

AUCKLAND UNITARY PLAN
INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Maāhere Kotahitanga o Tāmaki Makaurau

Interim Guidance

Topic 081 Re-zoning and Precincts (Geographical Areas)

**Approach to re-zoning and precincts in greenfield areas
proposed to come inside the Rural Urban Boundary**

1 March 2016

This interim guidance is provided for topic 081 Re-zoning and precincts (Geographical Areas).

The purpose of this guidance is to set out the Panel's approach to submissions on proposals for re-zoning and precincts in greenfield areas which are proposed to be located inside the Rural Urban Boundary (**RUB**).

The Panel's intention is to help parties prepare for the hearings on these topics by informing them of the Panel's interim views in light of a number of competing considerations.

Parties should ensure that any evidence provided for the hearings on these topics clearly and succinctly addresses the matters set out below.

APPROACH TO GREENFIELD RE-ZONING AND PRECINCTS

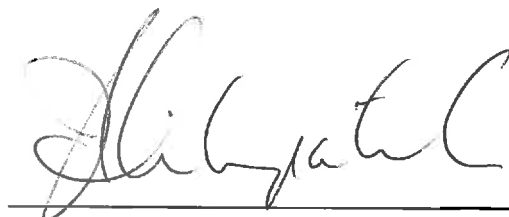
1. The Panel has considered the submissions and evidence lodged in, and the proposed hearing schedule for, topic 081 in light of the following matters:
 - a. The Panel's interim guidance on requiring structure planning in accordance with Appendix 1.1 as an essential precursor to any plan change;
 - b. The Council's proposal to include a new policy in the Regional Policy Statement (**RPS**) in section 2 – Urban Growth setting out the requirements for any change to the RUB;
 - c. The Panel's interim guidance on relocating the RUB method and maps from the RPS to the District Plan to enable changes to the RUB to be the subject of private plan changes, where appropriate;
 - d. The importance of ensuring that the participatory framework of the Resource Management Act 1991 (**RMA**) is adhered to; and
 - e. The constraints (in terms of time available and other resources affected) faced by the Panel and submitters in the current process.
2. The types of proposals being raised in evidence in this topic (a number of which are listed below) would, in the experience of Panel members who have sat as commissioners on plan changes in the past, normally require, at a minimum, several days of hearing time devoted to them even after a substantial structure planning process. While the Panel appreciates that the process for the proposed Auckland Unitary Plan was intended to be timely and cost effective with reduced timeframes compared to the RMA, it also notes that

the objectives of improved decision making and opportunities for engagement in the plan process remain.

3. While the Panel also appreciates the effort and resources that submitters may put into preparing for the hearings on topic 081, the importance of ensuring that the process of plan-making is robust and fair is an over-riding consideration.
4. The Panel also observes that evidence and other materials prepared for topic 081 will still be relevant and valuable in any subsequent planning process.
5. In light of these matters, the Panel anticipates that it will not properly be able to provide detailed recommendations to the Auckland Council on specific re-zoning or precinct provisions in greenfield situations proposed to be located inside the RUB.
6. An indicative list of the greenfield areas proposed to be inside the RUB to which this guidance would apply is as follows:

Hatfields Beach	Redhills
Orewa West	Puhinui
Silverdale South (adjacent to Penlink)	Karaka
Okura	Drury
Riverhead South	Pukekohe
Extensions to rural and coastal towns and villages	

7. This guidance does not affect the correction of errors or anomalies in the planning maps or the consideration of small-scale adjustments to proposed zoning or precinct boundaries.



Judge David Kirkpatrick
Chairperson, Auckland Unitary Plan
Independent Hearings Panel

This interim guidance is prepared as a result of having read the submissions and having heard evidence and legal submissions from submitters (including Auckland Council) across the hearing topics to date. This guidance also reflects the Panel's understanding of relief sought in submissions on topic 081 that are yet to be heard.

This interim guidance is not a recommendation within the meaning of section 144 of the Local Government (Auckland Transitional Provisions) Act 2010. It is not binding on submitters (including the Council) or on the Panel.