastline, lakes, rivers and stream.</td>
</tr>
<tr>
<td></td>
<td><strong>B2.7.2(1)</strong> Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.</td>
<td>Provides for a variety of activities, experiences and functions.</td>
</tr>
<tr>
<td></td>
<td><strong>B2.7.2(2)</strong> Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</td>
<td>Provides physical connections that allow people and wildlife to move around.</td>
</tr>
<tr>
<td></td>
<td><strong>B2.7.2(3)</strong> Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</td>
<td>Assists in providing a range of open spaces that are accessible to people and communities.</td>
</tr>
<tr>
<td></td>
<td><strong>B2.7.2(4)</strong> Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.</td>
<td>Assists in providing open space and recreation facilities where there is an existing or anticipated deficiency.</td>
</tr>
<tr>
<td>8.2.7.3(9)</td>
<td>Enables 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.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>8.2.2 Natural Character</td>
<td>8.2.1(1) Areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assists in preserving and protecting areas of the coastal environment with outstanding and high natural character.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.2.1(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.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assists in preserving the characteristics and qualities that contribute to the natural character of the coastal environment.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.2.2(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.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assists in preserving and protecting areas of outstanding natural character and high natural character.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.2.2(4) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assists in avoiding significant adverse effects on natural character of the coastal environment.</td>
<td></td>
</tr>
<tr>
<td>B6.3 Subdivision, use and development</td>
<td>B6.3.1(3)</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.</td>
<td>Assists in providing spaces for activities that depend on the use of the natural and physical resources of the coastal environment.</td>
<td></td>
</tr>
</tbody>
</table>

| B6.3.2(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. | Assists in contributing to the use and development of the coastal environment for the social, economic and cultural well-being of people and communities. |

| B6.3.2(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. | 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 Māori cultural activities and customary uses. |

| B6.3.2(7) |
| Set back development from the coastal marine area, where practicable, to protect the natural character and amenity. | Assists in providing setbacks from the coastal marine area to protect the natural character and amenity values of the coastal environment. |
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|--------|-----------------|
| **B8.4.1 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.  
Provides for public access along the coastal marine area in the form of esplanade reserves. |
| **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.  
Assists in maintaining or enhancing the open space, recreation and amenity values of the coastal environment through the provision of public facilities. |
| **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.  
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, protect public open space values and take into account likely impact of coastal processes and climate change. |
| **B8.5 Managing the Hauraki Gulf** | **B6.5.1(2)**
Use and development supports the social and economic well-being of  
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. |
the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.

<table>
<thead>
<tr>
<th>Item 9</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B8.5.2(5)</strong></td>
<td>Avoid use and development that will compromise the natural character, landscape, conservation and biodiversity values of the islands, particularly in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.</td>
</tr>
<tr>
<td><strong>B8.5.2(8)</strong></td>
<td>Enhances 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.</td>
</tr>
<tr>
<td><strong>B8.5.2(15)</strong></td>
<td>Assists in enhancing areas of high recreational use within the Gulf.</td>
</tr>
</tbody>
</table>

Assists in avoiding use and development that will compromise the natural character, landscape, conservation and biodiversity values of islands.
8.0 Development of the Plan Change

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

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

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

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

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

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

8.2 Plan Change 4

Plan Change 4 – Administrative Plan Change was publicly notified in Aug 2017. Hearings took place in January 2018 and the decision was released in May 2018. This plan change addressed a number of minor errors associated with the Unitary Plan. It also included approximately 40 land parcels which had either been vested as reserve or acquired for open space purposes that required an open space zoning.
8.3 Methodology

8.3.1 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. There are approximately 100 land parcels included.

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 1887).

3. To identify possible open space, the statutory actions have been filtered to include only those parcels with a “Purpose” of either Reserve or Local Purpose Reserve of which are not currently zoned Open Space, as identified in the AUP.

4. In addition, land still in private ownership has been excluded.

5. Through this process, council staff have identified approximately 100 land parcels that require a land use zone change in the AUP.

8.3.2 Newly Acquired Land for Open Space and Recreation Purposes

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

8.3.3 The Tāmaki Regeneration Area

The Tāmaki Open Space Network Plan 2017 – 2032 (Draft Aug 2017) covers the Tāmaki regeneration area and includes land in both Maungakiekie – Tāmaki and Orakei Local Board Areas. It sets out the actions needed to deliver a sustainable quality open space network for the Tāmaki area. The Plan will respond to the anticipated growth and provide the community with access to a range of recreational, social, cultural and environmental experiences.

The Plan assists the local boards prioritise spending on parks and open space. Projects are to be prioritised through local board plans, the Long – term Plan and Annual Plan processes.

Key issues that the plan seeks to address are:

- Tāmaki is a major growth area. The population in Maungakiekie – Tāmaki is expected to rise from 70,000 people in 2012 to 100,000 in 2031. This will place pressure on the existing open space network.
• Parts of the open space network away from the coast suffer from safety and poor surveillance issues. Reconfiguring these spaces would improve utilisation and enhance safety.
• The Tāmaki Regeneration Company’s redevelopment programme offers an opportunity to improve the open space network through land exchange.
• There is limited visibility of the Mana Whenua cultural landscape within the open space network.
• There are gaps in the variety of play provision and a lack of informal recreation infrastructure.
• Water quality is poor and ecological restoration is required to improve biodiversity.
• The open space network lacks connectivity with public transport, community facilities and amenities.

Auckland Council has received a request from the Tāmaki Regeneration Company to rezone land from residential to open space and vice versa. This represents the first phase of zone changes to reflect the land swaps that are occurring to achieve a more sustainable quality open space network for the Tāmaki regeneration area.

In addition to the Tamaki Open Space Network Plan 2017 – 2032, the Local Board Plans of both Maungakiekie – Tāmaki and Orākei contain objectives and key initiatives that relate to open space and recreation as outlined below. The land swaps and rezoning are one method of achieving some of these objectives.

### 8.3.4 Maungakiekie – Tāmaki Local Board Plan 2017

Table 9 below contains a summary of the 2017 Maungakiekie – Tāmaki Local Board’s Plan objectives and key initiatives relating to open space.

**Table 8: Maungakiekie – Tāmaki Local Board Plan 2017**

<table>
<thead>
<tr>
<th>Objective</th>
<th>Key Initiative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demonstrate environmental leadership and support community sustainability initiatives.</td>
<td>Develop a destination nature walk that offers a rich biodiversity and ecological experience (coast, stream, wetlands and ecology) along the Oamaru Creek connecting through Wai-o-Taki Reserve to Tahuna Torea Nature Reserve.</td>
</tr>
<tr>
<td>Clean, beautiful waters and waterside areas.</td>
<td>Advocate to the Governing Body through the council’s 10-year Budget for investment in coastal protection to address coastal erosion issues that are affecting parts of our area such as Dunkirk Reserve and Wai-o-Taki Bay.</td>
</tr>
<tr>
<td>Our suburbs and town centres are sought-after destinations to live, work and play.</td>
<td>Work in partnership with Tāmaki Regeneration Company to ensure delivery of quality redevelopment and improved infrastructure in Tāmaki.</td>
</tr>
<tr>
<td></td>
<td>Implement the Maybury and Ruapōtaka Reserves concept plan and advocate to the Governing Body through the 10-year Budget for funding that recognises the importance of</td>
</tr>
</tbody>
</table>
### 8.3.5 Ōrākei Local Board Plan 2017

Table 10 below contains a summary of the 2017 Ōrākei Local Board’s Plan objectives and key initiatives relating to open space.

#### Table 9: Ōrākei Local Board Plan 2017

<table>
<thead>
<tr>
<th>Objective</th>
<th>Key Initiative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality sports parks that cater for a wide range of activities.</td>
<td>Continue to improve our parks by implementing masterplans as funding allows, such as those for Colin Maiden Park, Michaels Avenue Reserve, Madille Farm Reserve, Churchill Park, Crossfield Reserve, Glover Park and Shore Road Reserve.</td>
</tr>
<tr>
<td>Local parks and open spaces are attractive and safe.</td>
<td>Prepare or refresh at least two plans with our communities to increase the safety and enjoyment of local parks and reserves, such as Kupe South Reserve, Dingle Dell, Tahapa Reserve, Kepa Bush and Waiatarua Reserve.</td>
</tr>
<tr>
<td></td>
<td>Implement our existing parks and reserves development and management plans as funding allows, such as extending the track network up to old clubhouse site in Churchill Park.</td>
</tr>
<tr>
<td></td>
<td>Work with the Maungakiekie – Tāmaki Local Board on:</td>
</tr>
<tr>
<td></td>
<td>• Having a co-ordinated Tāmaki Open Space Network Plan</td>
</tr>
<tr>
<td></td>
<td>• Progressively enhancing the Stonefields</td>
</tr>
</tbody>
</table>

These reserves as the community heart of Glen Innes.

Develop an Open Space Network Plan (OSNP) for Maungakiekie and implement as funding allows.

Work with Tāmaki Regeneration Company to upgrade and deliver high-quality parks and open spaces in Tāmaki during the regeneration programme.

Advocate for the acquisition of land in Tāmaki to make up for the loss of reserve land from Point England reserve.

Champion the retention of our parks and other open spaces in all areas with new developments.

Champion the inclusion of high-quality social infrastructure as part of transformation projects.

Support and fund the development of cycleways and walkways through our local parks.
<table>
<thead>
<tr>
<th>Planning Committee</th>
<th>07 August 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Attachment B</strong></td>
<td><strong>Item 9</strong></td>
</tr>
</tbody>
</table>

| **Beaches and their associated open space and amenities are accessible, safe and well maintained.** | Continue to reinstate, maintain and enhance our beaches and their adjoining amenities to accommodate increasing use. |
| **Our natural areas are restored and enhanced for present and future generations.** | Carry out projects and programmes that improve access to our waterways, bays and bush areas, such as Kepa Bush, Pourewa Valley and Hobson Bay. |
| **Local and overseas visitors are attracted to our area.** | Maximise opportunities with development of the shared path (Glenn Innes to Tamaki Drive) to regenerate and extend existing trails in adjoining green space areas and create a unique New Zealand bush track experience for visitors. |

| **8.3.6 Open Space Errors** |

A small number of open space zoning errors 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 typically involve privately owned land incorrectly zoned open space or open space land without an appropriate open space zoning.

