

# Memo

20 February 2019

To: Planning Committee  
cc:  
From: Bruce Young, Principal Planner - Plans and Places

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Subject: **Orakei Point Private Plan Change**

1. This memo is in response to further information requested at the Planning Committee on 5 February 2019<sup>1</sup> for a private plan change request by Orakei Point Trustee Limited (OPTL) seeking to rezone 431m<sup>2</sup> of land at 236 Orakei Road from Open Space-Informal Recreation zone to Business-Mixed Use zone.
2. The Planning Committee is required to make a decision to accept, adopt, reject for notification or deal with the request as a resource consent under clause 25 of Part 2 of the Schedule 1 to the Resource Management Act 1991 (RMA). Other than a broad assessment as to whether it is contrary to sound resource management, the committee is not required to make an assessment of the merits of the request.
3. Further information was sought by the Planning Committee on:
  - Climate Change (sea level rise)
  - Open Space Strategy
  - Walkway history
  - Iwi consultation

### **Climate Change (sea level rise)**

4. The applicant has verified that the design of the consented building includes consideration of the 2017 Ministry for the Environment Guidelines on Climate Change and in particular sea level rise concurrent with a storm surge and king tide.
5. Further, the land subject to rezoning for the proposed location of the apartment building is also clear of the areas identified in the council's GeoMaps system as being subject to coastal inundation (1% Annual Exceedance Probability plus 1m sea level rise).

### **Open Space Strategy**

6. Council's Parks and Recreation Policy unit have provided information on the Open Space Strategy for the Ōrakei Local Board Area.
7. In summary, there are four acquisition criteria used to assess open space suitability:
  - **Meeting community needs, now and in the future**-The size of the area to be rezoned from open space is too small; the location has no public access; other open space better serves the community needs
  - **Connecting parks and open spaces**-The preferred walking/cycling route is along Orakei/Ngapiipi Roads; the coastal edge is landlocked and further restricted by the railway line; an approved walkway/cycle easement has been approved for safe public access through 228 and 236 Orakei Road to provide public access to the southern coastal walkway (refer to Figure 2).

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<sup>1</sup> Report CP2018/24043

- **Protecting and restoring Auckland's unique features and meanings**-There are no known significant ecological, historic heritage, landscape, geological or cultural values on this piece of land (236 Orakei Road).
- **Improving the parks and open spaces we already have**- The land would not improve the accessibility or functionality of existing parks that serve a medium density area.

8. Overall, Parks and Recreation Policy staff do not consider the land subject to rezoning as a priority for acquisition.

### Hobson Bay Walkway

9. A key driver for open space zoning on Orakei Point was to enable a cycleway / walkway from Orakei Point across Hobson Bay to Judge's Bay along the southern side of the railway embankment.
10. Consequently, open space zoning was created along this foreshore with the intention the Council would purchase this land and develop the walkway.
11. Because of issues of how and where to cross the electrified rail line, decisions were made to remove the proposed walkway from the southern side of the rail embankment and make the connection between Tamaki Drive and Orakei Point by a shared path walkway / cycleway following the Ngapipi Road alignment.
12. Council's Parks and Recreation Policy department has confirmed that the preferred walking and cycling route is along Orakei Road (Route 7.0) and Ngapipi Road (Route 6.0), not along the railway embankment or through the subject site. (see Figure 1 below)

