
Memo



TO Warren MacLennan , Manager, Planning – Regional, North, West and Islands

FROM Ben Willis – Policy Planner – Regional, North, West and Islands

DATE 21/10/2022

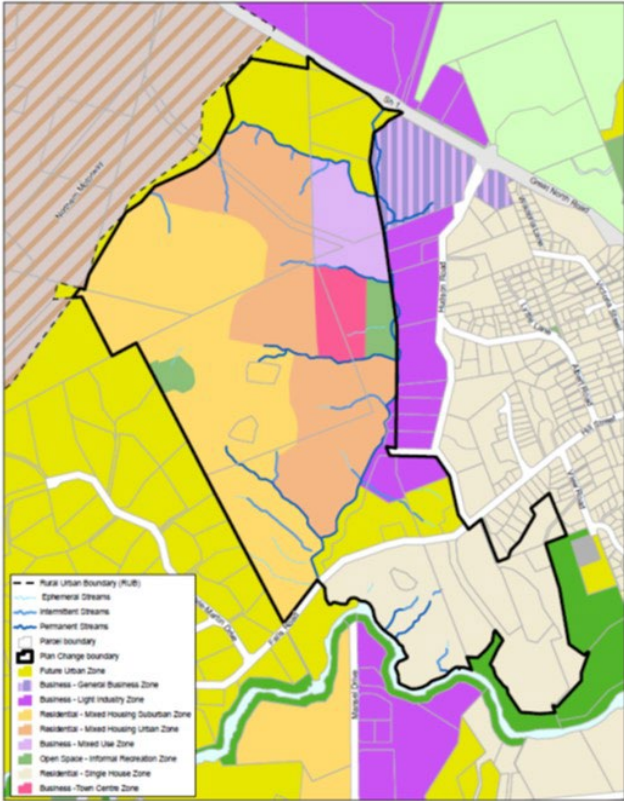
SUBJECT Correction to Proposed Auckland Unitary Plan pursuant to Clause 16, First Schedule, Resource Management Act 1991

Subject: **Plan Modification: Clause 16 Amendment to the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2022).

This memorandum concerns an error in the Proposed Auckland Unitary Plan. The error is proposed to be corrected by amendment of the relevant text and / or map. The error also meets the clause 16 criteria and the effect of the change is neutral.

Rule or Section of Plan	GIS Viewer
Subject Site (if applicable):	Falls Road, Warkworth 0984
Legal Description (if applicable):	LOT 3 DP 537212, LOT 5 DP 52263
Nature of Error:	<p>To correct the incorrect zoning applied to the sites following PC25.</p> <p>Discussion</p> <p>Plan Change 25 (Private): Warkworth North sought to rezone approximately 99 hectares of Future Urban zoned land to a mix of business and residential zones including a new Local centre of 3,000m². The plan change was subject to submissions and a decision of independent commissioners on the plan change was publicly notified on 26 March 2020, approving PC 25 with modifications to the zoning and precinct provisions. Appeals by the private plan change requestor GP (Turnstone Capital) Limited, and other parties (Robert White, Atlas Concrete Limited and Middle Hill) were filed with the Environment Court and these have all been settled, with the exception of the Middle Hill appeal, where the Environment Court has issued a decision in Councils favour, but the final wording of the provisions has still to be ratified by the Court. The Middle Hill appeal does not address the land subject to this application.</p> <p>The commissioner's decision on plan change 25 (Private) and discussion made within the decision clearly support that the portion of the site identified for a centre was to be rezoned as Business - Local centre and not a Town Centre. However the maps accompanying the decision showed the portion of</p>

	<p>the site to be developed as a centre as a Town Centre and not a Local Centre as it should have done. The zoning and most of the Plan Change 25 has been made operative so a clause 20A process is necessary to amend the centre zoning to a Local Centre and that is happening contemporaneously. PC 78, the Councils IPI, notified in August 2022 covers this land so amendment is necessary to address this contemporaneously in that plan change.</p>
<p>Relevant Plan Text changes:</p>	<p>N/A</p>
<p>Neutral/minor effect test</p>	<p>The change is neutral. This change will not affect the extent of business zoning and will change the zoning to what has been agreed as part of PC25.</p>
<p>Relevant Plan map / spatial content changes:</p>	<p>Amend the zoning of the site in the GIS Viewer where Business – Town Centre is shown and replace this with Business – Local Centre as per the decision for PC25.</p>  <p>The map shows a complex zoning layout for Warkworth North. A legend in the bottom left corner identifies various zones: Future Urban Zone (yellow), Business - General Business Zone (purple), Business - Light Industry Zone (light purple), Residential - Mixed Housing Suburban Zone (orange), Residential - Mixed Housing Urban Zone (light orange), Business - Mixed Use Zone (pink), Open Space - Informal Recreation Zone (green), Residential - Single House Zone (light green), and Business - Town Centre Zone (red). The map also shows urban boundaries, streams, and plan change boundaries. A scale bar indicates 100 and 200 meters. The Auckland Council logo is in the bottom right.</p> <p>Figure 1: showing the current zoning showing the incorrect Business – Town Centre zoning.</p>

