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I hereby give notice that a hearing by commissioners will be held on:

**Date:** Friday, August 30 2024  
**Time:** 9.30am  
**Meeting room:** Te Pae Kawau Room  
**Venue:** Level 2, Henderson Civic Building  
1 Smythe Road, Henderson, Auckland

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## **PRIVATE PLAN CHANGE 97**

### **HEARING REPORT**

## **13 KNOX ROAD AND PART OF 849 SWANSON ROAD, SWANSON**

## **REDWOOD PARK GOLF CLUB**

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### **COMMISSIONERS**

**Chairperson** Mark Farnsworth  
**Commissioner** Cheryl Cleary

**Bevan Donovan**  
**KAITOHUTOHU WHAKAWĀTANGA /**  
**HEARINGS ADVISOR**

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**Note:** The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

## **WHAT HAPPENS AT A HEARING**

### **Te Reo Māori and Sign Language Interpretation**

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

### **Hearing Schedule**

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

### **Cross Examination**

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

### **The Hearing Procedure**

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
  - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
  - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

### **Please note**

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing

**A LIMITED NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN  
BY REDWOOD PARK GOLF CLUB**

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**Reporting officer, Jess Romhany, Planner**

Reporting on proposed Private Plan Change 97 - 13 Knox Road and part of 849 Swanson Road, Swanson to rezone the land from Residential - Large Lot Zone to Open Space - Sport and Active Recreation Zone. The purpose of the plan change is to apply a zone that reflects the current and foreseeable use of the land as a golfing facility.

**APPLICANT:** REDWOOD PARK GOLF CLUB

<b>SUBMITTERS:</b>	
Page 181	Melvin Plaisier
Page 187	Daniel Marc Evans
Page 189	Brianna Keene
Page 191	Frana Patricia Divich
Page 193	JR Rankin
Page 195	Kate Gatland
Page 197	Kelvin Gatland
Page 199	Mark Christopher Palmer
Page 201	Ijaz Ahmed
Page 203	Linda Hamilton
Page 205	Kris Hassett
Page 207	Bryan Ruddy
Page 209	Jenny Knight

Page 211	Carol June Dally
Page 213	Gulnar Kulybekova
Page 215	Janice Curtis



## Hearing Report for Proposed Private Plan Change 97: Redwood Park Golf Club to the Auckland Unitary Plan (Operative in part)

Section 42A Hearing Report under the Resource Management Act 1991

**Report to:** Hearing Commissioners

**Hearing Date:** 30 August 2024

**File No:**

**File Reference**

**Report Author** Jess Romhany – Policy Planner  
Regional, North, West, and Islands Unit – Planning and Resource  
Consents Department

**Report Approvers** Eryn Shields – Team Leader  
Regional, North, West, and Islands Unit – Planning and Resource  
Consents Department

**Report produced** 6 August 2024

## Summary of Proposed Plan Change 97: Redwood Park Golf Club

<b>Plan subject to change</b>	Auckland Unitary Plan (Operative in part), 2016
<b>Number and name of change</b>	Proposed Plan Change 97 – Redwood Park Golf Club to the Auckland Unitary Plan
<b>Status of Plan</b>	Operative in part
<b>Type of change</b>	Private Plan Change
<b>Clause 25 decision outcome</b>	Accept
<b>Parts of the Auckland Unitary Plan affected by the proposed plan change</b>	Auckland Unitary Plan (AUP) planning maps
<b>Was clause 4A complete</b>	Yes
<b>Date of notification of the proposed plan change and whether it was publicly notified or limited notified</b>	Limited Notified on 22 February 2024
<b>Submissions received (excluding withdrawals)</b>	16 submissions (one submission withdrawn)
<b>Date summary of submissions notified</b>	12 April 2024
<b>Number of further submissions received (numbers)</b>	None
<b>Legal Effect at Notification</b>	None
<b>Main issues or topics emerging from all submissions</b>	Planning/zoning matters, property effects

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## Abbreviations

Abbreviations in this report include:

Abbreviation	Meaning
AEE	Assessment of Environmental Effects
AUP	Auckland Unitary Plan (Operative in Part)
MDRS	Medium Density Residential Standards
NPS-UD	National Policy Statement on Urban Development 2020
NPS-FM	National Policy Statement on Freshwater Management
OS-SAR	Open Space – Sport and Active Recreation Zone
PPC97	Proposed Private Plan Change 97
PC78	Proposed Plan Change 78 Intensification
RLLZ	Residential – Large Lot Zone
RMA	Resource Management Act 1991
RPGC	Redwood Park Golf Club
RPS	Auckland Unitary Plan Regional Policy Statement
S32	Section 32 of the Resource Management Act 1991
WRLBP 2023	Waitākere Ranges Local Board Plan 2023 (WRLBP 2023)
WRGP	Waitākere Ranges Greenways Plan

## Attachments

Attachments	
Appendix 1	PPC97 request
Appendix 2	PPC97 notification material
Appendix 3	Submissions on PPC97
Appendix 4	Withdrawn submissions on PPC97
Appendix 5	Specialist input on PPC97
Appendix 6	Waitākere Ranges Local Board Business Meeting Resolution
Appendix 7	Qualifications and experience

## Executive Summary

1. Proposed Private Plan Change 97 (PPC97) to the Auckland Unitary Plan (Operative in Part (AUP (OP)) seeks to rezone the land at 13 Knox Road and part of 849 Swanson Road, Swanson from Residential – Large Lot Zone to Open Space – Sport and Active Recreation Zone. The purpose of the plan change is to apply a zone that reflects the current and foreseeable use of the land as a golfing facility.
2. The private plan change process set out in Part 2 of Schedule 1 of the Resource Management Act 1991 ('RMA') was adhered to in developing PPC97.
3. Following receipt of all further information, PPC97 was accepted for processing under Clause 25 of Schedule 1 on 13 December 2023.
4. PPC97 was limited notified on 22 February 2024 and closed for submissions on 21 March 2024. The summary of submissions was notified on 12 April 2024 and closed for further submissions on 29 April 2024.
5. 17 submissions were received; there were no late submissions received and no further submissions were received on this plan change. One submission was subsequently withdrawn following the close of further submissions.
6. In preparing for hearings on PPC97, this hearing report has been prepared in accordance with section 42A of the RMA.
7. This report considers the private plan change request and the issues raised by submissions on PPC97. The discussion and recommendations in this report are intended to assist the Hearing Commissioners, the requestor and those persons or organisations that lodged submissions on PPC97. The recommendations contained within this report are not the decisions of the Hearing Commissioners.
8. This report also forms part of council's ongoing obligations to consider the appropriateness of the proposed provisions, as well as the benefits and costs of any policies, rules or other methods, as well as the consideration of issues raised submissions on PPC97.
9. A report in accordance with section 32 of the RMA was prepared by the applicant as part of the private plan change request as required under clause 22(1) of Schedule 1 of the RMA. The information provided by the applicant in support of PPC97 (including the s32 report and an Assessment of Environmental Effects) is attached in Appendix 2.
10. In accordance with the evaluation in this report, I consider that the provisions proposed by PPC97 are the most appropriate way of achieving the objectives of the AUP(OP) and the purpose of the RMA.
11. It is recommended that PPC97 be approved for the reasons set out in this report.

# 1. Proposed Plan Change 97 ('PPC97')

## 1.1 Purpose of the proposed private plan change

12. PPC 97 was lodged with the Council on 21 August 2023 by Redwood Park Golf Club ('RPGC'). The purpose of the plan change, as outlined in Section 7.3 on Page 17 of the requestors combined AEE and s32 evaluation report ('the requestors report')<sup>1</sup>, is:

*"...to apply a zone that is used where the land use activity is recreational and involves an organized sport. The rezoning will also align the land zoning that applies to almost all Auckland golf course within the RUB".*

## 1.2 Site description and background

13. A comprehensive description of the site and locality has been provided by the applicant. In accordance with s42A(1A), I do not propose to repeat information included in the requestor's application and under s42(1B)(b) I adopt the description of the site and surrounds set out in Section 5 of the requestors report<sup>2</sup>. The land subject to PPC97 is shown in Figure 1 below.

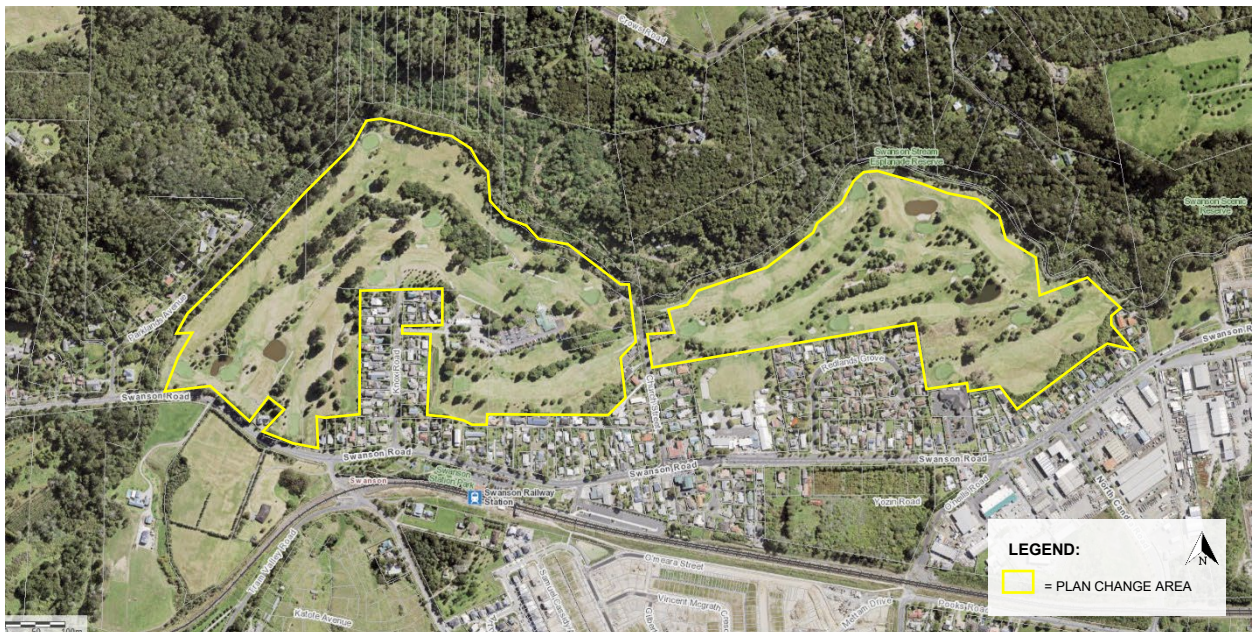


Figure 1: Land subject to the Proposed Plan Change 97

14. I visited the site on the 6 November 2023, accompanied by Mr Brabant.
15. It is noted that, while Redwood Park Golf Club owns 13 Knox Road, Swanson, that 849 Swanson Road is owned by Auckland Council. The part of 849 Swanson Road that is included in the plan change area currently forms part of the golf course.

<sup>1</sup> Page 17 of the report titled 'Request for a private plan change, Redwood Park Golf Club, Assessment of Environmental Effects and Planning Assessment' by Tania Richmond of Richmond Planning dated August 2023 (see Appendix 2).

<sup>2</sup> Page 17 of the report titled 'Request for a private plan change, Redwood Park Golf Club, Assessment of Environmental Effects and Planning Assessment' by Tania Richmond of Richmond Planning dated August 2023 (see Appendix 2).

### 1.3 Existing Plan Provisions

16. The site is currently zoned Residential – Large Lot Zone (**'RLLZ'**) in the Auckland Unitary Plan (operative in part) (**'AUP(OP)'**). The zone predominantly provides for large lot residential development on the periphery of urban areas, as stated in the zone description in H1.1 of Chapter H1 of the AUP(OP). The RLLZ is typically applied to land to recognise its landscape qualities, an absence of services, and/or limited accessibility and physical limitations that would exacerbate adverse effects on the environment if more intensive development was enabled<sup>3</sup>. In the RLLZ, one dwelling per site is enabled as a permitted activity (provided that it complies with the relevant standards), with more than one dwelling per site being a discretionary activity (in accordance with Rule H1.4.1(A5)).
17. The operative AUP(OP) provisions have been appropriately described in Section 10 of the requestors report and in accordance with s42A(1B)(b) I adopt paragraphs 10.36 and 10.37 of the requestors report and rely on them for further assessment in this report. A comparison of the RLLZ and OS-SAR provisions were also provided by the applicant in Appendix 2 of the requestors report.
18. To summarise, the key provisions for the Residential – Large Lot Zone are:
  - up to one dwelling per site in compliance with the relevant standards – provided for as a Permitted activity (Rule H1.4.1(A3))
  - home occupations in compliance with the relevant standards – provided for as a Permitted activity (Rule H1.4.1(A6))
  - Care centres accommodating up to 10 people per site excluding staff in compliance with the relevant standards – provided for as a Permitted activity (Rule H1.4.1(A18))
  - Grazing of livestock on sites greater than 2,000m<sup>2</sup> net site area – provided for as a Permitted activity (Rule H1.4.1(A26))
19. The plan change site is also subject to the following controls:
  - Controls: Macroinvertebrate Community Index – Exotic (not applicable to 849 Swanson Road)
  - Controls: Macroinvertebrate Community Index – Native (not applicable to 849 Swanson Road)
  - Controls: Macroinvertebrate Community Index – Rural
  - Controls: Macroinvertebrate Community Index – Urban
  - Controls: Stormwater Management Area Control - SWANSON 4, Flow 1.
20. The site is also subject to Plan Change 78 (**'PC78'**). PC78 responds to the government's National Policy Statement on Urban Development (**'NPS-UD'**) and requirements of the Resource Management Act 1991. PC78 was notified on the 18 August 2022 and submissions closed on the 29 September 2022. PC78 proposed to rezone the western part of 13 Knox Road (and part of 849 Swanson Road) from RLLZ to Residential – Terraced Housing and Apartment Building zone (**'THAB'**), as it was identified as being within the walkable catchment of the Swanson Train Station.

<sup>3</sup> Chapter H1 of the AUP(OP), H1.1 Zone Description

21. The PPC97 site is also subject to the following qualifying matters:
  - Significant Ecological Areas – Terrestrial
  - Flood Plains

#### 1.4 Proposed Plan Change Provisions

22. PPC97, as notified, seeks to change the zoning of 13 Knox Road, and part of 849 Swanson Road, Swanson, from RLLZ to Open Space – Sport and Active Recreation Zone (**‘OS-SAR’**). The plan change does not seek to alter any of the existing zone provisions or introduce any new zone provisions.
23. The applicant has provided an AEE and s32 assessment to support their private plan change (PPC) request (referred to as **‘the requestors report’**). There were no specialist reports that accompanied the PPC request.

**Table 1: Information provided by the requestor for the private plan change**

Document title	Specialist	Date
Request for private plan change Redwood Park Golf Club – Assessment of Environment Effects and Planning Assessment	Richmond Planning	August 2023

## 2. Analysis of the s32 report and any other information provided by the applicant

24. In accordance with s42A(1) of the RMA (‘the Act’) this report is prepared based on information provided on any matter by the applicant. In accordance with s42A(1A) this report does not need to repeat information included in the applicant’s application, and instead under s42A(1B) may—
  - adopt all of the information; or
  - adopt any part of the information by referring to the part adopted.
25. The applicant’s s32 assessment is contained within Section 9 of their report<sup>4</sup>. The applicant states in para. 9.2 that, as the plan change is limited to rezoning (no other changes to the AUP proposed), the focus of the analysis is on the suitability of the zoning of the land in the context of the AUP framework.
26. Section 32(1)(a) of the RMA reads:
 

*“An evaluation report required under this Act-  
Examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act.”*
27. I consider that the applicant has appropriately considered the extent to which the objective of the plan change is the most appropriate way to achieve the purpose of the

<sup>4</sup> Report titled ‘Request for a private plan change, Redwood Park Golf Club, Assessment of Environmental Effects and Planning Assessment’ by Tania Richmond of Richmond Planning dated August 2023 (see Appendix 2).

RMA, in accordance with s32(1)(a). I have further expanded upon their assessment in paras. 27-35 below.

28. The objective of the plan change is stated in Section 7 of the requestor's report and is as follows:

*"...to apply a zone that is used where the land use activity is recreational and involves an organised sport"*.

29. I agree that the objective of PPC97 is the most appropriate way to achieve the purpose of the Act. The objective seeks to align the operative zoning of the site with its current land use, being a golf course.
30. In my view, applying an existing open space zone which contains provisions appropriate for managing the effects associated with the intended (existing) activity, promotes sustainable management of the site and is more efficient and effective than attempting to manage the site through the existing residential zone provisions.
31. If the current or future landowner wishes to develop the site for residential purposes in the future, then a plan change will need to be undertaken to rezone the land. This is acknowledged by the applicant in para. 11.15, Section 11 of their report.
32. Turning then to section 32(1)(b). I have read the requestors assessment of s32(1)(b) and the alternative options set out in para 9.11 and 9.12 of their report. The requestor considered the following options in their assessment:
- Option 1 – do nothing/retain the status quo
  - Option 2 – plan change to apply a precinct plan
  - Option 3 – plan to rezone the land Open Space – Sport and Active Recreation
  - Option 4 – plan change to rezone only 13 Knox Road, Swanson.
33. The requestor considers that applying the OS-SAR zone would be the most appropriate option for the site (Option 3) because the zone enables organised sport and recreation to occur as a permitted activity, while the operative zone classifies it as a non-complying activity.
34. The RLLZ does not envisage, nor provide for, organised sport and recreation. The activity is not listed in Activity Table H1.4.1 and would therefore be a non-complying activity in accordance with Rule H1.4.1(A1). It is also noted that golf courses are supported by a range of other activities, such as clubrooms, parking areas, storage and maintenance facilities. These are also not activities that are provided for in the RLLZ but are provided for in the OS-SAR zone. As such, the OS-SAR zone includes standards that are intended to manage the effects associated with these sorts of activities.
35. In my view the applicant has provided an appropriate evaluation of all the options that were considered in Table 7 (pgs. 22-24) of their report, in accordance with s32(2) of the Act. Overall, I concur with the applicant's assessment and have nothing further to add.
36. In my view, the proposed OS-SAR zone is the most appropriate zone to enable the ongoing use of the land as a golfing facility. This zone better recognises and current and foreseeable use of the land and is better placed, than the operative RLLZ, to manage any effects associated with golf activities.
37. Furthermore, it is noted that option has also been the preferred approach for two previous plan changes to the AUP(OP) Plan Change 57 (Royal Auckland and Grange Golf Club) and Plan Change 77 (Pakuranga Golf Club), both of which were approved without amendments. In the case of both plan changes, the option to rezone the land to

the OS-SAR zone was found to assist the Council with the effective implementation of the AUP(OP) and in achieving the purpose of the RMA.

38. Option 4 considers rezoning only 13 Knox Road, Swanson, and excluding the part of 849 Swanson Road (Auckland Council owned land) from the plan change area. Mr Barwell, a Senior Policy Advisor at Auckland Council has reviewed PPC97, and stated the following in relation to rezoning of part of 849 Swanson Road:

*“I have reviewed the proposed plan change documents provided and, from an open space policy perspective, I support the rezoning of the Redwood Park Golf Club and the 3006m<sup>2</sup> parcel of non-reserve council-owned land (ALLOT 618 SO 50169 WAIPAREIRA) within the golf course to Open Space - Sportand Active Recreation Zone.<sup>5</sup>”*

### 3. Hearings and decision-making considerations

39. Clause 8B of Schedule 1 of RMA requires that a local authority shall hold hearings into submissions on private plan changes.
40. Auckland Council’s Combined Chief Executives’ Delegation Register delegates to hearing commissioners all powers, duties and functions under the Resource Management Act 1991. This delegation includes the authority to determine decisions on submissions on a plan change, and the authority to approve, decline, or approve with modifications, a private plan change request. Hearing Commissioners will not be recommending a decision to the council but will be issuing the decision.
41. In accordance with s42A(1), this report considers the information provided by the applicant and summarises and discusses submissions received on PPC97. It makes recommendations on whether to accept, in full or in part; or reject, in full or in part; each submission. This report also identifies what amendments, if any, can be made to address matters raised in submissions. This report makes a recommendation on whether to approve, decline, or approve with modifications PPC97. Any conclusions or recommendations in this report are not binding on the Hearing Commissioners.
42. This report has been prepared by the following author(s) and draws on technical advice provided by the following technical experts:

**Table 2: Specialist input into s42A report**

Area of expertise	Authors
Planning	Jess Romhany, Policy Planner Regional, North, West, & Islands Unit Planning and Resource Consents Department, Auckland Council
Noise	Andrew Gordon, Senior Specialist Contamination, Air, and Noise Team, Auckland Council
Parks policy	Ezra Barwell, Senior Policy Advisor Community Investment, Auckland Council

<sup>5</sup> Memo by Ezra Barwell, dated 6 November 2023 (included in Appendix 5).

43. The technical input provided by the above experts is included in Appendix 5 of this report.

## 4. Statutory and policy framework

44. Private plan change requests can be made to the Council under clause 21 of Schedule 1 of the RMA. The provisions of a private plan change request must comply with the same mandatory requirements as Council initiated plan changes, and the private plan change request must contain an evaluation report in accordance with section 32 and clause 22(1) in Schedule 1 of the RMA.
45. Clause 29(1) of Schedule 1 of the RMA states that “*except as provided in subclauses (1A) to (9), Part 1, with all necessary modifications, shall apply to any plan or change requested under this Part and accepted under clause 25(2)(b)*”.
46. The RMA requires territorial authorities to consider several statutory and policy matters when developing plan changes. There are slightly different statutory considerations if the plan change affects a regional plan or district plan matter.
47. PPC97 relates to district plan matters and is a plan change seeking to rezone an area of land. The following sections summarise the statutory and policy framework, relevant to PPC97.

### 4.1 Resource Management Act 1991 – Regional and district plans

48. In the development of a proposed plan change to a regional and/ or district plan, the RMA sets out mandatory requirements in the preparation and process of the proposed plan change. Table 3 below summarises matters for plan changes to regional and district plan matters.

**Table 3: Plan change matters relevant to regional and district plans**

Relevant Act/Policy/Plan	Section	Matters
Resource Management Act 1991	Part 2	Purpose and intent of the Act
Resource Management Act 1991	Section 32	Requirements preparing and publishing evaluation reports. This section requires councils to consider the alternatives, costs and benefits of the proposal
Resource Management Act 1991	Section 80	Enables a ‘combined’ regional and district document. The Auckland Unitary Plan is in part a regional plan and district plan to assist Council to carry out its functions as a regional council and as a territorial authority
Resource Management Act 1991	Schedule 1	Sets out the process for preparation and change of policy statements and plans by local authorities

49. The mandatory requirements for plan preparation are comprehensively summarised by the Environment Court in Long Bay-Okura Great Park Society v North Shore City



Council, Environment Court Auckland A078/2008, 16 July 2018 at [34] and updated in subsequent cases including *Colonial Vineyard v Marlborough District Council* [2014] NZEnvC 55 at [17]. When considering changes to district plans, the RMA sets out a wide range of issues to be addressed. The relevant sections are sections 31-32 and 72-76 of the RMA.

50. The tests are the extent to which the objective of PPC97 is the most appropriate way to achieve the purpose of the Act (s32(1)(a)), and whether the provisions:
- accord with and assist the Council in carrying out its functions (under s 31) for the purpose of giving effect to the RMA;
  - accord with Part 2 of the RMA (s 74(1)(b));
  - give effect to the AUP regional policy statement (s 75(3)(c));
  - give effect to any national policy statement (s 75(3)(a));
  - have regard to the Auckland Plan 2050 (being a strategy prepared under another Act (s 74(2)(b)(i));
  - have regard to the actual or potential effects on the environment, including, in particular, any adverse effect (s 76(3));
  - are the most appropriate method for achieving the objectives of the AUP, by identifying other reasonably practicable options for achieving the objectives (s 32(1)(b)(i)); and by assessing their efficiency and effectiveness (s 32(1)(b)(ii)); and:
  - identifying and assessing the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for:
    - economic growth that are anticipated to be provided or reduced (s 32(2)(a)(i)); and
    - employment that are anticipated to be provided or reduced (s 32(2)(a)(ii));
  - if practicable, quantifying the benefits and costs (s 32(2)(b)); and
  - assessing the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (s 32(2)(c)).
51. Under section 74(1)(e) the decision maker must also have particular regard to the section 32 evaluation report prepared in accordance with s 32 (s 74(1)(e)).

## 4.2 Resource Management Act 1991 – Regional Matters

52. There are mandatory considerations in the development of a proposed plan change to regional matters. Table 4 below summarises regional matters under the RMA, relevant to PPC97.

**Table 4: Plan change – regional matters under the RMA**

Relevant Act/Policy/Plan	Section	Matters
Resource Management Act 1991	Part 2	Purpose and intent of the Act
Resource Management Act 1991	Section 30	Functions of regional councils in giving effect to the RMA
Resource Management Act 1991	Section 59	Sets out the purpose of a regional policy statement in giving effect to the RMA

### 4.3 Resource Management Act 1991 – District matters

53. There are mandatory considerations in the development of a proposed plan change to district plans and rules. Table 5 below summarises district plan matters under the RMA, relevant to PPC97.

**Table 5: Plan change – District plan matters under the RMA**

Relevant Act/Policy/Plan	Section	Matters
Resource Management Act 1991	Part 2	Purpose and intent of the Act
Resource Management Act 1991	Section 31	Functions of territorial authorities in giving effect to the Resource Management Act 1991
Resource Management Act 1991	Section 32	Requirements of an evaluation report to make a change to a District Plan.
Resource Management Act 1991	Section 73	Sets out Schedule 1 of the RMA as the process to prepare or change a district plan
Resource Management Act 1991	Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 31, Part 2 of the RMA, national policy statement, other regulations and other matter
Resource Management Act 1991	Section 75	Outlines the requirements in the contents of a district plan
Resource Management Act 1991	Section 76	Outlines the purpose of district rules, which is to carry out the functions of the RMA and achieve the objective and policies set out in the district plan. A district rule also requires the territorial authority to have regard to the actual or potential effect (including adverse effects), of activities in the proposal, on the environment

### 4.4 National Policy Statements

54. Pursuant to Sections 74(1)(ea) and 75 of the RMA, the relevant national policy statements (NPS) must be given effect to in the preparation, and in considering submissions on PPC97.

#### 4.4.1 National Policy Statement on Urban Development 2020 ('NPS-UD')

55. The National Policy Statement on Urban Development ('NPS-UD') sets out the objectives and policies for planning for well-functioning urban environments under the RMA. The NPS-UD came into effect on 20 August 2020 replacing the National Policy Statement on Urban Development Capacity 2016 ('NPS-UDC').

56. The NPS-UD removes overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.
57. For the purpose of the NPS-UD, Auckland Council is a Tier 1 urban environment. Not all land falling within the Auckland Council is urban environment. Urban environment, as defined in the NPS-UD, is any area of land that is, or is intended to be, predominantly urban in character, and is, or is intended to be, part of a housing and labour market of at least 10,000 people. The site subject to PPC97 falls within the urban environment (noting that it is located on the western periphery).
58. Additionally, Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) requires Tier 1 councils to implement Medium Density Residential Standards (MDRS) across relevant residential zones. The RLLZ (operative zone for the site) is not a relevant residential zone. As such, the MDRS do not apply.
59. The NPS-UD came into force before the lodgement of this plan change request. The applicant provided an assessment of PPC97 against the NPS-UD in Section 10 (paras. 10.11-10.15) of the requestors report, and the summary is as follows:

*The plan change to rezone the land will give effect to the NPD-US as:*

- *Provision of open space is essential to providing for well-functioning urban environments that enable people and communities to provide for their social wellbeing, and for their health, now and in the future;*
- *While the western part of the site is within the walkable catchment of RTN for Swanson Train Station, the land is not available for residential development and has not been for the last 50+ years;*
- *As the rezoning corrects what is considered a zoning error that occurred as part of the PAUP, the NPS-UD provides that Policy 3(c) applying to walkable catchments accommodate a qualifying matter, which includes land used for open space provided for public use. If the land had the correct zoning, sections 77K and 77O of the RMA would have provided for an existing qualifying matter (open space) to be carried over when the Intensification Planning Instrument (IPI) was notified;*
- *Council's position on qualifying matters is that land zoned OS-SAR is a qualifying matter;*
- *The land contains qualifying matters relating to natural hazards (flooding and overland flow paths). This property experienced significant flooding during the February storms. The presence of natural hazards constrains the ability to develop the site to the theoretical maximum plan-enabled capacity;*
- *The eastern part of the site is outside the walkable catchment and remains zoned Large Lot residential. Council's plan-enabled capacity analysis excludes this zone;*
- *The Council's economic analysis indicates that qualifying matters do not significantly reduce the region's ability to experience a well-functioning urban environment as described by the NPS-UD. Housing capacity remains well ahead of demand, with capacity spread across the region.*

- *It is understood the Council is considering localised implications for housing capacity, and in particular in the inner isthmus where there is a concentration of qualifying matters (e.g. Specialist Character Overlays and Maunga Viewshafts). Other than natural hazards, there isn't a concentration of qualifying matters within the Swanson walkable catchment that otherwise constrain intensification in the walkable catchment.*
60. I generally concur with the applicant's assessment of PPC97 against the NPS-UD. In my view, PPC97 is consistent with Objective 1 of the NPS-UD as it seeks to contribute towards a well-functioning urban environment by maintaining existing open space to support residential intensification in Swanson.
  61. While PPC97, if approved, may reduce the amount of land that is zoned for residential development, I do not consider it to compromise the overall development capacity needed to meet the expected residential demand of the Auckland region.
  62. Furthermore, in accordance with Subpart 1, Clause 3.2(2)(c) of the NPS-UD, for development capacity to be 'sufficient' to meet expected demand for housing, it must be feasible and reasonably expected to be realised<sup>6</sup>. The landowner of the PPC97 site has stated that they intend to retain the site as a golf course. This indicates that, if the land was zoned residential in accordance with the NPS-UD, it is unlikely that the development capacity would be realised until such a time that the landowner's intentions change. In the interim, the residential zoning of the site would inaccurately reflect its existing and foreseeable use.
  63. The applicant has also addressed (in paras. 10.45-10.54 of their report) how PPC97 interacts with the Council's three plan changes (PC78, PC79, and PC80) which were introduced to give effect to the NPS-UD and MDRS. This plan change request was lodged following the notification of PC78, PC79 and PC80 to the AUP(OP) by Auckland Council.
  64. Although both PPC97 and PC78 are seeking to rezone the land at 13 Knox Road and 849 Swanson Road, Swanson, it is noted that PPC97 seeks different zoning outcomes to PC78.
  65. The operative zoning of the site is RLLZ, which is not a "relevant residential zone" as defined by section 2(1) of the RMA, and so is not required to be rezoned to meet the requirements of section 77(g)(1). PC78 proposes to rezone the western half of 13 Knox Road (west of Church Street) and part of 849 Swanson Road to the Residential – Terraced Housing and Apartment Building Zone ('THAB'), as it is located within the walkable catchment of the Swanson Train Station. PPC97 proposes to rezone the whole of 13 Knox Road and part of 849 Swanson Road to the OS-SAR zone.
  66. The applicant has lodged PPC97 with the knowledge that the site is also subject to rezoning under PC78. PPC97, if approved, will not render the proposed zoning in Proposed Plan Change 78 null and void, and there are a substantial number of submissions related to that walkable catchment that have yet to be heard.
  67. It is noted that in *Eden Epsom Residents Protection Society Inc v Auckland Council* [2021] NZ EnvC 082 Judge Newhook held that the Environment Court is not required to

<sup>6</sup> National Policy Statement on Urban Development 2020 – updated May 2022, Subpart 1, Clause 3.2(2)(c), pg. 14.

give effect to NPS-UD objectives and policies in assessing private plan changes until Council had implemented its (Schedule 1) plan changes to respond to/implement it.

#### **4.4.2 National Policy Statement on Freshwater Management 2020 (NPS-FM)**

68. The National Policy for Freshwater Management (NPS-FM) sets out the statutory framework for the management of freshwater. It requires that natural and physical resources are managed in a way that prioritises the health and well-being of water bodies and freshwater ecosystems, the health needs of people, and the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
69. The Applicant provided an assessment of the PPC97 against the NPS-FM in Section 10 (paras. 10.13-10.15) of the plan change request report. Given the proximity of the plan change to a freshwater body (being the Swanson Stream on the northern boundary of the plan change area), I agree that the NPS-FM is of relevance to PPC97. I note the applicant's assessment, which concludes that rezoning the land to OS-SAR would not result in any adverse effects on or changes to the Swanson Stream and its catchment.

#### **4.5 National environmental standards or regulations**

70. Under section 44A of the RMA, local authorities must observe national environmental standards in its district/region. No rule or provision may be duplicate or in conflict with a national environmental standard or regulation.
71. PPC97 relies on existing zoning chapters and is not creating or duplicating any new rules. Therefore, PPC97 is not considered to conflict with a national environmental standard or regulation.

#### **4.6 Auckland Unitary Plan – Regional Policy Statement**

72. Section 75(3)(c) of the RMA requires that a district plan must give effect to any regional policy statement ('**RPS**'). For a plan change, the relevant policy statement and plans must be considered in the preparation of the plan change and in the consideration of submissions. The applicant has provided an assessment against the objectives and policies of the AUP RPS in Section 10 (paras. 10.23-10.35) of their evaluation report. The applicant's assessment addresses the following chapters and parts of the AUP RPS:
  - B2.2 and B2.7 – Urban growth and form
  - B3.1 – Infrastructure, transport and energy
  - B4.4 – Natural heritage
  - B6.2 – Mana Whenua
  - B10.2 – Environmental risk
73. I have read the applicant's assessment and concur with their assessment of PPC97 against the RPS.
74. In relation to Chapter B2, the applicant's assessment concludes that PPC97 does not constrain urban growth as the land is not available for residential development and that applying the OS-SAR zone will enable the amenity and recreational benefits of the site

to be maintained. The applicant concludes that PPC97 is also in accordance with Chapters B3, B4, B6 and B10.

#### **4.7 Auckland Unitary Plan – District Plan**

75. The applicant has provided an assessment of PPC97 against the objectives and policies of the AUP(OP) district plan for Chapter H7 Open Space, in paras. 10.38-10.43 of their report, concluding that rezoning the land OS-SAR is the most appropriate way to achieve the objectives of Chapter H7, and particularly those of the OS-SAR zone.
76. I am satisfied that PPC97 is consistent with the objectives of the AUP(OP) for the OS-SAR zone in that the zone provides for:
  - development and maintenance of the site consistent with its existing use;
  - activities accessory to active sport and recreation activities can be provided for in appropriate locations, and any effects associated with these can be appropriately managed through the zone provisions;
  - recreation opportunities that can be provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.
77. Any future resource consent for development will also need to be assessed against any other relevant district plan objectives, policies and standards of the AUP(OP).

#### **4.8 The Auckland Plan 2050 (2018)**

78. The Auckland Plan is a strategy document prepared under section 79 of the Local Government (Auckland Council) Act 2009. Section 74(2)(b)(i) of the RMA requires that a territorial authority must have regard to plans and strategies prepared under other Acts when considering a plan change.
79. The Auckland Plan 2050 is the Council's long-term spatial plan that aims to ensure Auckland grows in a way that will best meet the opportunities and challenges of the future city. The Auckland Plan 2050 is required by legislation to contribute to Auckland's social, economic, environmental and cultural well-being. It seeks to make Auckland a place where people want to live and to work and have an opportunity to succeed.
80. The Auckland Plan 2050 at its core provides a strategic framework for the development of a 'quality compact urban form' to accommodate the city's growth. For this expected urban intensification to function properly it needs to be supported by transport corridors and the existence of well-functioning and well-established urban infrastructure.
81. The Auckland Plan contains directions and focus areas that are of relevance to the proposed plan change, including:
  - Homes and Places Direction 1: Develop a quality compact urban form to accommodate Auckland's growth and support a low carbon future
  - Belonging and Participation Direction 2: Improve health and wellbeing for all Aucklanders by reducing harm and disparities in opportunities and specifically
  - Focus Area 2 - Provide accessible services and social and cultural infrastructure that are responsive in meeting people's evolving needs.
82. I acknowledge the applicant's assessment of the plan change against the Auckland Plan and agree that PPC97 is consistent with the above directions and focus areas of the

Auckland Plan 2050. The PPC will enable recreational space to be provided for, which supports the health (both physical and mental) of the wider community as well as social cohesion. The Auckland Plan identifies that having an adequate supply of social infrastructure is necessary to support the development of a quality compact urban form.