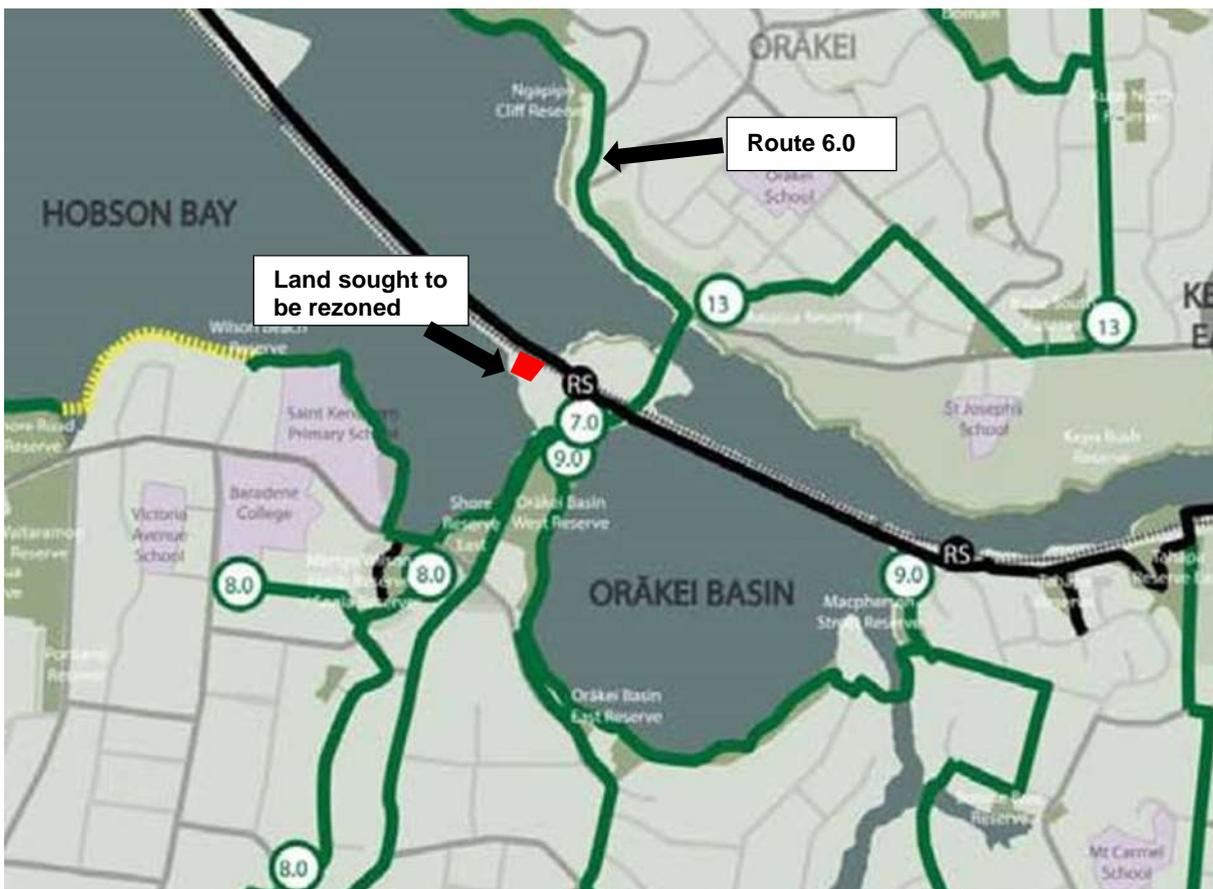


Figure 1-Orakei Greenways Plan 2016

13. As part of the Peninsula Apartment consent, the future route of the Hobson Bay walkway has been protected (condition 79 of the resource consent) to enable a boardwalk and a further connection through to the railway station. The onus is on the owner of 228 and 236 Orakei Road to determine the final alignment of the walkway and construction of a clear delineated path (see Figure 2).

14. Figure 2 shows the approximate location of the approved building (green), the plan change site (red) and the easement for the future walkway (yellow dashed line).
15. Therefore, the land subject to the plan change request is surplus to requirements for the Hobson Bay public walking/cycling route and will not compromise the Orakei Greenways Plan 2016.



Key	
	Northern & Southern Walkway/Cycleway Rail Embankment Options
	Land sought to be rezoned from Open space to Mixed Use
	Consented Apartment Location
	Proposed Easement



Figure 2- diagram showing the proposed easement in yellow.

### **Iwi consultation**

16. Orakei Point Trustee Limited has attempted to contact Ngāti Whatua Ōrakei to comment on the private plan change request. At the time of writing this report, there had been no response. However, the applicant has indicated they will meet with Ngāti Whatua Ōrakei prior to the consideration of this matter by the Planning Committee and will let Council officers know in time to verbally report this matter on the 5 March 2019.

### **Assessment**

17. The issues discussed in this memo do not raise matters that warrant rejection under clause 25 of the RMA and are matters that can be addressed through a merit assessment in the Hearings process.
18. Having assessed all information provided for the private plan change under clauses 22 and 23 of the RMA, my recommendation remains to accept the private plan change for processing as set out in the Planning Committee report CP2018/24043.