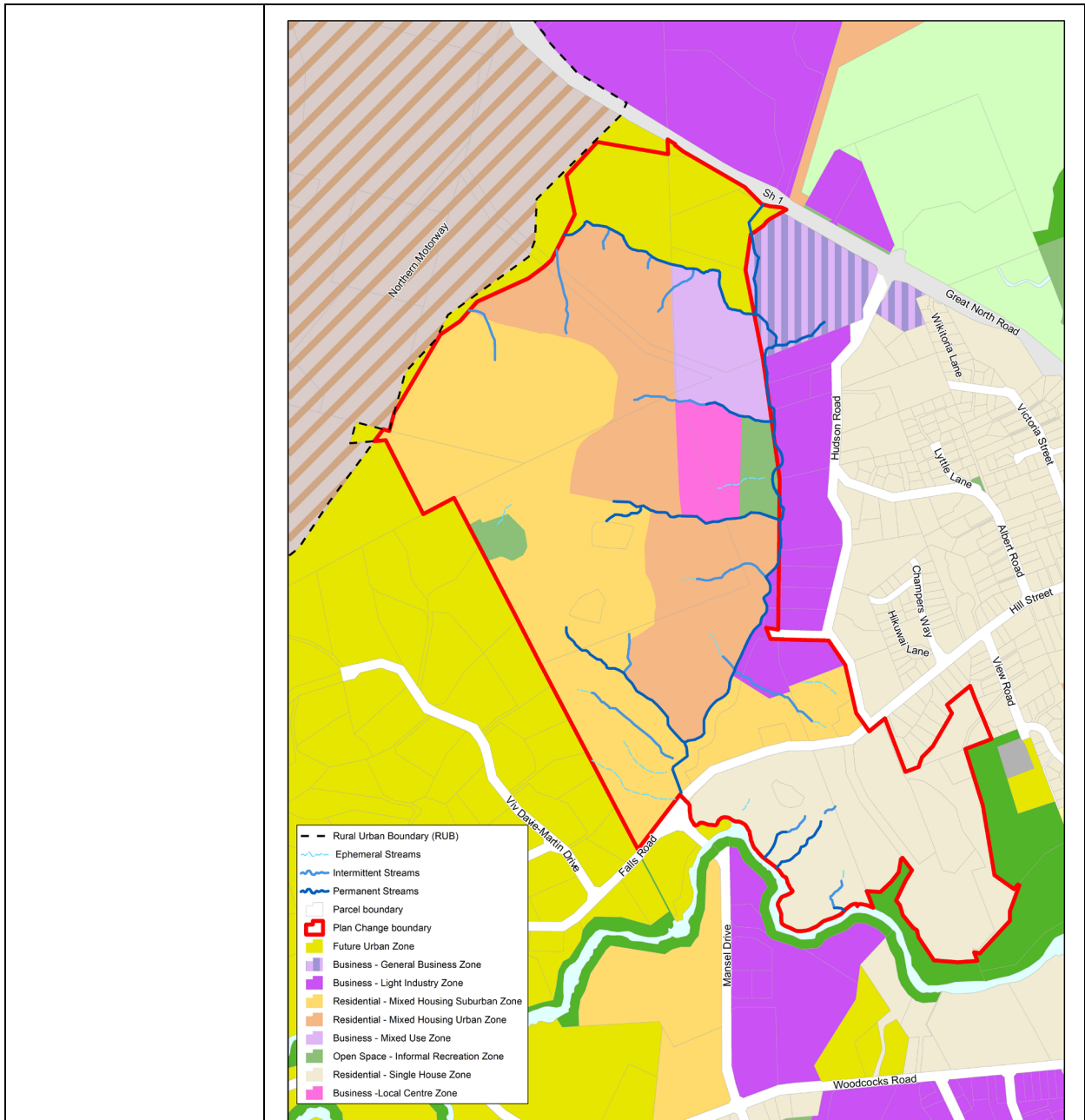



Figure 2: showing the correct zoning of Business – Local Centre.