#### **4.9 Any relevant management plans and strategies prepared under any other Act**

83. Other relevant plans and strategies considered under PPC97 are summarised below.

##### **4.9.1 Waitākere Ranges Local Board Plan 2023 (WRLBP 2023)**

84. The PPC97 site is located within the Waitākere Ranges Local Board area. PPC97 includes an assessment of its proposal against the former WRLBP 2020 in Section 10 (paras. 10.55-10.57) of the requestor's report. It is noted that the WRLBP 2023 was adopted in October 2023, following the lodgement of this plan change in August 2023. I acknowledge that the applicant has considered the WRLBP in their assessment. I have provided my own assessment of PPC97 against the current WRLBP below.
85. The WRLBP 2023 is a three-year strategic plan that guides local board activity, funding and investment decisions. It also influences local board input into regional strategies and plans, including the Auckland Plan (the 30-year vision for Auckland), our 10-year budget (long-term plan) and the annual budgets.
86. The WRLBP 2023 is not directly relevant to this plan change. However, at a high level, the WRLBP recognises that parks and facilities in the local board area need to meet the needs of diverse and distinct communities, which are geographically dispersed over a large area<sup>7</sup>. This is reinforced by one of the objectives of the plan which states that:
- “our parks and open spaces provide opportunities for recreation and enjoyment by the surrounding local communities, and a place for nature”.*
87. While PPC97 applies to privately owned open space, as opposed to publicly owned and managed open space, in my view the zoning that is proposed will assist with identifying land that is currently used for sport and recreation purposes and is available for use by the wider community.

##### **4.9.2 Waitākere Ranges Greenways Plan 2019 (WRGP)**

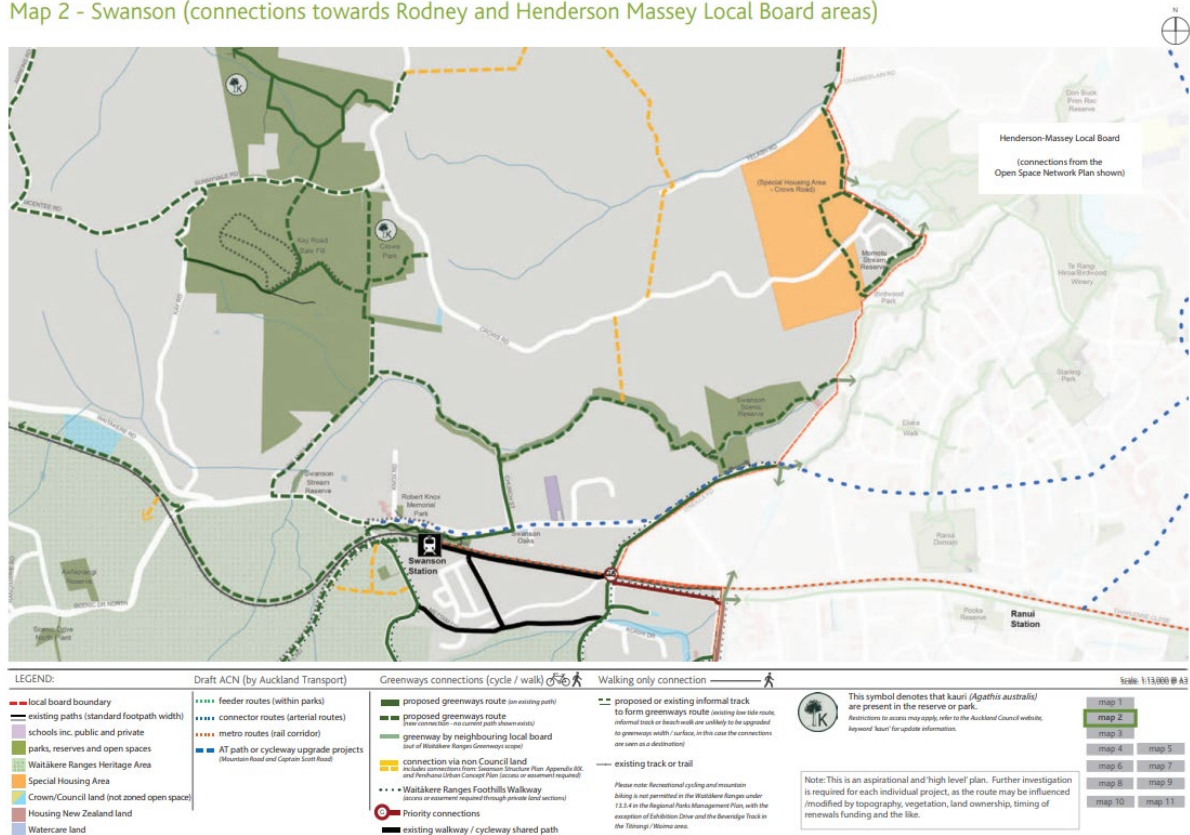
88. The Waitākere Ranges Greenways Plan was adopted in October 2019 and is a visionary and guiding document that defines the long-term 'greenways plan' for the Waitākere Ranges Local Board area<sup>8</sup>.
89. The WRGP is not directly relevant to PPC97 but has some relevance as it indicates the Council's aspirations to develop a new greenways route along the northern boundary of the plan change area, adjacent to the Swanson Stream. This is identified on Map 2 in Section 3.1 of the WRGP (included on the following page).

<sup>7</sup> Waitākere Ranges Local Board Plan 2023. Page 25.

<sup>8</sup> Waitākere Ranges Greenways (2019). Page 7.

90. The applicant has not had regard to this document in their assessment, however, it is noted that since the plan change is proposing to rezone the land to an open space zone, PPC97 does not need to give effect to (and does not create a conflict with) the WRGP.

Map 2 - Swanson (connections towards Rodney and Henderson Massey Local Board areas)



## 5. Environmental effects of the plan change

91. Clause 22 of Schedule 1 to the RMA requires private plan changes to include an assessment of environmental effects that are anticipated by the Plan Change, taking into account clause 6 and 7 of the Fourth Schedule of the RMA.
92. An assessment of actual and potential effects on the environment (“**AEE**”) is included in Section 11 of the requestor’s report titled ‘Request for a private plan change, Redwood Park Golf Club, Assessment of Environmental Effects and Planning Assessment’ prepared by Tania Richmond of Richmond Planning dated August 2023 (see Appendix 2).
93. In my view, the applicant’s AEE addresses of the effects associated with PPC97. In accordance with s42(1B), I note the assessment and conclusions drawn by the applicant in Section 11 of the AEE, and do not repeat that assessment here. Where necessary, I have summarised the applicant’s assessment below.
94. The submitted AEE identifies and evaluates the following actual and potential effects:
- Character and amenity values
  - Infrastructure
  - Transport
  - Noise
  - Loss of residential zoned land



## 5.1 Character and amenity value effects

### Applicant's assessment

95. Section 11 (paras. 11.1-11.7) of the AEE assesses the character and amenity effects of PPC97 on non-residential zoned land, open space zoned land and residential zoned land. It concludes that there will be no effect on the character and amenity of non-residential and open space zoned land located within proximity of the plan change site, as the proposed OS-SAR zone is compatible with these zones and provides for a suitable interface.
96. In relation to the character and amenity effects on residential-zoned land, the applicant states that such effects are limited to the residential properties that adjoin or are near the golf course. The applicant states that such properties could experience effects associated with more intensive recreational facilities that would be enabled by the OS-SAR zone, however this is unlikely given the current and foreseeable use of the land as a golf course, which is a low intensity recreational activity.

### Comments

97. Overall, I agree with the applicant's assessment, and note that several submitters, as addressed below in Section 7 of this report, stated in their submissions that they supported the rezoning of the site to the OS-SAR zone as it would retain the existing positive amenity effects associated with the land being used for open space and recreational purposes.
98. Overall, I consider that the character and amenity effects associated with rezoning of the site from the RLLZ to the OS-SAR zone would be predominantly positive. More intensive recreational activities (as listed in AUP Chapter H7.9.1 Activity Table) that could potentially result in adverse character and amenity effects are generally classified as either restricted discretionary, discretionary or non-complying activities and would therefore require resource consent. Such activities could include, but are not limited to, community centres and halls (A6), early childhood learning services (A7), libraries (NC), grandstands (A12), markets (A20), restaurants and cafes (RD), and retail (D).
99. Given the landowner's intentions to maintain the existing use of the site as a golf course, it is unlikely that there will be any effects on the character and amenity value enjoyed by adjoining landowners and occupiers.

## 5.2 Infrastructure effects

### Applicant's assessment

100. Section 11 (paras. 11.8) of the applicant's AEE assesses the effects of PPC97 on infrastructure services (such as water, wastewater and stormwater). The applicant's assessment concludes that there are no adverse effects on infrastructure servicing as no new infrastructure is required because of the plan change. Section 5 (para. 5.15) of the requestor's report notes that the site is fully serviced with public stormwater and wastewater, public water supply and electrical connections.

### Comments

101. I agree with the applicant's assessment and note that activities that are typical within the OS-SAR would usually require fewer infrastructure services than residential activity. I

consider that, if the site were to be developed for residential purposes in accordance with the RLLZ or THAB zone (as proposed by PC78), it is likely that there would be a greater level of effects on infrastructure and services provision.

102. Any development within the OS-SAR zone will likely require a resource consent and an assessment of effects, including those on infrastructure, would be required at the time of an application for resource consent. However, while the site is maintained as a golf course, it is unlikely that there will be any adverse effects on the infrastructure network or the ability to provide infrastructure servicing for the site.

### 5.3 Transport effects

#### Applicant's assessment

103. Section 11 (paras. 11.9-11.10) of the AEE assesses the transport effects of the PPC. The applicant's assessment concludes that the plan change will not result in any transport effects as there are no changes proposed to the existing access, trip generation and parking demand, and if the site was to be used for more intensive recreational facilities, a resource consent would likely be required.

#### Comments

104. The plan change is not seeking to change the existing recreational use of the site. Overall, I agree with the applicant's assessment. I note that the OS-SAR zone does provide for activities (such as community centres, libraries, markets, retail) that could generate a higher number of vehicle trips, which could subsequently have an effect on the wider transport network. However, I note that such activities would require a resource consent. Any effects arising from that new activity would be managed by the AUP(OP) provisions, notably Chapter E27 of the AUP.

### 5.4 Noise effects

#### Applicant's assessment

105. The applicant addresses noise effects in Section 11 (paras. 11.11-11.14) of the AEE. In their assessment, the applicant has relied upon the noise evidence of Mr Styles, who provided evidence in support of PC57 and PC77. Both of those previous plan changes similarly sought to rezone golf course land from a residential zone(s) to the OS-SAR zone. An excerpt of Mr Styles' statement from the PC57 hearing is included in para. 11.12 of the AEE. Mr Styles' evidence for PC57 included noise readings demonstrating that golfing activity is around 40dB LAeq, or less. This evidence has been relied upon in the applicant's assessment of noise effects for PPC97.

The applicant has acknowledged, in para. 11.11 of the AEE, that the OS-SAR zone enables a higher level of noise (up to 5dB higher during the day (55dB LAeq) and up to 10dB higher (60dB LAeq) for up to 21 hours per week during the day) than the existing RLLZ, in accordance with Standards E25.6.17 and E25.6.18. This means that properties adjoining the site could experience higher noise levels from activities that are enabled within the OS-SAR zone. In relation to this, the applicant notes that

*"...more intensive activities would be subject to an application for resource consent. A change in use to more intensive non-golfing recreational activity is a hypothetical*

scenario as golfing related activities will not occur on the land for the foreseeable future”<sup>9</sup>.

### Comments

106. Council’s noise specialist, Andrew Gordon, peer reviewed the applicant’s assessment of noise effects. Mr Gordon has previously been involved with the assessment of noise effects for PC57 and PC77, which were two previous plan changes that similarly sought to rezone golf courses in the Auckland region. Mr Gordon stated the following in his memo dated 20 November 2023 (included in Appendix 5):

*“If golf course areas immediately adjacent to residents were developed for sports fields, neighbours would experience higher noise levels when team training, practices and competitions were held. The most noticeable effects would be experienced on Saturday when noise up to the permitted noise level of 60 dB LAeq is provided for with a maximum duration of 6 hours (between 7am and 10pm) or 40% of the specified time period.*

*Otherwise, for the majority of time when the 55 dB LAeq applies, compliance with this noise level will ensure noise is at a reasonable level and hence a good level of residential amenity will be maintained. It is noted the 5 dBA higher limit (i.e. from 50 dB to 55 dB LAeq) does permit, subjectively, a **noticeable** increase in noise, but remains within the upper guideline limit for residential zones recommended in NZS 6802:2008 Acoustics – Environmental noise.*

*The night-time A-weighted noise levels (i.e. 40dB LAeq and 75dB LAFmax) do not change with the proposed rezoning. It is noted the proposed OS-SAR zone introduces low frequency noise levels applicable at night. These low frequency noise levels provide an additional control for residents, specifically, to control amplified music with an agree*

*PPC 57 is directly relevant to this plan change. I reviewed PPC 57 for noise effects. I agree this application is fundamentally no different in regard to noise effects. I also agree the conclusions made by the applicant’s acoustic consultant (Mr Styles) for PPC57 are applicable to this rezoning proposal by RPGC.”<sup>10</sup>*

107. In my opinion, it is appropriate for the applicant to rely on Mr Styles assessment completed for PC57. Both PC57 and PPC97 have a similar objective and are seeking the same zoning outcome for their respective sites. The approach taken by Mr Styles has been peer reviewed by Mr Gordon, and he agrees that PPC97 is fundamentally no different in regard to noise effects.
108. In the case of the RPGC, I note that there are no residential-zoned properties directly adjoining the northern boundary of the site, as these are separated by the Swanson Stream and esplanade reserve. Properties adjoining the site on its southern and western boundaries may be subject to noise effects associated with golf activities however, any change in activity which would be likely to generate noise effects can be managed through the provisions of Chapter E25 of the AUP(OP).

<sup>9</sup> Report titled ‘Request for a private plan change, Redwood Park Golf Club, Assessment of Environmental Effects and Planning Assessment’ by Tania Richmond of Richmond Planning dated August 2023, para. 11.14, pg. 41 (see Appendix 2).

<sup>10</sup> Memo from Andrew Gordon, dated 20 November 2023, pg. 3 (included in Appendix 5 of this report).

## 5.5 Effects on loss of residential zoned land

### Applicant's assessment

109. The applicant addresses this matter in Section 11 (paras. 11.15 and 11.16) of the AEE and includes the following statement in para. 10.28 of the AEE:

*"The plan change does not constrain urban growth or impact on land capacity as the land is not available for residential intensity. It is important to emphasise that while the land has a plan enabled capacity for residential development, RPGC has no intention of using the land for any other purpose than what it has been used for in the last 50+ years. This plan change would not be progressed if this were the case".*

### Comments

110. I note the applicant's assessment, and I consider that retaining the existing RLLZ for the site is an inaccurate representation of the site's actual use. The owner has demonstrated that they intend to retain the existing use of the site as a golf course, and that the land is therefore not available for residential development at this stage. If, in the future, the owner decides that they would like to develop the land for residential purposes, then this can be revisited through a future plan change to rezone the land to a residential zone.

## 6. Consultation

111. The following consultation was undertaken for PPC97.

### 6.1 Mana Whenua

112. The applicant provided records (Appendix 3 of PPC97) showing that they attempted to contact iwi once on 7 August 2023 in relation to the plan change application. The applicant advised that a response was received from Te Kawerau Iwi Tiaki Trust, who advised that they are possibly able to support the plan change but wanted a better understanding of the plan change and to establish a relationship with the owners.
113. The Clause 23 response (dated 13 November) from the Applicant stated the following in relation to ongoing engagement with mana whenua:

*"One response was received to the pre-lodgement consultation with Mana Whenua. Te Kawerau Iwi Tiaki Trust sought to engage with the applicant, expressing an initial response that they are possibly able to support this plan change but first want to understand a bit more and also establish a relationship with the owners.*

*A hui was initially scheduled with Edward Ashby, CEO and Acting Pou Taiao (Environment Lead) for 16 August 2023. This was postponed due to a scheduling clash. Alternative dates were suggested to Mr Ashby, but no reply was received. A follow up email to Mr Ashby was sent on 7 November 2023, asking if a hui was still required. At the time of writing no response was received."*

114. Council notified iwi as part of the limited notification process for PPC97. There were no submissions received from mana whenua on the plan change.

## 6.2 Local Board

115. The applicant advised the Waitākere Ranges Local Board (WRLB) of the plan change in writing on the 7 August 2023.
116. The Waitākere Ranges Local Board (WRLB) were provided a report by Council staff at their business meeting on 27 June 2024 following the close of further submissions. Council staff were available to answer process related questions from the local board in relation to the plan change.
117. The following resolutions were passed in relation to PPC97 (included as Appendix 6):

*That the Waitākere Ranges Local Board:*

- a) *tuhi ā-taipitopito / note that 15 of 17 submissions are in support of Private Plan Change 97*
- b) *tautoko / support Private Plan Change 97 for Redwood Park Golf Course in Swanson to change the Unitary Plan zoning from 'Residential - large lot' to 'Open space – sport and active recreation' on the basis that it:*
- i. reflects the land's current and proposed future use as a golf course*
  - ii. acts as a green belt for Swanson Village, to preserve its semi-rural character, provide open space and visual amenity*
  - iii. provides a transition into rural - countryside living zone, being alongside the Rural Urban Boundary*
  - iv. is an appropriate location for a golf course, being on the outskirts of the city*
  - v. helps manage flood risk. Part of the golf course land is a flood plain. Retaining the expanse of permeable surface is prudent.*
- c) *tono / request the opportunity for the Waitākere Ranges Local Board chair to speak to the local board views at a hearing on Private Plan Change 97.*

## 7. Notification and Submissions

### 7.1 Notification details

118. Details of the notification timeframes and number of submissions received is outlined below:

Date of limited notification for submissions	22 February 2024
Closing date for submissions	21 March 2024
Number of submissions received	16
Number of submissions withdrawn	1
Date of public notification for further submissions	12 April 2024
Closing date for further submissions	29 April 2024

Number of further submissions received	0
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119. All submissions were received on time. There are no late submissions. Copies of the submissions are attached as Appendix 3 to this report.
120. One submission (Submission #2) was subsequently withdrawn from the plan change process following the close of further submissions. The submitter notified the council via email on the 4 July 2024, stating that they wished to withdraw their submission. The submitter's notice of withdrawal is included in Appendix 4.

## 7.2 Analysis of submissions and further submissions

121. The following sections address the submissions received on PPC97. It discusses the relief sought in the submissions and makes recommendations to the Hearing Commissioners.
122. Submissions that address the same issues and seek the same relief have been grouped together in this report under the following topic headings:
  - Submissions supporting PPC97 in its entirety
  - Submissions opposing PPC97 in its entirety

### 7.2.1 Submissions supporting PPC97 in its entirety

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
1.1	Melvin Plaisier	Approve the plan change without any amendments	N/A	Accept
3.1	Daniel Marc Evans	Approve the plan change without any amendments	N/A	Accept
4.1	Brianna Keene	Approve the plan change without any amendments	N/A	Accept
5.1	Frana Patricia Divich	Approve the plan change without any amendments	N/A	Accept
6.1	JR Rankin	Approve the plan change without any amendments	N/A	Accept
7.1	Kate Gatland	Approve the plan change without any amendments	N/A	Accept
8.1	Kelvin Gatland	Approve the plan change without any amendments	N/A	Accept

9.1	Mark Christopher Palmer	Approve the plan change without any amendments	N/A	Accept
11.1	Linda Hamilton	Approve the plan change without any amendments	N/A	Accept
12.1	Kris Hassett	Approve the plan change without any amendments	N/A	Accept
13.1	Bryan Ruddy	Approve the plan change without any amendments	N/A	Accept
14.1	Jenny Knight	Approve the plan change without any amendments	N/A	Accept
15.1	Carol June Dally	Approve the plan change without any amendments	N/A	Accept
16.1	Gulnar Kulybekova	Approve the plan change without any amendments	N/A	Accept
17.1	Janice Curtis	Approve the plan change without any amendments	N/A	Accept

### Discussion

123. Fifteen of the submissions received were in support of PPC97 and sought that the plan change be approved without amendments.
124. Submitters sought that PPC97 be approved without any amendments for the following reasons:
- Submitters noted that the site has historical significance and is valued by the community as open/recreational space.
  - Submitters consider that the OS-SAR zone better reflects the ecological values of the golf course, and that the golf course provides a green belt on the fringe of Swanson. Submitters expressed support for having land adjoining a Significant Environmental Area (SEA) and Natural Stream Management Area remain as open space.
  - Retaining the site as open space (as opposed to developing it for housing) is considered by some submitters to assist with regulating the effects of flooding in the area. Several submitters noted that the site provides stormwater detention in extreme rainfall events. Stormwater detention is identified by some submitters as helping to relieve stress on the adjoining Swanson Stream.
  - Open space zoned land is considered by some submitters to have less impervious areas than residential zoned land which results in reductions in overland flow and helps to manage peak flows discharging into streams and connecting ecosystems.
  - Some submitters feel that there has been a loss of open space in the surrounding area and would like existing open space to be retained. Many submitters

mentioned that they did not want any further housing intensification in Swanson, which would be enabled by a residential zoning.

- Rezoning to OS-SAR would enable the site to be retained as a golf club, with some submitters raising concerns about rates being unaffordable for the golf club if the site retained its residential zoning.

Recommendations on submissions

125. That submission points **1.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 11.1, 12.1, 13.1, 14.1, 15.1, 16.1, and 17.1** be accepted for the following reasons:
- The submissions highlight the positive character and amenity effects associated with the land being retained as open space for persons in the surrounding residential area.
  - The relief sought by the submitters is not outside the scope of the plan change.
126. There are no amendments associated with this recommendation.

**7.2.2 Submissions opposing PPC97 in its entirety**

<b>Sub. No.</b>	<b>Name of Submitter</b>	<b>Summary of the Relief Sought by the Submitter</b>	<b>Further Submissions</b>	<b>Planners Recommendations</b>
10.1	Ijaz Ahmed	Decline the proposed plan change	N/A	Reject
10.2	Ijaz Ahmed	Our property boundary not be included in the new zone and change not to effect our property title and not have any new covenant.	N/A	Reject

Discussion

127. Submitter #10 opposes the plan change due to their perceived effects on their property, as summarised in submission point 10.2 above.
128. The submitter’s address, as listed on their submission is 639 Swanson Road, Swanson. It is assumed that this is the property that the submission relates to, however, this is not specified in the submission itself. It would be useful if this could be clarified by the submitter at the hearing.
129. The property (639 Swanson Road) adjoins the plan change area on its northern boundary but is not located within the plan change area itself. The submitter was notified of the plan change as it was considered that they may be subject to traffic, amenity, and/or noise effects if the plan change were approved.
130. The submitter has stated in their submission that the plan change will affect the value of their property. The property, 639 Swanson Road, Swanson, is not located within the plan change area. As such, there will be no change to the zoning of this property (it will retain its current zoning of Residential – Mixed Housing Suburban). Furthermore, there will be



no changes to the property title and no additional covenants placed on this property as a result of this plan change.

131. I consider that the issues raised by the submitter are outside the scope of PPC97.

Recommendations on submissions

132. That submission **10.1 and 10.2** be rejected because the issues raised by the submitter are outside the scope of this plan change.

133. There are no amendments associated with this recommendation.

## 8. Conclusions

134. Having considered all the information provided by the requestor, carried out an assessment of effects, reviewed all relevant statutory and non-statutory documents and made recommendations on submissions, I recommend that PPC97 should be approved as notified.

135. PPC97 will:

- assist the council in achieving the purpose of the Resource Management Act 1991
- be consistent with the NPS-UD
- be consistent with Auckland Unitary Plan Regional Policy Statement
- be consistent with the Auckland Plan.



## 9. Recommendations

136. That the Hearing Commissioners accept or reject submissions as outlined in this report.

137. That, as a result of the recommendations on the submissions, the Auckland Unitary Plan be amended by having the:

- PPC97 site being 13 Knox Road and part of 849 Swanson Road, Swanson, zoned Open Space – Sport and Active Recreation Zone in the Auckland Unitary Plan (Operative in part).

## 10. Signatories

	<b>Name and title of signatories</b>
Authors	Jess Romhany – Policy Planner Regional, North, West & Islands Unit, Planning and Resource Consents Department 
Reviewer / Approved for release	Eryn Shields – Team Leader Regional, North, West & Islands Unit, Planning and Resource Consents Department 



# **APPENDIX ONE**

## **PPC 97 REQUEST**



# Resource Management Act 1991

## Private plan change request by Redwood Golf Club

### Private plan change request

This is a private plan change request by Redwood Park Golf Club to re-zone land from Residential – Large Lot to Open Space – Sport and Active Recreation.

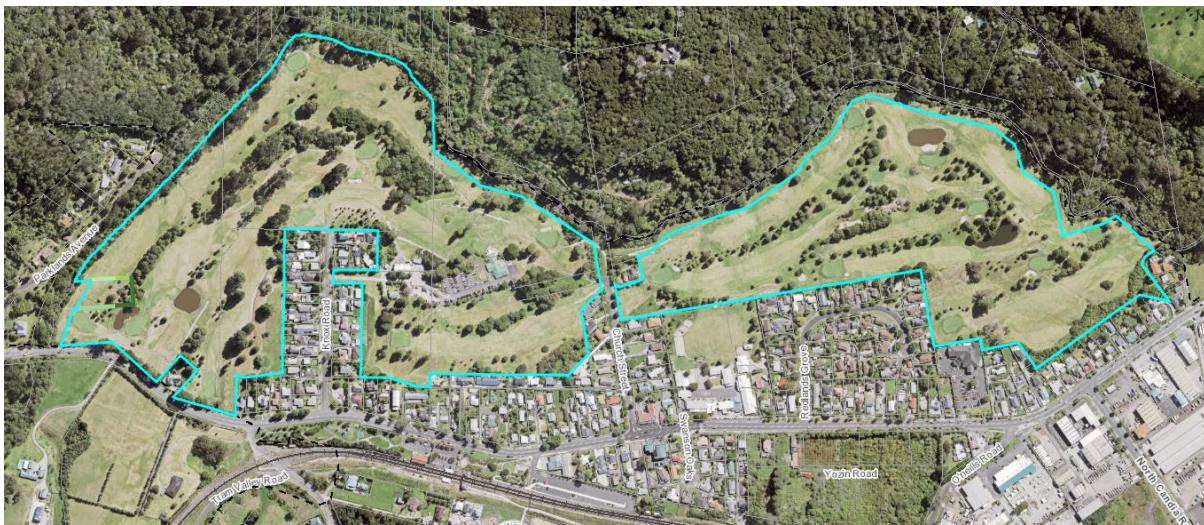
The proposed change is to the Auckland Unitary Plan maps. No changes are proposed to text or overlays.

Land proposed to be re-zoned is located at:

- 13 Knox Road, Swanson, Auckland 0612. The legal description of the land is Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira.
- Part 849 Swanson Road, Swanson, Auckland 0612. The legal description of the land included in the plan change is Allot 618 SO 50169 Waipareira.

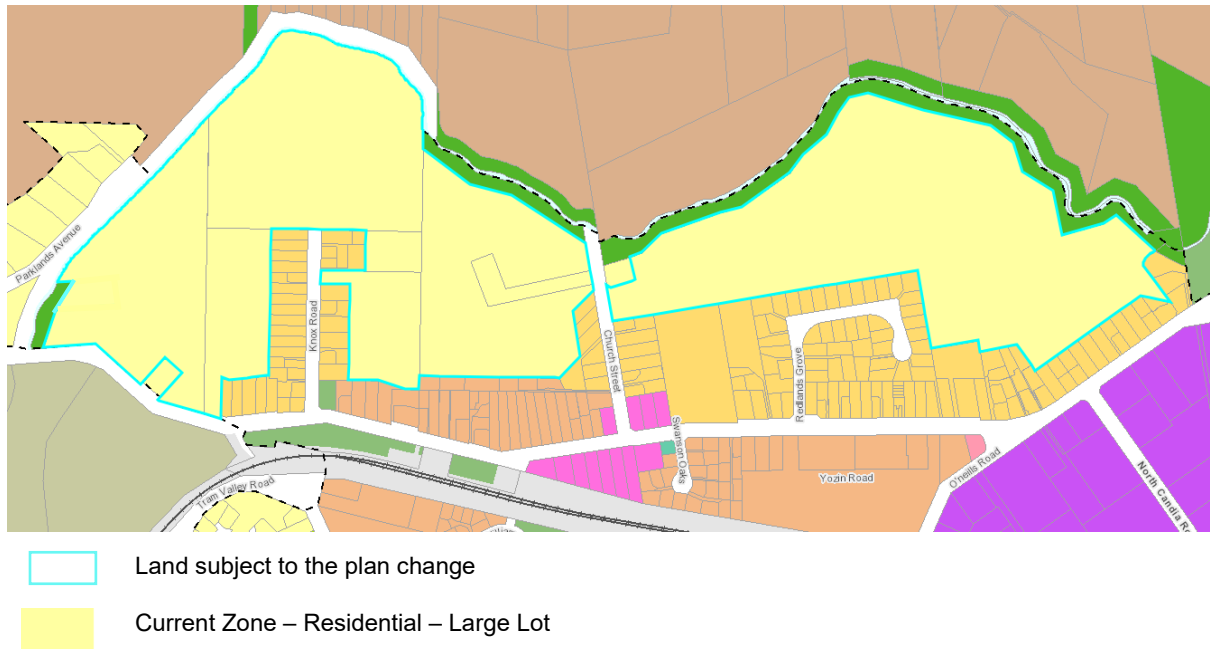
The purpose of the re-zoning is to reflect existing and future use of the land as a golf club and golfing facility.

Figure 1: Land subject to plan change



Land subject to the plan change

Figure 2: Existing zoning map



**APPENDIX TWO**  
**PPC NOTIFICATION MATERIAL**





## Clause 5A(2) of First Schedule



### Limited notification assessment – private plan change request from Redwood Park Golf Club under the Resource Management Act 1991 at 13 Knox Road, Swanson

**To:** Warren Maclennan – Manager, Regional, North, West, and Islands Planning

**From:** Jess Romhany – Policy Planner, Regional, North, West, and Islands Planning

**Date:** 24 January 2024

### The Applicant and Property Details

Applicant's Name: Redwood Park Golf Club

Site Address: 13 Knox Road, Swanson and Part of 849 Swanson Road, Swanson

Legal description: Pt Allot 117 SO 2914 Waipareira,  
Lot 1 DP 68064,  
Lot 4 DP 137782,  
Allot 120 SO 2914 Waipareira,  
Lot 4 DP 135381,  
Lot 1 DP 31833,  
Pt Allot 119 SO 2914 Waipareira,  
Pt Allot 118 SO 2914 Waipareira  
Allot 618 SO 50169 Waipareira

Site area: 40 hectares

Zoning: Residential – Large Lot Zone

Special features, overlays: Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_4670, Terrestrial  
Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_4588, Terrestrial  
Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_4675, Terrestrial  
Natural Resources: Natural Stream Management Areas Overlay [rp]

Lodgement date: 16 October 2023

### Summary

This report considers a private plan change request by Redwood Park Golf Club to rezone the land at 13 Knox Road and part of 849 Swanson Road, Swanson from Residential – Large Lot Zone to Open Space – Sport and Active Recreation Zone (OS-SAR) within the Auckland Unitary Plan (Operative in part) (AUP(OP)).

Clause 5A(2) of Schedule 1 to the Resource Management Act 1991 (RMA) provides for limited notification, as follows:

*5A Option to give limited notification of proposed change or variation*

- (1) This clause applies to a proposed change or variation.*
- (2) The local authority may give limited notification, but only if it is able to identify all the persons directly affected by the proposed change or a variation of a proposed policy statement or plan.*

Having regard to the information submitted by the applicant and the assessment undertaken in the report, it is recommended that the private plan change request be limited notified for the following reasons:

- The plan change request concerns the rezoning of a single site. As such, it is considered that the affected sites and persons can be readily identified.

## **Recommendation**

That in accordance with Schedule 1 to the RMA, the private plan change request by Redwood Park Golf Club be processed on a limited notified basis for the following reasons:

- The applicant has requested limited notification of the requested plan change.
- Council can identify all the persons directly affected by the requested plan change.

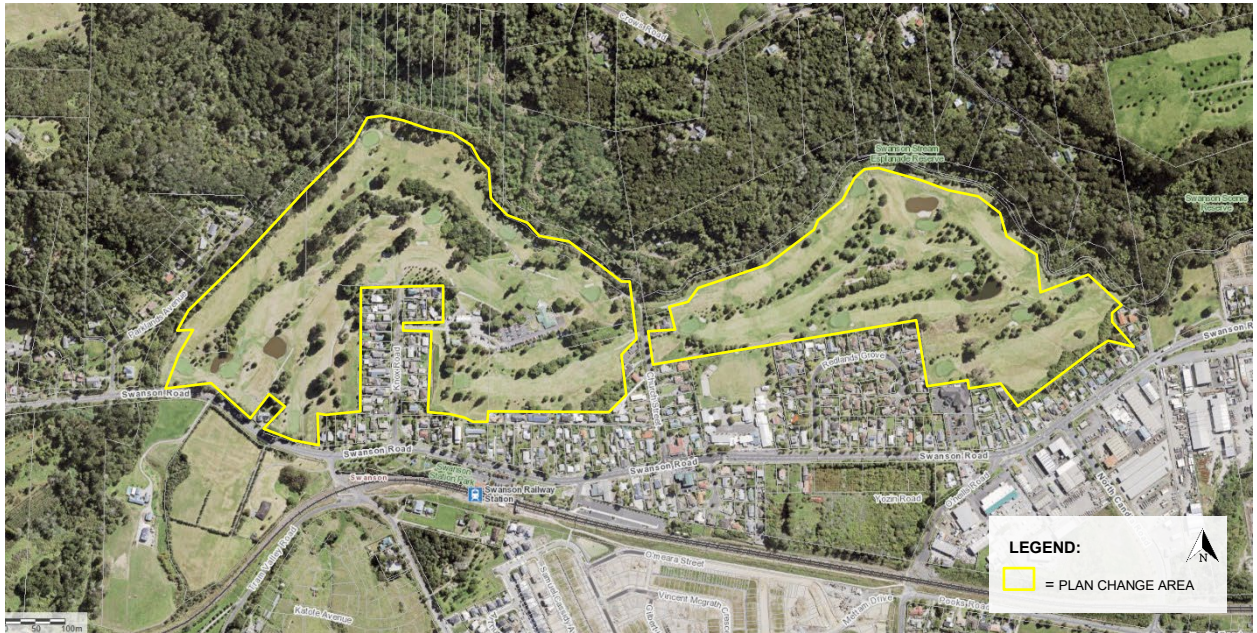
## **1 The Proposal, Site and Description of Surrounds**

### **1.1 Proposal**

The private plan change request (see Attachment A) by Redwood Park Golf Club seeks to rezone 39.789 hectares of land at 13 Knox Road and 3006m<sup>2</sup> of land at 849 Swanson Road, Swanson, from Residential – Large Lot Zone to Open Space – Sport and Active Recreation Zone within the AUP (OP). The applicant considers that rezoning of the site is the most appropriate method to achieve the objective of the plan change request as it will facilitate the continued use and development of the site by aligning the zoning of the site with its current and foreseeable use as a golf course. No other changes are proposed and no change in land use is anticipated, as the applicant seeks to continue to operate the golf course.

### **1.2 Locality Plan**

See locality plan on the following page.



**Figure 1: Land subject to the private plan change request**

### 1.3 Site and Description of Surrounds

A comprehensive description of the site and locality is provided in Section 5, pages 9-14, of the applicant's AEE. I adopt this description of the site and locality and have provided a summary of this below.