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 carried over into the Unitary Plan.

| **8.3.7 Guidelines to Determine Zoning** |

The table below along with the objectives, policies and purpose of each of the open space zones provides guidance on determining the appropriate zoning for newly vested or acquired reserves.

| **Table 10: Guidelines to Determine Open Space Zones** |

<table>
<thead>
<tr>
<th>Open space type</th>
<th>How to allocate appropriate zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessway from street to street</td>
<td>• Road where it is 8m wide or less</td>
</tr>
<tr>
<td></td>
<td>• Public Open Space zone consistent with use</td>
</tr>
<tr>
<td></td>
<td>(default, as Informal recreation) where is</td>
</tr>
<tr>
<td></td>
<td>greater than 8m wide</td>
</tr>
<tr>
<td>Accessway from road to park</td>
<td>• Zone consistent with adjoining park</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>• Open for interments – Special Purpose</td>
</tr>
<tr>
<td></td>
<td>Cemetery</td>
</tr>
<tr>
<td></td>
<td>• Closed for interments – POS Conservation</td>
</tr>
</tbody>
</table>

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| Community buildings/facilities | Generally, do not spot zone existing community buildings on POS Conservation, PCS Informal Recreation, POS Sport and Active Recreation or POS Civic Spaces zones. If mixed zonings or spot zonings in district plan then bring through to unitary plan:  
• If the certificate of title/gazette notice provides for community use and there is a community building on that area of land – POS Community  
• If there is an imminent future community building/facility planned for the site (i.e. a line item in the LTP) then spot zone the defined area to POS Community  
• If park/reserve is predominantly a community building/facility space – POS Community  
• If buildings/facilities/libraries not on a park/reserve (e.g. a community house in a residential or rural zone) – POS Community  
• If buildings/facilities/libraries dominate the site and are located in a business or centre zone – leave zoning as business or centre zone as these zones offer much greater flexibility of land use. |

| Esplanade reserves | - Case-by-case basis  
- Consider consistency with surrounding public open space zones in assessment  
- Undeveloped wilderness/bush which may include tracks and paths (e.g. 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/entries with no associated club building – POS Informal Recreation  
- Developed, with specific water-related recreational facilities (e.g. sailing club building with associated boat ramps/entries) 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) | • Road  
• Zone consistent with the adjoining park |
Memorials – e.g. war memorials  
- 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  
- If stormwater pond/drainage infrastructure is part of a wider park – zone should be consistent with the rest of the park  
- If the stormwater pond/drainage is the only purpose of the open space (e.g. pond adjacent to a motorway), apply the most appropriate open space zone. In most cases this will be POS Informal Recreation

### 8.4 Information Used

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

**Table 11: Information Used**

<table>
<thead>
<tr>
<th>Name of document, report, plan</th>
<th>How did it inform the development of the plan change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Information New Zealand (LINZ) NZ Parcel Statutory Actions List</td>
<td>Identifies the newly vested reserves.</td>
</tr>
<tr>
<td>Joint evidence report of Carol Anne Stewart, Anthony Michael Reidy, Lucy Clarke Deverall, Juliana Marie Cox on Topic OBC: Rezoning, Public Open Space Zones - 3 December 2015</td>
<td>Evidence contains the open space zoning guidelines (on how to apply the various open space zones).</td>
</tr>
<tr>
<td>Auckland Plan 2050 (refresh)</td>
<td>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.</td>
</tr>
<tr>
<td>Maungakiekie – Tamaki Local Board Plan 2017</td>
<td>Describes the Maungakiekie – Tāmaki Local Board’s objectives and key initiatives including those relating to open space for 2017 - 2020.</td>
</tr>
<tr>
<td>Ōrākei Local Board Plan 2017</td>
<td>Describes the Maungakiekie – Tāmaki Local Board’s objectives and key initiatives including those relating to open space for 2017 - 2020.</td>
</tr>
</tbody>
</table>
8.5 Consultation

8.5.1 Relevant Sections of Resource Management Act and Local Government Act


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 Whahono a Rohe with iwi. One request had been received however from Nga Tai Ki Tāmaki.

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

(a) the Minister for the Environment; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Under section 3B - Consultation with iwi authorities, of the first schedule (of the RMA)

For the purposes of clause 3(1)(d), a local authority is to be treated as having consulted with iwi authorities in relation to those whose details are entered in the record kept under section 35A, if the local authority—

(a) considers ways in which it may foster the development of their capacity to respond to an invitation to consult; and

(b) establishes and maintains processes to provide opportunities for those iwi authorities to consult it; and

(c) consults with those iwi authorities; and

(d) enables those iwi authorities to identify resource management issues of concern to them; and

(e) indicates how those issues have been or are to be addressed.

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.

8.5.2 Consultation with Mana whenua / Iwi authorities

i. Rezoning of land recently vested or acquired as open space
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.

Results of any feedback received to be incorporated into this section 32 report

ii. Land exchange and rezoning at the Tāmaki Regeneration Area

The Tāmaki Regeneration Company holds monthly and specific mana whenua engagement on neighbourhood development which includes consultation on adjacent reserves. With the Tānuihia Reserve the draft concepts in the Open Space Network Plan were included as background information. Similarly the Maybury Reserve exchange was included as part of a significant piece of work underway on the Maybury and Ruapotaka reserves for the Ruapotaka Marae relocation.

Iwi have also been consulted during the development of the Tāmaki Open Space Network Plan. In response to feedback from iwi, an additional key move of ‘reaffirming and revitalising Mana Whenua identity’ was added to the draft document.

iii. Open space zoning errors
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.

8.5.3 Local Board and Community Engagement

i. Rezoning of land recently vested or acquired as open space

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

While no consultation has occurred, adjacent land owners have been directly notified of the proposed changes.

Advice was sought from Parks and Recreation Policy on the appropriate zoning of the land recently vested or acquired.

ii. Land exchange and rezoning at the Tāmaki Regeneration Area

The build up to the Tāmaki Regeneration area proposed reserve exchanges commenced with workshops with both Maungakiekie – Tāmaki and Orakei in late 2016 with presentations by Auckland Council, Panuku and Tāmaki Regeneration Company throughout 2017.

The Maungakiekie – Tāmaki Local Board has been involved in the development of the Tāmaki Open Space Network Plan and has also provided input into the engagement plan.
is understood that the network plan will be going out for public consultation in June/July this year.

A workshop was held with the Maungakiekie - Tāmaki Local Board on 12 June to seek their views on the proposed plan changes in the Tāmaki Regeneration area. The board indicated at the workshop that they were awaiting the outcome of consultation on the Open Space Network Plan before providing any comments of the proposed plan change.

iii. Open space zoning errors

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.

8.5.4 Panuku Land Disposal

Panuku undertakes consultation with adjacent land owners in its land rationalisation process. This is covered in their section 32 report.

9.0 Conclusion

This plan change seeks to ensure that newly vested or acquired open space can be used, developed or protected in a manner that reflects their environmental qualities and function. The plan change also updates the zoning of open space and residential zoned land that is the subject of land swaps in the Tamaki Redevelopment Area and corrects some open space zoning errors.

The Plan Change has 4 components:

1. Land recently vested or acquired as open space;
2. Land exchanges and rezoning in the Tāmaki Redevelopment Area;
3. Rezoning of land that is part of Panuku Auckland’s land disposal and rationalisation process;
4. Open space zoning errors.

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;

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

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

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Name of Attachment</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Land Recently Vested or Acquired for Open Space Purposes</td>
</tr>
<tr>
<td>A2</td>
<td>Additions to Regional Parks</td>
</tr>
<tr>
<td>A3</td>
<td>Tamaki Regeneration Area Land Swaps and Rezoning</td>
</tr>
<tr>
<td>A4</td>
<td>Open Space Zoning Errors</td>
</tr>
</tbody>
</table>
### Attachment 1

**Land Recently Vested or Acquired for Open Space Purposes**

<table>
<thead>
<tr>
<th>Map No.</th>
<th>Address</th>
<th>Legal Description</th>
<th>Current Zone</th>
<th>Proposed Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>69 GILLS ROAD</td>
<td>Lot 3 DP 309003</td>
<td>Residential - Single House Zone</td>
<td>Open Space - Conservation Zone</td>
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<td>ALBANY HEIGHTS</td>
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<td>2</td>
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<td>Open Space - Informal Recreation Zone</td>
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<tr>
<td></td>
<td>SILVERDALE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>22 FRUITLANDS</td>
<td>Lot 54 DP 502754</td>
<td>Future Urban Zone</td>
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</tr>
<tr>
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<td>ROAD HUAPAI</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>SUNNYSIDE ROAD</td>
<td>Lot 4 DP 485427</td>
<td>Rural - Countryside Living Zone</td>
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</tr>
<tr>
<td></td>
<td>COATESVILLE</td>
<td></td>
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<tr>
<td>5</td>
<td>AHURCA ROAD</td>
<td>Lot 200 DP 503137</td>
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<td>PUHOI</td>
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<td>6</td>
<td>TI TREE LANE</td>
<td>Lot 17 DP 504729</td>
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<td>STANMORE BAY</td>
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<td>1 ARRAN POINT</td>
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<td>PARADE SILVERDALE</td>
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<td>9</td>
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<td>AVENUE HUAPAI</td>
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<tr>
<td>11</td>
<td>35-41 HUAHAI</td>
<td>Lot 101 DP 505162</td>
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<td>21-33 HUAHAI</td>
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<td>PAI ROAD HUAPAI</td>
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<tr>
<td>13</td>
<td>36 SCHOONER AVENUE</td>
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<td>Open Space - Informal Recreation Zone</td>
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<td>SNELLS BEACH</td>
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<td>16</td>
<td>140C BASSETT ROAD REMUERA</td>
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<td>19</td>
<td>101 CASTLEBANE DRIVE FLAT BUSH</td>
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<td>63 FLAT BUSH SCHOOL ROAD FLAT BUSH</td>
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<td>67 ARRAN POINT PARADE SILVERDALE</td>
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<td>25 KANO WAY HOBSONVILLE</td>
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<td>84 HOBSONVILLE ROAD HOBSONVILLE</td>
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<td>5 WARBLER CRESCENT PAPAKURA</td>
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<tr>
<td>43</td>
<td>37C MARITIME TERRACE BIRKENHEAD</td>
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49 | Page
### Attachment B