Any hyperlinks /
planning enquiry
links to be updated

N/A

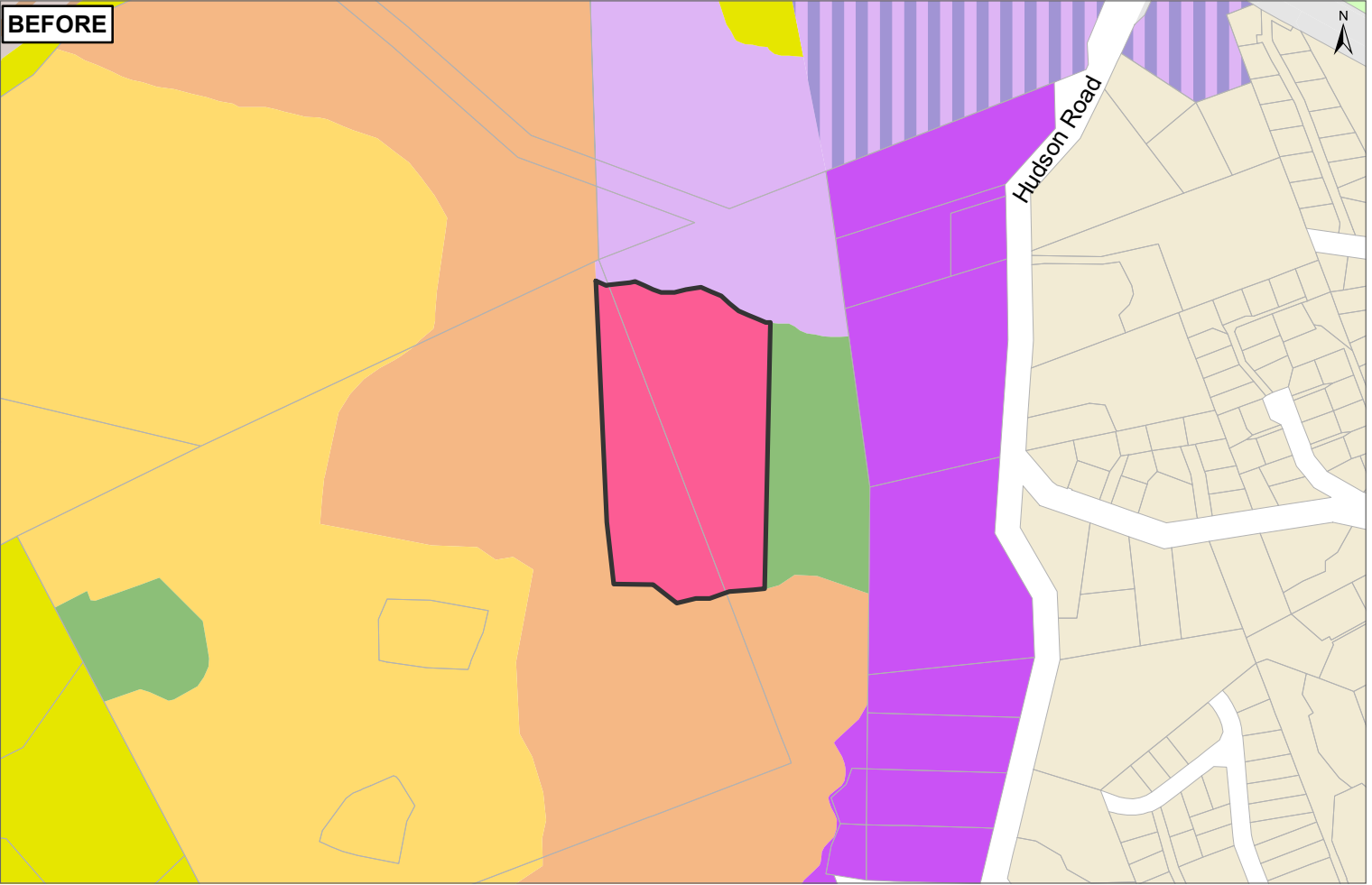
Prepared by:
Ben Willis
Planner - Plans and Places - Regional, North,
West & Islands