The land subject to the plan change request ('the site') is comprised of 39.789 hectares of land at 13 Knox Road and 3006m<sup>2</sup> of land at 849 Swanson Road, Swanson. The site is currently used as a golf course and consists of maintained greens, scattered areas of mature trees and vegetation, and three ponds. There are some existing buildings on the site that service the golf club, including a clubhouse, maintenance buildings, and a greenkeeper's house. There is also a parking area provided for visitors/users of the club which includes 140 parking spaces. As stated in the AEE (pg. 13), less than 10% of the site is comprised of impervious surfaces, which includes existing buildings, paved areas, and parking areas. The Swanson Stream borders the northern edge of the site and serves as a stormwater catchment.

The site is located on the western periphery of Auckland's urban area and is bordered by the rural urban boundary on its northern edge. Adjoining land to the north is comprised of rural living, while adjoining land to the south is comprised of low-medium density residential development, Swanson Primary School, and a small area of local businesses. The site is also located in proximity to the Swanson Train Station and Swanson Road which is an arterial road connecting Swanson with the neighbouring suburbs of Massey and Henderson.

## 2 Notification Assessment

### 2.1 Effects assessment

The applicant has provided an assessment of the environmental effects of the plan change in Section 11, pages 39-41, of the AEE. The assessment considers effects on character and amenity values, infrastructure, transport, noise, and loss of residential zoned land.

The request is proposing spatial changes, being the rezoning of a single site, with no changes proposed to provisions of a general nature.

Overall, the request to rezone the land to the Open Space – Sport and Active Recreation Zone will result in greater restrictions regarding what activities can occur on the land in terms of building and development. If the request to rezone the land is accepted, it is not likely that it will impose any additional or new restrictions on any persons or groups, except for the landowner in terms of what sort of activities they are able to carry out on the land without the need for a resource consent.

#### *Character and Amenity Values*

The effects of the plan change request on character and amenity values are described in Sections 11.1-11.7 of the AEE in relation to the different types of zoned land within the vicinity of the site. Overall, the AEE concludes that:

1. there are no adverse effects on the amenity of adjacent non-residential and open space zoned land, and;
2. that potential effects on the amenity values of residentially zoned land are limited to those properties that are adjoining, or near to the subject site.

I consider that rezoning the site to OS-SAR will not result in any additional effects on character and amenity, beyond those effects that already exist. Activities that are permitted within the OS-SAR zone are consistent with existing activities occurring on the site (for example, (A3) A single workers' accommodation, (A10) Clubrooms, (A15) Organised sport and recreation, (A13) Informal recreation).

Any activities that are likely to generate effects on the character and amenity values of adjoining sites would be subject to an assessment at the time of resource consent as either a restricted discretionary, discretionary, or non-complying activity, whereby any effects could be appropriately managed through conditions placed on the resource consent.

In my view, any potential character and amenity effects will be experienced by those properties adjoining the site, or properties that are within immediate proximity to it, that have a direct view of the site. As such, I consider that these properties can be readily identified.

### *Transport Effects*

The transport effects of the plan change request are described in Sections 11.9-11.10 of the AEE. The assessment of transport effects states that there are no additional transport effects generated by the plan change request as the plan change does not propose to change or alter the access, trip generation or parking demand.

Rezoning of the site to OS-SAR has the potential to generate greater traffic and transport effects if the existing use of the site was to change or be altered. However, considering that construction of vehicle access and parking areas is an activity not provided for in the OS-SAR zone (Activity (A50)), it would therefore require consent as a non-complying activity (Activity (A1)). In this sense, I agree with what is stated in the AEE, being that any transport effects generated from activities on the site would likely require a resource consent and be subject to provisions where the traffic-related effects of the proposal would be managed. Such traffic effects would be managed through the Auckland-wide provisions of Chapter E27 as opposed to being managed through the relevant zone chapter of the AUP.

In my view, any potential traffic and transport effects will be experienced by those properties that are located within the within immediate proximity of the site, particularly those properties that rely on vehicle access via Knox Road (as this is the road that provides vehicle access to the site). I consider that these properties can be readily identified.

### *Noise Effects*

The noise effects of the plan change request are described in Sections 11.11-11.14 of the AEE. The plan change has been assessed by Andrew Gordon, a Senior Specialist in the Contamination, Air and Noise Team at Auckland Council. In relation to the application, Mr Gordon states that:

*“...there will be no change to noise levels and associated effects received at any adjacent site zoned residential given the current and expected future use of the land as a golfing facility” (Attachment C, pg. 2).*

Mr Gordon concludes that the application can be supported as noise effects from the proposed rezoning will continue to be at a reasonable level for existing residential neighbours. Any changes to existing noise levels would be subject to the Auckland-wide provisions of Chapter E25 in the AUP.

In my view, any potential noise effects will be experienced by those properties adjoining the site, or within immediate proximity to it, and can be readily identified.

### *Loss of residential zoned land*

The effects of the plan change request in relation to loss of residential zoned land are described in Sections 11.15-11.16 of the AEE. In relation to this effect, the applicant

states that rezoning of the site from Large Lot to OS-SAR only reduces the potential available land for housing supply in a very small way. They further assert that the land has not been available for residential use for over 50 years and that there is no intention of making it available in the foreseeable future. As a result, there is no impact on residential intensification through AUP enabled capacity as the applicant has no intention of using the land for any purpose.

I consider that loss of the site's development potential would be a direct effect associated with rezoning the site to OS-SAR. However, given that any decisions regarding development of the site for residential activity would sit with the owner, I do not consider that this effect extends beyond the interest of the owner. The owner of the site is Redwood Park Golf Club Inc who is also the plan change applicant.

A further effect associated with rezoning of the site is a loss of land zoned for residential purposes. Rezoning the land from a residential zone to an open space zone will reduce the balance of land available for residential development in the area and the wider region. I agree with the applicant that the effects of this loss of residential land on a regional scale are not significant. In addition, I consider that all directly affected parties can be identified, and would be as follows:

- A) Auckland Council – is directly affected as a party that has a level of responsibility for ensuring that there is an adequate supply of residentially-zoned land to meet the current and foreseeable need for housing within the region.
- B) Kāinga Ora – is directly affected as a Crown entity that has an interest in urban development and the provision of rental accommodation.
- C) Plan Change 78 Submitters – PC78 proposed to rezone part of the site to Residential – Terraced Housing and Apartment Building Zone. If approved, this would result in high-density residential development being enabled on part of the site. As such, all parties that made a submission on the site as part of PC78 should be notified of the plan change request.

Other directly affected parties include Watercare and Auckland Transport, as public entities that own infrastructure within or adjacent to the site.

While additional parties within the surrounding area or wider region may have a general interest in the loss of residentially zoned land, I do not consider that these parties are directly affected by the plan change request.

## **2.2 Directly affected persons/parties**

The local authority may give limited notification for private plan changes, but only if it is able to identify all the persons directly affected by the proposed change or a variation of a proposed policy statement or plan.

The local authority must serve limited notification on all persons identified as being directly affected by the proposed change or variation. In my view, it is possible to identify all the persons directly affected by the proposed plan change because:

- a) The request applies to rezoning of the site and does not propose changes to provisions of a general nature, or an extensive land area owned by other parties.
- b) The request is seeking to rezone the site to a less-intensive zone that is consistent with the current and foreseeable use of the site.
- c) The proposed zoning (OS-SAR) will better manage the effects associated with the use of the site as a golf course.
- d) The site is relatively well-defined by natural features (the Swanson Stream along the northern boundary, Swanson Scenic Reserve on eastern boundary) which minimises the extent of any potential effects on landowners north and east of the site.
- e) The following parties are not considered to be directly affected by this private plan change request:
  - a. Properties located south of Swanson Road – these properties are not considered to be within the immediate proximity of the site and are separated from the northern part of Swanson by an arterial corridor (Swanson Road).
  - b. Residential properties located south of the North Auckland Rail Line - these properties are not considered to be within the immediate proximity of the site and are separated from the northern part of Swanson by the North Auckland Rail Line.
  - c. Rural-residential properties located north of the Swanson Stream – these properties are significantly larger and less-densely populated than those properties bordering the southern boundary of the site. Dense vegetation and a steep topography north of the Swanson Stream creates a buffer between the site and dwellings on these properties. These properties are therefore not considered to be directly affected.
  - d. Properties located east of Swanson Scenic Reserve - these properties are not considered to be within the immediate proximity of the site and are separated by the Swanson Scenic Reserve as well as other residential properties (621-623 Swanson Road) that border the site.

### 2.3 Limited notification assessment - conclusion

Given the assessment above, it is recommended that the private plan change request be limited notified. Notice of the request should be served on the directly affected persons identified in Table 1 below. Directly affected properties are also shown in Attachment B.

**Table 1: Address of directly affected parties to be notified**

<b>Affected Party No.</b>	<b>Address of directly affected owners and occupiers</b>	<b>Reasons</b>
1	2, 2A, 2B, 2C, 4, 4A, 6, 8, 10, 12, 14, 18, 20, 22, 22A, 22B, 24, 26 Knox Road, Swanson	These properties are located along Knox Road and share a boundary with the site. They may be subject to

		character, amenity, noise, lighting, and traffic effects.
2	3, 5, 5A, 7, 9, 11, 11A, 11B, 15, 17, 17A, 17B, 19, 19A Knox Road, Swanson	These properties are located along Knox Road and share a boundary with the site. They may be subject to character, amenity, noise, lighting, and traffic effects.
3	621, 623, 623A, 625A, 625B, 627, 627A, 629, 631, 633, 633A, 635, 1/637, 639, 641, 641A, 643, 643A, 645, 647, 647A, 647B, 649, 649A, 649B, 651, 653, 655, 655A, 655B, 657, 659, 661, 663, 665, 669, 671, 673, 1-7/675, 677, 679, 679A, 681, 683, 685, 685A, 687, 689, 689A, 695, 697A, 699, 703, 705, 707, 1-4/709, Swanson Road, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. They could therefore be subject to character, amenity, noise, and lighting effects.
4	713, 715, 715A, 717, 717A, 719, 721, 1/723, 1/725, 727, 729, 731, 733, 735, 735A, 737, 737A, 737C, 739, 739A, 741, 741A, 741B, 743, 745, 747, 747A, 749, 751, 753, 1/755, 2/755, 757, 759, 759A, 761 Swanson Road, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. There could therefore be subject to character, amenity, noise, and lighting effects.
5	767, 769, 771, 773, 775, 797, 849 Swanson Road, Swanson	These properties share a boundary with the site and may be subject to character, amenity, noise, lighting, and traffic effects.
6	2, 4, 6, 6A, 6B, 8, 10, 12, 14, 16, 18, 20 Church Street, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. There could therefore be subject to character, amenity, noise, and lighting effects.
7	3, 3A, 5, 5A, 7, 9, 11, 13, 15, 17 Church Street, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. There could therefore be subject to character, amenity, noise, and lighting effects.
8	1, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 Parklands Avenue, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. There could therefore be subject to character, amenity, noise, and lighting effects.



		PC 78 also proposes Terrace Housing and Apartment Buildings zone on the eastern side of Parklands Avenue.
9	2, 4, 6, 8, 10, 12, 14, 16, 1/18, 2/18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54 Redlands Grove, Swanson	These properties either share a boundary with the site or are within the immediate vicinity of it. They could therefore be subject to character, amenity, noise, and lighting effects.  PC 78 also proposes Terrace Housing and Apartment Buildings zone on the northern and eastern boundaries of sites in Redlands Grove.
10	1/1, 2/1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39 Redlands Grove, Swanson	These properties are within the immediate vicinity of the site. They could therefore be subject to character, amenity, noise, and lighting effects.

Other parties to be included in the notification are:

- Auckland Council
- Kāinga Ora
- Plan Change 78 Submitters (those that made a submission on land subject to the private plan change request).
- Watercare Services Limited
- Auckland Transport Limited

### 3 Local board views

The applicant contacted the chair of the Waitākere Ranges Local Board (on the 7 August 2023, prior to lodgement) notifying them of the plan change request. To date, no response has been received. The local board will be able to comment on the plan change request once it has been notified.

### 4 Mana Whenua views

The applicant contacted Mana Whenua (on the 7 August 2023, prior to lodgement) notifying them of the plan change request. A response was received from Te Kawerau Iwi Tiaki Trust advising that they could possibly support the plan change following further discussions. No further correspondence has been received. Mana whenua will be able to comment on the plan change request once it has been notified.

## 5 Notification recommendation

That the private plan change request be limited notified under clause 5A(2) of Schedule 1 to the RMA.

Accordingly, it is recommended that the private plan change request is processed on a limited notified basis.

**Prepared by:**



Jess Romhany

Reporting Planner

Date: 16 January 2024

**Reviewer:**



Eryn Shields

Team Leader

Date: 16 January 2024

## 6 Approved for release

Limited notification recommendation reviewed and released for consideration.



Warren Maclennan

Plans and Places Manager

Regional, North, West, and Islands Unit

Date: 22 January 2024

## 7 Attachments

- |              |   |
|--------------|---|
| Attachment A | Private Plan Change Request                     |
| Attachment B | Map of directly affected parties                |
| Attachment C | Memo from Andrew Gordon regarding noise effects |

## **Attachment A: Private Plan Change Request**

# **Request for private plan change Redwood Park Golf Club**

**Rezoning of land from Residential – Large Lot  
to Open Space – Sport and Active Recreation**

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*Assessment of Environmental Effects and Planning Assessment*

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Redwood Park Golf Club

**Prepared by  
Richmond Planning Limited  
August 2023**

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**APPENDICES**

- Appendix 1 Certificates of title
- Appendix 2 Operative and proposed rule comparison
- Appendix 3 Record of consultation

## 1. EXECUTIVE SUMMARY

- 1.1 This section 32 evaluation report and planning assessment has been prepared and is submitted in support of the private plan change request to the Auckland Unitary Plan – Operative in Part (**AUP**) by Redwood Park Golf Club (**RPGC** or **the club**).
- 1.2 The plan change is to rezone land used for golfing from Residential – Large Lot to Open Space – Sport and Active Recreation (**OS-SAR**). No other changes to the AUP are proposed. The purpose of the plan change is to apply a zone that reflects current and foreseeable use of the land as a golfing facility. All land included in the plan change has been utilised for golf for over 50 years. This includes a small portion of the land included in the plan change that is owned by Auckland Council but is an integral part of the golf course.
- 1.3 An evaluation of the plan change has been undertaken in accordance with section 32 of the Resource Management Act 1991 (**RMA**) and concludes that rezoning the land OS-SAR is the most appropriate way to achieve the purpose of the RMA. The AUP has established the OS-SAR zone for active sport and recreation, including golf courses and associated facilities. The rezoning is the most appropriate way of achieving the objectives of the Auckland Regional Policy Statement (**ARPS**) and the AUP. This plan change is consistent with three plan changes rezoning golf course land from residential to open space made operative by Auckland Council in the last two years. The plan change is not in conflict with the National Policy Statement on Urban Development 2020 as the land is not available for residential use now or in the foreseeable future.
- 1.4 There are no adverse effects on the environment from rezoning the land as the use of the land for golfing activity remains unchanged. There are positive effects on the environment arising from the use of the land as a golf course. Environmental and biodiversity benefits, and amenity benefits for the community. In high and extreme rainfall events significant parts of the course provide a stormwater detention benefit. Adjoining residents and nearby property owners are not expected to experience any difference in effects as no change in use or intensity of activity is anticipated. Standards in the OS-SAR zone and Auckland-Wide provisions suitably manage anticipated effects from permitted activities. Larger scale activities require discretionary activity resource consent where all effects and the suitability of the proposal can be considered.
- 1.5 This section 32 evaluation will continue to be refined in relation to any further consultation that occurs, and in relation to any new information that may arise during the Council plan change process.

## **2. INTRODUCTION**

2.1 Clause 21 of Schedule 1 to the RMA provides for any person to request a change to a district or regional plan. This request shall:

- Explain the purpose of and reasons for the plan change;
- Contain an evaluation report assessing the extent to which the proposal is the most appropriate way to achieve the purpose of the RMA and the most appropriate way of achieving the AUP objectives; and
- Include an assessment of environmental effects.

2.2 In accordance with section 32(6) of the RMA and for the purposes of this evaluation:

- The 'proposal' means this private plan change request;
- The 'objectives' means the purpose of the plan change; and
- The 'provisions' means the policies, rules or other methods that implement, or give effect to the objectives of the plan change.



### 3. THE APPLICANT AND PROPERTY DETAILS

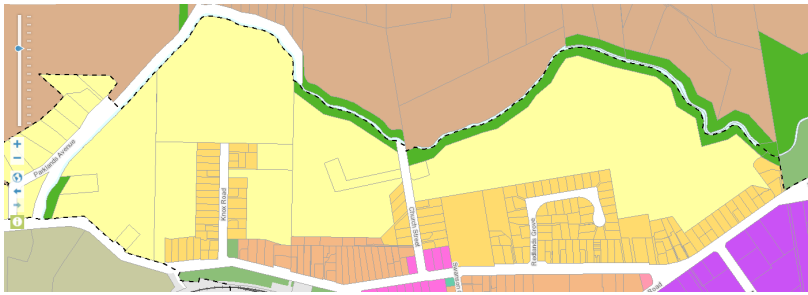
#### Applicant details

**Table 1: Applicant and address for service**

Applicant	Redwood Park Golf Club
Address for service	Tania Richmond Richmond Planning Limited PO Box 25734 St Heliers Auckland 1740 <a href="mailto:tania@richmondplanning.co.nz">tania@richmondplanning.co.nz</a>

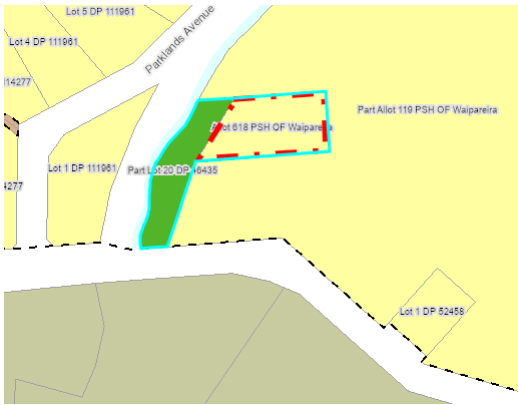
#### Property details

**Table 2: Property summary - 13 Knox Road, Swanson**

Property details	
Address	13 Knox Road, Swanson, Auckland 0612
Legal description	Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira
Site area	39.789 hectares
Land owner	Redwood Park Country Club Incorporated
Auckland Unitary Plan	
Current zone	Residential – Large Lot
	
Overlays	<ul style="list-style-type: none"> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4670, Terrestrial</li> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4588, Terrestrial</li> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4675, Terrestrial</li> <li>• Natural Resources: Natural Stream Management Areas Overlay [rp]</li> </ul>
Controls	<ul style="list-style-type: none"> <li>• Controls: Macroinvertebrate Community Index – Exotic, Native, Rural, Urban</li> </ul>

	<ul style="list-style-type: none"> <li>Controls: Stormwater Management Area Control - SWANSON 4, Flow 1</li> </ul>
Designations	<ul style="list-style-type: none"> <li>None</li> </ul>

**Table 3: Property summary – 849 Swanson Road, Swanson**

Property details	
Address	849 Swanson Road, Swanson, Auckland 0612
Legal description	PT Lot 20 DP 46435, Allot 618 SO 50169 Waipareira
Site area	5109m <sup>2</sup> (Allot 618 SO 50169 Waipareira = 3006m <sup>2</sup> )
Land owner	Auckland Council
Auckland Unitary Plan	
Current zone	<ul style="list-style-type: none"> <li>Residential – Large Lot</li> <li>Open Space – Conservation (No change, not part of the plan change)</li> </ul>
	 <p>land subject to plan change outlined in dashed red lines</p>
Overlays	<ul style="list-style-type: none"> <li>None</li> </ul>
Controls	<ul style="list-style-type: none"> <li>Controls: Macroinvertebrate Community Index – Rural, Urban</li> <li>Controls: Stormwater Management Area Control - SWANSON 4, Flow 1</li> </ul>
Designations	<ul style="list-style-type: none"> <li>None</li> </ul>

## **4. REDWOOD PARK GOLF CLUB**

### **Historical information**

- 4.1 In 1970 the decision was made at a meeting in the Hall at Redwood Park to purchase three properties at Swanson and establish the Redwood Park Country Club, now the Redwood Park Golf Club. Two of the properties were small farms of 19 acres and 46 acres respectively; the other property of 70 acres was owned by Redwood Park Ltd and had a long history of use as a tourist camp and picnic grounds. Since 1923 that property and the business had been owned and run by the Robertson family who held all shares in Redwood Park Limited. Reaching agreement with the Robertson family to acquire Redwood Park was key to the establishment of the Redwood Park Country Club, as many of the Park facilities continue to be used by the new members.
- 4.2 When the sale of the two small farms was agreed, farming use had become uneconomic, and the land was covered in gorse blackberry and scrub. The intention was to combine Redwood Park existing facilities with these adjoining small farms and develop a 18 hole golf course. The Redwood Park Country Club was incorporated in 1970, and in 1971 development of the golf course was commenced, with completion of the 2<sup>nd</sup> 9 holes being achieved in 1972. A great deal of land clearance and other development work was completed with members working bees. In 1975 a new clubhouse was built. In succeeding years further development and improvement of the golf course has been progressed in accordance with a Master Plan adopted by the club and 2002, together with buildings and facilities including a greenkeeper's depot and greenkeeper's residence.

### **Club membership**

- 4.3 The current membership of the club totals 821, compared to just below 500 in 2019. Of this number, 138 are women, and 100 are juniors (19 years and under).

## 5. SITE AND LOCALITY DESCRIPTION

### Land included in the plan change

- 5.1 Land included in the plan change is 40 hectares. This is made up 39.789 hectares of land owned by RPGC and 3006m<sup>2</sup> of the site at 849 Swanson Road owned by Auckland Council. All the land included in the plan change is used for or in association with golfing purposes.

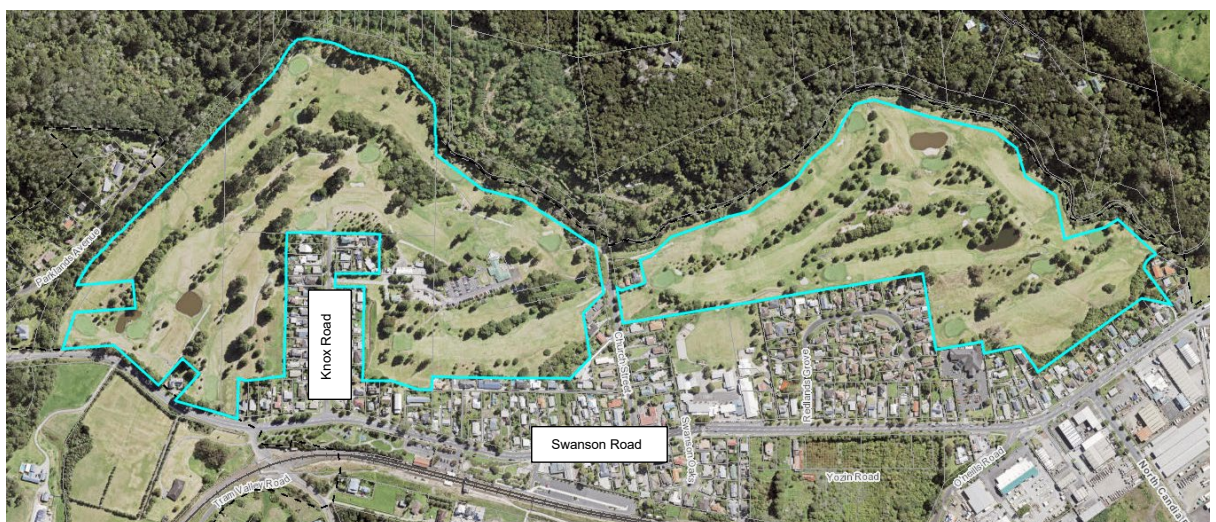
#### Auckland Council owned land

- 5.2 Land at 849 Swanson Road is an 'L' shaped site that runs parallel to Swanson Stream. The land has a spilt zone which corresponds to the underlying parcels. PT Lot 20 DP 46435, is zoned Open Space – Conservation and vested as local purpose (esplanade) reserve and has an area of 2103m<sup>2</sup>. This land is not part of the plan change. Allot 618 SO 50169 Waipareira is 3006m<sup>2</sup> and included in the plan change. A record of title for the land is attached in Appendix 1. A recent certificate of title for land has not been issued, but statutory actions confirm its parcel description.

#### RPGC owned land

- 5.3 The seven certificates of title are attached in Appendix 1. Interests on the land are water rights in favour of the Council, building line restrictions, grant of pipe laying and fencing agreements. None of these interests prevent or are affected by rezoning the land OS-SAR.
- 5.4 Unless otherwise stated, references to the 'property' or 'site' include all the land forming part of the plan change outlined in blue Figure 1: Location plan. As shown in Figure 1, Church Street divides the golf course into two parts. Pedestrian paths providing access between the two parts of the course are maintained by the club.

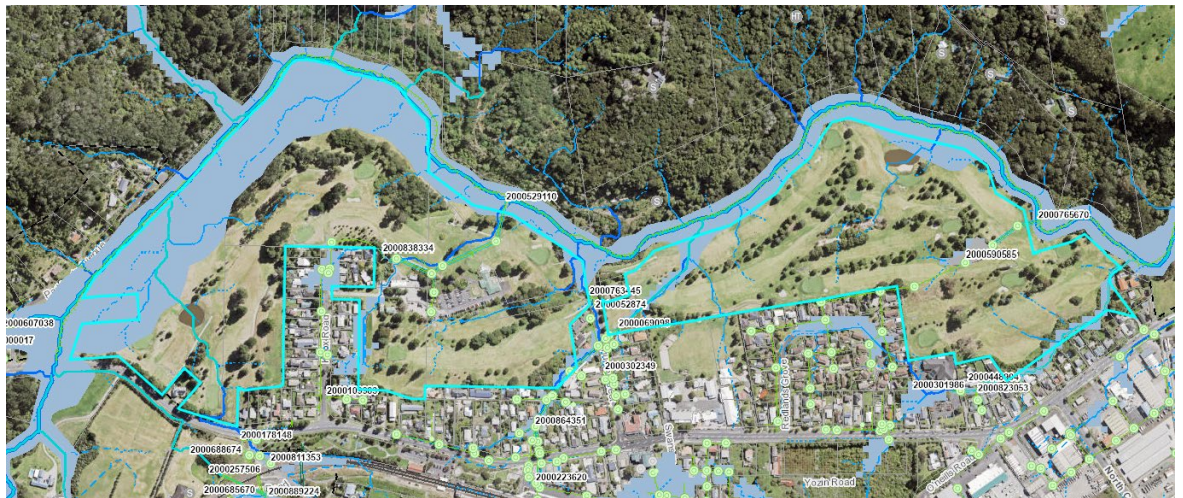
Figure 1: Location plan



Source: Geomaps



Figure 3: Overland flow paths, flood plains, streams and public stormwater



Source: Geomaps

## Vegetation

- 5.8 Mature trees and vegetation are planted between fairways and in selected locations around the boundary. This includes remnants of the Redwood trees planted during the 1930's and after which the former campground and recreation park was named. Most of the trees and vegetation are exotic species.
- 5.9 The lower northern portion of the site contains parts of three ecologically significant area (SEA). These extend over the stream and land on the northern side of the gully. While containing exotic species, the SEA collectively form part of a wider ecosystem within the Waitākere Ranges.

Figure 4: Significant ecological areas



Source: Planning maps

## Historic heritage

- 5.10 Auckland Council's Cultural Heritage Inventory (**CHI**) does not include any records of places of heritage interest or value on this site.
- 5.11 Māori who hold customary authority or Mana Whenua will have their own histories, interests and associations with the land.
- 5.12 Swanson is an early Pākeha settlement associated with kauri logging and gum digging. Following the construction of the western train line and Swanson Station, development flourished. Today there are few remaining pre-1900 buildings, but those that are of significant historic heritage value and scheduled in the AUP are identified in Figure 5 below with purple cross-hatching.<sup>1</sup> These are all entirely beyond the plan change area.

**Figure 5: Scheduled historic heritage in the vicinity**



Source: Planning maps

- 5.13 Land now used for golfing purposes likely has some social and historic significance for the local community reflecting its past use as a large recreation and camping park between the 1920's and 1960's. In addition to camping facilities, recreation and community facilities served the local community and attracted many visitors from further afield. Facilities included tennis courts, swimming pool, miniature golf and running tracks. Community days involved large scale picnics and pony rides. Also of historical note is Redwood Park and its facilities were used for military training purposes during World War II.<sup>2</sup>
- 5.14 The site is outside the Natural Heritage: Waitakere Ranges Heritage Area Overlay, although it is located immediately to the south-west. Land within this overlay is subject to subdivision restrictions and the Waitakere Ranges Heritage Area Act 2008.

## Services and infrastructure

- 5.15 The site is fully serviced with public stormwater and wastewater, public water supply and electrical connections. The stormwater management area control – Flow 1 overlay applying to the land recognises it forms part of a catchment which discharges to sensitive or high value streams that have relatively low levels of existing impervious area.<sup>3</sup> The extent of the

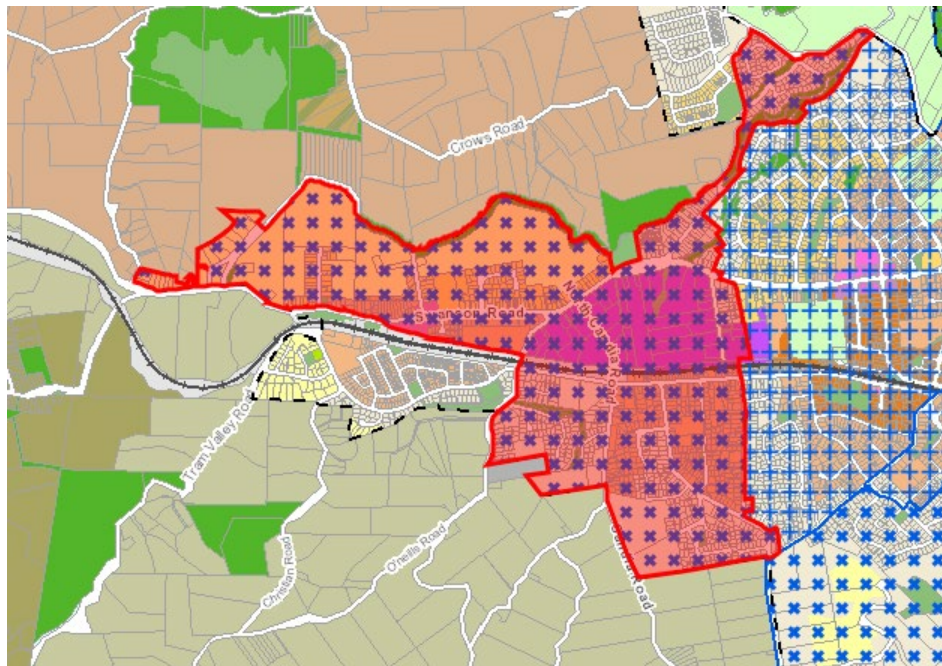
<sup>1</sup> Scheduled historic heritage places ID 63, 64, 65, 66, 67, 68, 78, 253

<sup>2</sup> Swanson Heritage

<sup>3</sup> AUP, Chapter E10.1 Background

catchment is shown in Figure 6. In this overlay the AUP management tool is to require resource consent for new or redeveloped impervious area greater than 50m<sup>2</sup>.

**Figure 6: Stormwater management area 1 (Swanson 4)**



Source: Planning maps

### Existing buildings

- 5.16 Less than 10% of the land is impervious surface comprising buildings, paths, parking areas and driveways. Buildings and structures on the property are generally limited to:
- Clubhouse (containing the members lounge, meeting rooms, administration offices and changing facilities);
  - Maintenance buildings;
  - Greenkeeper's house;
  - Fencing and safety netting; and
  - Rest areas.
- 5.17 The clubhouse and entry to the golf course is accessed from Knox Road, located off Swanson Road. The carpark adjacent to the clubroom and first tee provides 140 parking spaces.
- 5.18 Knox Road is a local cul de sac road with a give way intersection at Swanson Road. Bus stops are located near the Swanson Train (stops 1588, 5975 and 5392). Swanson Road is the end of the Rapid Transit Network (**RTN**) for the western line. The station is approximately 610m walking distance from the clubhouse.



### **Current and foreseeable use**

- 5.19 The management and use of the land for golf has remained unchanged for over 50 years. The club is an incorporated society that owns, maintains, and uses the land for its members and other golfers who play the course on payment of a green fee.
- 5.20 The number of players on the course at any one time is controlled by a tee booking system and the low intensity nature of golf as a recreational activity. For example, even if four people are playing in a group and all fairways on the course are in use, this is 72 players at any one time. Golf is played during daylight hours with the only evening activity within the clubhouse.
- 5.21 There are currently 15 staff, spread across course maintenance and improvement work, administration and the clubroom.
- 5.22 Private vehicles are the main form of transport for members due to the equipment needed for play. Shared transport where golfers are playing together is common. Members who live in nearby streets may choose to walk to the club.
- 5.23 No change in use will occur because of the plan change. The club has demonstrated a commitment to the property being retained as a golf course for the foreseeable future, including by ongoing course refurbishment, maintenance and the establishment of ancillary facilities (such as the clubhouse and greenkeeper's depot).

### **Adjoining properties**

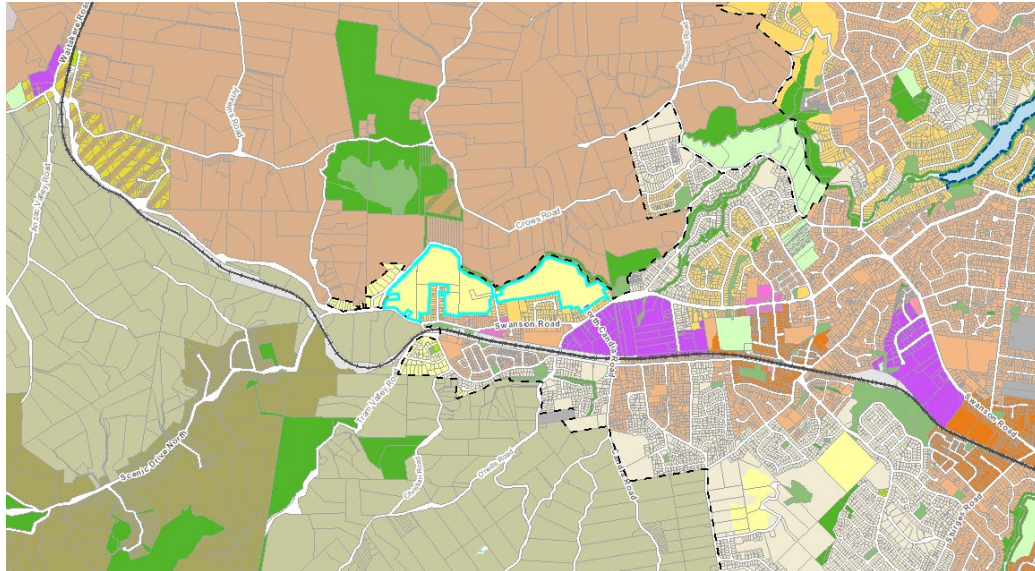
- 5.24 Almost all adjoining land is used for residential or open space purposes. A noted exception is the real estate office at 753 Swanson Road. Many residential properties sharing a boundary with the club make use of the open space amenity afforded by the golf course with an absence of high fencing and their outlook orientated to the fairways.
- 5.25 Land zoned Open Space – Conservation along the Swanson Stream is esplanade reserve, vested as part of subdivision creating Redlands Grove. There is no formed pedestrian access along the esplanade reserve. A lease between the club and the Council provides for the esplanade on the southern side of the stream to be used for golfing purposes. This land is not part of the plan change.

### **Surrounding locality**

- 5.26 To the north, beyond the stream is rural land accessed off Crows Road. Where it adjoins the plan change site, the steeply sloping land (>1:5) is densely vegetated apart from where occupied by residential buildings and access.
- 5.27 Surrounding land to the south is predominately medium density residential. Early subdivision patterns have been altered by infill subdivision at the rear and larger lots subdivided to form Knox Road and Redlands Grove. Recent residential subdivision and development has occurred on the southern side of the railway line.
- 5.28 Warehouse, light industrial and trade supply activities are located to the south-east. Further east is predominately residential. Henderson Metropolitan Centre is approximately 6.5km from the plan change site.

