

AUCKLAND UNITARY PLAN
INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Report to Auckland Council
Hearing topic 074 Designations

Auckland Council

Minor matters and errors
Community Facilities

May 2016

Report first prepared by David Wren in accordance with the Auckland Unitary Plan Independent Hearing Panel procedure and in accordance with section 142 of the Local Government (Auckland Transitional Provisions) Act 2010, on 28 August 2015 (updated 5 October 2015 and 19 January 2016).

Adopted as Auckland Unitary Plan Independent Hearings Panel recommendations in accordance with the Auckland Unitary Plan Independent Hearing Panel procedure and in accordance with section 144 of the Local Government (Auckland Transitional Provisions) Act 2010 on date of signature.

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1. Introduction

The purpose of this report is to provide an assessment and recommendation in relation to modifications to and submissions on designations classified by the Independent Hearings Panel as minor matters and errors. This classification applies where there is a:

- i. modification to a designation and no submissions;
- ii. rollover of a designation with no modification and submissions lodged by the requiring authority or others (submissions to correct errors or address minor matters);
- iii. modification to a designation and submissions lodged by the requiring authority or others (modifications address minor matters and submissions to correct errors or address minor matters);
- iv. where the modification involves changes to the boundary to incorporate additional land and the requiring authority has an interest in the land sufficient for undertaking the proposed work.

2. Assessment

Errors do not require an assessment. The assessment applies the following criteria.

Does the modification/submission:


- i. involve no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned? or
- ii. involve only minor changes or adjustments to the boundaries of the designation?

See section 6 of this report for the application of these criteria to the individual designations.

On the basis of the assessment, this report concludes that the modifications and designations in section 6 meet the above criteria.

3. Recommendation to Panel

That the Panel recommends to Auckland Council the modifications/designation be confirmed as set out in section 6.

Author	David Wren
Author's Signature	
Date	28 August 2015 (Update 5 October 2015 and 19 January 2016)


4. Panel recommendations to Auckland Council

The Auckland Unitary Plan Independent Hearings Panel recommends that Auckland Council confirms the notices of requirement for the modifications to the designations included in the Proposed Auckland Unitary Plan.

This recommendation applies to the designations listed in section 6 below. Note that some of these designations are also referred to in other Panel reports on Auckland Council designations and additional Panel recommendations may apply.

5. Panel reasons

The reasons for the Panel's recommendation are set out in section 6 below.

Panel Chair	David Kirkpatrick
Chair's Signature	
Date	18 May 2016

6. Assessment of modifications and designations

Requiring authority	Auckland Council	
Designation number (s)	<p>414: Devonport Library (Also reported on in moderately complex report table AC011)</p> <p>519: Ponsonby Road Community Facility(Also reported on in moderately complex report AC011)</p> <p>520: Community Facility - Hepburn Street</p> <p>521: Huia Road Community Facility</p> <p>522: Grey Lynn Library and Community Facilities(Also reported on in moderately complex report AC011)</p> <p>524: Tahapa Crescent Community Facility</p> <p>526: Crossfield Road Community Facility</p> <p>534: Epsom Library</p> <p>538: Avondale Library</p> <p>540: May Road Community Facility(Also reported on in moderately complex report AC011)</p> <p>541: Findlay Street Community Facility</p> <p>543: Mt Wellington Highway Community Facility</p> <p>544: Dunkirk Road Community Facility</p> <p>548: Fergusson Domain Community Facility</p> <p>550: Blockhouse Bay Library</p> <p>552: Mason Avenue Community Facility</p>	
Designation purpose	Community facility - for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes.	
Location	<p>414: 2 Victoria Road, Devonport</p> <p>519: 1 Ponsonby Road, Ponsonby</p> <p>520: 52 Hepburn Street, Freemans Bay</p> <p>521: 18-20 Huia Road, Pt Chevalier</p> <p>522: 474 Great North Road, Grey Lynn</p> <p>524: 22 Tahapa Crescent, Meadowbank</p> <p>526: 83 Crossfield Road, Glendowie</p> <p>534: 195-199 Manukau Road, Epsom</p> <p>538: 93-99 Rosebank Road, Avondale</p> <p>540: 13 May Road, Mt Roskill</p> <p>541: 20 Findlay Street, Ellerslie</p> <p>543: 139 Mount Wellington Highway, Mount Wellington</p> <p>544: 14-50 Dunkirk Road, Panmure</p> <p>548: 5 Olea Road, Onehunga</p> <p>550: 578 Blockhouse Bay Road, Blockhouse Bay</p> <p>552: 28-34 Mason Avenue, Otahuhu</p>	
Designation given effect to	All designations except 414 given effect to.	
Lapse date in operative plan if not marked as 'given effect to' in the Proposed Auckland Unitary Plan	414: Five years from being operative in the Unitary Plan unless given effect to prior.	
Land owned by the requiring authority	All land is owned by the requiring authority.	
Description of the modification in the rollover	414	Modify the purpose from "Library Purposes - To provide for the redevelopment, operation and