Text entered by:
N/A
Planning Tech

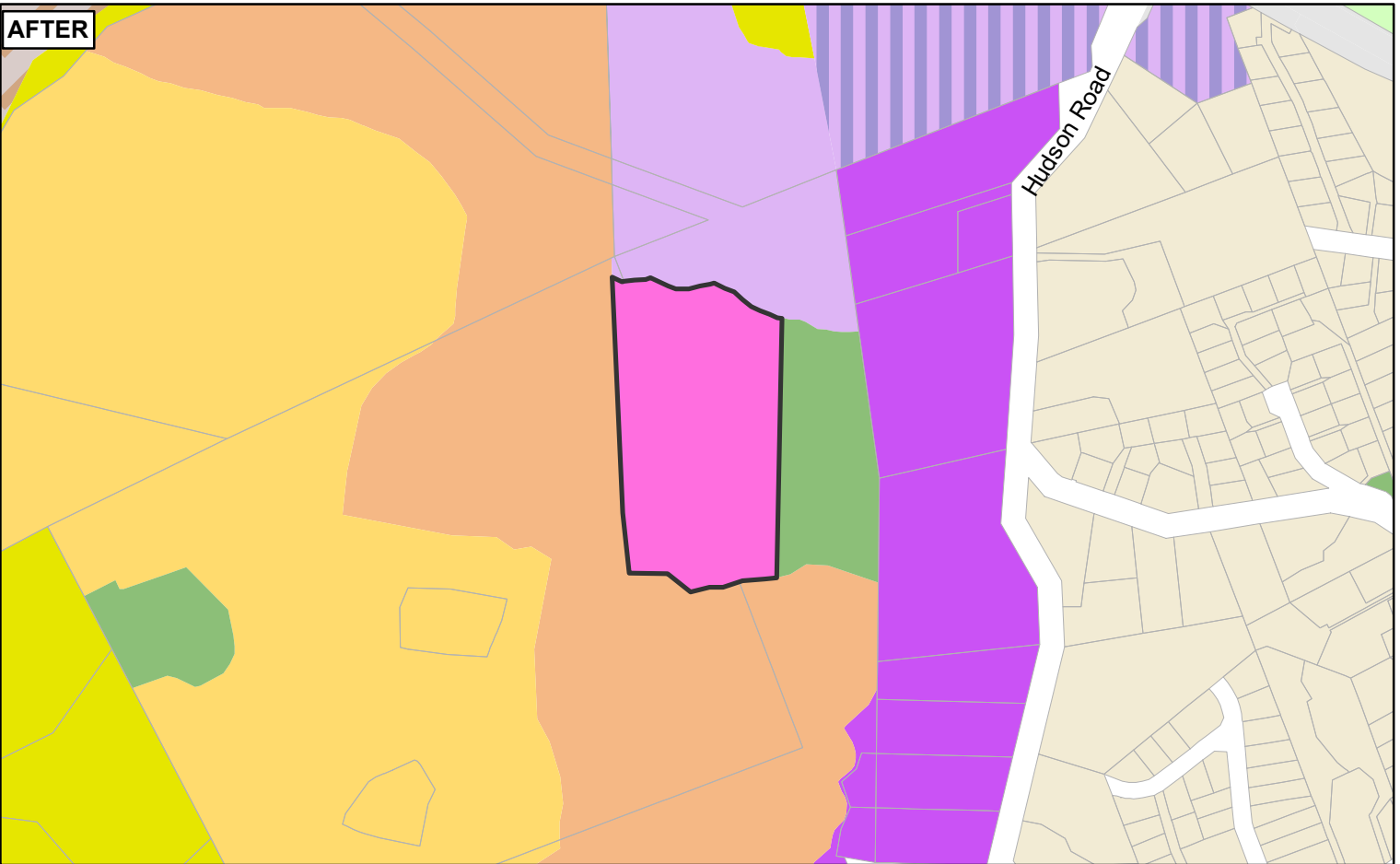
<p>Signature:</p> 	<p>Signature:</p>
<p>GIS mapping changes by: Natalia Liana Geospatial Analyst</p>	<p>Reviewed by: Peter Vari Team Leader Planning – Regional, North, West and Islands</p>
<p>Signature: -</p> 	<p>Signature:</p> 
<p>Approved by: Warren MacLennan Manager Planning – Regional, North, West and Islands</p>	
<p>Signature:</p> 	

Updated GIS Viewer

BEFORE



AFTER



0 30 60 120 Metres

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

Date: 7/11/2022

Clause 16
Falls Road, Warkworth 0984
Rezoning of Business - Town Centre
to Business - Local Centre
Maps to be updated on 17 November