5.29 To the south-west is the Rural Urban Boundary (**RUB**). Land use is predominately rural and or part of the Rural-Waitakere Ranges Zone. The extent of the RUB is marked with a black dotted line in Figure 8.

**Figure 8: Zoning pattern**



Source: Planning maps

## 6. ZONING HISTORY

Table 4: Recent zoning history

Planning document	Zone
Proposed Auckland Unitary Plan 2013 (PAUP)	Residential – Large Lot
Waitakere District Plan Operative 2003	Human Environment Map – Open Space Environment

- 6.1 The legacy Waitakere District Plan states that the Open Space Environment (zone equivalent) applies to 'land owned or managed by the Council, the Auckland Regional Council or other public agencies'. None of these descriptions applied to the plan change land, but it is understood the open space zoning reflected the land being used for open space/community purposes since at least the 1920's.
- 6.2 It is understood a residential zoning was applied to the land as part of the PAUP as Auckland Council practice was not to zone land open space without the support of the landowner.

## **7. THE PLAN CHANGE REQUEST**

### **Scope of the plan change**

7.1 The plan change request by RPGC is to rezone land from Residential – Large Lot to Open Space – Sport and Active Recreation. This plan change applies to the AUP Planning Maps. The land to be rezoned is:

- Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira, being all land within 13 Knox Road, Swanson; and
- Allot 618 SO 50169 Waipareira being the western part of 849 Swanson Road, Swanson.

7.2 No changes are proposed to other AUP provisions including overlays and controls applying to the land.

### **Objectives or purpose of the plan change request**

7.3 The objectives or purpose of the proposal change is to apply a zone that is used where the land use activity is recreational, and involves an organised sport. The rezoning will also align the land zoning with that applies to almost all Auckland golf courses within the RUB. Two recent private plan changes (PC57 and PC77) and a Council initiated plan change (PC60) that included a proposed zoning change to OS-SAR of the Whangaparoa golf course land were made for exactly this purpose.

## 8. PROCEDURES FOR PRIVATE PLAN CHANGES

8.1 Schedule 1 of the RMA sets out the procedures for making a private plan change request. This provides for any person to make a request to change a district or regional plan.<sup>4</sup> The request shall:

- Explain the purpose of, and reasons for, the proposed change.<sup>5</sup> This is in sections 4, 6 and 7 of this report.
- Contain an evaluation report prepared in accordance with section 32 of the RMA.<sup>6</sup> This is in section 9 of this report.
- Where environmental effects are anticipated, include an assessment of the actual or potential environmental effects anticipated from the implementation of the plan change.<sup>7</sup> This in section 10 of this report.

8.2 On receipt of the plan change request and having particular regard to the evaluation report prepared<sup>8</sup> the Council must make decisions about whether to:

- Request further information;<sup>9</sup>
- As a result of the further information modify the request with the agreement of the person making the request<sup>10</sup>; and
- Consider the request<sup>11</sup> and:
  - i. adopt the private plan change as a public plan change; or
  - ii. accept the request in whole or part and proceed to notify the request; or
  - iii. reject the plan change request (on limited grounds only)<sup>12</sup>.

8.3 Notification (full or limited service) of the plan change will occur if the Council decides to adopt or accept the request<sup>13</sup>. Any submissions will be considered by the Council at a hearing (if required)<sup>14</sup>.

<sup>4</sup> RMA, Schedule 1 Clause 21(1)

<sup>5</sup> RMA, Schedule 1 Clause 22(1)

<sup>6</sup> RMA, Schedule 1 Clause 22(1)

<sup>7</sup> RMA, Schedule 1 Clause 22(2)

<sup>8</sup> RMA, Schedule 1 Clause 25(1A)

<sup>9</sup> RMA, Schedule 1 Clause 23

<sup>10</sup> RMA, Schedule 1 Clause 24

<sup>11</sup> RMA, Schedule 1 Clause 25

<sup>12</sup> RMA, Schedule 1 Clause 25(4)

*The local authority may reject the request in whole or in part, but only on the grounds that—*

*(a) the request or part of the request is frivolous or vexatious; or*

*(b) within the last 2 years, the substance of the request or part of the request—*

*(i) has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*

*(ii) has been given effect to by regulations made under section 360A; or*

*(c) the request or part of the request is not in accordance with sound resource management practice; or*

*(d) the request or part of the request would make the policy statement or plan inconsistent with Part 5; or*

*(e) in the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.*

<sup>13</sup> RMA, Schedule Clauses 5, 5A, 25(2)

<sup>14</sup> RMA, Schedule 1 Clauses 8B and 8C

## 9. SECTION 32 EVALUATION

### The most appropriate way to achieve the purpose of the RMA

- 9.1 A section 32 evaluation must examine the extent to which the purpose of the plan change is the most appropriate way to achieve the purpose of the RMA.<sup>15</sup>
- 9.2 The AUP was prepared in accordance with Part 2 of the RMA. As this plan change is limited to rezoning, the focus of this examination is on the suitability of the zoning of the land in the context of the AUP framework.
- 9.3 Zoning is a key method to give effect to the objectives and policies of the ARPS as zones manage the way in which areas of land and the coastal marine area are to be used, developed, or protected.<sup>16</sup>
- 9.4 The AUP provides for a regionally consistent zoning approach through:
- Six Residential zones;
  - Five Open Space zones;
  - Ten Business zones;
  - Seven Rural zones;
  - Eight Special Purpose zones;
  - Seven Coastal zones;
  - The Strategic Transport Corridor Zone;
  - The Future Urban Zone.
- 9.5 The five public open space zones are Conservation, Informal Recreation, Sport and Active Recreation, Civic Spaces and Community. These five zones give effect to ARPS B2.7.2(1) as they enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences, and functions.
- 9.6 The AUP acknowledges that while most open space zoned land is vested in the Council or is owned by the Crown, some areas are privately owned and may restrict public use and access.<sup>17</sup>
- 9.7 Clause H7.6.1 describes the Open Space – Sport and Active Recreation Zone as applying to open spaces used for indoor and outdoor organised sports, active recreation and community activities. It includes facilities such as sports fields, hard-court areas and greens, recreational and multi-sport facilities, and marine-related activities such as ramps, jetties, slipways, hardstand areas.

<sup>15</sup> RMA, s32(1)(a)

<sup>16</sup> AUP, A.6.4 Zones

<sup>17</sup> AUP H7.1 Open Space zones

- 9.8 Including RPGC, only two out of the eighteen golf courses in the Auckland Urban Area have a residential zoning and all but four are zoned OS-SAR. This reflects the use of the OS-SAR zone for zoning of golf course land.<sup>18</sup> The majority of golf courses within Auckland are privately owned.
- 9.9 Three plan changes made operative by Auckland Council in the last two years have rezoned golf course land from residential to open space (PC57, 60 and 77). In approving each plan change the Council recognised the appropriateness of zoning the land OS-SAR to achieve the purpose of the RMA and that the plan change was consistent with the ARPS.

**Table 5: Zoning of Council golf courses in the Auckland Urban Area<sup>19</sup>**

Name	Address	Zone
Chamberlain Park	46A Linwood Avenue, Mount Albert	Open Space - Sport and Active Recreation
Takapuna Golf Club	27 Northcote Road, Hillcrest	Open Space - Sport and Active Recreation
Pupuke Golf Club	231 East Coast Road, Campbells Bay	Open Space - Sport and Active Recreation
Remuera Golf Club	Winstone Drive, Remuera	Open Space - Sport and Active Recreation
Waitemata Golf Club	15 Derby Street, Devonport	Open Space – Sport and Active Recreation
Waitakere Golf Club	35 Falls Road, Bethells Beach	Open Space – Conservation <sup>20</sup>

**Table 6: Zoning of privately owned golf courses in the Auckland Urban Area**

Name	Address	Zone
Titirangi Golf Club	11 Links Road, New Lynn	Open Space - Sport and Active Recreation
North Shore Golf Club	52 Appleby Road, Albany	Open Space - Sport and Active Recreation
Howick Golf Club	32 Musick Point Road, Beachlands	Open Space - Sport and Active Recreation
Akarana Golf Club	1388 Dominion Road, Mount Roskill	Open Space - Sport and Active Recreation
Maungakiekie Golf Club	5 Anita Avenue, Mt Roskill	Open Space - Sport and Active Recreation
Royal Auckland and Grange Golf Club	2 Grange Road, Papatoetoe	Open Space - Sport and Active Recreation
Gulf Harbour Country Club	180 Gulf Harbour Drive, Gulf Harbour	Open Space - Sport and Active Recreation

<sup>18</sup> AUP J1 Definitions, Organised sport and recreation 'Activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures'.

<sup>19</sup> The AUP Urban Area, 2016

<sup>20</sup> The zoning of this land reflects location of the golf course within the Waitākere Ranges Heritage Area

Name	Address	Zone
Pakuranga Golf Club	199 Botany Road, Golflands	Open Space - Sport and Active Recreation
Redwood Park Golf Club	13 Knox Road, Swanson	Residential – Large Lot
RNZAF Golf Club, Huapai	Kauri Road, Whenuapai	Special Purpose – Airport and Airfields and Future Urban <sup>21</sup>
Wattle Downs Golf Course	130 Wattle Farm Road, Wattle Downs	Mixed Housing Suburban
Whangaparaoa Golf Club	1337 Whangaparaoa Road, Army Bay	Open Space - Sport and Active Recreation

- 9.10 The proposed change of zoning will recognise the landowner's intentions and commitment to the ongoing maintenance and development of the land as a golf course and ancillary activities. Otherwise, the use and development of the site would have to rely on the existing use rights provisions of the RMA or require ongoing resource consent approvals to enable the course to operate and undertake its maintenance and upgrading functions. In this regard, the plan change should assist the Council to carry out what it has already established is the most appropriate way to achieve the purpose of the RMA, being to promote the sustainable management of natural and physical resources.

### Development of options

- 9.11 Section 32 requires an examination of whether the plan change is the most appropriate way to achieve the purpose of the proposed plan change by identifying other reasonably practical options. In the preparation of this plan change, the following options have been identified:

Option 1 – do nothing/retain the status quo

Option 2 – plan change to apply a precinct plan

Option 3 – plan to rezone the land Open Space – Sport and Active Recreation

Option 4 – plan change to rezone only 13 Knox Road, Swanson

### Evaluation of options

- 9.12 In accordance with sections 32(1)(b) and 32(2) of the RMA, the options have been assessed on their appropriateness, efficiency, effectiveness, costs, benefits, and risks. The results of this evaluation are included in Table 7.

<sup>21</sup> The zoning of this land reflects its location on the Whenuapai Air Base. This is the RNZAF Auckland Golf Club.



**Table 7: Summary of analysis under section 32 of the RMA**

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
<p><b>Option 1</b> <b>do nothing/retain the status quo</b></p>	<p>This does not achieve the objective of the proposal, which is to provide a long-standing use. The current zone is not the most appropriate way to achieve the objectives and policies of the ARPS as it fails to recognise and provide for the long-standing use and foreseeable future use of the land for golf.</p>	<p>The ‘do nothing’ option is not an effective or efficient option to achieve the objectives of the plan change as this option retains the land with a residential zoning. Multiple resource consents are required for activities and development associated with open space.</p>	<p>There would be no costs to RPGC in making this plan change. Retaining the current zoning provides for a very limited potential opportunity to use the land for residential purposes (given the minimum lot size of 4000m<sup>2</sup> in the current zone).</p>	<p>The zoning of the land incorrectly identifies the land as being available for residential activity.</p> <p>Recreational needs of people are not supported by an appropriate zoning. RPGC currently rely on existing use rights for the golfing activity and/or non-complying activity resource consents.</p> <p>Existing use rights do not apply to new buildings or additions to a building, requiring non-complying activity consent applications.<sup>22</sup> This is costly and time consuming for a property that has been in continuous use as a golf course for over 50 years and open space/community use for over 90 years.</p>
<p><b>Option 2</b> <b>plan change to rezone the land OS-SAR and apply a precinct plan</b></p>	<p>The recreation activity and supporting uses are anticipated and provided for as permitted activities in the OS-SAR zone.</p> <p>A precinct is not appropriate as the purpose of a precinct is to enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or</p>	<p>Applying a precinct when provisions of a zone achieve the purpose of the proposal is not efficient or effective.</p>	<p>Site specific provisions can be applied to address potential effects that could occur if the land is used for a recreation activity other than golf.</p>	<p>This adds an unnecessary administrative layer to the AUP when existing provisions provide for the activity.</p> <p>Costs in preparing, assessing and the Council determining the plan change would be met by RPGC.</p>

<sup>22</sup> Activity Tables H3.4.1, H5.4.1 and H6.4.1 all state the same activity status and standards applies to the land use activity that the new building or addition to a building is designed to accommodate. ‘Building’ is defined in Chapter J1 of the AUP as ‘Any permanent or temporary structure’

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
	Auckland-wide provisions and can be more restrictive or more enabling. <sup>23</sup>			
<p><b>Option 3</b> <b>plan change to rezone the land OS-SAR</b></p>	<p>It is appropriate and consistent with the ARPS and AUP structure to apply a zone that reflects the function carried out and intended to be carried out on this land.</p> <p>This achieves the objectives or purpose of the proposal.</p>	<p>It is efficient and effective to apply an existing zone to achieve the purpose of the proposal.</p>	<p>Recreational needs of the community are supported by an appropriate zoning.</p> <p>The long-standing and foreseeable future activity is afforded permitted activity status.</p> <p>The OS-SAR is consistent with the zone applied to most golf courses in the Auckland region.</p> <p>There is greater visibility and certainty for adjoining residents that the land is for open space purposes (i.e. as indicated on the planning maps).</p> <p>Council's modelling for residential intensification to support the ARPS objectives of providing for growth within the urban area correctly excludes this land from its calculations.</p> <p>High levels of amenity for the local community are assured under the OS-SAR.</p> <p>Environmental benefits by the land adjoining an SEA and Natural Stream Management Area being retained as open space. Environmental benefits from Chapter</p>	<p>Costs in preparing, assessing and the Council determining the plan change would be met by RPGC.</p> <p>Land value is reduced to reflect reduction in residential development potential.</p> <p>Chapter E16 Trees in Open Space would apply. This would incur additional time and cost for RPGC obtaining resource consent for works relating to trees.</p>

<sup>23</sup> AUP, A1.6.5

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
			<p>E16 Trees in Open Space would apply.</p> <p>As Council owned land does not have a separate access, it would be very difficult if not impossible to use this land for residential purposes independent of the club's land and the golf course activity. Rezoning reflects the long-standing use of the land for open space activities.</p>	
<p><b>Option 4</b>  <b>plan change to rezone land only within 13 Knox Road OS-SAR</b>  <b>(i.e. exclude the Council owned land)</b></p>	<p>Same as option 3.</p>	<p>Same as option 3.</p>	<p>Same as option 3.</p>	<p>The current residential zoning of the Council owned land is of no financial benefit to the Council as it cannot be used for residential purposes independently of the land owned by RPGC. As the balance of 849 Swanson Road is vested as esplanade reserve (Stream) revocation of the reserve status is very unlikely as it would conflict with the Reserves Act 1977.</p> <p>Rezoning is a social benefit to the community as it provides certainty over its future use.</p>

### **Risk of acting or not acting**

- 9.13 There is sufficient information to analyse the appropriateness of acting or not acting as:
- This plan change does not introduce new objectives, policies or methods;
  - It uses an existing zoning that specifically enables golfing as a permitted activity and that applies to almost all golf courses in the urban Auckland region;
  - The expected outcomes are well understood and anticipated by the zone;
  - No changes to the environment are anticipated as the existing use will continue as it has for over 50 years; and
  - The rezoning is consistent with recent plan changes.

### **Reasons for the preferred option**

- 9.14 The AUP uses zones to manage activities and development. Privately owned land would generally only be zoned open space if supported by the landowner otherwise the zoning could be considered an unreasonable restriction on the use of the land.<sup>24</sup>
- 9.15 RPGC seeks to apply a zone that reflects the long-standing and foreseeable future use of the land for outdoor recreation. The current residential zoning of the Council owned land is of no financial or other benefit to the Council as it cannot be used for this purpose independently of RPGC land. This is because it does not have separate access except via the Open Space – Conservation zoned portion of the land. Providing residential access through an esplanade (stream) reserve is not compatible with the principal or primary purpose of the reserve.<sup>25</sup>
- 9.16 Golf is an activity within the definition of ‘organised sport and recreation’, which is a permitted activity in the zone. Under the current residential zone applying to the land, golf is a non-complying activity.

<sup>24</sup> RMA, s85(2)

<sup>25</sup> Reserves Act 1977, s23(2)(a)

## 10. STATUTORY ASSESSMENT

### Relevant sections of the RMA

#### Section 31 Functions of territorial authorities

- 10.1 Section 31(a) of the RMA states that a function of territorial authorities is 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.
- 10.2 This plan change assists the Council to carry out its functions as set out in section 31 of the RMA. It uses an appropriate method to manage the effects of an outdoor sporting activity, i.e. an existing zone and its objectives, policies and rules.

#### Section 74 Matters to be considered by territorial authority

- 10.3 Section 74 of the RMA sets out the matters to be considered by a territorial authority when preparing or changing its district plan and this includes its functions under section 31. A district plan must give effect to national planning documents and the regional policy statement. A plan change must also be prepared and changed in accordance with Part 2 and its obligation to have particular regard to the section 32 evaluation report. Other matters it shall have regard to include management plans or strategies prepared under other legislation relevant to the resource management issues of the district.
- 10.4 Other matters set out in section 74 are not considered relevant to this plan change. For completeness it is noted that:
- There is no proposed regional policy statement and proposed regional plan;
  - There is no entry on the New Zealand Heritage List/Rārangī Kōrero applying to the land;
  - Regulations relating to fisheries resources do not apply to the land;
  - There are planning documents recognised by an iwi authority applying to the area, but these are not considered to have a direct bearing on the rezoning; and
  - Trade competition is not a factor relevant to this plan change.

#### Section 75 Content of district plans

- 10.5 Section 75 of the RMA outlines the content of district plans. Section 75(3) requires that a district plan must give effect to any national policy statement, any New Zealand Coastal Policy Statement, any regional policy statement and must not be inconsistent with a regional plan.

### Part 2 of the Resource Management Act 1991

- 10.6 The overarching purpose of the RMA is to promote the sustainable management of natural and physical resources, as defined in section 5(2) of the RMA. The plan change is the most appropriate method to manage the protection, use and development of an open space

resource. Open space provides for people and communities by providing for social wellbeing and health.

- 10.7 The natural character of the Swanson Stream (river) and significant ecological area overlays (terrestrial), which are sections 6(a) and 6(c) matters, remain unaffected by this plan change. An open space zone is more compatible with recognising and protecting these matters of national importance than a residential zone. Similarly, an open space zone where there are fewer buildings and no (or only one) habitable use enables greater management of significant risks from natural hazards (section 6(h)) than residential use as it is a flood tolerant activity.<sup>26</sup>
- 10.8 Section 7 sets out other matters that 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. Rezoning the land open space recognises what is an efficient use and development of natural and physical resources (in this case outdoor recreation on a golf course).<sup>27</sup> It also maintains and enhances the environmental and amenity values of open space and the amenity values of the local area.<sup>28</sup>
- 10.9 Section 8 requires that all persons exercising functions and powers under it shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). In preparing this plan change, mana whenua were advised of the proposed plan change and invited to comment. Te Kawerau Iwi Tiaki Trust responding seeking to engage on the plan change. The club is in the process of engaging with Te Kawerau Iwi Tiaki Trust.

### **National Policy Statements**

- 10.10 The AUP is required to give effect to any national policy statements.<sup>29</sup> Two national policy statements are potentially relevant to this plan change.

#### **National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

- 10.11 The National Policy Statement on Urban Development 2020 (**NPS-UD**) applies to all local authorities that have all or part of an urban environment within their district or region and planning decisions by any local authority that affect an urban environment. Tāmaki Makaurau Auckland is identified as a Tier 1 urban environment in the NPS-UD. The NPS-UD recognises the national significance of:
- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future<sup>30</sup>; and
  - Providing sufficient development capacity to meet the different needs of people and communities<sup>31</sup>.

<sup>26</sup> AUP, Chapter J1 Definitions

<sup>27</sup> RMA, s7(b)

<sup>28</sup> RMA, s7(c)

<sup>29</sup> RMA s67(3) and s75(3)

<sup>30</sup> Objective 1 and Policy 1

<sup>31</sup> Policy 2

10.12 The NPS-UD directs enabling development capacity in the form of building height and density of urban form in specified locations, which includes land near RTN<sup>32</sup>. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) also requires Tier 1 councils to implement medium density residential standards (**MDRS**) across the entire residential zones<sup>33</sup>. Auckland Council notified three plan changes to give effect to this direction on 18 August 2022.<sup>34</sup> These plan changes are discussed later in this evaluation report.

10.15 The plan change to rezone the land will give effect to the NPD-US as:

- Provision of open space is essential to providing for well-functioning urban environments that enable people and communities to provide for their social wellbeing, and for their health, now and in the future;
- While the western part of the site is within the walkable catchment of RTN for Swanson Train Station, the land is not available for residential development and has not been for the last 50+ years;
- As the rezoning corrects what is considered a zoning error that occurred as part of the PAUP, the NPS-UD provides that Policy 3(c) applying to walkable catchments accommodate a qualifying matter, which includes land used for open space provided for public use.<sup>35</sup> If the land had the correct zoning, sections 77K and 77O of the RMA would have provided for an existing qualifying matter (open space) to be carried over when the Intensification Planning Instrument (IPI) was notified;
- Council's position on qualifying matters is that land zoned OS-SAR is a qualifying matter;<sup>36</sup>
- The land contains qualifying matters relating to natural hazards (flooding and overland flow paths). This property experienced significant flooding during the February storms. The presence of natural hazards constrains the ability to develop the site to the theoretical maximum plan-enabled capacity;<sup>37</sup>
- The eastern part of the site is outside the walkable catchment and remains zoned Large Lot residential. Council's plan-enabled capacity analysis excludes this zone;<sup>38</sup>
- The Council's economic analysis indicates that qualifying matters do not significantly reduce the region's ability to experience a well-functioning urban environment as described by the NPS-UD. Housing capacity remains well ahead of demand, with capacity spread across the region.<sup>39</sup>
- It is understood the Council is considering localised implications for housing capacity, and in particular in the inner isthmus where there is a concentration of qualifying

<sup>32</sup> Policy 3(c)

<sup>33</sup> With the exception of large lot residential and land outside the RUB

<sup>34</sup> Plan Change 78: Intensification, Plan change 79: Amendments to the transport provisions, Plan change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

<sup>35</sup> NPS-UD, Policy 4 and 3.32.

<sup>36</sup> PC78, Chapter A – Introduction (all open space zoned land for public use is listed as a qualifying matter)

<sup>37</sup> Council identified this as a significant issue and the IPI hearings have been paused pending further modelling.

<sup>38</sup> PC78, overall evaluation report, page 74

<sup>39</sup> Primary Statement of Evidence (Strategic Planning) of David Mead, 20 February 2023, paragraph 14

matters (e.g. Specialist Character Overlays and Maunga Viewshafts).<sup>40</sup> Other than natural hazards, there isn't a concentration of qualifying matters within the Swanson walkable catchment that otherwise constrain intensification in the walkable catchment.

### National Policy Statement on Freshwater Management 2020

- 10.13 The National Policy Statement on Freshwater Management 2020 (**NPS-FM**) seeks that natural and physical resources are managed in a way that prioritises first, the health and well-being of water bodies and freshwater ecosystems, second, the health needs of people, and third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
- 10.14 Specific objectives and policies which seek to avoid the loss of the extent and values of rivers, and maintain and improve the passage of desirable fish, have been directly inserted into the AUP as specified by the NPS-FM. It is understood Council is proposing a comprehensive plan change to implement the additional requirements of the document in 2024. This comprehensive plan change could potentially amend the AUP provisions to achieve the prioritisation of the health and well-being of water bodies and freshwater ecosystems.
- 10.15 While no part of Swanson Stream or Swanson Esplanade are included in the plan change, due to its proximity, the NPS-FM is considered of relevance to this plan change. Rezoning the land to OS-SAR would not result in any adverse effects on or changes to the Swanson Stream and its catchment. Any standards relating to earthworks in proximity to riparian yards and SEA apply regardless of the zoning of the land. OS-SAR zoning has a greater potential for positive effects on freshwater systems than residential zones. This is due to the policy and rule framework of the OS-SAR placing greater emphasis on protecting and maintaining trees. Where the land is used for golfing, there is a much lower ratio of building and impervious areas than in the residential zones. As a result, this reduces overland flow and manages peak flows discharging to streams and connecting ecosystems.

### National Environmental Standards

- 10.16 There are currently eight National Environmental Standards in force as regulations<sup>41</sup>. Only one is considered relevant to this site. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is a nationally consistent set of planning controls and soil contaminant values. Activities on the Hazardous Activities and Industries List (HAIL) are subject to this NES. On this list are sport turfs where it involves persistent pesticide bulk storage and use and historic use of the land for horticultural purposes. While both HAIL activities potentially apply to the land, this plan change does not affect the implementation of this NES.

### National Planning Standards

- 10.17 The purpose of the National Planning Standards (**NPS**) is to improve consistency in plan and policy statement structure, format and content so they are easier to prepare, understand, compare and comply with.

<sup>40</sup> Primary Statement of Evidence (Strategic Planning) of David Mead, 20 February 2023, paragraph 15

<sup>41</sup> NES for Plantation Forestry; NES for Air Quality; NES for Sources of Drinking Water; NES for Telecommunications Facilities; NES for Electricity Generation Activities; NES for Assessing and Managing Contaminants in Soil to Protect Human Health, NES for Freshwater and NES for Marine Aquaculture



- 10.18 Section 8 of the NPS sets out a discretionary direction on zone names and descriptions of zones. The AUP OS-SAR zone is consistent with the Sport and Active Recreation zone in the NPS.

### **Auckland Plan**

- 10.19 The Auckland Plan 2050 is the Council's long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. It is required by legislation to contribute to Auckland's social, economic, environmental and cultural well-being.<sup>42</sup>
- 10.20 Six important areas are identified so that Auckland can continue to be a place where people want to live, work and visit. One of the outcomes is Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.<sup>43</sup>
- 10.21 The Auckland Plan sets out development areas where housing and business development capacity is supported by the AUP zoning and Council or Government led initiatives. The site is located outside the targeted business growth area of Henderson Metropolitan Centre.
- 10.22 Population growth and demographic change will put pressure on existing services and facilities. Varied and accessible services and facilities which support the needs of communities are essential in helping people to participate in society and create a sense of belonging. This includes provision of open spaces.<sup>44</sup> While it is expected the provision of open space will largely be public, privately owned open space supports the needs of the golfing community. Golf is the largest club based sport in New Zealand, and in Auckland.

### **Auckland Unitary Plan**

#### **Auckland Regional Policy Statement**

- 10.23 When preparing or changing a district plan, the Council must give effect to any regional policy statement and have regard to any proposed regional policy statement. The ARPS identifies nine issues of regional significance, and the following are relevant to this plan change.

#### *B2: Tāhuhu whakaruruhau ā-taone - Urban growth and form*

- 10.24 Chapter B2 sets out the objectives and policies for growth and form in the region. Relevant objectives and policies provide direction on urban growth and form, a quality built environment, residential growth, and commercial and industrial growth. The chapter recognises that growth needs to be provided in a way that achieves a number of matters.<sup>45</sup> Objective B2.2.1(1) requires that a quality compact urban form is one that enables all of the following:

*(a) a higher-quality urban environment;*

*(b) greater productivity and economic growth;*

*(c) better use of existing infrastructure and efficient provision of new infrastructure;*

<sup>42</sup> Auckland Plan 2050 June 2018, page 5

<sup>43</sup> Auckland Plan 2050 June 2018, page 6

<sup>44</sup> Auckland Plan 2050 June 2018, page 54

<sup>45</sup> ARPS, issue B2.1

*(d) improved and more effective public transport;*

*(e) greater social and cultural vitality;*

*(f) better maintenance of rural character and rural productivity; and*

*(g) reduced adverse environmental effects*

10.25 This objective recognises that growth cannot occur without those aspects that contribute to a quality environment.

10.26 B2.7 contains objectives and policies specifically for open space and recreation facilities. Directly relevant to this plan change are objectives that:

- Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities;<sup>46</sup> and
- Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.<sup>47</sup>

10.27 Supporting policies are:

- Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions;<sup>48</sup>
- Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities;<sup>49</sup>
- Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities;<sup>50</sup> and
- Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.<sup>51</sup>

10.28 The plan change does not constrain urban growth or impact on land capacity as the land is not available for residential intensity. It is important to emphasise that while the land has a plan enabled capacity for residential development, RPGC has no intention of using the land for any other purpose than what it has been used for in the last 50+ years. This plan change would not be progressed if this were the case.

10.29 The proposed zoning will maintain and enhance the existing open space amenity values of an area. The OS-SAR reflects an appropriate and well-established recreational activity. An assessment of effects of the plan change on nearby residents and communities is discussed in section 11 of this report.

<sup>46</sup> ARPS objective B2.7.1(3)

<sup>47</sup> ARPS objective B2.7.1(3)

<sup>48</sup> ARPS policies B2.7.2(1)

<sup>49</sup> ARPS policies B2.7.2(3)

<sup>50</sup> ARPS policies B2.7.2(7)

<sup>51</sup> ARPS policies B2.7.2(8)

*B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy*

- 10.30 Chapter B3 is relevant only to the extent that realising Auckland's full economic potential while maintaining the quality of life for its inhabitants needs to integrate the provision of infrastructure with urban growth.<sup>52</sup>

*B4 Te tiaki taonga tuku iho - Natural heritage*

- 10.31 B4.4. Waitākere Ranges Heritage Area includes objectives and policies to protect the Waitākere Ranges. The plan change borders but is entirely outside the Waitākere Ranges Heritage Area. An OS-SAR zoning is compatible with Waitākere Ranges Heritage Area.

*B6 Mana Whenua*

- 10.32 Objective B6.2.1(2) is that the principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes. Mana whenua were consulted in the development of this plan change. Engagement is ongoing.

*B10 Ngā tūpono ki te taiao - Environmental risk*

- 10.33 Objective B10.2 is concerned with risks associated with natural hazards, flooding, and the effects of climate change on natural hazards. This is relevant given the OS-SAR and in particular the activity of golfing is more able to accommodate the overland flow paths and floodplains within the site (these have been incorporated into the course design) than residential development. It is expected that even with a low density residential development provided for with the Residential – Large Lot zone, the floodplain catchment would reduce and the overland flow paths, some of which meet the AUP definition of 'stream', would need diversion or piping.

*ARPS summary*

- 10.34 Zoning is a key method to give effect to the objectives and policies of the ARPS as zones manage the way in which areas of land and the coastal marine area are to be used, developed, or protected.<sup>53</sup> The use of the land will not change in the foreseeable future. There is no reason to retain the residential zoning as it will not be implemented for the purpose of the zone. Much of the golf course is not suitable for residential development and use, as recognised by mapping constraints, or because of the presence of public infrastructure. It is more appropriate to apply a zone that reflects the existing and future use of the land rather than an established land use having to rely on existing use rights.
- 10.35 The plan change does not constrain urban growth and impact on land capacity as the land is not available for housing and should not form part of the Council's development capacity modelling. There is a very low, if any, likelihood that any of the land would become available for residential use in the next 30 years. For these reasons, greater emphasis is placed on the appropriateness of the plan change by reference to the ARPS B2.7 Open space and recreation facilities objectives and policies.

<sup>52</sup> ARPS, issue B3.1(2)

<sup>53</sup> AUP, A.6.4 Zones

## District plan chapter H1 Residential - Large Lot Zone

10.36 The description of the zone currently applying to the land is:

*The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:*

- *it is in keeping with the area's landscape qualities; or*
- *the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or*
- *there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.*<sup>54</sup>

10.37 Recreational activities, such as golf, are a non-complying activity in all residential zones. This reinforces the inappropriateness of the zone in relation to the established land use. The consequence of retaining the residential zoning is that golfing activity, the establishment of golfing-related facilities, and the ongoing maintenance of the facility must rely on existing use rights under Section 10 of the RMA. It is inappropriate for a long-standing activity to have to rely on existing use rights due to the uncertainty and constraints this places on the use and on-going development and upgrading of the golf course, and on future golfing activities.

## District plan chapter H7 Open Space

10.38 Objectives for all open space zones recognise the importance that recreational needs are met through the provision of a range of quality open space areas<sup>55</sup> and adverse effects of use and development of open space on residents, communities and the environment are avoided, remedied or mitigated.<sup>56</sup>

10.39 Policies supporting these general objectives focus on the design, development, and management of the spaces as well as reflecting mana whenua values where appropriate and enabling infrastructure located on open spaces.

10.40 Chapter H7 also includes specific objectives and policies for each of the five open space zones. Those applying to OS-SAR are at H7.6.2.

*(1) Indoor and outdoor sport and active recreation opportunities are provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.*

*(2) Activities accessory to active sport and recreation activities are provided for in appropriate locations and enhance the use and enjoyment of areas for active sport and recreation.*

<sup>54</sup> AUP, H1.1 Zone Description

<sup>55</sup> AUP, H7.2(1)

<sup>56</sup> AUP, H7.2(2)

*(3) Larger scale, or clusters of land-based marine-related recreation facilities, are recognised and provided for while maintaining and enhancing public access to and along the coast.*

- 10.41 The golfing facility and supporting uses will be permitted activities in H7.9.1. Activity Table – Open Space Zones. This is more efficient than requiring a non-complying activity application for these uses, as required under the current zone. The magnitude of any adverse effects on the nearby residents, communities and the surrounding areas remains unchanged. Anticipated effects of plan enabled permitted recreation activities that are more intensive than golf are managed by various standards to ensure effects such as high levels of traffic, noise, lighting glare and scale of buildings are managed. Rezoning the land OS-SAR is the most appropriate way to achieve the objectives of Chapter H7, particularly those of the OS-SAR zone.
- 10.42 The following existing uses on the land would be permitted activities in H7.9.1 Activity Table – Open Space, which is further support for this plan change:
- (A10) Clubrooms;
  - (A15) Organised sport and recreation;
  - (A25) Parks depot, storage and maintenance;
  - (A31) Accessory buildings;
  - (A37) Buildings for public amenities;
  - (A46) Parks infrastructure;
  - (A47) Sport and recreation structures;
  - (A48) Parks maintenance; and
  - (A49) Recreational trails.
- 10.43 Appendix 2 is a comparison of development standards under the current and proposed zone. This shows some variation between the two zones although the overarching approach to the standards is to limit the height and scale of buildings under both zones.

### Chapter E Auckland-wide

- 10.44 Appendix 2 also includes a comparison of Auckland-wide standards where the rules vary by zone,<sup>57</sup> and in summary:
- In all open space zones, tree trimming, works in protected rootzone and removal over thresholds are a restricted discretionary activity. There is no equivalent rule in the residential zones;
  - There is no difference in Auckland-wide lighting standards (illuminance and lux) between the zones. The OS-SAR permits structures up to 18m high to support artificial lighting.<sup>58</sup> The effects of this are discussed in section 11 of this report;

<sup>57</sup> The table does not include Chapter E12 Land disturbance and this is not considered of any consequence given the area of land included in the plan change.

<sup>58</sup> AUP, H7.11.8 Non-security floodlighting, fittings and supports and towers up to 18m high.

- The OS-SAR provides a higher noise standard than the residential zone. This is to accommodate the higher noise levels often generated by active sport and recreation. The effects of this are discussed in section 11 of the report.