#### Item 9

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## Attachment 2

### Additions to Regional Parks

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<td>Duder 183R Beachlands – Marsaetai Road</td>
<td>1012</td>
<td>Lot 4 DP 31974</td>
<td>OS – Informal Recreation</td>
<td>No change</td>
<td>Add to Duder Regional Park Designation (605)</td>
</tr>
<tr>
<td>Te Rau Puriri (Prawn Farm)</td>
<td>15.2038</td>
<td>Lots 1 &amp; 2 DP 426156</td>
<td>Rural Coastal</td>
<td>OS – Informal Recreation</td>
<td>Add to Te Rau Puriri Regional Park Designation (416)</td>
</tr>
<tr>
<td>Te Rau Puriri (McLeods Property)</td>
<td>77.8760</td>
<td>Lot 1 – 4 DP 198815</td>
<td>Rural Coastal</td>
<td>OS – Informal Recreation</td>
<td>Add to Te Rau Puriri Regional Park Designation (416)</td>
</tr>
<tr>
<td>Maharangi East</td>
<td>20.3355</td>
<td>Lot 1 DP 28362</td>
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<td>OS - Conservation</td>
<td>Add to Maharangi Regional Parks Designation (416)</td>
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<tr>
<td>Byers Property (Piha)</td>
<td>76.5915</td>
<td>Pt Allo.L 44 82, Part DP 3134, Pt DP 3153</td>
<td>Waitakere Ranges</td>
<td>OS - Conservation</td>
<td>Add to Waitakere Ranges Regional Park Designation (416)</td>
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<tr>
<td>82 Karekare Road</td>
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<td>Lot 28 DP 40109</td>
<td>Rural and Coastal Settlement</td>
<td>OS - Conservation</td>
<td>Add to Waitakere Ranges Regional Park Designation (416)</td>
</tr>
<tr>
<td>Area</td>
<td>Code</td>
<td>Description</td>
<td>Use Classification</td>
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</tr>
<tr>
<td>---------------------------</td>
<td>--------</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------------------</td>
<td>-----------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Te Arai (ex TACL)</td>
<td>216.9062</td>
<td>Lots 300 – 303 DP 483489</td>
<td>Rural Coastal</td>
<td>OS - Conservation</td>
<td>Add to Te Arai Regional Park Designation (412)</td>
</tr>
<tr>
<td>Long Bay HPZ</td>
<td>18.9018</td>
<td>Part Lot 2 DP 157591 (Section 2 on SO 460210) and Part Lot 600 DP 457552 (Section 5 on SO 460210)</td>
<td>OS - Conservation</td>
<td>No change</td>
<td>Add to Long Bay Regional Park Designation (415)</td>
</tr>
<tr>
<td>Waitou Res Bethells Road</td>
<td>15.5150</td>
<td>Pt Allotment 5 Parish of Waitakere</td>
<td>OS - Conservation</td>
<td>No Change</td>
<td>Add to Waitakere Ranges Regional Park Designation (418)</td>
</tr>
<tr>
<td>Glenfern</td>
<td>82.8594</td>
<td>Lot 1 DP 58372 &amp; Lot 2 DP 13669</td>
<td>Landform 7 (forest and bush)</td>
<td></td>
<td>New Designation</td>
</tr>
</tbody>
</table>
## Attachment 3

### Tamaki Regeneration Area Land Swaps and Razing

<table>
<thead>
<tr>
<th>Reserve</th>
<th>Address</th>
<th>Legal Description</th>
<th>Area (ha)</th>
<th>Current Zone</th>
<th>Required Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taniwha Reserve</td>
<td>193–195 Taniwha Street, Glen Innes</td>
<td>Pt Lot 142 DP 42356</td>
<td>0.0131</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td></td>
<td>Part of 6-8 Harlow Place, Glen Innes &amp; Part of 4 Harlow Place, Glen Innes</td>
<td>Lot 121 DP 39662 &amp; Lot 4 DP 39662</td>
<td>0.0375</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td>Taniwha Reserve</td>
<td>193–195 Taniwha Street, Glen Innes</td>
<td>Area B</td>
<td>0.2722</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td></td>
<td>45 Epping Street, Glen Innes</td>
<td>Lot 128 DP 39662 (Area C)</td>
<td>0.0750</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
</tr>
<tr>
<td></td>
<td>47 Epping Street, Glenn Innes</td>
<td>Lot 129 DP 39662 (Area D)</td>
<td>0.0769</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td></td>
<td>Part of 49 Epping Street, Glenn Innes</td>
<td>Lot 130 DP 39662 (Area D)</td>
<td>0.0436</td>
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<td>Open Space – Informal Recreation zone</td>
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<tr>
<td></td>
<td>Part of 175-179 Taniwha Street, Glenn Innes</td>
<td>Lot 1 DP 188991 &amp; Lot 2 DP 188991</td>
<td>0.0287</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
</tr>
<tr>
<td>Maybury Reserve – West</td>
<td>180-202 Taniwha Street, Glenn Innes</td>
<td>Lot 165 DP 43833</td>
<td>0.1073</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td></td>
<td>180-202 Taniwha Street, Glenn Innes</td>
<td>Lot 166DP 43833</td>
<td>0.2008</td>
<td>Residential – Terrace Housing and Apartment Building zone</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td>Boundary Reserve</td>
<td>143 Tripoli Road, Point England</td>
<td>Part of Lot 529 DP 44905, Pt Lot 36 DP 44905</td>
<td>0.1033</td>
<td>Open Space – Informal Recreation zone</td>
<td>Residential – Mixed Housing Suburban</td>
</tr>
</tbody>
</table>

| 180-202 Taniwha Street, Glenn Innes | Lot 167 DP 43833 | 0.2007 | Residential – Terrace Housing and Apartment Building zone | Open Space – Informal Recreation zone |

| 180-202 Taniwha Street, Glenn Innes | Lot 168 DP 43833 | 0.1195 | Residential – Terrace Housing and Apartment Building zone | Open Space – Informal Recreation zone |
## Attachment 4

### Open Space Zoning Errors

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Area (ha)</th>
<th>Current Zone</th>
<th>Required Zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>215 Station Road, Penrose</td>
<td>Lot 6 DP 20110 &amp; Lot 7 DP 20110</td>
<td>0.0338</td>
<td>Shown as road</td>
<td>Open Space - Informal Recreation</td>
<td>Incorrectly shown as road</td>
</tr>
<tr>
<td>55 Seabreeze Road, Narrow Neck, Devonport</td>
<td>Alison Park – R34 Pt Lot 21 B DP 4409</td>
<td>0.0602</td>
<td>Residential – Single House</td>
<td>Open Space – Sport and Active Recreation</td>
<td>Part of Alison Park</td>
</tr>
<tr>
<td>1R Weatherly Drive, Beachlands</td>
<td>Lot 331 DP 461281</td>
<td>0.1113</td>
<td>Residential – Single House</td>
<td>Open Space – Sport and Active Recreation</td>
<td>Part of Te Puru Park</td>
</tr>
<tr>
<td>2 Ariel Place, Snells Beach</td>
<td>Lot 23 DP 478048</td>
<td>0.0344</td>
<td>Residential – Single House</td>
<td>Open Space – Informal Recreation</td>
<td>Neighbourhood reserve</td>
</tr>
<tr>
<td>89 St Mary’s Road, Parnsonby</td>
<td>Pt DP 9389, Pt Lot 144 Allot 14 Sec 8 Suourbs Auckland, Pt Lot 145 Allot 14 Sec 8 Suburbs Auckland</td>
<td>0.0802</td>
<td>Residential – Single House &amp; Open Space – Informal Recreation</td>
<td>Residential – Single House</td>
<td>Private property, a portion of which is incorrectly zoned as open space</td>
</tr>
<tr>
<td>24 Ayrton Street, Te Atatu</td>
<td>Lot 36 DP 47729</td>
<td>0.0590</td>
<td>Open Space – Conservation Zone</td>
<td>Residential – Mixed Housing Suburban</td>
<td>Owned by Housing NZ and contains a dwelling</td>
</tr>
<tr>
<td>8 Bedford Street, Te Atatu</td>
<td>Lot 20 DP 47729</td>
<td>0.01065</td>
<td>Open Space – Conservation Zone</td>
<td>Residential – Mixed Housing Suburban</td>
<td>Owned by Housing NZ and contains 3 dwellings</td>
</tr>
<tr>
<td>137 Buckley Avenue, Hobsonville</td>
<td>Sect 2 SO 490900</td>
<td>0.1402</td>
<td>Residential – Mixed Housing Urban</td>
<td>Open Space – Community</td>
<td>Council owned land. Contains a community building</td>
</tr>
<tr>
<td>Ahuroa Road, Puhiti</td>
<td>Lot 4 DP 316858</td>
<td>0.3705</td>
<td>Residential – Rural and Coastal Settlement Residential – Rural and Coastal Settlement Rural – Countryside Living Water (incorrect)</td>
<td>Open Space – Conservation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot 200 DP 503197</td>
<td>1.8680</td>
<td></td>
<td>Open Space – Conservation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot 3 DP 483324</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
<td>Open Space</td>
<td>Notes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-------------</td>
<td>------------</td>
<td>-------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village Fields Road, Pukekohe &amp; Church View Road, Pukekohe</td>
<td>Sec 2 SD 356813 &amp; Lot 27 DP 459706</td>
<td>0.0085</td>
<td>Residential – Rural and Coastal Settlement</td>
<td>Open Space – Conservation</td>
<td></td>
</tr>
<tr>
<td>70 Kokihi Lane, Snells Beach</td>
<td>Lot 9 DP 356065</td>
<td>0.0707</td>
<td>Open Space – Informal Recreation</td>
<td>Residential – Mixed Housing Suburban</td>
<td></td>
</tr>
</tbody>
</table>

Privately owned and subject to a consent order for a cafe.
### Attachment 11

**Panuku Rezoning – Open Space Deemed Surplus to Council Requirements**

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Area (ha)</th>
<th>Current Zone</th>
<th>Proposed Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>315A Glengarry Road, Glen Eden</td>
<td>Lot 41 DP 19309</td>
<td>0.4105</td>
<td>Open Space - Informal Recreation</td>
<td>Residential - Single House</td>
</tr>
<tr>
<td>343 Swanson Road, Ranui</td>
<td>Lot 1 DP 397730 &amp; Lot 3 DP 397730</td>
<td>0.1094</td>
<td>Open Space - Informal Recreation</td>
<td>Residential - Mixed Housing Urban</td>
</tr>
<tr>
<td>32 Harbour View Road, Te Atatu</td>
<td>Lot 266 DP 84406</td>
<td>0.0600</td>
<td>Open Space - Informal Recreation</td>
<td>Residential - Terraced Housing and Apartment Buildings</td>
</tr>
<tr>
<td>161R Maraetai Drive, Maraetai</td>
<td>Lot 12 DP 34466</td>
<td>0.1057</td>
<td>Open Space - Informal Recreation</td>
<td>Residential - Single House</td>
</tr>
<tr>
<td>41 Cheshire Street, Pamell</td>
<td>Part Lot 2 DP 85443</td>
<td>0.0348</td>
<td>Open Space - Informal Recreation</td>
<td>Business - Mixed use</td>
</tr>
<tr>
<td>37 New Windsor Road, Avondale</td>
<td>Lot 1 DP 166031</td>
<td>Approximately 0.1000</td>
<td>Open Space - Informal Recreation</td>
<td>Residential - Mixed Housing Suburban</td>
</tr>
<tr>
<td>22D Waipole Avenue, Hillpark, Manurewa</td>
<td>Lot 84 DP 53109</td>
<td>0.0114</td>
<td>Road</td>
<td>Residential - Single House</td>
</tr>
<tr>
<td>Part of 22 Alderson Drive, Henderson</td>
<td>Lot 3 DP 200372, Lot 5 DP 200372, &amp; Pt Lot 7</td>
<td>0.0538</td>
<td>Open Space - Informal Recreation</td>
<td>Business - Metropolitan Centre</td>
</tr>
<tr>
<td>61-85 Selwyn Street, Onehunga</td>
<td>Lot 5 DP 14191, Lot 6 DP 14191, Pt Lot 7 DP 14191</td>
<td>0.1334</td>
<td>Open Space - Sport and Active Recreation</td>
<td>Business - Town Centre</td>
</tr>
</tbody>
</table>
APPLICATION DETAILS