		<p>maintenance of the Devonport Library and ancillary activities” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p> <p>Modify conditions to maintain a consistent approach across all community facilities in the Unitary Plan. Includes conditions for the requirement for an outline plan of works.</p>
519	<p>Modified purpose to: “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p> <p>Include new condition to address scheduled heritage item.</p>	
520	<p>Modify the purpose from ‘Community Centre, Hepburn Road’ to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes’.</p>	
521	<p>Modify the purpose from “Community Centre, Huia Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p> <p>Modify conditions to reflect actual number of car park spaces on site and remove conditions which are no longer relevant.</p>	
522	<p>Modify the purpose from “Grey Lynn Branch Library and</p>	

		<p>Community Centre, Great North Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p> <p>To include new condition to address works/development of a scheduled heritage item.</p>
524	Modify the purpose from:	<p>“Community Centre, Tahapa Crescent)” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
526	Modify the purpose from:	<p>“Community Centre, Crossfield Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
534	Modify the purpose from:	<p>“Library, Manukau Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
538	Modify the purpose from:	<p>“Avondale Branch Library and Community Centre, Rosebank Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation,</p>

		<p>maintenance and upgrade of land for the aforementioned purposes”.</p> <p>Modify conditions to remove Condition 1 as reflected in purpose and specific conditions relating to the 2006 community hall extension as the works have been implemented.</p>
	540	<p>Modify the purpose from: “Community Centre, May Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
	541	<p>Modify the purpose from: “Community Centre, Findlay Street” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes’.</p>
	543	<p>Modify the purpose from ‘Community Centre, Mt Wellington Highway’ to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
	544	<p>Modify the purpose from: “Community Centre, Dunkirk Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.</p>
	548	<p>Modify the purpose from: “Community Centre, Fergusson Domain” to “Community facility – for community recreation and gathering, and formal and informal learning</p>

		including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.
	550	Modify the purpose from: “Library, Blockhouse Bay Road” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”.
	552	Modify the purpose from: “Multipurpose community and recreation facilities, Mason Avenue” to “Community facility – for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes”. Remove references to operative district plans.
Assessment of rollover modifications and reasons	The modifications rationalise the designation purposes, correct minor errors in the conditions, delete conditions which refer to operative plans and delete conditions relating to construction works which have been completed. The modifications involve no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned.	
Submitters and summary of relief sought in submissions	NA. However note that some of these designations are subject submissions from Heritage New Zealand reported on in the moderately complex report AC011.	
Assessment of submissions and reasons	NA	
Recommendation to Panel	That the Panel recommends to Council that the designations set out in section 6 of this report are confirmed with all modifications.	
Response from requiring authority	Agrees with the above recommendations to Panel.	
Recommendation from Panel	The Panel agrees with the report writer’s recommendations and notes the Designations 414, 519 and 540 are subject to submissions from Heritage New Zealand which are addressed in a separate moderately complex AC011 report where further modifications to Designation 540 are recommended.	
Reasons	The Panel agrees with the report writer’s reasons.	