### Plan changes 78, 79 and 80

- 10.45 On 18 August 2022, Council introduced three plan changes to give effect to NPS-UD and MDRS.<sup>59</sup>
- 10.46 PC79 introduces amendments to the transport provisions of the AUP. This is not considered relevant to this plan change.
- 10.47 PC80 integrates new concepts and terms in the NPS-UD and urban resilience to the effects of climate change and qualifying matters into the ARPS. Amendments in PC80 relating to climate change are primarily focused on sea level rise over at least 100 years. The site is not an area susceptible to coastal instability and erosion (ASCIE) so the vast majority of the plan change is not relevant. Chapter B7 Toitū te whenua, toitū te taiao – Natural resources includes provisions relating to freshwater systems and the following amendment (underlined) is proposed to this chapter:
- B7.3.2 Policies
- (5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following...
- (a) ...
- (aa) improve resilience to the effects of climate change...
- 10.48 This is relevant to the extent that rezoning the land OS-SAR offers greater potential for a use compatible with adjoining a stream than high density THAB. Unlike residential, golfing is a flood tolerant activity<sup>60</sup> and does not involve significant discharges to the stream as it has a low ratio of impervious surface. An OS-SAR activity has more resilience to the effects of climate change than residential activity and there are few issues with managed retreat. Many of the Auckland urban golf courses are recognised as providing a stormwater detention function in extreme events, as has recently occurred at this course.
- 10.49 Plan Change 78: Intensification is considered directly relevant to this private plan change (**PC78**). This has been notified using the IPI process and is currently on hold pending Council making a variation to address flooding matters and the Auckland Light Rail Corridor.
- 10.50 Under PC78, the western part of the land, the subject of this plan change is within the Council's identified walkable catchment of a RTN (Swanson Train Station). As a result, in accordance with Policy 3(c) of the NPS-UD and the Council's zoning approach, this land is proposed to be rezoned Terrace Housing and Apartment Building (**THAB**). Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply.<sup>61</sup>

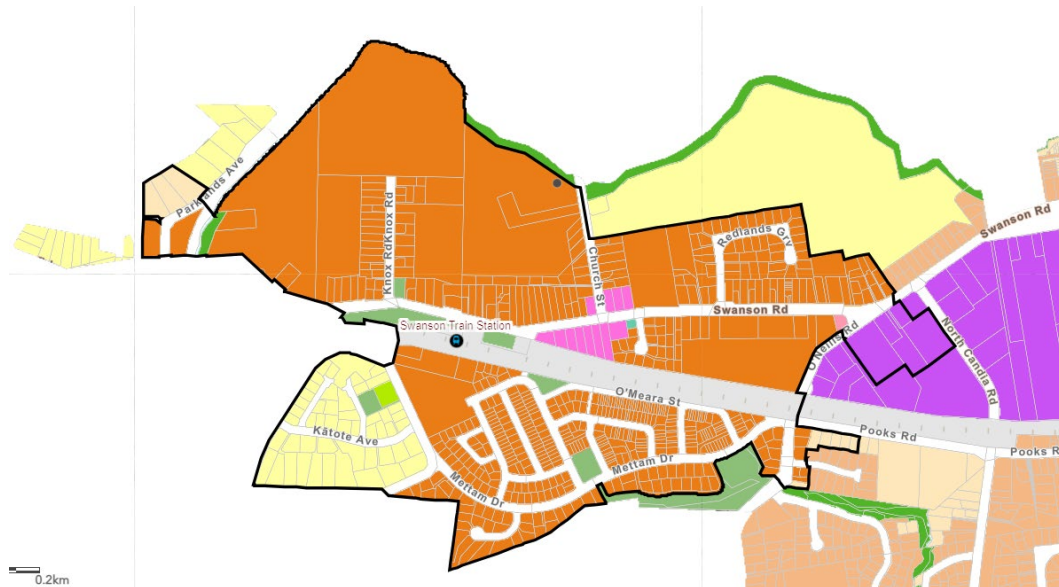
<sup>59</sup> Plan Change 78: Intensification, Plan change 79: Amendments to the transport provisions, Plan change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

<sup>60</sup> AUP, Chapter J1 Definitions

<sup>61</sup> PC78: Intensification, H6.1 Zone Description

10.51 The club made a submission<sup>62</sup> opposing parts of PC78. The submission highlights the long-standing use of the land for recreation and community activity and the plan change fails to recognise and provide for this use. It also highlights the flooding issues with the land and how this makes it unsuitable for residential activity. Opposing the rezoning and seeking an open space zone the club considers will ensure and protect the future use of the qualify open space for the benefit of members and the residents of West Auckland. Submission point 1057.2 seeks “all the club land and the adjoining leased pieces all be rezoned Open Space – Sport and Active Recreation”.

**Figure 9: PC78 – Swanson Train Station Walkable Catchment and Proposed Zoning**



Source: Plan Change 78 Viewer (walkable catchment shown with the black outline)

10.52 The planning map viewer shows the entire land included in the plan change (including that part owned by the Council) is subject to two spatially mapped qualifying matters:

- Significant Ecological Areas – Terrestrial
- Flood Plains

10.53 The presence of overland flow paths (unmapped on the PC78 viewer) is also a qualifying matter. Any qualifying matter means that MDRS cannot be applied. In any case, Section 77G(1) of the RMA would exclude the use of MDRS as the land is currently zoned Large Lot Residential, which is an excluded zone.<sup>63</sup>

10.54 As noted earlier, if the correct zoning had been retained as part of the PAUP, the land would be zoned open space and therefore subject to a qualifying matter. Council cannot compel an owner to build greater intensity residential development where the land is not used for that purpose as is the case with the land owned by RPGC. When considered in this context, the rezoning is not inconsistent with PC78.

<sup>62</sup> Submission # 1057, recorded under Hendrick Johannes Greeff, the club secretary

<sup>63</sup> This is also stated in the section 32 (PC78 – overall evaluation report, page 32)

## Local Board plans

- 10.55 RPGC is located within the Waitākere Ranges Local Board. The Waitākere Ranges Local Board Plan 2020 is a non-statutory plan that provides a flexible framework to support growth and development in the Local Board area over three years. Objectives and outcomes are focused on protecting and restoring the environment particularly the Waitākere Ranges Heritage Area, working with mana whenua as partners, supporting community wellbeing, protecting and providing a range of opportunities to experience arts, culture and heritage, infrastructure that supports the community.
- 10.56 Outcome 7 and supporting key initiatives include:
- Provide well maintained, accessible parks, facilities and public spaces.
  - Recognise access to local and sports parks, quality gathering and resting spaces, and good transport, walking and cycling connections are vital for good urban living.
  - Recognise people need access to green space and connections between suburbs that support freedom of movement without depending on cars.
  - Support the introduction and use of quick and easy lease renewal processes for facilities where there are existing rights of renewal or community outcome plans are currently being delivered.
  - Provide recreation programmes, opportunities and facilities to get Aucklanders more active, more often.
- 10.57 While the Local Board objectives and outcomes for open space are primarily in the context of land within their management, this plan change, particularly as it relates to part of 849 Swanson Road, supports the above-mentioned outcomes.

## Parks policy plans

- 10.58 Auckland Council has plans and strategies for parks, sport, open space and reserves. Most apply to land and facilities owned or administered by the council so are not directly relevant to this plan change, except for the small portion of land within Council ownership. Three documents are referenced as they apply to sport and recreation regardless of land ownership.
- 10.59 The Parks and Open Spaces Strategic Action Plan is an overarching document. It recognises open space not owned by the Council makes up a big part of the open space network in Auckland. Auckland Council's role in relation to this part of the network is as an advocate, enabler and partner.<sup>64</sup>
- 10.60 Auckland Sport and Recreation Strategic Action Plan 2014-2024 (refreshed 2017) recognises that sport and recreation can make a major contribution to our quality of life, health and wellbeing. It provides opportunities for fun and entertainment and contributes to making Auckland a place that Aucklanders are proud of, they want to stay or return to, and that other people want to visit, move to, or invest in.<sup>65</sup>

<sup>64</sup> 10.20 The Parks and Open Spaces Strategic Action Plan, page 14

<sup>65</sup> Auckland Sport and Recreation Strategic Action Plan 2014-2024, page 18



- 10.61 Auckland Sport Sector: Facilities Priorities Plan 2017 sets out a co-ordinated and integrated approach for future sport facility provision in Auckland. The plan considers the challenges, current gaps in provision and future demand for investment in sport facilities in Auckland. Included in the plan is golf, which is within the category of 'bespoke outdoor sporting facilities'. It does not set priorities specifically for golf, but it does list an outcome of this plan is to support the development of a hierarchy and network of facilities.<sup>66</sup>
- 10.62 RPGC is predominately a local facility. On the limited occasions they occur, tournaments draw people from around the Auckland region and New Zealand. One of the means to help the sporting sector deal with future growth is to utilise existing assets. In this regard, RPGC is an existing facility providing for an established local demand.

### **Māori Plan**

- 10.63 The Māori Plan 2017 is prepared by the Independent Māori Statutory Board. This plan provides an understanding of Māori development aspirations and sets measures for monitoring progress towards desired cultural, economic, environmental and social outcomes for Māori.
- 10.64 The Māori Plan does not raise issues that relate specifically to this plan change. RPGC consulted with mana whenua as part of the Schedule 1 process. This engagement is ongoing.

<sup>66</sup> Auckland Sport Sector: Facilities Priorities Plan 2017, page 17

## 11. ENVIRONMENTAL EFFECTS OF THE PLAN CHANGE

### Character and amenity values

- 11.1 The RMA defines amenity values as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.<sup>67</sup>

#### Non-residential zoned land

- 11.2 There is no effect on the amenity of non-residential zoned properties in the vicinity i.e. Business – Local Centre Zone, Business – Light Industry Zone, Strategic Transport Corridor Zone, Rural – Waitakere Foothills Zone and Rural – Countryside Living Zone as:
- The business zoned land and current activities occurring on these properties have a greater level of intensity than the OS-SAR zone;
  - The OS-SAR zone is compatible with these zones and has less reverse sensitivity risk than residential zones; and
  - The site is separated from non-residential zones by road, open space zoned land, stream or intervening properties.

#### Open space zoned land

- 11.3 There is no adverse effect on the character and amenity values of land zoned open space as it provides a suitable interface with the Conservation and Informal Recreation zone. Noting that it is very common for larger open spaces to have more than one open space zone and for esplanade reserves to adjoin various zoned land. Effects are suitably managed in the AUP by yard setbacks<sup>68</sup> and Auckland-Wide provisions relating to earthworks and vegetation.

#### Residential zoned land

- 11.4 Potential effects on amenity values from the plan change are limited to the residential properties that adjoin or are in close proximity to the golf course. These properties are currently afforded a high level of amenity from the open spaciousness of the golf course and low intensity activity. This is acknowledged in the feedback from local residents (refer to Appendix 3).
- 11.5 The plan change applies rules that maintains the amenity afforded by this open space. This includes standards in the OS-SAR limiting the size of buildings (and therefore intensity of activity) to 150m<sup>2</sup>. Any building exceeding 150m<sup>2</sup> is a discretionary activity. The existing clubrooms are over this threshold.
- 11.6 A discretionary activity requires a full assessment of effects and analysis of objectives and policies. This includes consideration of effects on residential properties as well as traffic generation and parking demand. Other parts of the AUP would also likely trigger resource consent, e.g., Chapter E12 land disturbance and E27 transport (standard E27.6.1 trip generation).

<sup>67</sup> RMA, section 2 Interpretation

<sup>68</sup> H7.11.3 (including a 10m riparian yard)

11.7 The OS-SAR zoning does provide the opportunity for more intensive recreation facilities as a permitted activity, for example swimming pools and playing fields. These activities could generate more intensive effects than currently occurring or are anticipated in a residential zone. For the reasons identified earlier, this is a very unlikely scenario as the club will continue to operate a golfing facility for the foreseeable future. The amenity provided for local residents by the rezoning is positive. On this basis, there are no adverse amenity effects arising for the plan change as:

- The primary activity occurring on the land is low intensity;
- Buildings and other uses on the land are ancillary to the primary activity and could never be more than that without compromising the primary activity; and
- Mature trees are protected, and their removal requires resource consent under the OS-SAR zone.

### **Infrastructure**

11.8 There are no adverse effects on infrastructure, e.g. stormwater, wastewater, water, as no new infrastructure is required as a consequence of the plan change. The activity is compatible with continuing to provide public stormwater and wastewater infrastructure as open space zoned land can more readily accommodate underground public services. Existing Watercare Infrastructure is an example of this.

### **Transport**

11.9 Vehicle access is limited to Knox Avenue and then a give way intersection at Swanson Road. Traffic generation by private vehicles entering the site peaks mid-morning i.e. after the commuter demand during the week and on the weekends.

11.10 The plan change does not change or alter the access, trip generation or parking demand. As noted earlier, more intensive activities will likely require resource consent where there is the opportunity to assess effects of issues relating to numbers of parking, on-site parking and manoeuvring. If the land is used for another recreational activity, it would very likely require resource consent and be subject to these provisions, which are intended to manage transport related effects.

### **Noise**

11.11 The OS-SAR provides a higher noise standard than the residential zone. The main difference in the standard is:

- up to 5dB higher during the day (55dB LAeq);
- up to 10dB higher (60dB LAeq) for up to 21 hours per week during the day.

11.12 Private plan changes 57 and 77 (both now operative) are directly relevant to this plan change as they also rezoned land from residential to OS-SAR specially to provide for two well-established golfing facilities. In support of PC57, acoustic consultant Mr Jon Styles provided evidence from noise readings demonstrating golfing activity is around 40dB LAeq, or less. In his evidence for the hearing, Mr Styles concluded that:

34. *The Request proposes to include the Site in the OS-SAR zone to recognise and provide for the ongoing use of the Site as a golfing facility. Essentially, if the re-zoning is confirmed, there is unlikely to be any change to the noise levels which currently comprise the existing noise environment.*
35. *The noise monitoring I have undertaken also confirms the golfing activities on the Site generate significantly lower noise levels than the maximum permitted noise levels authorised by the OS-SAR noise standard, E25.6.17. The maximum permitted noise levels of E25.6.17 are therefore unlikely to be realised while the Site is used for golfing activities.*
36. *The noise level generated by the use of the golf course is also considerably less than what I would expect to be generated if the Site were developed for intensive residential use.*
37. *The noise monitoring I have undertaken demonstrates that the adjacent residential receivers enjoy a relatively high level of noise amenity arising from the low intensity of recreational activity on the Site. This level of noise amenity will be maintained under the Request.<sup>69</sup>*

11.13 This was accepted by Council when assessing PC77. There is no reason a similar noise level would not occur with the golfing activity played at RPGC.

11.14 As noted earlier, more intensive activities would be subject to an application for resource consent. A change in use to more intensive non-golfing recreational activity is a hypothetical scenario as golfing related activities will not occur on the land for the foreseeable future.

#### **Loss of residential zoned land**

11.15 Based on the current planning maps, the rezoning reduces only in a very small way, the potential available land for housing supply to meet current and future needs of the people of Auckland. This would change under PC78 where half of the site is re-zoned THAB. As noted, this land has not been available for residential use for over 50 years and there is no intention of making it available in the foreseeable future. Accordingly, there is no loss of land for housing as it not available for this purpose.

11.16 If at some future time the club decides to reduce the area of its site used for golfing purposes or dispose of the site in its entirety, then the appropriateness of the zoning for residential development (or some other land use) can be revisited at that time.

<sup>69</sup><https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=463>

## **12. CONSULTATION ON THE PLAN CHANGE**

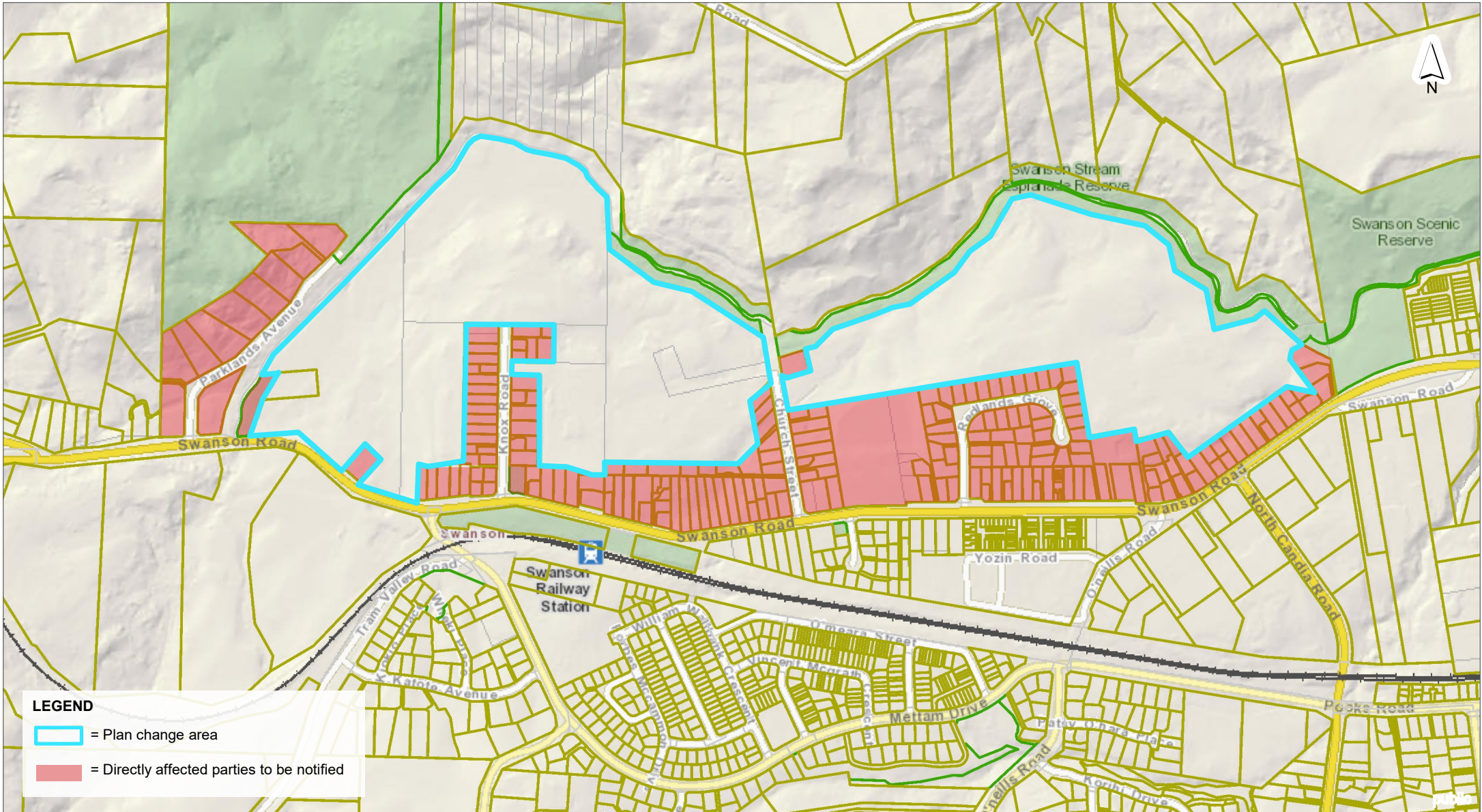
- 12.1 As part of the preparation of this plan change consultation was undertaken. Appendix 3 is a list of those consulted, responses received and the actions in relation to the responses. This includes consultation with adjoining and adjacent landowners, mana whenua and the Waitākere Ranges Local Board. To date, no concerns were raised about the rezoning during the consultation. The two responses received from residents supported the rezoning.

### **13. CONCLUSION**

13.1 The private plan change by RPGC is to rezone land OS-SAR. The purpose of the proposed plan change is to reflect and provide for the long-standing use of the land as a golfing facility. The analysis provided in this section 32 evaluation and planning report is that the rezoning:

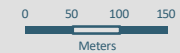
- Is the most appropriate way to achieve the purpose of the RMA and is consistent with the principles in Part 2 of the RMA;
- Assists the Council in carrying out its functions of the RMA;
- Is consistent with the objectives and policies of the ARPS and Chapter H7 Open Space; and
- Is the most appropriate means of achieving the objective of the plan change.

## **Attachment B: Map of directly affected parties**



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Directly affected parties to be notified  
 Plan Change Request -  
 13 Knox Road, Swanson**



Scale @ A4  
 = 1:8,000

Date Printed:  
 16/01/2024





## **Attachment C: Memo regarding noise effects**

# MEMO

**TO:** Jess Romhany - Policy Planner  
**FROM:** Andrew Gordon – Senior Specialist (Contamination, Air, Noise Team), Specialist Input  
**DATE:** 20/11/2023  
**SUBJECT:** Private Plan Change Request, Redwood Park Golf Club - Noise Review

---

## Introduction

As requested, I have reviewed the Assessment of Environmental Effects and Planning Assessment dated August 2023 prepared by Richmond Planning Limited for an application to rezone land used for golfing from Residential – Large Lot to Open Space – Sport and Active Recreation (OS-SAR).

Land proposed to be re-zoned is located at 13 Knox Road, Swanson and comprises 39.789 hectares of land owned by Redwood Park Country Club and 3,006m<sup>2</sup> of the site at 849 Swanson Road owned by Auckland Council. The purpose of the re-zoning is to reflect existing and expected future use of the land as a golfing facility.

I have not visited the site.

## Background

RPCC was incorporated in 1970, and in 1971 development of the golf course was commenced. The current membership of the club totals 821, compared to just below 500 in 2019.

## GAP analysis

- The effects of changing the zoning from Residential to OS-SAR have been adequately covered in an application of this scale and significance
- In my view there are no issues as the fundamental facts are adequately presented and the information provided by the applicant contains sufficient detail
- Overall, the level of information provided for the proposed change in applicable numerical noise levels from the existing Residential zone (i.e. E25.6.2) to the proposed OS-SAR (i.e. E25.6.17) is satisfactory
- The acoustic effects of changing the zoning from Residential to the proposed OS-SAR have been adequately covered in the s32 evaluation report
- I confirm no additional information is requested.

## Comments

I agree the proposed OS-SAR zone provides for higher permitted noise levels compared to the residential zone. The differences being;

- up to 5dB higher during the 'daytime' period (i.e. 55dB LAeq);
- up to 10dB higher during the daytime period (i.e. 60dB LAeq) for up to a total of 24 hours per 7-day week during specified time periods

**E25.6.2. Maximum noise levels in residential zones**

(1) The noise (rating) levels and maximum noise level arising from any activity in the Residential – Large Lot Zone, Residential – Rural and Coastal Settlement Zone, Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone and the Residential – Terrace Housing and Apartment Buildings Zone measured

E25 Noise and vibration

within the boundary of an adjacent site in these residential zones must not exceed the levels in Table E25.6.2.1 Noise levels in residential zones below:

**Table E25.6.2.1 Noise levels in residential zones**

Time	Noise level
Monday to Saturday 7am-10pm	50dB L <sub>Aeq</sub>
Sunday 9am-6pm	
All other times	40dB L <sub>Aeq</sub> 75dB L <sub>AFmax</sub>

(2) The levels for the daytime hours in Table E25.6.2.1 Noise levels in residential zones may be exceeded by intermittent noise for reasonable periods where that noise is associated with normal household activities, such as lawn mowing or home handyman work.

**E25.6.17. Open Space – Sport and Active Recreation Zone interface**

(1) The noise (rating) level and maximum noise level arising from any recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface below:

**Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface**

Time	Noise level
Monday to Saturday 7am-10pm	55dB L <sub>Aeq</sub> Except that for a cumulative period of: (i) 3 hours per day between 7am and 9.30pm Monday to Friday; and (ii) 6 hours between 7am and 10pm on Saturdays. the noise level must not exceed 60dB L <sub>Aeq</sub>
Sundays and Public Holidays 9am to 6pm outside the daylight saving period	55dB L <sub>Aeq</sub> Except that for a cumulative period of 3 hours between 10am and 3pm on Sundays the noise level must not exceed 60dB L <sub>Aeq</sub>
Sundays and Public Holidays 8am to 7pm during the daylight saving period	55dB L <sub>Aeq</sub> Except that for a cumulative period of 3 hours between 10am and 3pm Sundays the noise level must not exceed 60dB L <sub>Aeq</sub>
All other times	40dB L <sub>Aeq</sub> 55dB L <sub>eq</sub> at 63 Hz 50dB L <sub>eq</sub> at 125 Hz 75dB L <sub>AFmax</sub>

E25 Noise and vibration

Note 1

Compliance with the lower noise limit of 40dB L<sub>Aeq</sub> applying at all other times in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface may preclude intense, noisy activities or activities involving teams or groups from being undertaken where the receivers of noise are close to boundaries.

Based on my experience, there will be no change to noise levels and associated effects received at any adjacent site zoned residential given the current and expected future use of the land as a golfing facility.

If golf course areas immediately adjacent to residents were developed for sports fields, neighbours would experience higher noise levels when team training, practices and competitions were held. The most noticeable effects would be experienced on Saturday when noise up to the permitted noise level of 60 dB LAeq is provided for with a maximum duration of 6 hours (between 7am and 10pm) or 40% of the specified time period.

Otherwise, for the majority of time when the 55 dB LAeq applies, compliance with this noise level will ensure noise is at a reasonable level and hence a good level of residential amenity will be maintained. It is noted the 5 dBA higher limit (i.e. from 50 dB to 55 dB LAeq) does permit, subjectively, a **noticeable** increase in noise, but remains within the upper guideline limit for residential zones recommended in NZS 6802:2008 *Acoustics – Environmental noise*.

The night-time A-weighted noise levels (i.e. 40dB LAeq and 75dB LAFmax) do not change with the proposed rezoning. It is noted the proposed OS-SAR zone introduces low frequency noise levels applicable at night. These low frequency noise levels provide an additional control for residents, specifically, to control amplified music with a noticeable low frequency/bass component to ensure sleep is not disturbed (e.g. from functions held in clubrooms).

As mentioned by the applicant, I agree PPC 57 is directly relevant to this plan change. I reviewed PPC 57 for noise effects. I agree this application is fundamentally no different in regard to noise effects. I also agree the conclusions made by the applicants acoustic consultant (Mr Styles) for PPC57 are applicable to this rezoning proposal by RPCC. The conclusions in the Styles Group assessment are reproduced below: -

34. *The Request proposes to include the Site in the OS-SAR zone to recognise and provide for the ongoing use of the Site as a golfing facility. Essentially, if the re-zoning is confirmed, there is unlikely to be any change to the noise levels which currently comprise the existing noise environment.*
35. *The noise monitoring I have undertaken also confirms the golfing activities on the Site generate significantly lower noise levels than the maximum permitted noise levels authorised by the OS-SAR noise standard, E25.6.17. The maximum permitted noise levels of E25.6.17 are therefore unlikely to be realised while the Site is used for golfing activities.*
36. *The noise level generated by the use of the golf course is also considerably less than what I would expect to be generated if the Site were developed for intensive residential use.*
37. *The noise monitoring I have undertaken demonstrates that the adjacent residential receivers enjoy a relatively high level of noise amenity arising from the low intensity of recreational activity on the Site. This level of noise amenity will be maintained under the Request.*

Given the above, I support the application as noise effects from the proposed rezoning will continue to be at a reasonable level for existing residential neighbours.

Andrew Gordon  
**Senior Specialist**

# Resource Management Act 1991

## Private plan change request by Redwood Golf Club

### Private plan change request

This is a private plan change request by Redwood Park Golf Club to re-zone land from Residential – Large Lot to Open Space – Sport and Active Recreation.

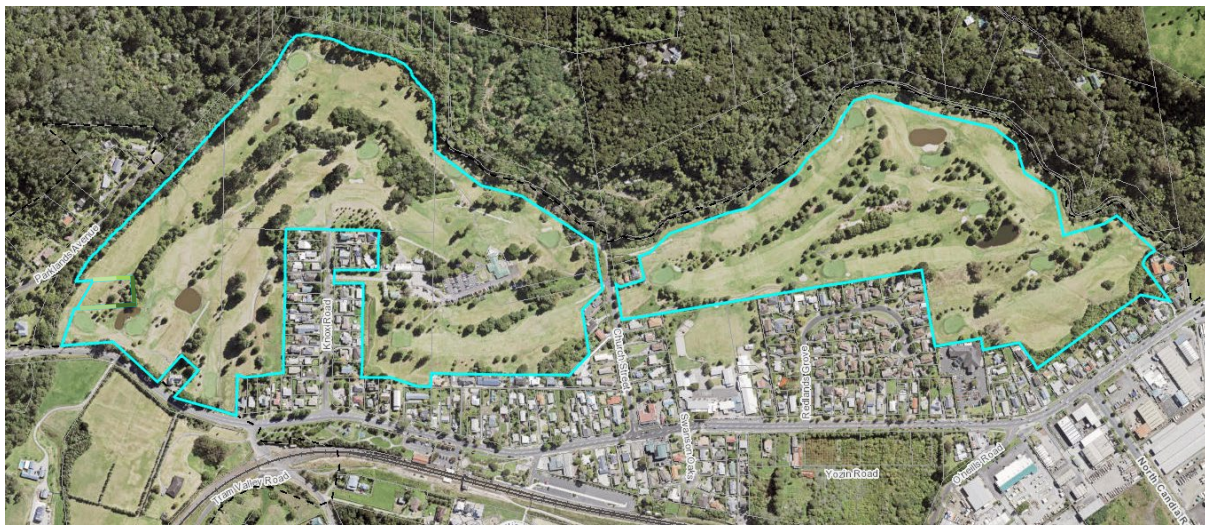
The proposed change is to the Auckland Unitary Plan maps. No changes are proposed to text or overlays.

Land proposed to be re-zoned is located at:

- 13 Knox Road, Swanson, Auckland 0612. The legal description of the land is Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira.
- Part 849 Swanson Road, Swanson, Auckland 0612. The legal description of the land included in the plan change is Allot 618 SO 50169 Waipareira.

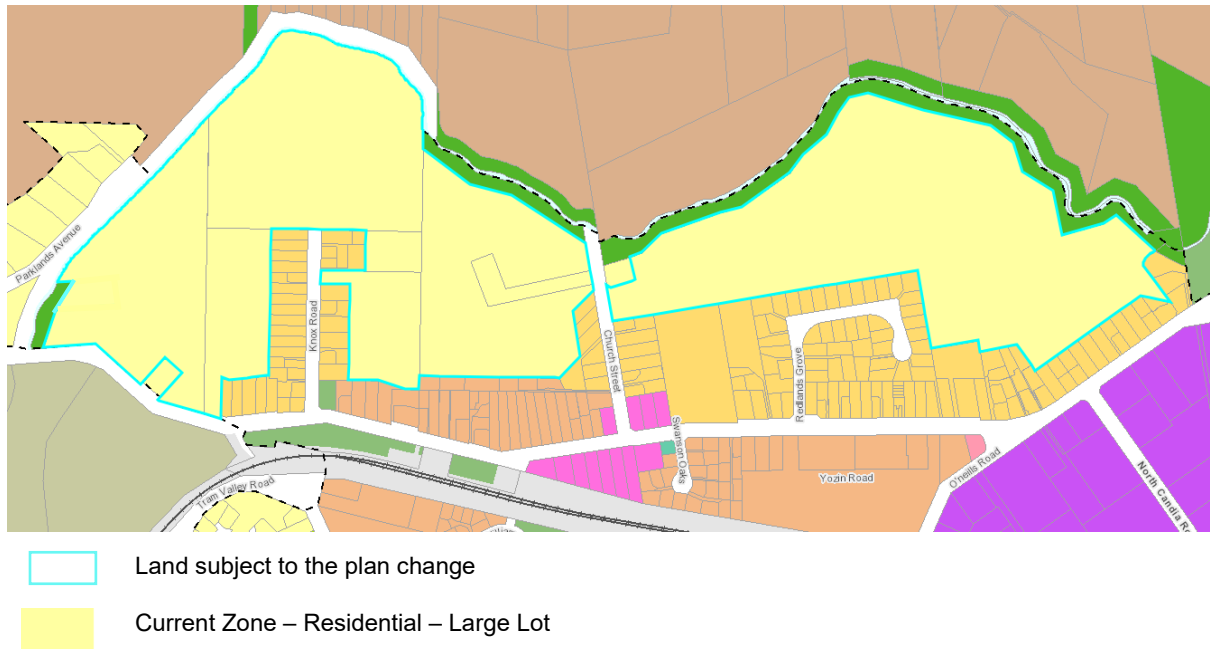
The purpose of the re-zoning is to reflect existing and future use of the land as a golf club and golfing facility.

Figure 1: Land subject to plan change



Land subject to the plan change

Figure 2: Existing zoning map



# **Request for private plan change Redwood Park Golf Club**

**Rezoning of land from Residential – Large Lot  
to Open Space – Sport and Active Recreation**

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*Assessment of Environmental Effects and Planning Assessment*

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Redwood Park Golf Club

**Prepared by  
Richmond Planning Limited  
August 2023**

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**APPENDICES**

- Appendix 1 Certificates of title
- Appendix 2 Operative and proposed rule comparison
- Appendix 3 Record of consultation

## 1. EXECUTIVE SUMMARY

- 1.1 This section 32 evaluation report and planning assessment has been prepared and is submitted in support of the private plan change request to the Auckland Unitary Plan – Operative in Part (**AUP**) by Redwood Park Golf Club (**RPGC** or **the club**).
- 1.2 The plan change is to rezone land used for golfing from Residential – Large Lot to Open Space – Sport and Active Recreation (**OS-SAR**). No other changes to the AUP are proposed. The purpose of the plan change is to apply a zone that reflects current and foreseeable use of the land as a golfing facility. All land included in the plan change has been utilised for golf for over 50 years. This includes a small portion of the land included in the plan change that is owned by Auckland Council but is an integral part of the golf course.
- 1.3 An evaluation of the plan change has been undertaken in accordance with section 32 of the Resource Management Act 1991 (**RMA**) and concludes that rezoning the land OS-SAR is the most appropriate way to achieve the purpose of the RMA. The AUP has established the OS-SAR zone for active sport and recreation, including golf courses and associated facilities. The rezoning is the most appropriate way of achieving the objectives of the Auckland Regional Policy Statement (**ARPS**) and the AUP. This plan change is consistent with three plan changes rezoning golf course land from residential to open space made operative by Auckland Council in the last two years. The plan change is not in conflict with the National Policy Statement on Urban Development 2020 as the land is not available for residential use now or in the foreseeable future.
- 1.4 There are no adverse effects on the environment from rezoning the land as the use of the land for golfing activity remains unchanged. There are positive effects on the environment arising from the use of the land as a golf course. Environmental and biodiversity benefits, and amenity benefits for the community. In high and extreme rainfall events significant parts of the course provide a stormwater detention benefit. Adjoining residents and nearby property owners are not expected to experience any difference in effects as no change in use or intensity of activity is anticipated. Standards in the OS-SAR zone and Auckland-Wide provisions suitably manage anticipated effects from permitted activities. Larger scale activities require discretionary activity resource consent where all effects and the suitability of the proposal can be considered.
- 1.5 This section 32 evaluation will continue to be refined in relation to any further consultation that occurs, and in relation to any new information that may arise during the Council plan change process.

## **2. INTRODUCTION**

2.1 Clause 21 of Schedule 1 to the RMA provides for any person to request a change to a district or regional plan. This request shall:

- Explain the purpose of and reasons for the plan change;
- Contain an evaluation report assessing the extent to which the proposal is the most appropriate way to achieve the purpose of the RMA and the most appropriate way of achieving the AUP objectives; and
- Include an assessment of environmental effects.

2.2 In accordance with section 32(6) of the RMA and for the purposes of this evaluation:

- The 'proposal' means this private plan change request;
- The 'objectives' means the purpose of the plan change; and
- The 'provisions' means the policies, rules or other methods that implement, or give effect to the objectives of the plan change.