APPLICANT: Panuku Development Auckland
PROJECT NAME: Plan Change – Open Space zone
DOCUMENT: Section 32 Analysis
DATE OF ISSUE: 25th May 2018
REVISION NO.: Rev A
CONTACT PERSON: Tommy Ma | Senior Planning Consents Advisor
CONTACT MOBILE: 021 822 560
CONTACT EMAIL: tommy.ma@panuku.co.nz

AUTHORED BY:

[Signature]

Tommy Ma | Senior Planning Consents Advisor
Panuku Development Auckland

REVIEWED BY:

[Signature]

Andrew Trevelyan | Principal Planning Consents Advisor
Panuku Development Auckland

APPROVED FOR RELEASE:

[Signature]

Andrew Trevelyan | Principal Planning Consents Advisor
Panuku Development Auckland
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<tr>
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<tr>
<td>New Zealand Coastal Policy Statement</td>
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<td>National Policy Statement</td>
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<td>National Environmental Standards</td>
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<td>Hauraki Gulf Marine Park Act 2000</td>
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<td>Waitakere Ranges Heritage Protection Act 2008</td>
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<td>Local Government Act 2002</td>
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<td>Reserves Act 1977</td>
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<td>Heritage New Zealand Pouhere Taenga Act 2014</td>
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<tr>
<td>Non-Statutory Context</td>
<td>18</td>
</tr>
<tr>
<td>The Auckland Plan 2012</td>
<td>18</td>
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<tr>
<td>Parks and Open Spaces Strategic Action Plan 2016</td>
<td>19</td>
</tr>
<tr>
<td>Open Space Provision Policy 2016</td>
<td>19</td>
</tr>
<tr>
<td>Site Analysis and Identification/Screening Response Options</td>
<td>19</td>
</tr>
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<td>315A Clengamy Road, Glen Eden</td>
<td>19</td>
</tr>
<tr>
<td>343 Swanson Road, Ranui</td>
<td>20</td>
</tr>
<tr>
<td>32 Harbour View Road, Te Atatu</td>
<td>20</td>
</tr>
<tr>
<td>161 Maraetoi Drive, Maraetoi</td>
<td>21</td>
</tr>
<tr>
<td>41 Cheshire Street, Parnell</td>
<td>21</td>
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<tr>
<td>37 New Windsor Road, Avondale</td>
<td>21</td>
</tr>
<tr>
<td>22D Walpole Avenue, Hillpark</td>
<td>22</td>
</tr>
<tr>
<td>22 Alderman Drive, Henderson</td>
<td>22</td>
</tr>
<tr>
<td>61-65 Selwyn Street, Onehunga</td>
<td>22</td>
</tr>
<tr>
<td>Screening Options</td>
<td>24</td>
</tr>
<tr>
<td>Monitoring</td>
<td>30</td>
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<tr>
<td>Conclusion</td>
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</table>
Introduction

The purpose of this report is to assess a number of Council-owned properties that have been cleared for disposal and determine the effectiveness of their respective zoning in achieving the purpose of the Resource Management Act 1991.

In achieving the purpose of the RMA, Council must carry out an evaluation under section 32 of the Act. This evaluation must occur prior to the public notification of any proposed plan change. A s32 assessment is an evaluation of the proposed plan change relating to the rezoning of Council-owned properties declared non-serviced. At the time of this report, the Resource Management Amendment Act 2016 (RMAA2016) has taken effect and this assessment has been undertaken in accordance with these amendments.

Background

Panuku Development Auckland ("Panuku") and Auckland Council’s Stakeholder and Land Advisory team in Community Facilities work collaboratively on a review process of the council property portfolio. Once a property is identified as non-service, Panuku takes it through a multi-stage rationalisation process. The purpose of this process is to identify if there is an alternative service need or future service need that the property could be used for, or to ascertain if it is surplus to council requirements and may be disposed of.

Prior to commencing the rationalisation process, Panuku and the Stakeholder and Land Advisory team collaboratively prepare a report that sets out all the legal, technical and historical information about the property. The purpose of this report is to ascertain all relevant information about the property and gain an understanding of any impediments or legal or technical issues that must be addressed. Once this report has been completed, Panuku can commence the rationalisation process.

The first phase of the process involves consultation with all council departments and relevant CCOs. The purpose of this internal consultation is to establish whether a property is needed for a current service need, or a future funded project, or whether it must be retained for a clear strategic purpose. This is determined by an Expression of Interest (EOI) process whereby officers can request that all or part of a property is retained. Alternatively officers may request that the property be encumbered or covenanted as part of the disposal process.

All EOIs are considered by a cross-council steering group comprised of senior managers. This provides an opportunity for properties to be considered in a cohesive and integrated manner by relevant council departments and CCOs, and for a "whole of council" approach to be taken to the property portfolio. If an EOI is made on a robust financial analysis and evidence based rationale to retain a property, then the EOI is endorsed and the property is transferred to the new asset holder. If however the reasoning for retention is more subjective, a thorough business case is required. Business cases need to provide a detailed analysis of the reason for retaining the property, and a budget for the OPEX and CAPEX costs associated with the retention of the property. Business cases are also considered by the PRSG, which make the
decision about if a business case is accepted, or if the property should continue progressing through the rationalisation process.

The Heritage Unit and Closed Landfills and Contaminated Land Response are invited prior to the EOI process commencing to ensure any possible issues that may be associated with a property are identified. The EOI process also provides the Māori and Strategy Relations team the opportunity to flag any issue that is of particular relevance to Māori in connection with the potential disposal of any site.

Once a property has been through the internal consultation process, Panuku then consults with local boards, ward councillors, Mana Whenua and the Independent Māori Statutory Board.

Local boards are informed of the commencement of the rationalisation process for properties in its local board area via the local board relationship managers. Following the close of the internal consultation, Panuku undertakes engagement with the local board. As a starting point of local board engagement, Panuku attends a workshop with the relevant local board and provides information about properties being rationalised in their local board area and outlines the internal consultation process undertaken. Local boards may then request that Panuku prepare a report for their business meeting so that their views can be formalised. If a local board expresses an interest in a site being retained, its views are considered by Panuku and the cross-council steering group, and if necessary referred to relevant council departments for consideration. Local boards can also prepare a business case which sets out the service need that will be met by retaining the site, along with how the use will be funded. Any such business case will again be considered by the cross-council steering group.

If a service use, future-funded project or strategic purpose is not identified for a property, it is considered for disposal. Any properties considered for disposal are assessed by Panuku’s Development team to ascertain if the property can be used to assist in achieving council’s housing and place shaping objectives. Any proposed disposal recommendations must be approved by the Panuku Board before it makes the final recommendation to the Finance and Performance Committee. The Finance and Performance Committee has the delegated authority to approve any proposed disposals.

All communication and documentation relating to this process can be provided upon request.

**Consultation**

As part of the rationalisation process consultation was undertaken with the relevant Local Board and mana whenua groups. The revocation of each of the sites underwent a public notification process to collate public feedback regarding the disposal of land set aside for public use. However, it is understood that this consultation does not preclude the need for notification of the proposed plan change under the provisions of the Resource Management Act 1991.
Issue

Subsequent to undertaking the disposals process set out above, these sites have been cleared for disposal. These sites will be sold to be interested parties to be developed independently or amalgamated with the adjoining sites to enable development. To enable such development to occur and to ensure consistency between the intended land use and the zoning under the AUP:OP, a plan change is proposed.

Objective

The objective of this proposed plan change is to vary the identified inconsistencies between the anticipated use and the current planning provisions under the Auckland Unitary Plan: Operative in Part. The proposed changes to the zoning will add value to the disposal of the sites and will either enable development for the adjoining properties or allow for the sites to be individually developed.

Sites

Specific Area of Interest

315A Glengarry Road, Glen Eden

<table>
<thead>
<tr>
<th>Legal description:</th>
<th>Lot 41 DP 19309</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area:</td>
<td>4,105m²</td>
</tr>
<tr>
<td>AUP(OP) Zoning:</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td>AUP(OP) Precinct:</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Overlay:</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Controls:</td>
<td>Controls: Macroinvertebrate Community Index – Plan Change – Open Space zone</td>
</tr>
</tbody>
</table>
Background:

The site is approximately 20m wide and 200m in length, with one road frontage onto Giengerry Road. It was originally vested as road reserve in 1926 when the parent lot was subdivided. However, the road was never formed and the land has been held as road reserve by Council since. At present, there are no buildings or structures currently occupying the site. The northern and southern boundaries of the site are currently well vegetated. None of these trees are protected under provisions of the AUP-CP; however removal of these trees is not required as part of the disposal process. The surrounding land is zoned Residential – Single House zone under the AUP-CP. With the exception of the orchard adjoining the northern boundary of the site, the land to the east, west and south has been developed as low density residential housing.

Legal description: Lot 1 DP 397730 and Lot 3 DP 397730
Site area: 1,094m²
Planning Committee
07 August 2018

Attachment B

AUP(OP) Zoning: Open Space – Informal Recreation zone
AUP(OP) Precinct: N/A
AUP(OP) Overlay: N/A
AUP(OP) Controls: Controls: Macroinvertebrate Community Index – Urban
AUP(OP) Designations: N/A
Proposed Zoning: Residential – Mixed Housing Urban zone
Proposed Precinct: N/A
Proposed Overlay: N/A
Proposed Controls: Controls: Stormwater Management Area Control – SWANSON 5, Flow 2
Proposed Designations: N/A

Background:

The site consists of two parcels of land, severed by 155 Waiwera Road and has road frontage onto Waiwera Road and Swanson Road at present, the site is not currently occupied by any buildings and structures. The adjoining land uses are primarily residential in nature. The site was originally part of a larger site being 5.2650 ha (Lot 1 DP 179647 CT NA1100/287) formerly owned by Universal Homes Ltd. In 2008, a plan of subdivision was approved as to survey and a parcel of land (inclusive of the site) was vested in Waitakere City Council as recreation reserve and subject to a conservation covenant under s77 of the Reserves Act 1977.

In 2007, Waitakere City Council’s Finance Operational Performance Committee resolved to sell a portion of the site. On 9 August 2007, a gazette notice was published in the New Zealand Gazette revoking the reservation of the property as a recreation reserve and declared that the property may be disposed of by Waitakere City Council. The proceeds of the sale were paid into Council’s reserves account. This money was intended to be applied to improvement of other reserves under Council ownership/management or towards the purchase of other land for reserves.

On 27 November 2007, the gazette notice was registered against the title for the property with new titles, CT 396543 and 395045 issued for Lots 1 and 3 DP 397730 respectively.
### 32 Harbour View Road, Te Atatu

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Legal description:</strong></td>
<td>Lot 286 DP 84406</td>
</tr>
<tr>
<td><strong>Site area:</strong></td>
<td>600m²</td>
</tr>
<tr>
<td><strong>AUP(OP) Zoning:</strong></td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td><strong>AUP(OP) Precinct:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>AUP(OP) Overlay:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>AUP(OP) Controls:</strong></td>
<td>Controls: Macrównvertebrate Community Index – Urban</td>
</tr>
<tr>
<td><strong>AUP(OP) Designations:</strong></td>
<td>Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong></td>
<td>Residential – Terraced Housing and Apartment Building zone</td>
</tr>
<tr>
<td><strong>Proposed Precinct:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Proposed Overlay:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Proposed Controls:</strong></td>
<td>Controls: Macrównvertebrate Community Index – Urban</td>
</tr>
<tr>
<td><strong>Proposed Designations:</strong></td>
<td>Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence</td>
</tr>
</tbody>
</table>

Plan Change – Open Space zone
Background:

The site is a rectangular shaped parcel of land with an area of approximately 690m² and has road frontage onto Harbour View Road and Beach Road. At present, the site is not currently occupied by any buildings and structures.

The site was acquired as a portion of a larger parcel of land measuring 8.4478 ha in 1952 by the Auckland Harbour Board from the Public Trustee. The original land parcel was further subdivided in 1971 and vested in Her Majesty the Queen as road. In 1976, a gazette notice was registered against the title to take the land for the purposes of state housing by Her Majesty the Queen.

The site was transferred to Waitakere City Council in fee simple in 1996. No use was designated for the property in the letter from Waitakere City Council to the District Land Registrar. It was not until 1996 when the site was declared to be recreation reserve under s14 of the Reserves Act 1977 as a condition of subdivision consent.

**161 Maraetai Drive, Maraetai**

<table>
<thead>
<tr>
<th>Legal description:</th>
<th>Lot: 12 DP 34466</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area:</td>
<td>1.057m²</td>
</tr>
<tr>
<td>AUP(OP) Zoning:</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td>AUP(OP) Precinct:</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Overlay:</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Controls:</td>
<td>Controls: Macroinvertebrate Community Index – Urban</td>
</tr>
<tr>
<td>AUP(OP) Designations:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Plan Change – Open Space zone
Proposed Zoning: Residential – Single House zone
Proposed Precinct: N/A
Proposed Overlay: N/A
Proposed Controls: Macroinvertebrate Community Index – Urban
Proposed Designations: N/A

Background:

The site is an irregular trapezium shaped parcel of land, measuring 1.057m² in area. There are currently no buildings or structures on the site. The site has one road frontage onto Maraetai Drive. The adjoining properties are zoned Residential – Single House zone, with a primary school across the road to the north (Maraetai Beach School).

The site was vested in the Crown as a recreation reserve as a result of a subdivision consent approved under the Land Subdivision in Counties Act 1946. The site was vested in Auckland Council pursuant to subsequent legislation with no underlying Crown ownership.

41 Cheshire Street, Parnell

Legal description: Part Lot 2 DP 85443
Site area: 348m²
AUP(OP) Zoning: Open Space – Informal Recreation zone
AUP(OP) Precinct: N/A
AUP(OP) Overlay: Natural Heritage: Regionally Significant Volcanic Viewshfts and Height Sensitive Areas Overlay

Plan Change – Open Space zone
Item 9

Background:

The site was originally part of a larger block of land which formed part of the estate of Annie Gilbert and was acquired by Auckland Council in 1925. In 1955, a significant portion of the original estate was taken for railway purposes for a new diesel depot.

In the early 1970s, the Council indicated its intention to establish a turning head on the residual portion of the estate held in Council ownership (this was inclusive of the subject site). However, in 1977 the site was excluded from this proposal as the attractive views over the Auckland Domain provided a secluded area for local workers to utilise the space during their lunch breaks. In 1977, Auckland City Council resolved to budget for the construction of the “pleasance” area and any associated planting. Any land not required was to be subdivided and sold as surplus to Council requirements. The site was subdivided into three lots on deposited plan 85443, with the subject site (being Lot 2) held in Council ownership.

In 1996, an application was received to purchase the subject site. The Manager, district and Neighbourhood Planning opposed the sale as:

- At the time there was an overall shortage of pocket parks in the Parnell Commercial Centre;
- Retention of the amenity pocket parks allowed for views into the Auckland Domain from Cheshire Street;
- The site could be better used for the extension of the existing parking area due to the shortage of parking spaces in Parnell; and
- It was important to retain as many options as possible for public pedestrian linkages to the rail corridor (note: this is now irrelevant with the sale of the adjoining land to a private enterprise).

Plan Change – Open Space zone
37 New Windsor Road, Avondale

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal description</td>
<td>Lot 1 DP 166931</td>
</tr>
<tr>
<td>Site area</td>
<td>4,048m² (approximately 1,000m²)</td>
</tr>
<tr>
<td>AUP(OP) Zoning</td>
<td>Open Space – Informal Recreation zone</td>
</tr>
<tr>
<td>AUP(OP) Precinct</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Overlay</td>
<td>Built Heritage and Character: Historic Heritage</td>
</tr>
<tr>
<td></td>
<td>Overlay Extent of Place [rcp/pd] – 1768, Residence</td>
</tr>
<tr>
<td></td>
<td>Controls: Macroinvertebrate Community Index – Urban</td>
</tr>
<tr>
<td>AUP(OP) Controls</td>
<td>Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations (notified 15/02/2019)</td>
</tr>
<tr>
<td>AUP(OP) Designations</td>
<td>Residential – Mixed Housing Suburban zone</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Residential – Mixed Housing Suburban zone</td>
</tr>
<tr>
<td>Proposed Precinct</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Overlay</td>
<td>Built Heritage and Character: Historic Heritage</td>
</tr>
<tr>
<td></td>
<td>Overlay Extent of Place [rcp/pd] – 1768, Residence</td>
</tr>
<tr>
<td></td>
<td>Controls: Macroinvertebrate Community Index – Urban</td>
</tr>
<tr>
<td>Proposed Controls</td>
<td>Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations (notified 15/02/2019)</td>
</tr>
<tr>
<td>Proposed Designations</td>
<td>Plan Change – Open Space zone</td>
</tr>
</tbody>
</table>
Background:
The subject site was purchased by Auckland City Council as part of 1.6108 ha parcel of land in 1975 from Arthur Currey. The site was purchased with the intention of providing pensioner housing. While a portion of the greater parcel of land has been subdivided off and developed over time, this never eventuated for the site and it has been utilised as a public park since.

When the site was purchased, it was planned that the existing dwelling would be removed from the site. There are no records as to why demolition never occurred, however it was scheduled as a Category B building in 2009 under the Auckland City Council District Plan and subsequently under the Auckland Unitary Plan: Operative in Part.

22D Walpole Avenue, Hilpark

<table>
<thead>
<tr>
<th>Legal description:</th>
<th>Lot 84 DP 53109</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area:</td>
<td>114m²</td>
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<tr>
<td>AUP(OP) Zoning:</td>
<td>Road</td>
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<tr>
<td>AUP(OP) Precinct:</td>
<td>N/A</td>
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<tr>
<td>AUP(OP) Overlay:</td>
<td>Natural Resources: High-Use Aquifer Management Areas Overlay [rp] – Clevedon West Waternata Aquifer</td>
</tr>
<tr>
<td>AUP(OP) Controls:</td>
<td>Controls: Macroinvertebrate Community Index – Urban</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>Residential – Single House zone</td>
</tr>
</tbody>
</table>

Plan Change – Open Space zone
Planning Committee
07 August 2018

Attachments

Item 9

Proposed Precinct: N/A

Natural Resources: High-Use Aquifer Management
Areas Overlay [rp] – Clevedon West Waitakere Aquifer

Proposed Overlay: Controls: Macroinvertebrate Community Index – Urban

Proposed Controls: Designations: Airspace Restriction designations – ID 1102, Protection of aeronautical functions – obstacle limitation surfaces, Auckland International Airport Ltd

Proposed Designations: Background:

The site was transferred to the Mayor Councillors and Citizens of the Borough of Manurewa in 1965 from the original owner. The transfer included several parcels of land that were contained in the former title as part of a subdivision of the land. The site included in the original subdivision is now an established residential area and the large area of land is now a single residential property at 49 Grande Vue Road. 18D and 22D Walpole Street may have been intended to be access strips for the future development of this site.

22 Alderman Drive, Henderson

Legal description: Part Lot 7 DP 1467

Site area: Approx. 2,200m²

AUP(OP) Zoning: Open Space – Informal Recreation zone

AUP(OP) Precinct: N/A

AUP(OP) Overlay: Natural Resources: Significant Ecological Area Overlay – SEA_T_4960, Terrestrial

AUP(OP) Controls: Controls: Coastal Inundation 1 per cent AEP Plus
1m Control – 1m sea level rise

Plan Change – Open Space zone

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Background:

The site is part of a public carpark in the Henderson town centre. The site is managed but not owned by Auckland Transport. It is a Tier 2 Car park with minor revenue generation. The site was transferred under Henderson Borough Council ownership in 1925 and was subsequently registered under Waitakere City Council’s ownership in 1990 when it was formed subsequent to the amalgamation of the individual borough councils. The purpose of acquisition is not specified on the transfer document. However, it is understood that the property was offered to the Henderson Town Board by the executors of the estate of the said Charles Frederick Griffiths.

As part of Panuku’s Unlock Henderson project, the site (as well as the remainder of the carpark) has been included as a potential development under the High Level Project Plan (HLPP). The site has subsequently been nominated by the Mayor of Auckland to be included in the C40 Networks.

The Reinventing Cities competition (established by C40 Cities), is an unprecedented global competition organised by the C40 to drive carbon neutral and resilient urban regeneration.