### 3. THE APPLICANT AND PROPERTY DETAILS

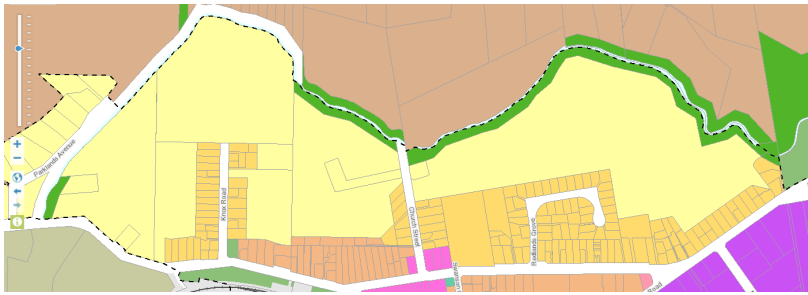
#### Applicant details

**Table 1: Applicant and address for service**

Applicant	Redwood Park Golf Club
Address for service	Tania Richmond Richmond Planning Limited PO Box 25734 St Heliers Auckland 1740 <a href="mailto:tania@richmondplanning.co.nz">tania@richmondplanning.co.nz</a>

#### Property details

**Table 2: Property summary - 13 Knox Road, Swanson**

Property details	
Address	13 Knox Road, Swanson, Auckland 0612
Legal description	Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira
Site area	39.789 hectares
Land owner	Redwood Park Country Club Incorporated
Auckland Unitary Plan	
Current zone	Residential – Large Lot
	
Overlays	<ul style="list-style-type: none"> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4670, Terrestrial</li> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4588, Terrestrial</li> <li>• Natural Resources: Significant Ecological Areas Overlay - SEA_T_4675, Terrestrial</li> <li>• Natural Resources: Natural Stream Management Areas Overlay [rp]</li> </ul>
Controls	<ul style="list-style-type: none"> <li>• Controls: Macroinvertebrate Community Index – Exotic, Native, Rural, Urban</li> </ul>

	<ul style="list-style-type: none"> <li>Controls: Stormwater Management Area Control - SWANSON 4, Flow 1</li> </ul>
Designations	<ul style="list-style-type: none"> <li>None</li> </ul>

**Table 3: Property summary – 849 Swanson Road, Swanson**

Property details	
Address	849 Swanson Road, Swanson, Auckland 0612
Legal description	PT Lot 20 DP 46435, Allot 618 SO 50169 Waipareira
Site area	5109m <sup>2</sup> (Allot 618 SO 50169 Waipareira = 3006m <sup>2</sup> )
Land owner	Auckland Council
Auckland Unitary Plan	
Current zone	<ul style="list-style-type: none"> <li>Residential – Large Lot</li> <li>Open Space – Conservation (No change, not part of the plan change)</li> </ul>
	<p>land subject to plan change outlined in dashed red lines</p>
Overlays	<ul style="list-style-type: none"> <li>None</li> </ul>
Controls	<ul style="list-style-type: none"> <li>Controls: Macroinvertebrate Community Index – Rural, Urban</li> <li>Controls: Stormwater Management Area Control - SWANSON 4, Flow 1</li> </ul>
Designations	<ul style="list-style-type: none"> <li>None</li> </ul>

## **4. REDWOOD PARK GOLF CLUB**

### **Historical information**

- 4.1 In 1970 the decision was made at a meeting in the Hall at Redwood Park to purchase three properties at Swanson and establish the Redwood Park Country Club, now the Redwood Park Golf Club. Two of the properties were small farms of 19 acres and 46 acres respectively; the other property of 70 acres was owned by Redwood Park Ltd and had a long history of use as a tourist camp and picnic grounds. Since 1923 that property and the business had been owned and run by the Robertson family who held all shares in Redwood Park Limited. Reaching agreement with the Robertson family to acquire Redwood Park was key to the establishment of the Redwood Park Country Club, as many of the Park facilities continue to be used by the new members.
- 4.2 When the sale of the two small farms was agreed, farming use had become uneconomic, and the land was covered in gorse blackberry and scrub. The intention was to combine Redwood Park existing facilities with these adjoining small farms and develop a 18 hole golf course. The Redwood Park Country Club was incorporated in 1970, and in 1971 development of the golf course was commenced, with completion of the 2<sup>nd</sup> 9 holes being achieved in 1972. A great deal of land clearance and other development work was completed with members working bees. In 1975 a new clubhouse was built. In succeeding years further development and improvement of the golf course has been progressed in accordance with a Master Plan adopted by the club and 2002, together with buildings and facilities including a greenkeeper's depot and greenkeeper's residence.

### **Club membership**

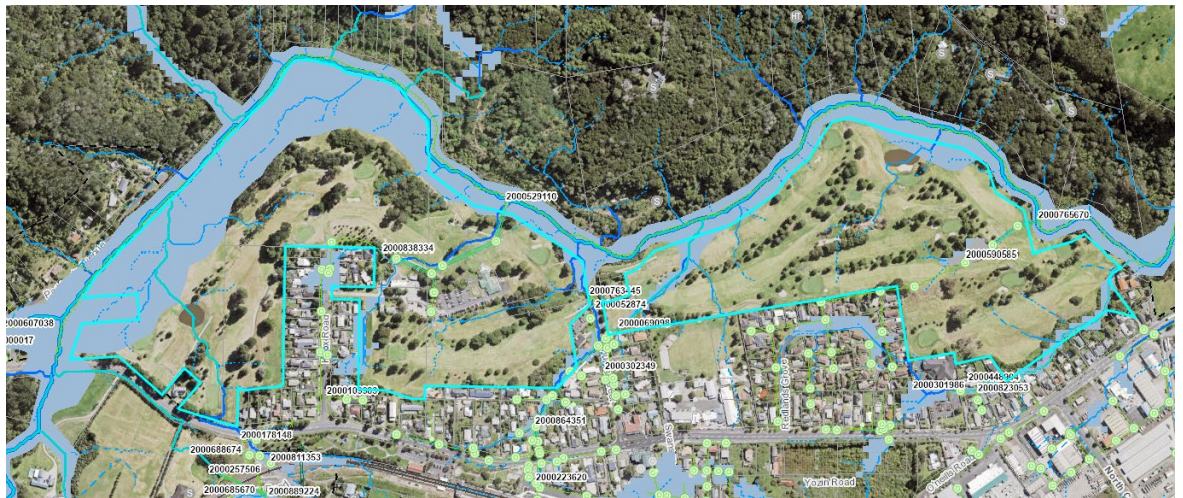
- 4.3 The current membership of the club totals 821, compared to just below 500 in 2019. Of this number, 138 are women, and 100 are juniors (19 years and under).







Figure 3: Overland flow paths, flood plains, streams and public stormwater



Source: Geomaps

## Vegetation

- 5.8 Mature trees and vegetation are planted between fairways and in selected locations around the boundary. This includes remnants of the Redwood trees planted during the 1930's and after which the former campground and recreation park was named. Most of the trees and vegetation are exotic species.
- 5.9 The lower northern portion of the site contains parts of three ecologically significant area (SEA). These extend over the stream and land on the northern side of the gully. While containing exotic species, the SEA collectively form part of a wider ecosystem within the Waitākere Ranges.

Figure 4: Significant ecological areas



Source: Planning maps

## Historic heritage

- 5.10 Auckland Council's Cultural Heritage Inventory (**CHI**) does not include any records of places of heritage interest or value on this site.
- 5.11 Māori who hold customary authority or Mana Whenua will have their own histories, interests and associations with the land.
- 5.12 Swanson is an early Pākeha settlement associated with kauri logging and gum digging. Following the construction of the western train line and Swanson Station, development flourished. Today there are few remaining pre-1900 buildings, but those that are of significant historic heritage value and scheduled in the AUP are identified in Figure 5 below with purple cross-hatching.<sup>1</sup> These are all entirely beyond the plan change area.

**Figure 5: Scheduled historic heritage in the vicinity**



Source: Planning maps

- 5.13 Land now used for golfing purposes likely has some social and historic significance for the local community reflecting its past use as a large recreation and camping park between the 1920's and 1960's. In addition to camping facilities, recreation and community facilities served the local community and attracted many visitors from further afield. Facilities included tennis courts, swimming pool, miniature golf and running tracks. Community days involved large scale picnics and pony rides. Also of historical note is Redwood Park and its facilities were used for military training purposes during World War II.<sup>2</sup>
- 5.14 The site is outside the Natural Heritage: Waitakere Ranges Heritage Area Overlay, although it is located immediately to the south-west. Land within this overlay is subject to subdivision restrictions and the Waitakere Ranges Heritage Area Act 2008.

## Services and infrastructure

- 5.15 The site is fully serviced with public stormwater and wastewater, public water supply and electrical connections. The stormwater management area control – Flow 1 overlay applying to the land recognises it forms part of a catchment which discharges to sensitive or high value streams that have relatively low levels of existing impervious area.<sup>3</sup> The extent of the

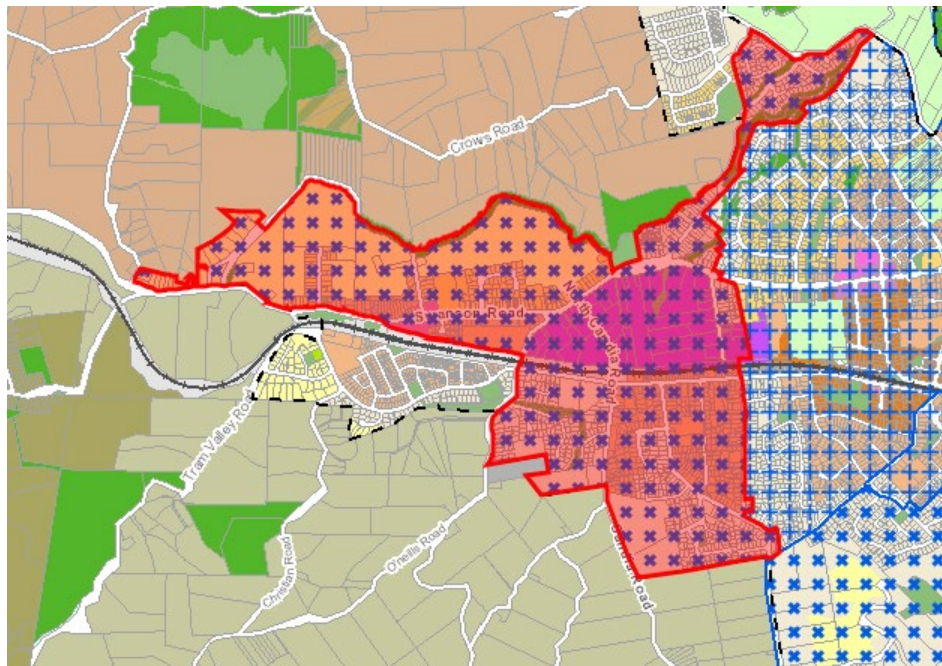
<sup>1</sup> Scheduled historic heritage places ID 63, 64, 65, 66, 67, 68, 78, 253

<sup>2</sup> Swanson Heritage

<sup>3</sup> AUP, Chapter E10.1 Background

catchment is shown in Figure 6. In this overlay the AUP management tool is to require resource consent for new or redeveloped impervious area greater than 50m<sup>2</sup>.

**Figure 6: Stormwater management area 1 (Swanson 4)**



Source: Planning maps

### Existing buildings

- 5.16 Less than 10% of the land is impervious surface comprising buildings, paths, parking areas and driveways. Buildings and structures on the property are generally limited to:
- Clubhouse (containing the members lounge, meeting rooms, administration offices and changing facilities);
  - Maintenance buildings;
  - Greenkeeper's house;
  - Fencing and safety netting; and
  - Rest areas.
- 5.17 The clubhouse and entry to the golf course is accessed from Knox Road, located off Swanson Road. The carpark adjacent to the clubroom and first tee provides 140 parking spaces.
- 5.18 Knox Road is a local cul de sac road with a give way intersection at Swanson Road. Bus stops are located near the Swanson Train (stops 1588, 5975 and 5392). Swanson Road is the end of the Rapid Transit Network (**RTN**) for the western line. The station is approximately 610m walking distance from the clubhouse.

### **Current and foreseeable use**

- 5.19 The management and use of the land for golf has remained unchanged for over 50 years. The club is an incorporated society that owns, maintains, and uses the land for its members and other golfers who play the course on payment of a green fee.
- 5.20 The number of players on the course at any one time is controlled by a tee booking system and the low intensity nature of golf as a recreational activity. For example, even if four people are playing in a group and all fairways on the course are in use, this is 72 players at any one time. Golf is played during daylight hours with the only evening activity within the clubhouse.
- 5.21 There are currently 15 staff, spread across course maintenance and improvement work, administration and the clubroom.
- 5.22 Private vehicles are the main form of transport for members due to the equipment needed for play. Shared transport where golfers are playing together is common. Members who live in nearby streets may choose to walk to the club.
- 5.23 No change in use will occur because of the plan change. The club has demonstrated a commitment to the property being retained as a golf course for the foreseeable future, including by ongoing course refurbishment, maintenance and the establishment of ancillary facilities (such as the clubhouse and greenkeeper's depot).

### **Adjoining properties**

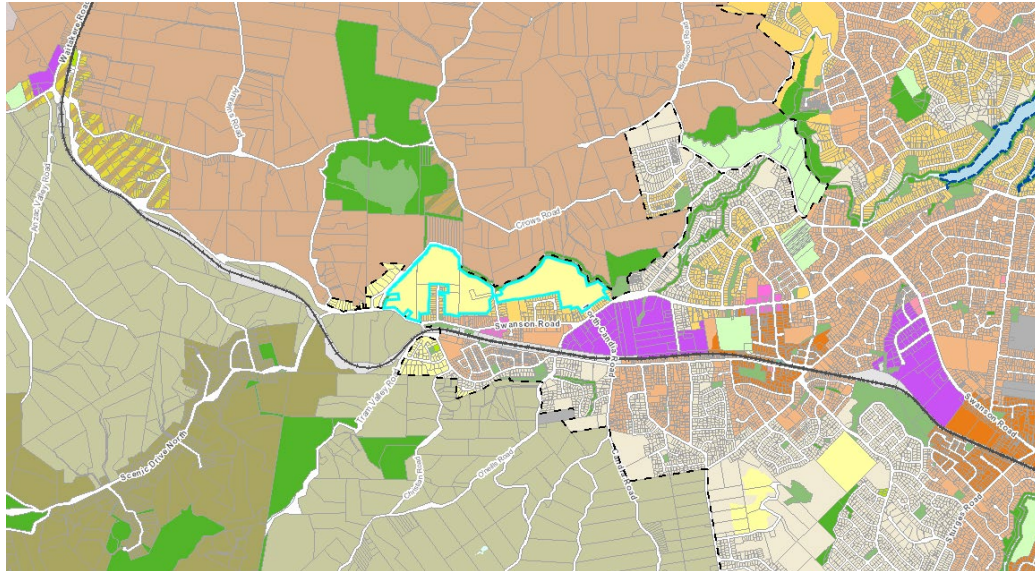
- 5.24 Almost all adjoining land is used for residential or open space purposes. A noted exception is the real estate office at 753 Swanson Road. Many residential properties sharing a boundary with the club make use of the open space amenity afforded by the golf course with an absence of high fencing and their outlook orientated to the fairways.
- 5.25 Land zoned Open Space – Conservation along the Swanson Stream is esplanade reserve, vested as part of subdivision creating Redlands Grove. There is no formed pedestrian access along the esplanade reserve. A lease between the club and the Council provides for the esplanade on the southern side of the stream to be used for golfing purposes. This land is not part of the plan change.

### **Surrounding locality**

- 5.26 To the north, beyond the stream is rural land accessed off Crows Road. Where it adjoins the plan change site, the steeply sloping land (>1:5) is densely vegetated apart from where occupied by residential buildings and access.
- 5.27 Surrounding land to the south is predominately medium density residential. Early subdivision patterns have been altered by infill subdivision at the rear and larger lots subdivided to form Knox Road and Redlands Grove. Recent residential subdivision and development has occurred on the southern side of the railway line.
- 5.28 Warehouse, light industrial and trade supply activities are located to the south-east. Further east is predominately residential. Henderson Metropolitan Centre is approximately 6.5km from the plan change site.

- 5.29 To the south-west is the Rural Urban Boundary (**RUB**). Land use is predominately rural and or part of the Rural-Waitakere Ranges Zone. The extent of the RUB is marked with a black dotted line in Figure 8.

**Figure 8: Zoning pattern**



Source: Planning maps

## 6. ZONING HISTORY

Table 4: Recent zoning history

Planning document	Zone
Proposed Auckland Unitary Plan 2013 (PAUP)	Residential – Large Lot
Waitakere District Plan Operative 2003	Human Environment Map – Open Space Environment

- 6.1 The legacy Waitakere District Plan states that the Open Space Environment (zone equivalent) applies to 'land owned or managed by the Council, the Auckland Regional Council or other public agencies'. None of these descriptions applied to the plan change land, but it is understood the open space zoning reflected the land being used for open space/community purposes since at least the 1920's.
- 6.2 It is understood a residential zoning was applied to the land as part of the PAUP as Auckland Council practice was not to zone land open space without the support of the landowner.

## **7. THE PLAN CHANGE REQUEST**

### **Scope of the plan change**

- 7.1 The plan change request by RPGC is to rezone land from Residential – Large Lot to Open Space – Sport and Active Recreation. This plan change applies to the AUP Planning Maps. The land to be rezoned is:
- Pt Allot 117 SO 2914 Waipareira, Lot 1 DP 68064, Lot 4 DP 137782, Allot 120 SO 2914 Waipareira, Lot 4 DP 135381, Lot 1 DP 31833, Pt Allot 119 SO 2914 Waipareira, Pt Allot 118 SO 2914 Waipareira, being all land within 13 Knox Road, Swanson; and
  - Allot 618 SO 50169 Waipareira being the western part of 849 Swanson Road, Swanson.
- 7.2 No changes are proposed to other AUP provisions including overlays and controls applying to the land.

### **Objectives or purpose of the plan change request**

- 7.3 The objectives or purpose of the proposal change is to apply a zone that is used where the land use activity is recreational, and involves an organised sport. The rezoning will also align the land zoning with that applies to almost all Auckland golf courses within the RUB. Two recent private plan changes (PC57 and PC77) and a Council initiated plan change (PC60) that included a proposed zoning change to OS-SAR of the Whangaparoa golf course land were made for exactly this purpose.

## 8. PROCEDURES FOR PRIVATE PLAN CHANGES

8.1 Schedule 1 of the RMA sets out the procedures for making a private plan change request. This provides for any person to make a request to change a district or regional plan.<sup>4</sup> The request shall:

- Explain the purpose of, and reasons for, the proposed change.<sup>5</sup> This is in sections 4, 6 and 7 of this report.
- Contain an evaluation report prepared in accordance with section 32 of the RMA.<sup>6</sup> This is in section 9 of this report.
- Where environmental effects are anticipated, include an assessment of the actual or potential environmental effects anticipated from the implementation of the plan change.<sup>7</sup> This in section 10 of this report.

8.2 On receipt of the plan change request and having particular regard to the evaluation report prepared<sup>8</sup> the Council must make decisions about whether to:

- Request further information;<sup>9</sup>
- As a result of the further information modify the request with the agreement of the person making the request<sup>10</sup>; and
- Consider the request<sup>11</sup> and:
  - i. adopt the private plan change as a public plan change; or
  - ii. accept the request in whole or part and proceed to notify the request; or
  - iii. reject the plan change request (on limited grounds only)<sup>12</sup>.

8.3 Notification (full or limited service) of the plan change will occur if the Council decides to adopt or accept the request<sup>13</sup>. Any submissions will be considered by the Council at a hearing (if required)<sup>14</sup>.

<sup>4</sup> RMA, Schedule 1 Clause 21(1)

<sup>5</sup> RMA, Schedule 1 Clause 22(1)

<sup>6</sup> RMA, Schedule 1 Clause 22(1)

<sup>7</sup> RMA, Schedule 1 Clause 22(2)

<sup>8</sup> RMA, Schedule 1 Clause 25(1A)

<sup>9</sup> RMA, Schedule 1 Clause 23

<sup>10</sup> RMA, Schedule 1 Clause 24

<sup>11</sup> RMA, Schedule 1 Clause 25

<sup>12</sup> RMA, Schedule 1 Clause 25(4)

*The local authority may reject the request in whole or in part, but only on the grounds that—*

*(a) the request or part of the request is frivolous or vexatious; or*

*(b) within the last 2 years, the substance of the request or part of the request—*

*(i) has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*

*(ii) has been given effect to by regulations made under section 360A; or*

*(c) the request or part of the request is not in accordance with sound resource management practice; or*

*(d) the request or part of the request would make the policy statement or plan inconsistent with Part 5; or*

*(e) in the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.*

<sup>13</sup> RMA, Schedule Clauses 5, 5A, 25(2)

<sup>14</sup> RMA, Schedule 1 Clauses 8B and 8C



## 9. SECTION 32 EVALUATION

### The most appropriate way to achieve the purpose of the RMA

- 9.1 A section 32 evaluation must examine the extent to which the purpose of the plan change is the most appropriate way to achieve the purpose of the RMA.<sup>15</sup>
- 9.2 The AUP was prepared in accordance with Part 2 of the RMA. As this plan change is limited to rezoning, the focus of this examination is on the suitability of the zoning of the land in the context of the AUP framework.
- 9.3 Zoning is a key method to give effect to the objectives and policies of the ARPS as zones manage the way in which areas of land and the coastal marine area are to be used, developed, or protected.<sup>16</sup>
- 9.4 The AUP provides for a regionally consistent zoning approach through:
- Six Residential zones;
  - Five Open Space zones;
  - Ten Business zones;
  - Seven Rural zones;
  - Eight Special Purpose zones;
  - Seven Coastal zones;
  - The Strategic Transport Corridor Zone;
  - The Future Urban Zone.
- 9.5 The five public open space zones are Conservation, Informal Recreation, Sport and Active Recreation, Civic Spaces and Community. These five zones give effect to ARPS B2.7.2(1) as they enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences, and functions.
- 9.6 The AUP acknowledges that while most open space zoned land is vested in the Council or is owned by the Crown, some areas are privately owned and may restrict public use and access.<sup>17</sup>
- 9.7 Clause H7.6.1 describes the Open Space – Sport and Active Recreation Zone as applying to open spaces used for indoor and outdoor organised sports, active recreation and community activities. It includes facilities such as sports fields, hard-court areas and greens, recreational and multi-sport facilities, and marine-related activities such as ramps, jetties, slipways, hardstand areas.

<sup>15</sup> RMA, s32(1)(a)

<sup>16</sup> AUP, A.6.4 Zones

<sup>17</sup> AUP H7.1 Open Space zones

- 9.8 Including RPGC, only two out of the eighteen golf courses in the Auckland Urban Area have a residential zoning and all but four are zoned OS-SAR. This reflects the use of the OS-SAR zone for zoning of golf course land.<sup>18</sup> The majority of golf courses within Auckland are privately owned.
- 9.9 Three plan changes made operative by Auckland Council in the last two years have rezoned golf course land from residential to open space (PC57, 60 and 77). In approving each plan change the Council recognised the appropriateness of zoning the land OS-SAR to achieve the purpose of the RMA and that the plan change was consistent with the ARPS.

**Table 5: Zoning of Council golf courses in the Auckland Urban Area<sup>19</sup>**

Name	Address	Zone
Chamberlain Park	46A Linwood Avenue, Mount Albert	Open Space - Sport and Active Recreation
Takapuna Golf Club	27 Northcote Road, Hillcrest	Open Space - Sport and Active Recreation
Pupuke Golf Club	231 East Coast Road, Campbells Bay	Open Space - Sport and Active Recreation
Remuera Golf Club	Winstone Drive, Remuera	Open Space - Sport and Active Recreation
Waitemata Golf Club	15 Derby Street, Devonport	Open Space – Sport and Active Recreation
Waitakere Golf Club	35 Falls Road, Bethells Beach	Open Space – Conservation <sup>20</sup>

**Table 6: Zoning of privately owned golf courses in the Auckland Urban Area**

Name	Address	Zone
Titirangi Golf Club	11 Links Road, New Lynn	Open Space - Sport and Active Recreation
North Shore Golf Club	52 Appleby Road, Albany	Open Space - Sport and Active Recreation
Howick Golf Club	32 Musick Point Road, Beachlands	Open Space - Sport and Active Recreation
Akarana Golf Club	1388 Dominion Road, Mount Roskill	Open Space - Sport and Active Recreation
Maungakiekie Golf Club	5 Anita Avenue, Mt Roskill	Open Space - Sport and Active Recreation
Royal Auckland and Grange Golf Club	2 Grange Road, Papatoetoe	Open Space - Sport and Active Recreation
Gulf Harbour Country Club	180 Gulf Harbour Drive, Gulf Harbour	Open Space - Sport and Active Recreation

<sup>18</sup> AUP J1 Definitions, Organised sport and recreation 'Activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures'.

<sup>19</sup> The AUP Urban Area, 2016

<sup>20</sup> The zoning of this land reflects location of the golf course within the Waitākere Ranges Heritage Area

Name	Address	Zone
Pakuranga Golf Club	199 Botany Road, Golflands	Open Space - Sport and Active Recreation
Redwood Park Golf Club	13 Knox Road, Swanson	Residential – Large Lot
RNZAF Golf Club, Huapai	Kauri Road, Whenuapai	Special Purpose – Airport and Airfields and Future Urban <sup>21</sup>
Wattle Downs Golf Course	130 Wattle Farm Road, Wattle Downs	Mixed Housing Suburban
Whangaparaoa Golf Club	1337 Whangaparaoa Road, Army Bay	Open Space - Sport and Active Recreation

- 9.10 The proposed change of zoning will recognise the landowner's intentions and commitment to the ongoing maintenance and development of the land as a golf course and ancillary activities. Otherwise, the use and development of the site would have to rely on the existing use rights provisions of the RMA or require ongoing resource consent approvals to enable the course to operate and undertake its maintenance and upgrading functions. In this regard, the plan change should assist the Council to carry out what it has already established is the most appropriate way to achieve the purpose of the RMA, being to promote the sustainable management of natural and physical resources.

### Development of options

- 9.11 Section 32 requires an examination of whether the plan change is the most appropriate way to achieve the purpose of the proposed plan change by identifying other reasonably practical options. In the preparation of this plan change, the following options have been identified:

Option 1 – do nothing/retain the status quo

Option 2 – plan change to apply a precinct plan

Option 3 – plan to rezone the land Open Space – Sport and Active Recreation

Option 4 – plan change to rezone only 13 Knox Road, Swanson

### Evaluation of options

- 9.12 In accordance with sections 32(1)(b) and 32(2) of the RMA, the options have been assessed on their appropriateness, efficiency, effectiveness, costs, benefits, and risks. The results of this evaluation are included in Table 7.

<sup>21</sup> The zoning of this land reflects its location on the Whenuapai Air Base. This is the RNZAF Auckland Golf Club.

**Table 7: Summary of analysis under section 32 of the RMA**

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
<p><b>Option 1</b> <b>do nothing/retain the status quo</b></p>	<p>This does not achieve the objective of the proposal, which is to provide a long-standing use. The current zone is not the most appropriate way to achieve the objectives and policies of the ARPS as it fails to recognise and provide for the long-standing use and foreseeable future use of the land for golf.</p>	<p>The ‘do nothing’ option is not an effective or efficient option to achieve the objectives of the plan change as this option retains the land with a residential zoning. Multiple resource consents are required for activities and development associated with open space.</p>	<p>There would be no costs to RPGC in making this plan change. Retaining the current zoning provides for a very limited potential opportunity to use the land for residential purposes (given the minimum lot size of 4000m<sup>2</sup> in the current zone).</p>	<p>The zoning of the land incorrectly identifies the land as being available for residential activity.</p> <p>Recreational needs of people are not supported by an appropriate zoning. RPGC currently rely on existing use rights for the golfing activity and/or non-complying activity resource consents.</p> <p>Existing use rights do not apply to new buildings or additions to a building, requiring non-complying activity consent applications.<sup>22</sup> This is costly and time consuming for a property that has been in continuous use as a golf course for over 50 years and open space/community use for over 90 years.</p>
<p><b>Option 2</b> <b>plan change to rezone the land OS-SAR and apply a precinct plan</b></p>	<p>The recreation activity and supporting uses are anticipated and provided for as permitted activities in the OS-SAR zone.</p> <p>A precinct is not appropriate as the purpose of a precinct is to enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or</p>	<p>Applying a precinct when provisions of a zone achieve the purpose of the proposal is not efficient or effective.</p>	<p>Site specific provisions can be applied to address potential effects that could occur if the land is used for a recreation activity other than golf.</p>	<p>This adds an unnecessary administrative layer to the AUP when existing provisions provide for the activity.</p> <p>Costs in preparing, assessing and the Council determining the plan change would be met by RPGC.</p>

<sup>22</sup> Activity Tables H3.4.1, H5.4.1 and H6.4.1 all state the same activity status and standards applies to the land use activity that the new building or addition to a building is designed to accommodate. ‘Building’ is defined in Chapter J1 of the AUP as ‘Any permanent or temporary structure’

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
	Auckland-wide provisions and can be more restrictive or more enabling. <sup>23</sup>			
<p><b>Option 3</b>  <b>plan change to rezone the land OS-SAR</b></p>	<p>It is appropriate and consistent with the ARPS and AUP structure to apply a zone that reflects the function carried out and intended to be carried out on this land.</p> <p>This achieves the objectives or purpose of the proposal.</p>	<p>It is efficient and effective to apply an existing zone to achieve the purpose of the proposal.</p>	<p>Recreational needs of the community are supported by an appropriate zoning.</p> <p>The long-standing and foreseeable future activity is afforded permitted activity status.</p> <p>The OS-SAR is consistent with the zone applied to most golf courses in the Auckland region.</p> <p>There is greater visibility and certainty for adjoining residents that the land is for open space purposes (i.e. as indicated on the planning maps).</p> <p>Council's modelling for residential intensification to support the ARPS objectives of providing for growth within the urban area correctly excludes this land from its calculations.</p> <p>High levels of amenity for the local community are assured under the OS-SAR.</p> <p>Environmental benefits by the land adjoining an SEA and Natural Stream Management Area being retained as open space. Environmental benefits from Chapter</p>	<p>Costs in preparing, assessing and the Council determining the plan change would be met by RPGC.</p> <p>Land value is reduced to reflect reduction in residential development potential.</p> <p>Chapter E16 Trees in Open Space would apply. This would incur additional time and cost for RPGC obtaining resource consent for works relating to trees.</p>

<sup>23</sup> AUP, A1.6.5

Options	Appropriateness	Efficiency and effectiveness	Benefits	Costs
			<p>E16 Trees in Open Space would apply.</p> <p>As Council owned land does not have a separate access, it would be very difficult if not impossible to use this land for residential purposes independent of the club's land and the golf course activity. Rezoning reflects the long-standing use of the land for open space activities.</p>	
<p><b>Option 4</b>  <b>plan change to rezone land only within 13 Knox Road OS-SAR</b>  <b>(i.e. exclude the Council owned land)</b></p>	<p>Same as option 3.</p>	<p>Same as option 3.</p>	<p>Same as option 3.</p>	<p>The current residential zoning of the Council owned land is of no financial benefit to the Council as it cannot be used for residential purposes independently of the land owned by RPGC. As the balance of 849 Swanson Road is vested as esplanade reserve (Stream) revocation of the reserve status is very unlikely as it would conflict with the Reserves Act 1977.</p> <p>Rezoning is a social benefit to the community as it provides certainty over its future use.</p>

### **Risk of acting or not acting**

- 9.13 There is sufficient information to analyse the appropriateness of acting or not acting as:
- This plan change does not introduce new objectives, policies or methods;
  - It uses an existing zoning that specifically enables golfing as a permitted activity and that applies to almost all golf courses in the urban Auckland region;
  - The expected outcomes are well understood and anticipated by the zone;
  - No changes to the environment are anticipated as the existing use will continue as it has for over 50 years; and
  - The rezoning is consistent with recent plan changes.

### **Reasons for the preferred option**

- 9.14 The AUP uses zones to manage activities and development. Privately owned land would generally only be zoned open space if supported by the landowner otherwise the zoning could be considered an unreasonable restriction on the use of the land.<sup>24</sup>
- 9.15 RPGC seeks to apply a zone that reflects the long-standing and foreseeable future use of the land for outdoor recreation. The current residential zoning of the Council owned land is of no financial or other benefit to the Council as it cannot be used for this purpose independently of RPGC land. This is because it does not have separate access except via the Open Space – Conservation zoned portion of the land. Providing residential access through an esplanade (stream) reserve is not compatible with the principal or primary purpose of the reserve.<sup>25</sup>
- 9.16 Golf is an activity within the definition of ‘organised sport and recreation’, which is a permitted activity in the zone. Under the current residential zone applying to the land, golf is a non-complying activity.

<sup>24</sup> RMA, s85(2)

<sup>25</sup> Reserves Act 1977, s23(2)(a)

## 10. STATUTORY ASSESSMENT

### Relevant sections of the RMA

#### Section 31 Functions of territorial authorities

- 10.1 Section 31(a) of the RMA states that a function of territorial authorities is 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.
- 10.2 This plan change assists the Council to carry out its functions as set out in section 31 of the RMA. It uses an appropriate method to manage the effects of an outdoor sporting activity, i.e. an existing zone and its objectives, policies and rules.

#### Section 74 Matters to be considered by territorial authority

- 10.3 Section 74 of the RMA sets out the matters to be considered by a territorial authority when preparing or changing its district plan and this includes its functions under section 31. A district plan must give effect to national planning documents and the regional policy statement. A plan change must also be prepared and changed in accordance with Part 2 and its obligation to have particular regard to the section 32 evaluation report. Other matters it shall have regard to include management plans or strategies prepared under other legislation relevant to the resource management issues of the district.
- 10.4 Other matters set out in section 74 are not considered relevant to this plan change. For completeness it is noted that:
- There is no proposed regional policy statement and proposed regional plan;
  - There is no entry on the New Zealand Heritage List/Rārangī Kōrero applying to the land;
  - Regulations relating to fisheries resources do not apply to the land;
  - There are planning documents recognised by an iwi authority applying to the area, but these are not considered to have a direct bearing on the rezoning; and
  - Trade competition is not a factor relevant to this plan change.

#### Section 75 Content of district plans

- 10.5 Section 75 of the RMA outlines the content of district plans. Section 75(3) requires that a district plan must give effect to any national policy statement, any New Zealand Coastal Policy Statement, any regional policy statement and must not be inconsistent with a regional plan.

### Part 2 of the Resource Management Act 1991

- 10.6 The overarching purpose of the RMA is to promote the sustainable management of natural and physical resources, as defined in section 5(2) of the RMA. The plan change is the most appropriate method to manage the protection, use and development of an open space



resource. Open space provides for people and communities by providing for social wellbeing and health.

- 10.7 The natural character of the Swanson Stream (river) and significant ecological area overlays (terrestrial), which are sections 6(a) and 6(c) matters, remain unaffected by this plan change. An open space zone is more compatible with recognising and protecting these matters of national importance than a residential zone. Similarly, an open space zone where there are fewer buildings and no (or only one) habitable use enables greater management of significant risks from natural hazards (section 6(h)) than residential use as it is a flood tolerant activity.<sup>26</sup>
- 10.8 Section 7 sets out other matters that 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. Rezoning the land open space recognises what is an efficient use and development of natural and physical resources (in this case outdoor recreation on a golf course).<sup>27</sup> It also maintains and enhances the environmental and amenity values of open space and the amenity values of the local area.<sup>28</sup>
- 10.9 Section 8 requires that all persons exercising functions and powers under it shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). In preparing this plan change, mana whenua were advised of the proposed plan change and invited to comment. Te Kawerau Iwi Tiaki Trust responding seeking to engage on the plan change. The club is in the process of engaging with Te Kawerau Iwi Tiaki Trust.

### **National Policy Statements**

- 10.10 The AUP is required to give effect to any national policy statements.<sup>29</sup> Two national policy statements are potentially relevant to this plan change.

#### **National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

- 10.11 The National Policy Statement on Urban Development 2020 (**NPS-UD**) applies to all local authorities that have all or part of an urban environment within their district or region and planning decisions by any local authority that affect an urban environment. Tāmaki Makaurau Auckland is identified as a Tier 1 urban environment in the NPS-UD. The NPS-UD recognises the national significance of:
- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future<sup>30</sup>; and
  - Providing sufficient development capacity to meet the different needs of people and communities<sup>31</sup>.

<sup>26</sup> AUP, Chapter J1 Definitions

<sup>27</sup> RMA, s7(b)

<sup>28</sup> RMA, s7(c)

<sup>29</sup> RMA s67(3) and s75(3)

<sup>30</sup> Objective 1 and Policy 1

<sup>31</sup> Policy 2

10.12 The NPS-UD directs enabling development capacity in the form of building height and density of urban form in specified locations, which includes land near RTN<sup>32</sup>. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) also requires Tier 1 councils to implement medium density residential standards (**MDRS**) across the entire residential zones<sup>33</sup>. Auckland Council notified three plan changes to give effect to this direction on 18 August 2022.<sup>34</sup> These plan changes are discussed later in this evaluation report.