19 cities have identified 49 underutilised spaces, rapidly available for redevelopment. The competition invites developers, architects, environmentalists and creative minds to collaborate and compete for the opportunity to transform these sites into beacons of sustainability and resiliency.

The competition will serve as a model, demonstrating how the alliance between cities and business can shape the future delivering healthier, greener and economically viable urban development.
<table>
<thead>
<tr>
<th>Legal description:</th>
<th>Lot 5 DP 14191, Lot 6 DP 14191, Pt Lot 7 DP 14191</th>
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</thead>
<tbody>
<tr>
<td>Site area:</td>
<td>1,334m²</td>
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<tr>
<td>AUP(OP) Zoning:</td>
<td>Open Space – Sport and Active Recreation zone</td>
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<tr>
<td>AUP(OP) Precinct:</td>
<td>N/A</td>
</tr>
<tr>
<td>AUP(OP) Overlay:</td>
<td>Natural Resources: High-Use Aquifer Management</td>
</tr>
<tr>
<td></td>
<td>Areas Overlay [rp] – Onehunga Volcanic Aquifer</td>
</tr>
<tr>
<td></td>
<td>Natural Resources: Quality-Sensitive Aquifer</td>
</tr>
<tr>
<td></td>
<td>Management Areas Overlay [rp] – Onehunga</td>
</tr>
<tr>
<td></td>
<td>Volcanic Aquifer</td>
</tr>
<tr>
<td>AUP(OP) Controls:</td>
<td>Controls: Macrobenthic Community Index – Urban</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>Business – Town Centre zone</td>
</tr>
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<td>Proposed Precinct:</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Overlay:</td>
<td>Natural Resources: High-Use Aquifer Management</td>
</tr>
<tr>
<td></td>
<td>Areas Overlay [rp] – Onehunga Volcanic Aquifer</td>
</tr>
<tr>
<td></td>
<td>Natural Resources: Quality-Sensitive Aquifer</td>
</tr>
<tr>
<td></td>
<td>Management Areas Overlay [rp] – Onehunga</td>
</tr>
<tr>
<td></td>
<td>Volcanic Aquifer</td>
</tr>
<tr>
<td>Proposed Controls:</td>
<td>Controls: Macrobenthic Community Index – Urban</td>
</tr>
</tbody>
</table>

Plan Change – Open Space zone  | 14
Background:
The site consists of three parcels of land. The first portion of the site was purchased in 1971, being 455m² in area. In 1976, a portion of this land was acquired under section 306(3) of the Local Government Act 1974 as road. The remaining two parcels of land were purchased in 1972. According to a report prepared in 2004 for consent to grant a new lease, the parcels of land were purchased for the purposes of forming a recreation reserve, although the site has not been classified under the Reserves Act 1977. However, the site fell into the definition for “Park” under section 138 of the Local Government Act 2002 imposing restrictions on its sale by sale or otherwise.

The site was zoned as Park under the legacy District Scheme Plan in the 1970 and the zoning has been adopted in subsequent planning frameworks, including under the Auckland Unitary Plan.

The site is now currently included as part of Panuku’s Transform Onehunga project area. The High Level Project Plan indicates a desire to provide for mixed use development while identifying an opportunity to relocate the existing open space to an alternative location.

Statutory Context
Resource Management Act 1991

Part 2 of the Act

Section 5 of the RMA sets out the purpose of the RMA, and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of judgement is informed by the principles in sections 6 to 8, and considered in light of the particular circumstances of each application.

Section 6 of the RMA sets out a number of matters of national importance which need to be recognised and provided for and includes, in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significance indigenous vegetation and significant habitats of indigenous fauna and the protection of historic heritage.

Section 7 identifies a number of “other matters” to be given particular regard to by a territorial authority in the consideration of any assessment for resource consent and includes the efficient use of natural and physical resources and the maintenance and enhancement of amenity values.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

None of the proposed sites represent significant pieces of infrastructure and, with the exception of 22 Alderman Drive and 61-65 Selwyn Street, have been identified as being surplus to Council requirements. 22 Alderman Drive and 51-65 Selwyn Street having been identified in their representative project areas (Unlock Henderson and Transform Onehunga) as having a strategic function to the regeneration of the wider town. In the case of 22 Alderman Drive, the proposed rezoning of the site could serve
a larger environmental benefit, should the site be developed under the G40 Reinventing Cities competition.

With the exception of 22 Alderman Drive, there are no areas of significant ecological areas identified on any of the sites. In relation to 22 Alderman Drive, the site will be developed with a carbon neutral and urban resilience focus. Furthermore, it is intended that the development of the site could see the vesting of an esplanade reserve with an “overs and unders” approach, subject to resource consent approval.

The rezoning of 37 New Windsor Road will not compromise the historic heritage of the existing heritage building. The intention is merely to align the zoning with the current land use.

The proposed rezoning will allow for land currently declared surplus to Council requirements to be developed. With regards to the 22 Alderman Drive and 61-65 Selwyn Street, the proposed rezoning provides an opportunity for the sites to contribute to the revitalisation of Henderson and Onehunga.

New Zealand Coastal Policy Statement

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

National Policy Statement

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

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

At present, the Ministry for the Environment is in the process of developing a proposed National Policy Statement for Indigenous Biodiversity.

The objectives and policies in the National Policy Statement on Urban Development Capacity (NPS:UDC) outlines the desire to ensure sufficient opportunities for developing housing and business land to meet demand as well as ensuring that planning decisions, practices and methods enable development and provide for the social, economic, cultural and environmental wellbeing of people and communities. The proposed plan change seeks to enable the development of land parcels deemed to be surplus by Auckland Council’s Finance and Performance Committee. Development of these sites will provide a suitable alternative use for land parcels that do not currently provide any substantial contribution to the local community.

No other National Policy Statements are relevant to the proposal.
National Environmental Standards

National Environmental Standards are regulations issued under section 43 of the Resource Management Act 1991 and apply nationally. These standards are essential for maintaining a clean, healthy environment. The following standards are in force as regulations:

- National Environmental Standards for Air Quality;
- National Environmental Standards for Sources of Drinking Water;
- National Environmental Standards for Telecommunications Facilities;
- National Environmental Standards for Electricity Transmission Activities; and
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

With National Environmental Standards on Ecological Flows and Water Levels and National Environmental Standards on Plantation Forestry currently under development by the Ministry for the Environment.

Given the proposed plan change will require rezoning of open space with the intention of changing its use, a preliminary site investigation will need to be undertaken to determine whether any Hazardous Activities and Industries List (HAIL) activities have taken place in the history of the site and whether any remediation works have been undertaken. In understanding previous uses of the site, the likelihood of soil contaminants can be determined.

No other National Environmental Standards are relevant to the proposal.

Hauraki Gulf Marine Park Act 2000

The Hauraki Gulf Marine Park Act 2000 (HGMPA) has the purpose of seeking the integrated management of the national, historic and physical resources of the Hauraki Gulf, its islands and catchments. It also established the Hauraki Gulf Forum, the Park itself and the recognition of the relation of tangata whenua with the Hauraki Gulf and its islands. The HGMPA recognises that the Hauraki Gulf and its islands are matters of national significance.

The HGMPA is not relevant in the assessment of the proposed plan change, given the scale and nature of the proposed plan change.

Waitakere Ranges Heritage Protection Act 2008

The purpose of the Waitakere Ranges Heritage Protection Act 2008 (WRHPA) is to recognise the national, regional and local significance of the Waitakere Ranges heritage area and promote its protection and enhancement for present and future generations. To achieve this, the WRHPA establishes the Waitakere Ranges area as a matter of national significance and defines its heritage features. Furthermore, it provides additional matters for the Council and other parties to consider when making a decision, exercising a power or carrying out its duty that relates to the heritage area.

None of the sites included in the proposed plan change are within the Waitakere Ranges heritage area. Furthermore, the scale and nature of the proposed plan...
changes will not be detrimental to the Waitakere Ranges heritage area and its heritage or cultural values. As such, the Waitakere Ranges Heritage Protection Act 2009 is not relevant to the proposal at hand.

Local Government Act 2002

Council's functions and powers are derived from the purpose of the Local Government Act 2002 (LGA). The LGA mandates the purpose, funding and governance duties of the Council. With additional responsibilities for Auckland Council under the provisions of the Local Government (Auckland Council) Act 2009, including the preparation of a Spatial Plan and the creation of Council-Controlled Organisations (CCOs) to perform certain functions.

Section 12 of the LGA 2002 states that a local authority has full capacity to carry on or undertake any activity or business, do any act, or enter into any transaction with full rights, powers and privileges subject to any other enactment and the general law.

Reserves Act 1977

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

In this instance, the necessary reserve revocations under the Reserves Act 1977 have been undertaken as a separate process, it can therefore be concluded that the proposed plan change will not be contrary to purpose of the Reserves Act 1977.

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) sets out Council's statutory responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development within the context of the purpose of the RMA and the HNZPTA.

Non-Statutory Context

The Auckland Plan 2012

The Auckland Plan was released in 2012 by Auckland Council. An aspirational document, the plan indicated Council's direction over the course of the next 30 years to address key issues the region currently faces. For the purpose of guidance on the long term planning outcomes sought by Auckland, the Auckland Plan has been a primary starting point for the development of approaches within the Auckland Unitary Plan.

Section D of the Auckland Plan provides a high-level development strategy for the Auckland Region. Auckland has grown into a city-region of 1.5 million people of whom 1.4 million live within the Rural-Urban Boundary. Several key principles underpin the Auckland Plan's vision of a quality compact city. These principles are:

- Quality first – creating attractive neighbourhoods that people choose to live in:
• Generational change and a transition to a quality compact form;
• Providing for most growth inside existing urban areas;
• A rural-urban boundary and staged release of greenfields land, with timely delivery of infrastructure; and
• Decade by decade housing supply that keeps up with population growth.

Chapter 10 of the Auckland Plan states:

This Plan [the Auckland Plan] aims to maintain the attractive qualities of Auckland’s urban areas and the distinction between rural and urban areas, by promoting urban intensification and carefully managing peripheral growth. The Rural Urban Boundary (RUB) provides a clear strategic signal to guide the majority of future development into the existing urban area, while at the same time providing certainty to the market regarding areas for future development.

Parks and Open Spaces Strategic Action Plan 2016

The Parks and Open Spaces Strategic Action Plan 2016 outlines the direction for Auckland’s parks and open spaces over the next 10 years in order to give effect to the vision of the Auckland Plan to create the world’s most liveable city. Specifically, the action plan focuses on the Auckland Plan’s target to:

Maintain and extend an integrated network of quality open spaces across the region that meet the community needs and provide a diverse range of recreational opportunities of 2040.