10.15 The plan change to rezone the land will give effect to the NPD-US as:

- Provision of open space is essential to providing for well-functioning urban environments that enable people and communities to provide for their social wellbeing, and for their health, now and in the future;
- While the western part of the site is within the walkable catchment of RTN for Swanson Train Station, the land is not available for residential development and has not been for the last 50+ years;
- As the rezoning corrects what is considered a zoning error that occurred as part of the PAUP, the NPS-UD provides that Policy 3(c) applying to walkable catchments accommodate a qualifying matter, which includes land used for open space provided for public use.<sup>35</sup> If the land had the correct zoning, sections 77K and 77O of the RMA would have provided for an existing qualifying matter (open space) to be carried over when the Intensification Planning Instrument (IPI) was notified;
- Council's position on qualifying matters is that land zoned OS-SAR is a qualifying matter;<sup>36</sup>
- The land contains qualifying matters relating to natural hazards (flooding and overland flow paths). This property experienced significant flooding during the February storms. The presence of natural hazards constrains the ability to develop the site to the theoretical maximum plan-enabled capacity;<sup>37</sup>
- The eastern part of the site is outside the walkable catchment and remains zoned Large Lot residential. Council's plan-enabled capacity analysis excludes this zone;<sup>38</sup>
- The Council's economic analysis indicates that qualifying matters do not significantly reduce the region's ability to experience a well-functioning urban environment as described by the NPS-UD. Housing capacity remains well ahead of demand, with capacity spread across the region.<sup>39</sup>
- It is understood the Council is considering localised implications for housing capacity, and in particular in the inner isthmus where there is a concentration of qualifying

<sup>32</sup> Policy 3(c)

<sup>33</sup> With the exception of large lot residential and land outside the RUB

<sup>34</sup> Plan Change 78: Intensification, Plan change 79: Amendments to the transport provisions, Plan change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

<sup>35</sup> NPS-UD, Policy 4 and 3.32.

<sup>36</sup> PC78, Chapter A – Introduction (all open space zoned land for public use is listed as a qualifying matter)

<sup>37</sup> Council identified this as a significant issue and the IPI hearings have been paused pending further modelling.

<sup>38</sup> PC78, overall evaluation report, page 74

<sup>39</sup> Primary Statement of Evidence (Strategic Planning) of David Mead, 20 February 2023, paragraph 14

matters (e.g. Specialist Character Overlays and Maunga Viewshafts).<sup>40</sup> Other than natural hazards, there isn't a concentration of qualifying matters within the Swanson walkable catchment that otherwise constrain intensification in the walkable catchment.

### National Policy Statement on Freshwater Management 2020

- 10.13 The National Policy Statement on Freshwater Management 2020 (**NPS-FM**) seeks that natural and physical resources are managed in a way that prioritises first, the health and well-being of water bodies and freshwater ecosystems, second, the health needs of people, and third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
- 10.14 Specific objectives and policies which seek to avoid the loss of the extent and values of rivers, and maintain and improve the passage of desirable fish, have been directly inserted into the AUP as specified by the NPS-FM. It is understood Council is proposing a comprehensive plan change to implement the additional requirements of the document in 2024. This comprehensive plan change could potentially amend the AUP provisions to achieve the prioritisation of the health and well-being of water bodies and freshwater ecosystems.
- 10.15 While no part of Swanson Stream or Swanson Esplanade are included in the plan change, due to its proximity, the NPS-FM is considered of relevance to this plan change. Rezoning the land to OS-SAR would not result in any adverse effects on or changes to the Swanson Stream and its catchment. Any standards relating to earthworks in proximity to riparian yards and SEA apply regardless of the zoning of the land. OS-SAR zoning has a greater potential for positive effects on freshwater systems than residential zones. This is due to the policy and rule framework of the OS-SAR placing greater emphasis on protecting and maintaining trees. Where the land is used for golfing, there is a much lower ratio of building and impervious areas than in the residential zones. As a result, this reduces overland flow and manages peak flows discharging to streams and connecting ecosystems.

### National Environmental Standards

- 10.16 There are currently eight National Environmental Standards in force as regulations<sup>41</sup>. Only one is considered relevant to this site. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is a nationally consistent set of planning controls and soil contaminant values. Activities on the Hazardous Activities and Industries List (HAIL) are subject to this NES. On this list are sport turfs where it involves persistent pesticide bulk storage and use and historic use of the land for horticultural purposes. While both HAIL activities potentially apply to the land, this plan change does not affect the implementation of this NES.

### National Planning Standards

- 10.17 The purpose of the National Planning Standards (**NPS**) is to improve consistency in plan and policy statement structure, format and content so they are easier to prepare, understand, compare and comply with.

<sup>40</sup> Primary Statement of Evidence (Strategic Planning) of David Mead, 20 February 2023, paragraph 15

<sup>41</sup> NES for Plantation Forestry; NES for Air Quality; NES for Sources of Drinking Water; NES for Telecommunications Facilities; NES for Electricity Generation Activities; NES for Assessing and Managing Contaminants in Soil to Protect Human Health, NES for Freshwater and NES for Marine Aquaculture

- 10.18 Section 8 of the NPS sets out a discretionary direction on zone names and descriptions of zones. The AUP OS-SAR zone is consistent with the Sport and Active Recreation zone in the NPS.

### **Auckland Plan**

- 10.19 The Auckland Plan 2050 is the Council's long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. It is required by legislation to contribute to Auckland's social, economic, environmental and cultural well-being.<sup>42</sup>
- 10.20 Six important areas are identified so that Auckland can continue to be a place where people want to live, work and visit. One of the outcomes is Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.<sup>43</sup>
- 10.21 The Auckland Plan sets out development areas where housing and business development capacity is supported by the AUP zoning and Council or Government led initiatives. The site is located outside the targeted business growth area of Henderson Metropolitan Centre.
- 10.22 Population growth and demographic change will put pressure on existing services and facilities. Varied and accessible services and facilities which support the needs of communities are essential in helping people to participate in society and create a sense of belonging. This includes provision of open spaces.<sup>44</sup> While it is expected the provision of open space will largely be public, privately owned open space supports the needs of the golfing community. Golf is the largest club based sport in New Zealand, and in Auckland.

### **Auckland Unitary Plan**

#### **Auckland Regional Policy Statement**

- 10.23 When preparing or changing a district plan, the Council must give effect to any regional policy statement and have regard to any proposed regional policy statement. The ARPS identifies nine issues of regional significance, and the following are relevant to this plan change.

#### *B2: Tāhuhu whakaruruhau ā-taone - Urban growth and form*

- 10.24 Chapter B2 sets out the objectives and policies for growth and form in the region. Relevant objectives and policies provide direction on urban growth and form, a quality built environment, residential growth, and commercial and industrial growth. The chapter recognises that growth needs to be provided in a way that achieves a number of matters.<sup>45</sup> Objective B2.2.1(1) requires that a quality compact urban form is one that enables all of the following:

*(a) a higher-quality urban environment;*

*(b) greater productivity and economic growth;*

*(c) better use of existing infrastructure and efficient provision of new infrastructure;*

<sup>42</sup> Auckland Plan 2050 June 2018, page 5

<sup>43</sup> Auckland Plan 2050 June 2018, page 6

<sup>44</sup> Auckland Plan 2050 June 2018, page 54

<sup>45</sup> ARPS, issue B2.1

*(d) improved and more effective public transport;*

*(e) greater social and cultural vitality;*

*(f) better maintenance of rural character and rural productivity; and*

*(g) reduced adverse environmental effects*

10.25 This objective recognises that growth cannot occur without those aspects that contribute to a quality environment.

10.26 B2.7 contains objectives and policies specifically for open space and recreation facilities. Directly relevant to this plan change are objectives that:

- Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities;<sup>46</sup> and
- Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.<sup>47</sup>

10.27 Supporting policies are:

- Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions;<sup>48</sup>
- Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities;<sup>49</sup>
- Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities;<sup>50</sup> and
- Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.<sup>51</sup>

10.28 The plan change does not constrain urban growth or impact on land capacity as the land is not available for residential intensity. It is important to emphasise that while the land has a plan enabled capacity for residential development, RPGC has no intention of using the land for any other purpose than what it has been used for in the last 50+ years. This plan change would not be progressed if this were the case.

10.29 The proposed zoning will maintain and enhance the existing open space amenity values of an area. The OS-SAR reflects an appropriate and well-established recreational activity. An assessment of effects of the plan change on nearby residents and communities is discussed in section 11 of this report.

<sup>46</sup> ARPS objective B2.7.1(3)

<sup>47</sup> ARPS objective B2.7.1(3)

<sup>48</sup> ARPS policies B2.7.2(1)

<sup>49</sup> ARPS policies B2.7.2(3)

<sup>50</sup> ARPS policies B2.7.2(7)

<sup>51</sup> ARPS policies B2.7.2(8)

*B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy*

- 10.30 Chapter B3 is relevant only to the extent that realising Auckland's full economic potential while maintaining the quality of life for its inhabitants needs to integrate the provision of infrastructure with urban growth.<sup>52</sup>

*B4 Te tiaki taonga tuku iho - Natural heritage*

- 10.31 B4.4. Waitākere Ranges Heritage Area includes objectives and policies to protect the Waitākere Ranges. The plan change borders but is entirely outside the Waitākere Ranges Heritage Area. An OS-SAR zoning is compatible with Waitākere Ranges Heritage Area.

*B6 Mana Whenua*

- 10.32 Objective B6.2.1(2) is that the principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes. Mana whenua were consulted in the development of this plan change. Engagement is ongoing.

*B10 Ngā tūpono ki te taiao - Environmental risk*

- 10.33 Objective B10.2 is concerned with risks associated with natural hazards, flooding, and the effects of climate change on natural hazards. This is relevant given the OS-SAR and in particular the activity of golfing is more able to accommodate the overland flow paths and floodplains within the site (these have been incorporated into the course design) than residential development. It is expected that even with a low density residential development provided for with the Residential – Large Lot zone, the floodplain catchment would reduce and the overland flow paths, some of which meet the AUP definition of 'stream', would need diversion or piping.

*ARPS summary*

- 10.34 Zoning is a key method to give effect to the objectives and policies of the ARPS as zones manage the way in which areas of land and the coastal marine area are to be used, developed, or protected.<sup>53</sup> The use of the land will not change in the foreseeable future. There is no reason to retain the residential zoning as it will not be implemented for the purpose of the zone. Much of the golf course is not suitable for residential development and use, as recognised by mapping constraints, or because of the presence of public infrastructure. It is more appropriate to apply a zone that reflects the existing and future use of the land rather than an established land use having to rely on existing use rights.
- 10.35 The plan change does not constrain urban growth and impact on land capacity as the land is not available for housing and should not form part of the Council's development capacity modelling. There is a very low, if any, likelihood that any of the land would become available for residential use in the next 30 years. For these reasons, greater emphasis is placed on the appropriateness of the plan change by reference to the ARPS B2.7 Open space and recreation facilities objectives and policies.

<sup>52</sup> ARPS, issue B3.1(2)

<sup>53</sup> AUP, A.6.4 Zones

## District plan chapter H1 Residential - Large Lot Zone

10.36 The description of the zone currently applying to the land is:

*The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:*

- *it is in keeping with the area's landscape qualities; or*
- *the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or*
- *there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.*<sup>54</sup>

10.37 Recreational activities, such as golf, are a non-complying activity in all residential zones. This reinforces the inappropriateness of the zone in relation to the established land use. The consequence of retaining the residential zoning is that golfing activity, the establishment of golfing-related facilities, and the ongoing maintenance of the facility must rely on existing use rights under Section 10 of the RMA. It is inappropriate for a long-standing activity to have to rely on existing use rights due to the uncertainty and constraints this places on the use and on-going development and upgrading of the golf course, and on future golfing activities.

## District plan chapter H7 Open Space

10.38 Objectives for all open space zones recognise the importance that recreational needs are met through the provision of a range of quality open space areas<sup>55</sup> and adverse effects of use and development of open space on residents, communities and the environment are avoided, remedied or mitigated.<sup>56</sup>

10.39 Policies supporting these general objectives focus on the design, development, and management of the spaces as well as reflecting mana whenua values where appropriate and enabling infrastructure located on open spaces.

10.40 Chapter H7 also includes specific objectives and policies for each of the five open space zones. Those applying to OS-SAR are at H7.6.2.

*(1) Indoor and outdoor sport and active recreation opportunities are provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.*

*(2) Activities accessory to active sport and recreation activities are provided for in appropriate locations and enhance the use and enjoyment of areas for active sport and recreation.*

<sup>54</sup> AUP, H1.1 Zone Description

<sup>55</sup> AUP, H7.2(1)

<sup>56</sup> AUP, H7.2(2)

*(3) Larger scale, or clusters of land-based marine-related recreation facilities, are recognised and provided for while maintaining and enhancing public access to and along the coast.*

- 10.41 The golfing facility and supporting uses will be permitted activities in H7.9.1. Activity Table – Open Space Zones. This is more efficient than requiring a non-complying activity application for these uses, as required under the current zone. The magnitude of any adverse effects on the nearby residents, communities and the surrounding areas remains unchanged. Anticipated effects of plan enabled permitted recreation activities that are more intensive than golf are managed by various standards to ensure effects such as high levels of traffic, noise, lighting glare and scale of buildings are managed. Rezoning the land OS-SAR is the most appropriate way to achieve the objectives of Chapter H7, particularly those of the OS-SAR zone.
- 10.42 The following existing uses on the land would be permitted activities in H7.9.1 Activity Table – Open Space, which is further support for this plan change:
- (A10) Clubrooms;
  - (A15) Organised sport and recreation;
  - (A25) Parks depot, storage and maintenance;
  - (A31) Accessory buildings;
  - (A37) Buildings for public amenities;
  - (A46) Parks infrastructure;
  - (A47) Sport and recreation structures;
  - (A48) Parks maintenance; and
  - (A49) Recreational trails.
- 10.43 Appendix 2 is a comparison of development standards under the current and proposed zone. This shows some variation between the two zones although the overarching approach to the standards is to limit the height and scale of buildings under both zones.

### Chapter E Auckland-wide

- 10.44 Appendix 2 also includes a comparison of Auckland-wide standards where the rules vary by zone,<sup>57</sup> and in summary:
- In all open space zones, tree trimming, works in protected rootzone and removal over thresholds are a restricted discretionary activity. There is no equivalent rule in the residential zones;
  - There is no difference in Auckland-wide lighting standards (illuminance and lux) between the zones. The OS-SAR permits structures up to 18m high to support artificial lighting.<sup>58</sup> The effects of this are discussed in section 11 of this report;

<sup>57</sup> The table does not include Chapter E12 Land disturbance and this is not considered of any consequence given the area of land included in the plan change.

<sup>58</sup> AUP, H7.11.8 Non-security floodlighting, fittings and supports and towers up to 18m high.



- The OS-SAR provides a higher noise standard than the residential zone. This is to accommodate the higher noise levels often generated by active sport and recreation. The effects of this are discussed in section 11 of the report.

### Plan changes 78, 79 and 80

- 10.45 On 18 August 2022, Council introduced three plan changes to give effect to NPS-UD and MDRS.<sup>59</sup>
- 10.46 PC79 introduces amendments to the transport provisions of the AUP. This is not considered relevant to this plan change.
- 10.47 PC80 integrates new concepts and terms in the NPS-UD and urban resilience to the effects of climate change and qualifying matters into the ARPS. Amendments in PC80 relating to climate change are primarily focused on sea level rise over at least 100 years. The site is not an area susceptible to coastal instability and erosion (ASCIE) so the vast majority of the plan change is not relevant. Chapter B7 Toitū te whenua, toitū te taiao – Natural resources includes provisions relating to freshwater systems and the following amendment (underlined) is proposed to this chapter:
- B7.3.2 Policies
- (5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following...
- (a) ...
- (aa) improve resilience to the effects of climate change...
- 10.48 This is relevant to the extent that rezoning the land OS-SAR offers greater potential for a use compatible with adjoining a stream than high density THAB. Unlike residential, golfing is a flood tolerant activity<sup>60</sup> and does not involve significant discharges to the stream as it has a low ratio of impervious surface. An OS-SAR activity has more resilience to the effects of climate change than residential activity and there are few issues with managed retreat. Many of the Auckland urban golf courses are recognised as providing a stormwater detention function in extreme events, as has recently occurred at this course.
- 10.49 Plan Change 78: Intensification is considered directly relevant to this private plan change (**PC78**). This has been notified using the IPI process and is currently on hold pending Council making a variation to address flooding matters and the Auckland Light Rail Corridor.
- 10.50 Under PC78, the western part of the land, the subject of this plan change is within the Council's identified walkable catchment of a RTN (Swanson Train Station). As a result, in accordance with Policy 3(c) of the NPS-UD and the Council's zoning approach, this land is proposed to be rezoned Terrace Housing and Apartment Building (**THAB**). Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply.<sup>61</sup>

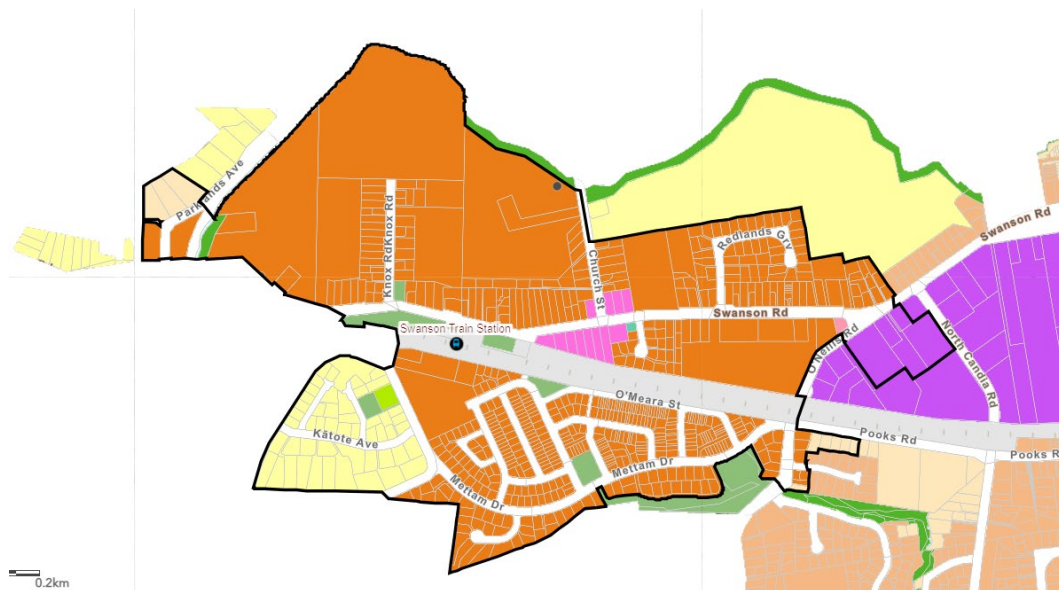
<sup>59</sup> Plan Change 78: Intensification, Plan change 79: Amendments to the transport provisions, Plan change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

<sup>60</sup> AUP, Chapter J1 Definitions

<sup>61</sup> PC78: Intensification, H6.1 Zone Description

10.51 The club made a submission<sup>62</sup> opposing parts of PC78. The submission highlights the long-standing use of the land for recreation and community activity and the plan change fails to recognise and provide for this use. It also highlights the flooding issues with the land and how this makes it unsuitable for residential activity. Opposing the rezoning and seeking an open space zone the club considers will ensure and protect the future use of the qualify open space for the benefit of members and the residents of West Auckland. Submission point 1057.2 seeks “all the club land and the adjoining leased pieces all be rezoned Open Space – Sport and Active Recreation”.

**Figure 9: PC78 – Swanson Train Station Walkable Catchment and Proposed Zoning**



Source: Plan Change 78 Viewer (walkable catchment shown with the black outline)

10.52 The planning map viewer shows the entire land included in the plan change (including that part owned by the Council) is subject to two spatially mapped qualifying matters:

- Significant Ecological Areas – Terrestrial
- Flood Plains

10.53 The presence of overland flow paths (unmapped on the PC78 viewer) is also a qualifying matter. Any qualifying matter means that MDRS cannot be applied. In any case, Section 77G(1) of the RMA would exclude the use of MDRS as the land is currently zoned Large Lot Residential, which is an excluded zone.<sup>63</sup>

10.54 As noted earlier, if the correct zoning had been retained as part of the PAUP, the land would be zoned open space and therefore subject to a qualifying matter. Council cannot compel an owner to build greater intensity residential development where the land is not used for that purpose as is the case with the land owned by RPGC. When considered in this context, the rezoning is not inconsistent with PC78.

<sup>62</sup> Submission # 1057, recorded under Hendrick Johannes Greeff, the club secretary

<sup>63</sup> This is also stated in the section 32 (PC78 – overall evaluation report, page 32)

## Local Board plans

- 10.55 RPGC is located within the Waitākere Ranges Local Board. The Waitākere Ranges Local Board Plan 2020 is a non-statutory plan that provides a flexible framework to support growth and development in the Local Board area over three years. Objectives and outcomes are focused on protecting and restoring the environment particularly the Waitākere Ranges Heritage Area, working with mana whenua as partners, supporting community wellbeing, protecting and providing a range of opportunities to experience arts, culture and heritage, infrastructure that supports the community.
- 10.56 Outcome 7 and supporting key initiatives include:
- Provide well maintained, accessible parks, facilities and public spaces.
  - Recognise access to local and sports parks, quality gathering and resting spaces, and good transport, walking and cycling connections are vital for good urban living.
  - Recognise people need access to green space and connections between suburbs that support freedom of movement without depending on cars.
  - Support the introduction and use of quick and easy lease renewal processes for facilities where there are existing rights of renewal or community outcome plans are currently being delivered.
  - Provide recreation programmes, opportunities and facilities to get Aucklanders more active, more often.
- 10.57 While the Local Board objectives and outcomes for open space are primarily in the context of land within their management, this plan change, particularly as it relates to part of 849 Swanson Road, supports the above-mentioned outcomes.

## Parks policy plans

- 10.58 Auckland Council has plans and strategies for parks, sport, open space and reserves. Most apply to land and facilities owned or administered by the council so are not directly relevant to this plan change, except for the small portion of land within Council ownership. Three documents are referenced as they apply to sport and recreation regardless of land ownership.
- 10.59 The Parks and Open Spaces Strategic Action Plan is an overarching document. It recognises open space not owned by the Council makes up a big part of the open space network in Auckland. Auckland Council's role in relation to this part of the network is as an advocate, enabler and partner.<sup>64</sup>
- 10.60 Auckland Sport and Recreation Strategic Action Plan 2014-2024 (refreshed 2017) recognises that sport and recreation can make a major contribution to our quality of life, health and wellbeing. It provides opportunities for fun and entertainment and contributes to making Auckland a place that Aucklanders are proud of, they want to stay or return to, and that other people want to visit, move to, or invest in.<sup>65</sup>

<sup>64</sup> 10.20 The Parks and Open Spaces Strategic Action Plan, page 14

<sup>65</sup> Auckland Sport and Recreation Strategic Action Plan 2014-2024, page 18

- 10.61 Auckland Sport Sector: Facilities Priorities Plan 2017 sets out a co-ordinated and integrated approach for future sport facility provision in Auckland. The plan considers the challenges, current gaps in provision and future demand for investment in sport facilities in Auckland. Included in the plan is golf, which is within the category of ‘bespoke outdoor sporting facilities’. It does not set priorities specifically for golf, but it does list an outcome of this plan is to support the development of a hierarchy and network of facilities.<sup>66</sup>
- 10.62 RPGC is predominately a local facility. On the limited occasions they occur, tournaments draw people from around the Auckland region and New Zealand. One of the means to help the sporting sector deal with future growth is to utilise existing assets. In this regard, RPGC is an existing facility providing for an established local demand.

### **Māori Plan**

- 10.63 The Māori Plan 2017 is prepared by the Independent Māori Statutory Board. This plan provides an understanding of Māori development aspirations and sets measures for monitoring progress towards desired cultural, economic, environmental and social outcomes for Māori.
- 10.64 The Māori Plan does not raise issues that relate specifically to this plan change. RPGC consulted with mana whenua as part of the Schedule 1 process. This engagement is ongoing.

<sup>66</sup> Auckland Sport Sector: Facilities Priorities Plan 2017, page 17

## 11. ENVIRONMENTAL EFFECTS OF THE PLAN CHANGE

### Character and amenity values

- 11.1 The RMA defines amenity values as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.<sup>67</sup>

#### Non-residential zoned land

- 11.2 There is no effect on the amenity of non-residential zoned properties in the vicinity i.e. Business – Local Centre Zone, Business – Light Industry Zone, Strategic Transport Corridor Zone, Rural – Waitakere Foothills Zone and Rural – Countryside Living Zone as:
- The business zoned land and current activities occurring on these properties have a greater level of intensity than the OS-SAR zone;
  - The OS-SAR zone is compatible with these zones and has less reverse sensitivity risk than residential zones; and
  - The site is separated from non-residential zones by road, open space zoned land, stream or intervening properties.

#### Open space zoned land

- 11.3 There is no adverse effect on the character and amenity values of land zoned open space as it provides a suitable interface with the Conservation and Informal Recreation zone. Noting that it is very common for larger open spaces to have more than one open space zone and for esplanade reserves to adjoin various zoned land. Effects are suitably managed in the AUP by yard setbacks<sup>68</sup> and Auckland-Wide provisions relating to earthworks and vegetation.

#### Residential zoned land

- 11.4 Potential effects on amenity values from the plan change are limited to the residential properties that adjoin or are in close proximity to the golf course. These properties are currently afforded a high level of amenity from the open spaciousness of the golf course and low intensity activity. This is acknowledged in the feedback from local residents (refer to Appendix 3).
- 11.5 The plan change applies rules that maintains the amenity afforded by this open space. This includes standards in the OS-SAR limiting the size of buildings (and therefore intensity of activity) to 150m<sup>2</sup>. Any building exceeding 150m<sup>2</sup> is a discretionary activity. The existing clubrooms are over this threshold.
- 11.6 A discretionary activity requires a full assessment of effects and analysis of objectives and policies. This includes consideration of effects on residential properties as well as traffic generation and parking demand. Other parts of the AUP would also likely trigger resource consent, e.g., Chapter E12 land disturbance and E27 transport (standard E27.6.1 trip generation).

<sup>67</sup> RMA, section 2 Interpretation

<sup>68</sup> H7.11.3 (including a 10m riparian yard)

11.7 The OS-SAR zoning does provide the opportunity for more intensive recreation facilities as a permitted activity, for example swimming pools and playing fields. These activities could generate more intensive effects than currently occurring or are anticipated in a residential zone. For the reasons identified earlier, this is a very unlikely scenario as the club will continue to operate a golfing facility for the foreseeable future. The amenity provided for local residents by the rezoning is positive. On this basis, there are no adverse amenity effects arising for the plan change as:

- The primary activity occurring on the land is low intensity;
- Buildings and other uses on the land are ancillary to the primary activity and could never be more than that without compromising the primary activity; and
- Mature trees are protected, and their removal requires resource consent under the OS-SAR zone.

### **Infrastructure**

11.8 There are no adverse effects on infrastructure, e.g. stormwater, wastewater, water, as no new infrastructure is required as a consequence of the plan change. The activity is compatible with continuing to provide public stormwater and wastewater infrastructure as open space zoned land can more readily accommodate underground public services. Existing Watercare Infrastructure is an example of this.

### **Transport**

11.9 Vehicle access is limited to Knox Avenue and then a give way intersection at Swanson Road. Traffic generation by private vehicles entering the site peaks mid-morning i.e. after the commuter demand during the week and on the weekends.

11.10 The plan change does not change or alter the access, trip generation or parking demand. As noted earlier, more intensive activities will likely require resource consent where there is the opportunity to assess effects of issues relating to numbers of parking, on-site parking and manoeuvring. If the land is used for another recreational activity, it would very likely require resource consent and be subject to these provisions, which are intended to manage transport related effects.

### **Noise**

11.11 The OS-SAR provides a higher noise standard than the residential zone. The main difference in the standard is:

- up to 5dB higher during the day (55dB LAeq);
- up to 10dB higher (60dB LAeq) for up to 21 hours per week during the day.

11.12 Private plan changes 57 and 77 (both now operative) are directly relevant to this plan change as they also rezoned land from residential to OS-SAR specially to provide for two well-established golfing facilities. In support of PC57, acoustic consultant Mr Jon Styles provided evidence from noise readings demonstrating golfing activity is around 40dB LAeq, or less. In his evidence for the hearing, Mr Styles concluded that:

34. *The Request proposes to include the Site in the OS-SAR zone to recognise and provide for the ongoing use of the Site as a golfing facility. Essentially, if the re-zoning is confirmed, there is unlikely to be any change to the noise levels which currently comprise the existing noise environment.*
35. *The noise monitoring I have undertaken also confirms the golfing activities on the Site generate significantly lower noise levels than the maximum permitted noise levels authorised by the OS-SAR noise standard, E25.6.17. The maximum permitted noise levels of E25.6.17 are therefore unlikely to be realised while the Site is used for golfing activities.*
36. *The noise level generated by the use of the golf course is also considerably less than what I would expect to be generated if the Site were developed for intensive residential use.*
37. *The noise monitoring I have undertaken demonstrates that the adjacent residential receivers enjoy a relatively high level of noise amenity arising from the low intensity of recreational activity on the Site. This level of noise amenity will be maintained under the Request.<sup>69</sup>*

11.13 This was accepted by Council when assessing PC77. There is no reason a similar noise level would not occur with the golfing activity played at RPGC.

11.14 As noted earlier, more intensive activities would be subject to an application for resource consent. A change in use to more intensive non-golfing recreational activity is a hypothetical scenario as golfing related activities will not occur on the land for the foreseeable future.

#### **Loss of residential zoned land**

11.15 Based on the current planning maps, the rezoning reduces only in a very small way, the potential available land for housing supply to meet current and future needs of the people of Auckland. This would change under PC78 where half of the site is re-zoned THAB. As noted, this land has not been available for residential use for over 50 years and there is no intention of making it available in the foreseeable future. Accordingly, there is no loss of land for housing as it not available for this purpose.

11.16 If at some future time the club decides to reduce the area of its site used for golfing purposes or dispose of the site in its entirety, then the appropriateness of the zoning for residential development (or some other land use) can be revisited at that time.

<sup>69</sup><https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=463>

## **12. CONSULTATION ON THE PLAN CHANGE**

- 12.1 As part of the preparation of this plan change consultation was undertaken. Appendix 3 is a list of those consulted, responses received and the actions in relation to the responses. This includes consultation with adjoining and adjacent landowners, mana whenua and the Waitākere Ranges Local Board. To date, no concerns were raised about the rezoning during the consultation. The two responses received from residents supported the rezoning.



### **13. CONCLUSION**

13.1 The private plan change by RPGC is to rezone land OS-SAR. The purpose of the proposed plan change is to reflect and provide for the long-standing use of the land as a golfing facility. The analysis provided in this section 32 evaluation and planning report is that the rezoning:

- Is the most appropriate way to achieve the purpose of the RMA and is consistent with the principles in Part 2 of the RMA;
- Assists the Council in carrying out its functions of the RMA;
- Is consistent with the objectives and policies of the ARPS and Chapter H7 Open Space; and
- Is the most appropriate means of achieving the objective of the plan change.