To achieve this, the action plan sets out four areas of focus over the next 10 years. These areas inform the priorities and actions outlined in this strategic action plan, specifically around Council investment, asset and acquisition activities and guides spatial planning by both the Council and private sector.

Open Space Provision Policy 2016

The Open Space Provision Policy 2016 seeks to establish a consistent and transparent framework to provide guidance for planners, developers and designers around the provision of open space, clarify types of open space to be acquired using development contributions and informing Council investment in open space.

Site Analysis and Identification/Screening Response Options

In determining the most appropriate means to respond to the issues identified above, options were developed to explore the best means to address the issue outlined above and achieve the sustainable management purpose of the Act.

315A Glengarry Road, Glen Eden

Option 1: Status Quo/Do Nothing

The status quo in this case refers to retaining the existing zoning of the site.
Option 2: Rezoning the site as Residential – Single House zone - PREFERRED

Rezone the site to be consistent with the zoning of the adjoining properties. This option would seek to rezone the site to Residential – Single House zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

343 Swanson Road, Ranui

Option 1: Status Quo/Do Nothing

The status quo in this case refers to retaining the existing zoning of the site.

Option 2: Rezoning the site as Residential – Mixed Housing Urban zone (PROPERTY A) - PREFERRED

This option would seek to rezone the site to Residential – Mixed Housing Urban zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

Option 3: Rezoning the site as Residential – Mixed Housing Suburban zone (PROPERTY B)

This option would seek to rezone the site to Residential – Mixed Housing Suburban zone to reflect the zoning of the property at 379 Waitemata Drive. This will ensure that any future development will be consistent with the character of the receiving environment. This site is of sufficient land area to be developed independently without needing to be amalgamated with the adjoining properties. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

32 Harbour View Road, Te Atatu

Option 1: Status Quo/Do Nothing

The status quo in this case refers to retaining the existing zoning of the site.

Option 2: Rezoning the entire site to the same zone as adjoining properties - PREFERRED

This option would seek to rezone the site to Residential – Terraced Housing and Apartment Building zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment. This site is of sufficient land area to be developed independently without needing to be amalgamated with the adjoining properties. However, this option does not discount the ability for the site to be amalgamated and developed in conjunction with the adjoining properties as a comprehensive
development. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

**161 Maraetai Drive, Maraetai**

**Option 1: Status Quo/Do Nothing**

The status quo in this case refers to retaining the existing zoning of the site.

**Option 2: Rezoning the entire site to the same zone as adjoining properties - PREFERRED**

This option would seek to rezone the site to Residential – Single House zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment. This site is of sufficient land area to be developed independently without needing to be amalgamated with the adjoining properties. However, this option does not discount the ability for the site to be amalgamated and developed in conjunction with the adjoining properties as a comprehensive development. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

**41 Cheshire Street, Parnell**

**Option 1: Status Quo/Do Nothing**

The status quo in this case refers to retaining the existing zoning of the site.

**Option 2: Rezoning the site as Business – Mixed Use zone (PROPERTY A) - PREFERRED**

This option would seek to rezone the site to Business – Mixed Use zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

**Option 3: Rezoning the site as Residential – Terraced Housing and Apartment Building zone (PROPERTY B)**

This option would seek to rezone the site to Residential – Terraced Housing and Apartment Building zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

**37 New Windsor Road, Avondale**

**Option 1: Status Quo/Do Nothing**

The status quo in this case refers to retaining the existing zoning of the site.
Option 2: Rezoning the site as Residential – Mixed Housing Suburban zone - PREFERRED

This option would seek to rezone the site to Residential – Mixed Housing Suburban zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

22D Walpole Avenue, Hillpark

Option 1: Status Quo/Do Nothing

The status quo in this case refers to retaining the existing zoning of the site.

Option 2: Rezoning the site as Residential – Single House zone - PREFERRED

This option would seek to rezone the site to Residential – Single House zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

22 Alderman Drive, Henderson

Option 1: Status Quo/Do Nothing

The status quo in this case refers to retaining the existing zoning of the site.

Option 2: Rezoning the site as Business – Metropolitan Centre zone in its entirety - PREFERRED

This option would seek to rezone the site as a Business – Metropolitan Centre zone from Open Space – Informal Recreation. This will enable development of this portion of the site to form part of the C40 Reinventing Cities competition. Noting that the site is adjoining a stream, it is likely a portion of the site will need to be re-vested in Council as a 20m wide esplanade reserve as a subdivision requirement under s230 of the RMA. However, noting that the consenting authority has discretion over the width of land to be vested under the RMA, the rezoning of this site in its entirety could provide for more flexibility in the development of this site and achieve a better design outcome. This option should also be considered in the context of the sustainability focus of the C40 Reinventing Cities competition.

Option 3: Rezoning the site less the required 20m wide esplanade reserve

This option would seek to rezone only the portion of the site that is not required to be taken as esplanade reserve. This will provide assurance that s230 of the RMA are met, applying a strict adherence to the stipulated 20m width.

61-65 Selwyn Street, Onehunga

Option 1: Status Quo/Do Nothing

Plan Change – Open Space zone
The status quo in this case refers to retaining the existing zoning of the site.

**Option 2: Rezoning the site as Business – Town Centre zone (PROPERTY A)** – PREFERRED

This option would seek to rezone the site to Business – Town Centre zone to reflect the zoning of the adjoining properties. This will ensure that any future development will be consistent with the character of the receiving environment and also allow the site to be amalgamated with the adjoining properties without resulting in split zoning. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.

**Option 3: Rezoning the site as Residential – Mixed Housing Urban zone (PROPERTY B)**

This option would seek to rezone the site to Residential – Mixed Housing Urban zone to reflect the zoning of the adjacent residential properties on the western side of Selwyn Street. This site is of sufficient land area to be developed independently without needing to be amalgamated with the adjoining properties. This zoning enables the provision of additional medium to high density development within close proximity to the Onehunga town centre. This option does not include the removal of any existing designations, overlays, controls or precincts as they are still relevant to the site.
## Screening Options

### GROUP #1:
- 315A GLENGARRY ROAD, GLEN EDEN
- 32 HARBOUR VIEW ROAD, TE ATATU
- 161 MARAETAI DRIVE, MARAETAI
- 37 NEW WINDSOR ROAD, AVONDALE
- 22D WALPOLE AVENUE, HILFPARK

### Option 1: Business as Usual (do nothing)
- Need for resource consents to be lodged with any proposal to develop or undertake additions and alterations. This could become an onerous process for future property owners.
- The sites are not zoned for the anticipated land use.
- Inappropriately zoned sites could lead to the underutilisation of land resources.

### Option 2: Rezone the site to be consistent with the adjoining property - Preferred
- The plan change process is time consuming, requiring the need for notification (either public or limited) and a vigorous consultation with Local Board and mana whenua. The cost of this option being time and money.

<table>
<thead>
<tr>
<th>Cost:</th>
<th>Benefit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need for resource consents to be lodged with any proposal to develop or undertake additions and alterations. This could become an onerous process for future property owners.</td>
<td>This option would better align with the new purpose of the sites with the current planning framework than the current open space zoning.</td>
</tr>
<tr>
<td>The sites are not zoned for the anticipated land use.</td>
<td>This approach ensures that a zoning consistent with the wider environment is applied and avoids applying a “spot zoning” approach.</td>
</tr>
<tr>
<td>Inappropriately zoned sites could lead to the underutilisation of land resources.</td>
<td>The proposed rezoning could rectify any anomalies that have significant implications on future property owners and their ability to develop or modify their properties. These implications include significant financial costs incurred from the resource consent process, the potential risk of a resource consent not being approved due to inconsistencies with the objectives and policies of the open space zone etc.</td>
</tr>
<tr>
<td></td>
<td>Undertaking the assessment for the rezoning of all these sites in one plan change is the most efficient means to address the issue that has arisen as a result of Panuku’s disposal process.</td>
</tr>
<tr>
<td></td>
<td>The provisions of the zones that the sites will be adopting (as well as their associated objectives and policies) have already been tested under s32 of the RMA as part of the development of the provision under the Unitary Plan. This process is relatively recent and no provisions have been demonstrated to be deficient as yet.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Effectiveness:</th>
<th>Efficiency:</th>
</tr>
</thead>
<tbody>
<tr>
<td>If the status quo is retained, a resource consent will be required to enable development. This will require a “case by case” approach to the assessment of environmental effects.</td>
<td>While the portions of open space zoned land could be developed through a resource consent process there is an associated time and cost factor for the future property owners.</td>
</tr>
<tr>
<td></td>
<td>There is an element of risk that an application for resource consent may not be approved when assessed against the current planning framework.</td>
</tr>
</tbody>
</table>

### Appropriateness:
- This option does not address the identified issues.
- Future property owners will continue to incur costs for resource consents for any development within the improperly zoned portion of the respective sites.

### Risk:
- The risks of retaining the status quo are that there would be a reputational risk of Council disposing of inappropriate zoned land that could lead to an onerous Plan Change – Open Space zone |
- In giving effect to a proposed plan change to rezone sites zoned open space, there is a perception that Council is privatising land set aside for public use. This
**Planning Committee**

07 August 2018

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**Item 9**

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**GROUP #2:**
- 343 SWANSON ROAD, RANUI
- 41 CHESHIRE STREET, PARNELL
- 61-65 SELWYN STREET, ONEHUNGA

<table>
<thead>
<tr>
<th>Option 1: Business as Usual (do nothing)</th>
<th>Option 2: Rezone the site to be consistent with the adjoining property (PROPERTY A) - PREFERRED</th>
<th>Option 3: Rezone the site to be consistent with the adjoining property (PROPERTY B)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- There will be a need for resource consents to be lodged with any proposal to develop or undertake additions and alterations could become an onerous process for future property owners.</td>
<td>- The plan change process is time-consuming, requiring the need for notification (either public or limited) and vigorous consultation with Local Board and mana whenua. The cost of this process being time and money.</td>
<td>- The plan change process is time-consuming, requiring the need for notification (either public or limited). The cost of this process being time and money.</td>
</tr>
<tr>
<td>- The sites are inappropriately zoned for the anticipated land use.</td>
<td>- To minimise these costs, these sites have been packaged into one plan change process.</td>
<td>- To minimise these costs, these sites have been packaged into one plan change process.</td>
</tr>
<tr>
<td>- In some instances, where the subject sites are to be amalgamated with the adjoining properties, this option could result in split zonings.</td>
<td>- Inappropriately zoned sites could lead to the unutilisation of land resources.</td>
<td>- Inappropriately zoned sites could lead to the unutilisation of land resources.</td>
</tr>
</tbody>
</table>

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**Plan Change – Open Space zone**

25
This option would better align with the new purpose of the site with the current planning framework. This approach ensures that a zoning consistent with the wider environment is applied and avoids applying a “spot zoning” approach. The proposed rezoning will enable the development of existing land resources that are currently determined to be surplus to Council requirements. Undertaking the assessment for the rezoning of all these sites in one plan change is the most efficient means to address the issue that has arisen as a result of Panuku’s disposal process. The provisions of the zones that the sites will be adopting (as well as their associated objectives and policies) have already been tested under s32 of the RMA as part of the development of the zone provisions under the Unitary Plan.

This option would better align with the new purpose of the site with the current planning framework rather than the current open space zoning. The proposed rezoning will enable the development of existing land resources that are currently determined to be surplus to Council requirements. The development of this site will be of a scale and character consistent with the surrounding properties. The provisions of the zone that the site will be adopting (as well as its associated objective and policies) have already been tested under s32 of the RMA as part of the development of the provision under the Unitary Plan.

This option would better align with the new purpose of the site with the current planning framework rather than the current open space zoning. The proposed rezoning will enable the development of existing land resources that are currently determined to be surplus to Council requirements. The provisions of the zone that the site will be adopting (as well as its associated objective and policies) have already been tested under s32 of the RMA as part of the development of the provision under the Unitary Plan.

This option will suitably address the issue identified above. Specifically, the zoning applied will enable development to occur under the same planning provisions/constraints as the receiving environment.

This option will suitably address the issue identified above. Specifically, the zoning applied will enable development to occur under similar intensity as the adjoining and adjacent residential properties. However, applying Residential – Mixed Housing Suburban zoning within 300m of a Business – Local Centre is counter-intuitive to the Transit-Oriented Development (TOD) adopted by the Auckland Unitary Plan (AUP).

Applying a residential zone will not necessarily enable development of the site given its inherent constraints (i.e. topography, land area and configuration).

- This option would better align with the new purpose of the site with the current planning framework rather than the current open space zoning. The proposed rezoning will enable the development of existing land resources that are currently determined to be surplus to Council requirements. The development of this site will be of a scale and character consistent with the surrounding properties. The provisions of the zone that the site will be adopting (as well as its associated objective and policies) have already been tested under s32 of the RMA as part of the development of the provision under the Unitary Plan.

If the status quo is retained, a resource consent will be required to enable development. This will require a “case by case” approach to the assessment of environmental effects.

This proposed option will suitably address the issue identified above. Specifically, the zoning applied will enable development to occur under the same planning provisions/constraints as the receiving environment.
### Efficiency:
- While the portions of open space zoned land could be developed through a resource consent process there is an associated time and financial cost factor for future property owners.
- There is an element of risk that an application for resource consent may not be approved when assessed against the current planning framework.
- The costs of this option outweigh the benefits.

### Appropriateness:
- This option does not address the identified issues.
- Future property owners will continue to incur costs for resource consents for any developments within the appropriately zoned portion of the respective sites.

### Risk:
- The risks of retaining the status quo are that there would be a reputational risk of Council disposing of inappropriately zoned land that could lead to an onerous development process for future property owners.
- There is an inherent risk for non-complying resource consents as they are assessed on a “case by case” basis and could result in notification (either public or limited) and/or refusal.

### Item 9

<table>
<thead>
<tr>
<th>Attachment B</th>
<th>343 Swanson Road, Ranui</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This option results in the least cost-benefit ratio, yielding the most benefits for the least cost.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41 Cheshire Street, Parnell</th>
</tr>
</thead>
<tbody>
<tr>
<td>The cost and benefits of this option are balanced.</td>
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<tr>
<th>51-65 Salwyn Street, Onehunga</th>
</tr>
</thead>
<tbody>
<tr>
<td>The cost and benefits of this option are balanced.</td>
</tr>
</tbody>
</table>

- **343 Swanson Road, Ranui**
  - This option directly addresses the identified issue.
  - However, given the segregated nature of the site, it is not the most appropriate means of addressing the issue.

- **41 Cheshire Street, Parnell**
  - This option does not address the identified issue.

- **51-65 Salwyn Street, Onehunga**
  - This option directly addresses the identified issue. However, given the segregated nature of the site, it is not the most appropriate means of addressing the issue.

- **343 Swanson Road, Ranui**
  - If the site is sold to the adjoining land owner at 339 or 341 Swanson Road, it will need to be rezoned to be consistent with the site it is amalgamated with to avoid split zoning.

- **41 Cheshire Street, Parnell**
  - With the site constraints, there is a possibility that the adjoining property owners at 45 Cheshire Street would not be interested in purchasing the site. Furthermore, it is even less likely that there would be any interested parties in purchasing the site independently (i.e., without amalgamating it to an adjoining portion of land). Therefore there is a risk that with a residential zoning, the site may not be disposed of.

- **51-65 Salwyn Street, Onehunga**
  - This residential zoning could constrain future development of the adjoining Business – Town Centre zoned sites.
  - Any residential development on the site may need to address reverses sensitivity impacts.
**GROUP #3: 22 ALDERMAN DRIVE, HENDERSON**

<table>
<thead>
<tr>
<th>Option 1: Business as Usual (do nothing)</th>
<th>Option 2: Rezoning the site as Business – Metropolitan Centre zone in its entirety – PREFERRED</th>
<th>Option 3: Rezoning the site less the required 20m wide esplanade reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cost:</strong></td>
<td><strong>Benefit:</strong></td>
<td><strong>Benefit:</strong></td>
</tr>
<tr>
<td>- There will be a need for resource consents to be lodged with any proposal to develop or undertake additions and alterations could become an onerous process for future property owners.</td>
<td>- This option enables the site to be developed as part of the C40 Reinventing Cities competition. This competition has an emphasis on carbon neutrality and urban resilience. The environmental benefits of which could outweigh those achieved by retaining the site as part of an esplanade reserve.</td>
<td>- The plan change process is time-consuming, requiring the need for notification (either public or limited). The cost of this option being time and money.</td>
</tr>
<tr>
<td>- In some instances where the subject sites are to be amalgamated with the adjoining properties, this option could result in split zoning.</td>
<td>- Rezoning the entire site provides flexibility for Council to utilise its discretion around requiring the full 20m width or whether or not a reduced width could be considered.</td>
<td>- The rezoning of this site will result in the loss of public open space that could otherwise be enhanced.</td>
</tr>
<tr>
<td>- Inappropriately zoned sites could lead to the underutilization of land resources.</td>
<td>- In addition to being part of the C40 Reinventing Cities competition, the site is included as part of Panuku’s Unlock Hendersen project. The overarching vision of this project outlines a desire to create an eco-city.</td>
<td>- Furthermore, it may not enable sufficient development potential to justify rezoning the site (being approximately 5000m² of open space zoned land).</td>
</tr>
<tr>
<td>- Compromises the development potential under the C40 competition.</td>
<td>- Creates the opportunity for a pedestrian/cycle connection along the stream edge.</td>
<td>- The shape and configuration of the proposed portion of Business – Metropolitan Centre zone land may result in an inappropriately designed building.</td>
</tr>
<tr>
<td>- Compromises the indicative plans under the Unlock Henderson project for a pedestrian/cycle connection along the Orakei Stream.</td>
<td>- Ensures that an esplanade reserve will be provided regardless of the outcome of the C40 and Unlock Henderson projects.</td>
<td>- The environmental benefits of a carbon neutral development as well as the potential requirement to provide an esplanade reserve outweigh the cost of the loss of the existing open space.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Effectiveness:</th>
<th>Efficiency:</th>
<th>Appropriateness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- If the status quo is retained, a resource consent will be required to enable development. This will require a ‘case by case’ approach to the assessment of environmental effects.</td>
<td>- While the portions of open space zoned land could be developed through a resource consent process there is an associated time and cost factor for future property owners.</td>
<td>- This option does not address the identified issues. Future property owners will continue to incur costs for</td>
</tr>
<tr>
<td></td>
<td>- The flexibility afforded by this option will allow for a potential compromise between enabling a carbon neutral development and the protection of the ecological values of the Orakei Stream.</td>
<td>- This directly addresses the identified issue.</td>
</tr>
<tr>
<td></td>
<td>- The environmental benefits of a carbon neutral development as well as the potential requirement to provide an esplanade reserve outweigh the cost of the loss of the existing open space. This option achieves the best cost-benefit ratio.</td>
<td></td>
</tr>
</tbody>
</table>
## Item 9

<table>
<thead>
<tr>
<th>Risk</th>
<th>Issue Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>- The risks of retaining the status quo are that there would be a reputational risk of Council disposing of inappropriately zoned land that could lead to an onerous development process for future property owners.</td>
<td>- The risk is that any future development does not result in the vesting of an esplanade reserve and a portion of open space is lost to development. However, this risk is minimal as Panuku will be involved in the development outcomes of the site and this risk only exists if any future development does not include subdivision.</td>
</tr>
<tr>
<td>- There is an inherent risk in non-complying resource consents as they are assessed on a “case by case” basis and could result in notification (either public or limited) and/or refusal.</td>
<td>- The risk of rezoning this portion of the site is that it may not necessarily enable any development due to the resulting land area (being approx. 530m²) in conjunction with the requirements for vehicular access for any future proposed development.</td>
</tr>
</tbody>
</table>
Monitoring

No specific monitoring other than that required by s35 of the RMA is proposed. Consent monitoring will continue to be undertaken on a case by case basis.

Conclusion

Based on the assessment undertaken above, the following conclusions have been drawn:

The rezoning of the Council-owned sites cleared for disposal from Open Space or Road to a zoning consistent with both their anticipated land use as well as the zoning of their respective receiving environments is an appropriate means of addressing the planning related issues associated with Panuku’s disposal process.

The rezoning of these sites are necessary to avoid an onerous consenting process for future land owners should they decide to develop or undertaking any works within their respective properties. The preferred option to address this issue will ensure that these anomalies are rectified in a timely manner to avoid confusion at a later date. Furthermore, this will ensure a consistent zoning is applied throughout the wider environment rather than applying site specific zoning.

The zoning and provisions proposed to be adopted have already been assessed against the relevant tests under s32 of the RMA and therefore are assumed to be appropriate and consistent with the current statutory and non-statutory context. While, in the case of a number of the sites (i.e. 315A Glengarry Road, 41 Cheshire Street, 37 New Windsor road, 22D Walpole Avenue), there will be a loss of land zoned for Open Space, this does not represent a loss of public amenity for the region. Specifically, all of these sites have had their reserve status removed through the reserve revocation process under the Reserves Act 1977.

In the instances of the larger sites, while it is acknowledged that the rezoning of some of these sites will represent a loss of public open space, the proposed rezoning of sites such as 22 Alderman Drive and 61-65 Selwyn Street will serve a wider strategic role in the regeneration of their representative town centres. Furthermore, these public open spaces will be re-provided or reconfigured locally.