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA16A/1076** **Part-Cancelled**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 May 1970

**Prior References**  
NA871/166

---

**Estate** Fee Simple  
**Area** 7.8051 hectares more or less  
**Legal Description** Allotment 119 Parish of Waipareira and  
Part Allotment 118 Parish of Waipareira

**Registered Owners**  
Redwood Park Country Club Incorporated

---

**Interests**

Subject to water rights (in gross) over part Allotment 118 shown as Lot 1 DP 30637 in favour of the Mayor Councillors and Citizens of the City of Auckland created by Transfer 345280  
K70861 Building Line Restriction within 33 feet of middle line of possible future road - 4.6.1958 at 12:00 pm (affects part)  
A339144 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Waitemata County Council - 3.2.1969 at 2:10 pm (affects part Allotment 119)  
B445121.7 CsT NA54B/480-482 issued for Lots 1, 2 & part Lot 3 DP 99406 - 7.8.1985

METRIC AREA IS

7.8051ha

Conversion Factors:

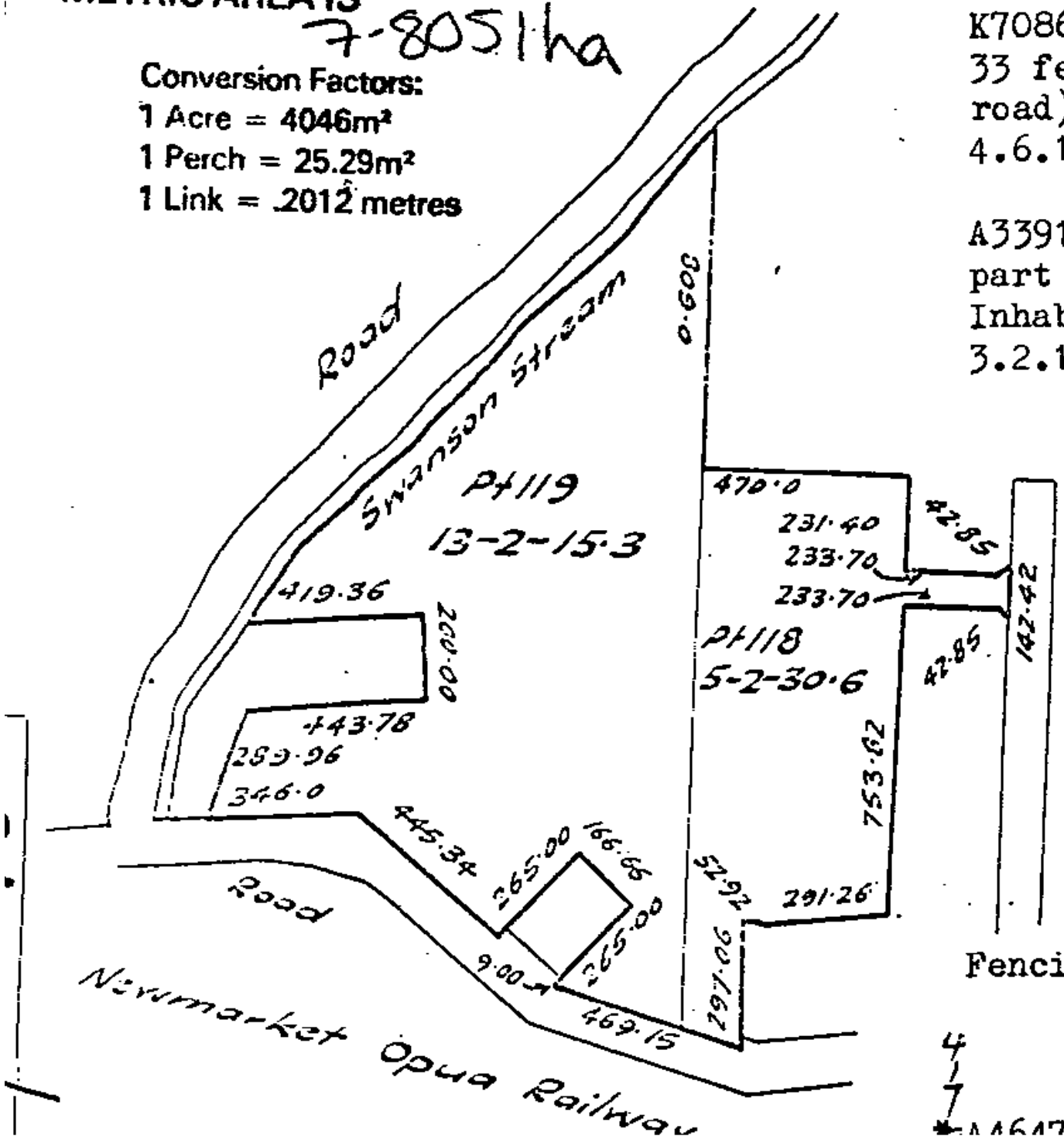
1 Acre = 4046m<sup>2</sup>

1 Perch = 25.29m<sup>2</sup>

1 Link = .2012 metres

K7086  
33 fe  
road)  
4.6.1

A3391  
part  
Inhab  
3.2.1





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA23C/415  
**Land Registration District** North Auckland  
**Date Issued** 01 December 1972

**Prior References**  
NA921/250

---

**Estate** Fee Simple  
**Area** 4965 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 68064

**Registered Owners**  
Redwood Park Country Club Incorporated

---

**Interests**  
B637298.1 Mortgage to Bank of New Zealand - 6.3.1987 at 10.07 am

4' ar 2'

6' 4'

(100) Church Road

100.10

630.95

120~36.3

780.0

274.77

167.0

350.0

1



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA34/267  
**Land Registration District** North Auckland  
**Date Issued** 17 October 1883

**Prior References**  
NA17/95

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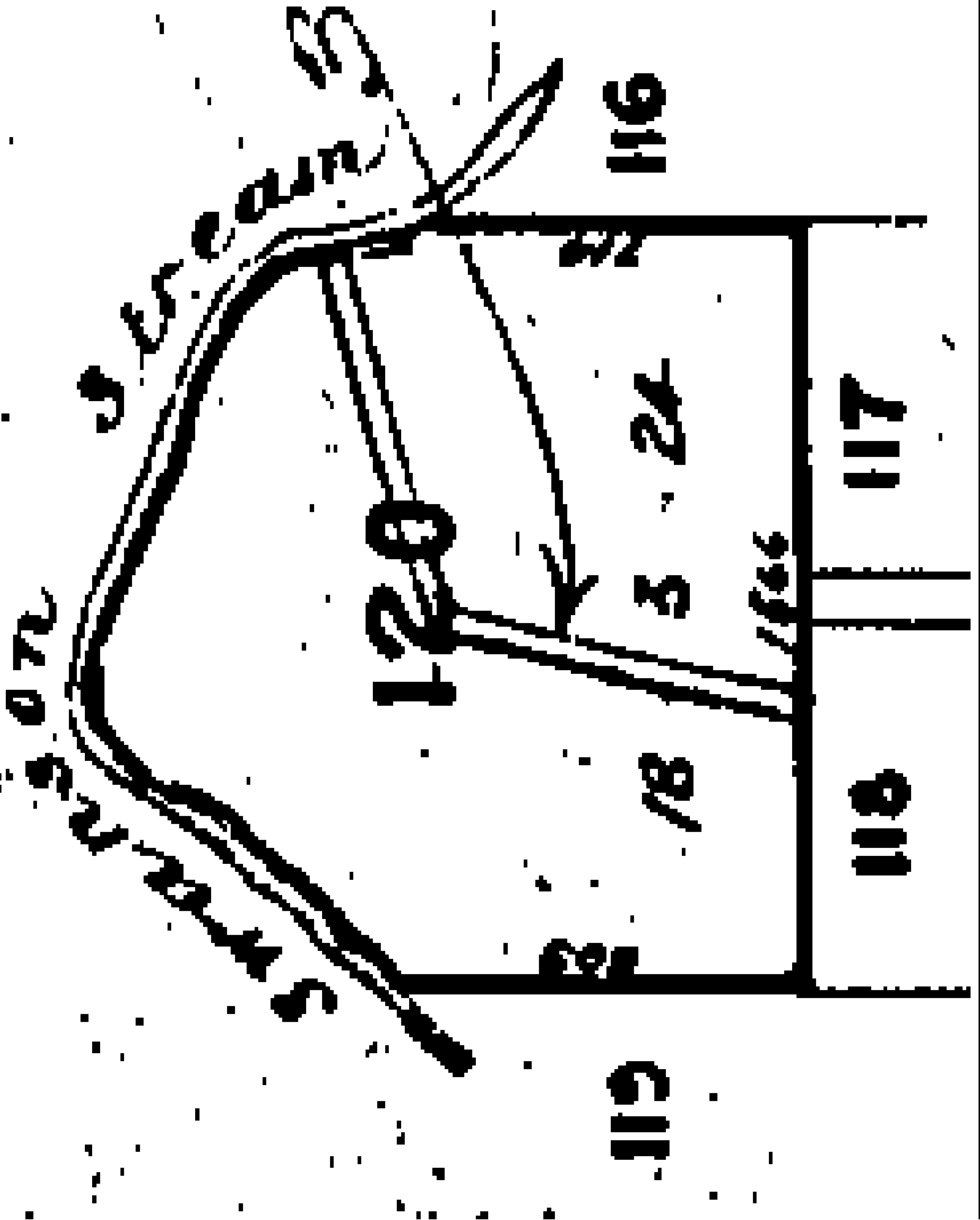
**Estate** Fee Simple  
**Area** 7.6486 hectares more or less  
**Legal Description** Allotment 120 Parish of Waipareira

**Registered Owners**  
Redwood Park Country Club Incorporated

---

**Interests**

Subject to a Grant of Pipe laying and other rights (in gross) to Thomas McMillan Livingstone over part Lot 2 DP 30637 in favour of The Auckland City Council created by Transfer 345867 - 14.5.1942 at 2.55 pm  
K54496 Notice imposing Building Line Restriction - 29.7.1955 at 9.00 am







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA79D/594  
**Land Registration District** North Auckland  
**Date Issued** 09 August 1990

**Prior References**  
NA55B/1294

---

**Estate** Fee Simple  
**Area** 15.8100 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 135381

**Registered Owners**  
Redwood Park Country Club Incorporated

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**Interests**





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA81C/624  
**Land Registration District** North Auckland  
**Date Issued** 26 June 1990

**Prior References**  
NA61C/413

---

**Estate** Fee Simple  
**Area** 5.7464 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 137782

**Registered Owners**  
Redwood Park Country Club Incorporated

---

**Interests**

Diagram  
1:2000

See Diagram

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. XIII, Waitemata  
NZMS 261 SHT RECORD MAP NO SWANSON 3

LOCAL AUTHORITY WAITAKERE CITY COUNCIL  
Surveyed by CATO CONSULTANTS LTD  
Scale 1:500 Date Dec. 1989

W.144259

Lot 1 CT 81C/621  
2 CT 81C/622  
3 CT 81C/623  
4 CT 81C/624

Total Area 5.9806 ha  
Comprised in CT 81C/413 (all)

Joseph James Verity  
Registered Surveyor and Licensing Contractor  
for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1976 and who is duly qualified and licensed under the provisions of that Act and whose survey are correct and have been made in accordance with the provisions of sections 192 or any regulations made in substitution thereof.

Dated at Auckland this 26<sup>th</sup> day of January 1990 Signature *[Signature]*

Field Book Traverse Book P  
Reference Plans Examined Correct  
Approved as to Survey 4, 4, 90 Chief Surveyor  
Deposited this 26<sup>th</sup> day of Jan 1990  
Received by District Land Registrar  
File 17553/16  
Instructions DP 137782

THE WAITAKERE CITY COUNCIL  
RESOLUTION OF THE WAITAKERE CITY COUNCIL PASSED ON THE 24<sup>th</sup> DAY OF 1980 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE OPERATIVE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE ACT AND THAT THE SURVEY PLAN RELATES TO THE WAITAKERE CITY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:-

MANAGER: ENVIRONMENTAL ADMINISTRATION  
SUBDIVISION AND REGISTERED: *[Signature]*  
REGISTERED: *[Signature]*

New C.T. Issued

CENTIMETRES

DATE: 13-7-90

L.S.F. FORM 180



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA894/152** **Part-Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** 27 January 1948

**Prior References**

NA832/58            NA835/141

---

**Estate**            Fee Simple  
**Area**            1.9197 hectares more or less  
**Legal Description**    Lot 1 Deposited Plan 31833 and Lot 1  
                                 Deposited Plan 34791

**Registered Owners**

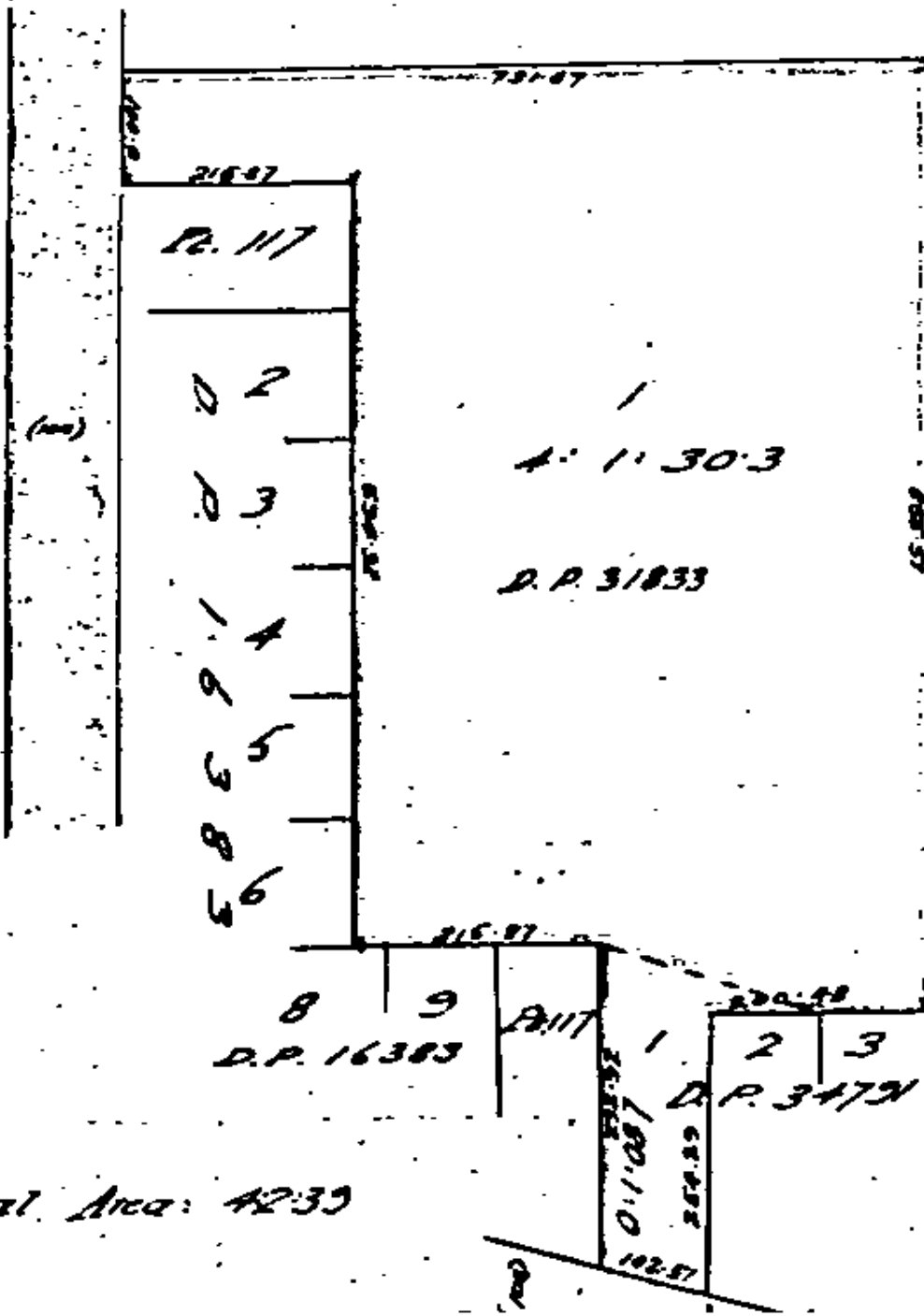
Redwood Park Country Club Incorporated

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**Interests**

B395536.3 Cancelled as to Lot 1 DP 34791 and CT NA56A/990 issued - 26.3.1985 at 9:00 am

*Pt. Allot. 117*



*Pt. Allot. 116*  
142/16

*Pt. Allot. 116*

*zl. Area: 42.35*



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1377/71**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 May 1957

**Prior References**  
NA355/300

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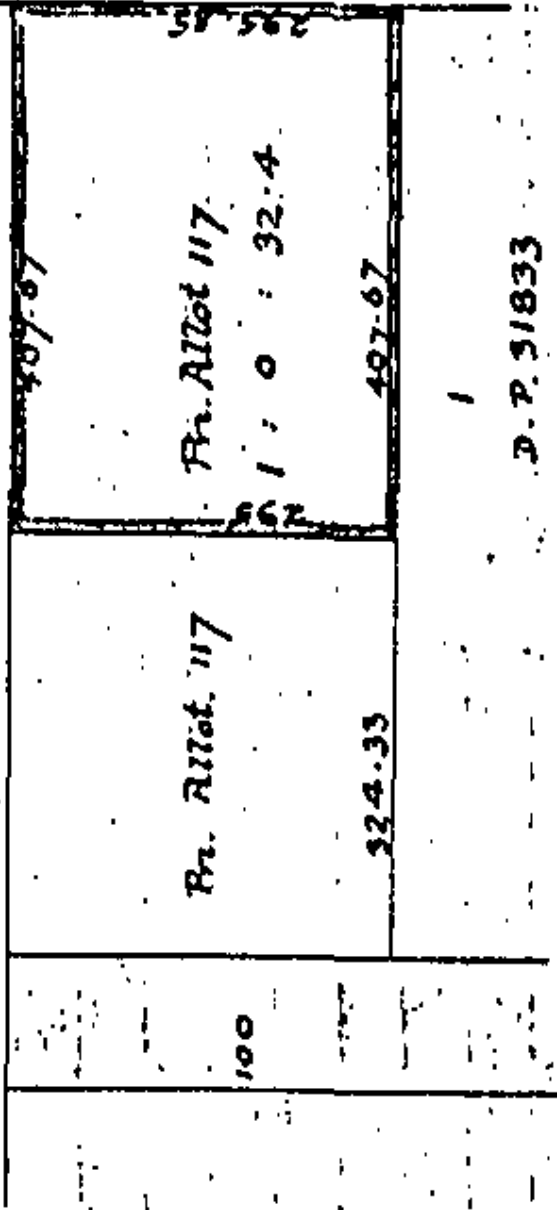
**Estate** Fee Simple  
**Area** 4866 square metres more or less  
**Legal Description** Part Allotment 117 Parish of Waipareira

**Registered Owners**  
Redwood Park Country Club Incorporated

---

**Interests**  
Fencing Agreement in Transfer 88529  
Fencing Agreement in Transfer 587436 - 7.5.1957

Allot 120



Pt. Allot:  
116

Pr. Allot 117

1:0 : 32.4

497.67

Pr. Allot 117

324.33

100

407.67

D.P. 51833

C/T 894/152



Lot 5 DP 111961

10

Parklands Avenue

8

6

SO 50169

Allot 618 PSH OF Waipareira

Lot 1 DP 111961

1

Part Lot 20 DP 46435

SO 45495

851

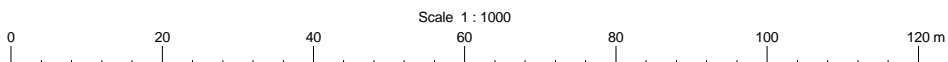
Swanson Road

Swanson Road

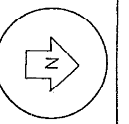
825

786-788

Spatial Map Print

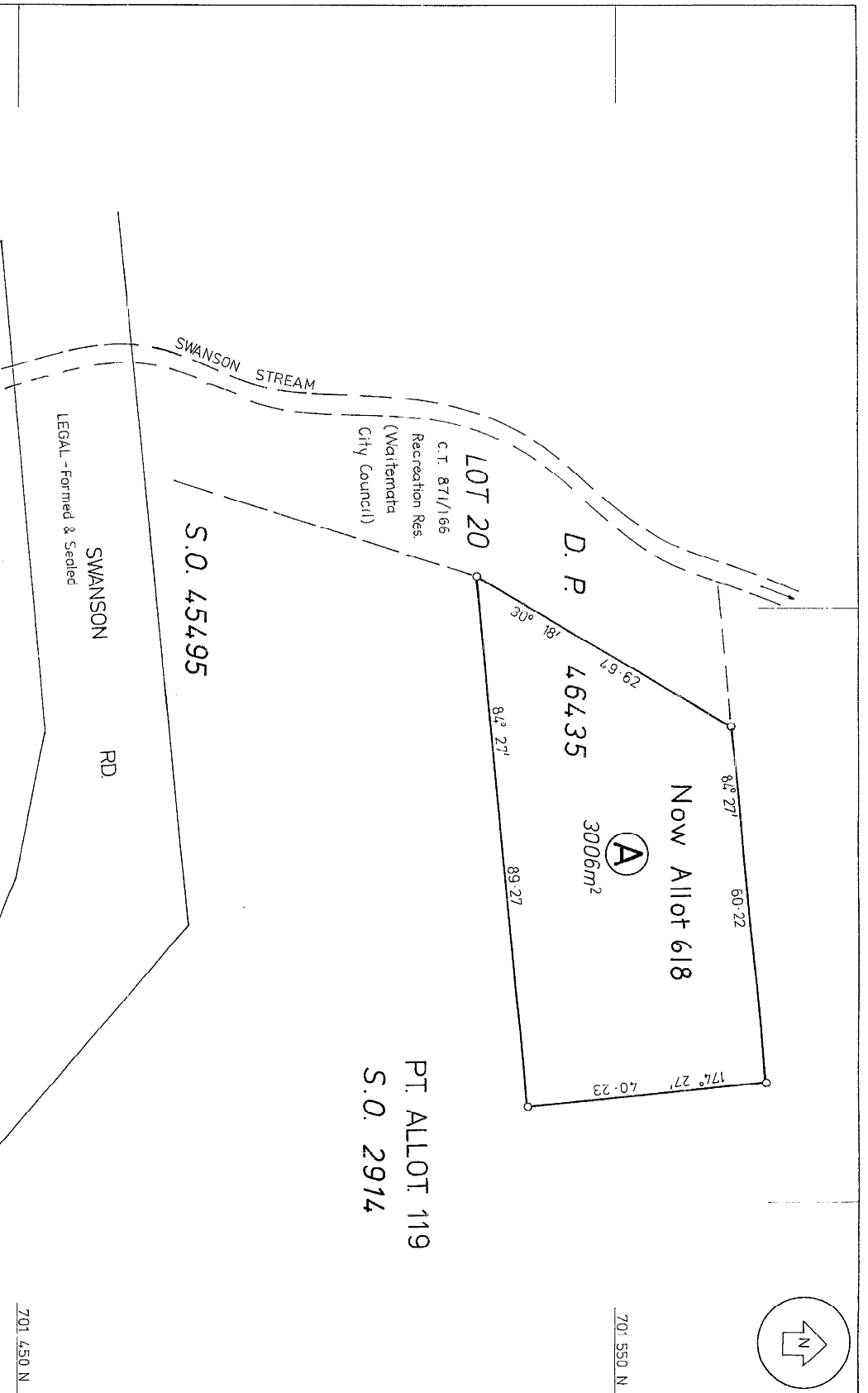


This data has been compiled from official records. Location of boundaries requires an analysis of all relevant information in compliance with the Survey Regulations. Attribute data requires an analysis of the appropriate legal record.



Approved

PT ALLOT 119  
S.O. 2914



Allot 618 Waipareira Parish.

~~RESERVE TO BE REVOKED BEING~~  
~~PT LOT 20 DP 46435~~

LOCAL AUTHORITY WAITEMATA CITY  
Surveyed by Clover & Thornley  
Scale 1:500  
Date JAN 1975

**SCHEDULE OF AREA**

RESERVE TO BE REVOKED

A	PT LOT 20 DP 46435	3006m <sup>2</sup>
Total Area		3006m <sup>2</sup>
Comprised in		

*L. Leonard Sydney Clover* at Auckland  
Registered Surveyor and holder of an annual practicing certificate  
hereby certify that this plan has been made from surveys executed  
by me or under my direction, that both plan and survey are correct  
and have been made in accordance with the regulations under the  
Surveyors Act 1966

Dated at Auckland this 21st day  
of February 1974. *Sydney Clover*

Field Book 6488 p. 68 Traverse Book 106 p. 50  
Reference Plans SO 45495, DP 46435, &  
DP 32458.  
Examined J.S. HUMKIN Correct *W. Cooper*

Approved as to Survey *J.A. Brown*  
Asst. Chief Surveyor  
Deposited this 17/3/75 day of March 1975

District Land Registrar

File 815/347  
Received 28 FEB 1975

CIRIWEW

SEHCINI

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK & DIST. XIII WAITEMATA  
SHEET No.

Printed by  
15 05 64 84 74 94 54 44 34 24 14 04 36 26 16 06 32 22 12 02 61 51 41 31 21 11 01 6 8 7 3 2 1

15 05 64 84 74 94 54 44 34 24 14 04 36 26 16 06 32 22 12 02 61 51 41 31 21 11 01 6 8 7 3 2 1

15 05 64 84 74 94 54 44 34 24 14 04 36 26 16 06 32 22 12 02 61 51 41 31 21 11 01 6 8 7 3 2 1

15 05 64 84 74 94 54 44 34 24 14 04 36 26 16 06 32 22 12 02 61 51 41 31 21 11 01 6 8 7 3 2 1



# View Statutory Action

**Parcel** Allotment 618 Parish of Waipareira or Part Allotment 119 Parish of V **Parcel ID** 5038991  
**Current Purpose** Revocation of Reserve **Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1975 p 2141	Gazette Notice	28/07/2022	Referenced	Current

**Statute** the, Reserves and Domains Act 1953

**Purpose** Revocation of Reserve

**Name**

**Comments** Revocation of the reservation over a recreation reserve specifying the manner of disposal and how proceeds of sale shall be utilised

\*\*\* End of Report \*\*\*



# View Statutory Action

**Parcel** Part Lot 20 Deposited Plan 46435 or Part Allotment 119 Parish of W: **Parcel ID** 4825316  
**Current Purpose** Recreation Reserve **Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
DP 46435	Vesting on Deposit	04/04/2002	Create	Current

**Statute**  
**Purpose** Recreation Reserve  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*

Standard	Open Space – Sport and Active Recreation Zone	Residential – Large Lot Zone																		
H7.11.1 Building height	10m	H1.6.4 8m + 1m roof bonus																		
H7.11.2 Height in relation to boundary	Rule that applies in the adjoining zone	N/A																		
H7.11.3 Yards	5m front yard and 6m side and rear yards adjoining residential zone  10m from the edge of permanent and intermittent streams; and Mean High Water Springs	H1.6.5 <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>10m</td> </tr> <tr> <td>Side</td> <td>6m</td> </tr> <tr> <td>Rear</td> <td>6m</td> </tr> <tr> <td>Riparian</td> <td>10m from the edge of permanent and intermittent streams</td> </tr> <tr> <td>Lakeside</td> <td>30m</td> </tr> <tr> <td>Coastal protection yard</td> <td>25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a></td> </tr> </tbody> </table>	Yard	Minimum depth	Front	10m	Side	6m	Rear	6m	Riparian	10m from the edge of permanent and intermittent streams	Lakeside	30m	Coastal protection yard	25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a>				
Yard	Minimum depth																			
Front	10m																			
Side	6m																			
Rear	6m																			
Riparian	10m from the edge of permanent and intermittent streams																			
Lakeside	30m																			
Coastal protection yard	25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a>																			
H7.11.5 Gross floor area threshold	Maximum GFA of individual buildings 150m <sup>2</sup>	N/A																		
H7.11.6 Maximum site coverage	30%	H1.6.7 (Building coverage equivalent)  20% of the net site area or 400m <sup>2</sup> , whichever is the lesser.																		
H7.11.7 Maximum impervious area	40%	H1.6.6  (1) 35% of the site area or 1400m <sup>2</sup> , whichever is the lesser.  (2) Within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10% of the riparian yard, the lakeside yard or the coastal protection yard area.																		
H7.11.8 Non-security floodlighting, fittings and supports and towers up to 18m high	Lighting must meet the permitted activity standards for lighting in Chapter E24 Lighting	N/A																		
H7.11.9. Maimai	(1) A maimai must be no more than 10m <sup>2</sup> in area. (2) A maimai must not exceed 3m in height above mean high water springs or ground level.	N/A																		
E16 Trees in open space zones	<b>Table E16.4.1 Activity table</b>  Tree trimming, works in protected rootzone and removal over thresholds are a restricted discretionary activity.	N/A																		
E24 Lighting Table E24.6.1.1 Lighting category classifications	Lighting category 3	Lighting category 3																		
E25 Noise and vibration E25.6 Standards	<b>E25.6.17 Open Space – Sport and Active Recreation Zone interface</b>  (1) The noise (rating) level and maximum noise level arising from any recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface below:  <b>Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface</b> <table border="1"> <thead> <tr> <th>Time</th> <th>Noise level</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7am-10pm</td> <td>55dB LAeq Except that for a cumulative period of: (i) 3 hours per day between 7am and 9.30pm Monday to Friday; and (ii) 6 hours between 7am and 10pm on Saturdays. the noise level must not exceed 60dB LAeq</td> </tr> <tr> <td>Sundays and Public Holidays 9am to 6pm outside the daylight saving period</td> <td>55dB LAeq Except that for a cumulative period of 3 hours between 10am and 3pm on Sundays the noise level must not exceed 60dB LAeq</td> </tr> <tr> <td>Sundays and Public Holidays 8am to 7pm during the daylight saving period</td> <td>55dB LAeq Except that for a cumulative period of 3 hours between 10am and 3pm Sundays the noise level must not exceed 60dB LAeq</td> </tr> <tr> <td>All other times</td> <td>40dB LAeq 55dB L<sub>eq</sub> at 63 Hz 50dB L<sub>eq</sub> at 125 Hz 75dB LAfmax</td> </tr> </tbody> </table>  Note 1  Compliance with the lower noise limit of 40dB LAeq applying at all other times in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface may preclude intense,	Time	Noise level	Monday to Saturday 7am-10pm	55dB LAeq Except that for a cumulative period of: (i) 3 hours per day between 7am and 9.30pm Monday to Friday; and (ii) 6 hours between 7am and 10pm on Saturdays. the noise level must not exceed 60dB LAeq	Sundays and Public Holidays 9am to 6pm outside the daylight saving period	55dB LAeq Except that for a cumulative period of 3 hours between 10am and 3pm on Sundays the noise level must not exceed 60dB LAeq	Sundays and Public Holidays 8am to 7pm during the daylight saving period	55dB LAeq Except that for a cumulative period of 3 hours between 10am and 3pm Sundays the noise level must not exceed 60dB LAeq	All other times	40dB LAeq 55dB L <sub>eq</sub> at 63 Hz 50dB L <sub>eq</sub> at 125 Hz 75dB LAfmax	<b>E25.6.2 Maximum noise levels in residential zones</b>  (1) The noise (rating) levels and maximum noise level arising from any activity in the Residential – Large Lot Zone, Residential – Rural and Coastal Settlement Zone, Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone and the Residential – Terrace Housing and Apartment Buildings Zone measured within the boundary of an adjacent site in these residential zones must not exceed the levels in Table E25.6.2.1 Noise levels in residential zones below:  <b>Table E25.6.2.1 Noise levels in residential zones</b> <table border="1"> <thead> <tr> <th>Time</th> <th>Noise level</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7am-10pm</td> <td>50dB LAeq</td> </tr> <tr> <td>Sunday 9am-6pm</td> <td>40dB LAeq</td> </tr> <tr> <td>All other times</td> <td>75dB LAfmax</td> </tr> </tbody> </table>  (2) The levels for the daytime hours in Table E25.6.2.1 Noise levels in residential zones may be exceeded by intermittent noise for reasonable periods where that noise is associated with normal household activities, such as lawn mowing or home handyman work.	Time	Noise level	Monday to Saturday 7am-10pm	50dB LAeq	Sunday 9am-6pm	40dB LAeq	All other times	75dB LAfmax
Time	Noise level																			
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Time	Noise level																			
Monday to Saturday 7am-10pm	50dB LAeq																			
Sunday 9am-6pm	40dB LAeq																			
All other times	75dB LAfmax																			



Standard	Open Space – Sport and Active Recreation Zone	Residential – Large Lot Zone							
	<p>noisy activities or activities involving teams or groups from being undertaken where the receivers of noise are close to boundaries.</p> <p>(2) The noise (rating) level and maximum noise level from the use of any voice or music amplification system associated with recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.2 Noise levels from any voice or music amplification system associated with recreational activity on land zoned Open Space – Sport and Active Recreation Zone below:</p> <p><b>Table E25.6.17.2 Noise levels from any voice or music amplification system associated with recreational activity on land zoned Open Space – Sport and Active Recreation Zone</b></p> <table border="1" data-bbox="573 661 1041 819"> <thead> <tr> <th>Time</th> <th>Noise level</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7am-10pm</td> <td rowspan="2">50dB L<sub>Aeq(5min)</sub></td> </tr> <tr> <td>Sunday and Public Holidays 9am-6pm</td> </tr> <tr> <td>All other times</td> <td>40dB L<sub>Aeq(5min)</sub> 55dB L<sub>Aeq(5min)</sub> at 63 Hz 50dB L<sub>Aeq(5min)</sub> at 125 Hz 75dB L<sub>A</sub>max</td> </tr> </tbody> </table> <p>(a) No five minute measurement may exceed the stated limit.</p>	Time	Noise level	Monday to Saturday 7am-10pm	50dB L <sub>Aeq(5min)</sub>	Sunday and Public Holidays 9am-6pm	All other times	40dB L <sub>Aeq(5min)</sub> 55dB L <sub>Aeq(5min)</sub> at 63 Hz 50dB L <sub>Aeq(5min)</sub> at 125 Hz 75dB L <sub>A</sub> max	
Time	Noise level								
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## Consultation record

### Redwood Park Golf Club - Private plan change

Name / who	Date of initial consultation	Response received	Action in relation to response
Adjoining and adjacent properties	7 August 2023 (Refer to letter and location map at Attachment A)	Two responses from residents were received. Both responses were in support of the plan change.	No further action required at this stage.
Greg Presland Chairperson Waitākere Ranges Local Board	7 August 2023 (Refer to letter at Attachment B)	To date, no response has been received.	The Local Board will be provided with a copy of the plan change as part of the Auckland Council process.
Mana Whenua (As identified from Auckland Council list)	7 August 2023 (Refer to letter at Attachment C)	Te Kawerau Iwi Tiaki Trust advised they are possibly able to support this plan change but want to understand more about the plan change and also establish a relationship with the owners.	Arrangements for hui are currently underway. The outcomes from the hui will be reflected in an updated consultation record.

Record completed by Tania Richmond

21 August 2023



Redwood Park Golf Club Inc  
13 Knox Road  
Swanson

4<sup>th</sup> August 2023

Dear Resident,

**Private plan change – Redwood Park Golf Club**

Redwood Park Golf Club will soon make a request to Auckland Council to re-zone the golf course land from Residential – Large Lot to Open Space – Sport and Active Recreation.

Only two golf courses in the Auckland Urban Area are not zoned Open Space – Sport and Active Recreation. This zone caters specifically for golfing facilities. The re-zoning will apply the correct zone to land that has been a golf course since the early 1970's.

Redwood Park Golf Club has been part of the Swanson community for over 50 years, and we see this continuing for many years. Most of our members live in the area and value the convenience of a local golf course and the facilities it provides. Re-zoning the land will support the continued use of the land for golfing purposes.

The plan change only relates to the zoning of the land and does not include any physical works. The re-zoning simply matches the correct land zoning to the use of the land for playing golf.

Attachment 1 shows the golf course land and its current zoning.

If you wish to know more or provide feedback on the re-zoning, please do not hesitate to contact me.

Hennie Greeff  
Secretary Manager  
Redwood Park Golf Club Inc  
Phone: 09 833 1280  
Email: [manager@redwoodparkgolf.co.nz](mailto:manager@redwoodparkgolf.co.nz)

Attachment

Figure 1: Land subject to plan change

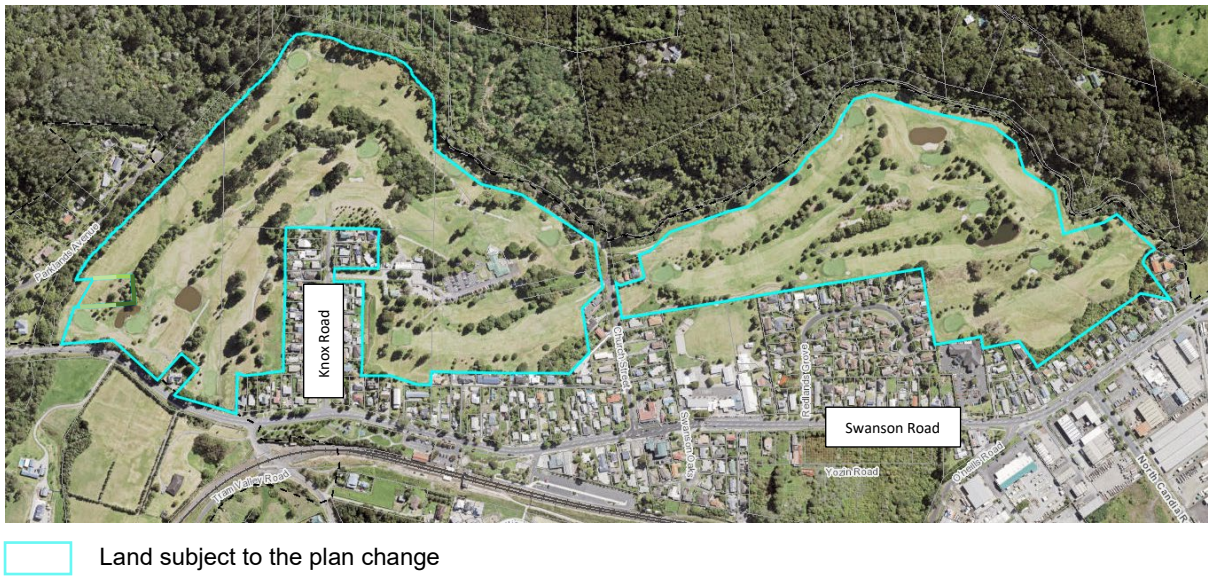
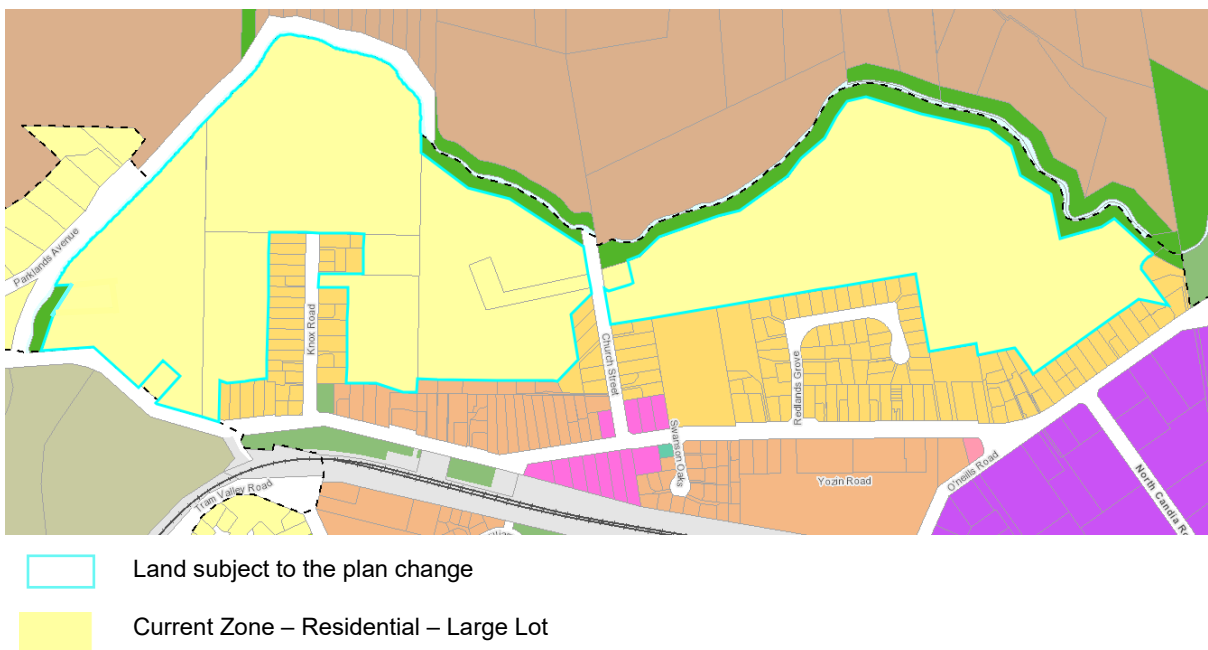
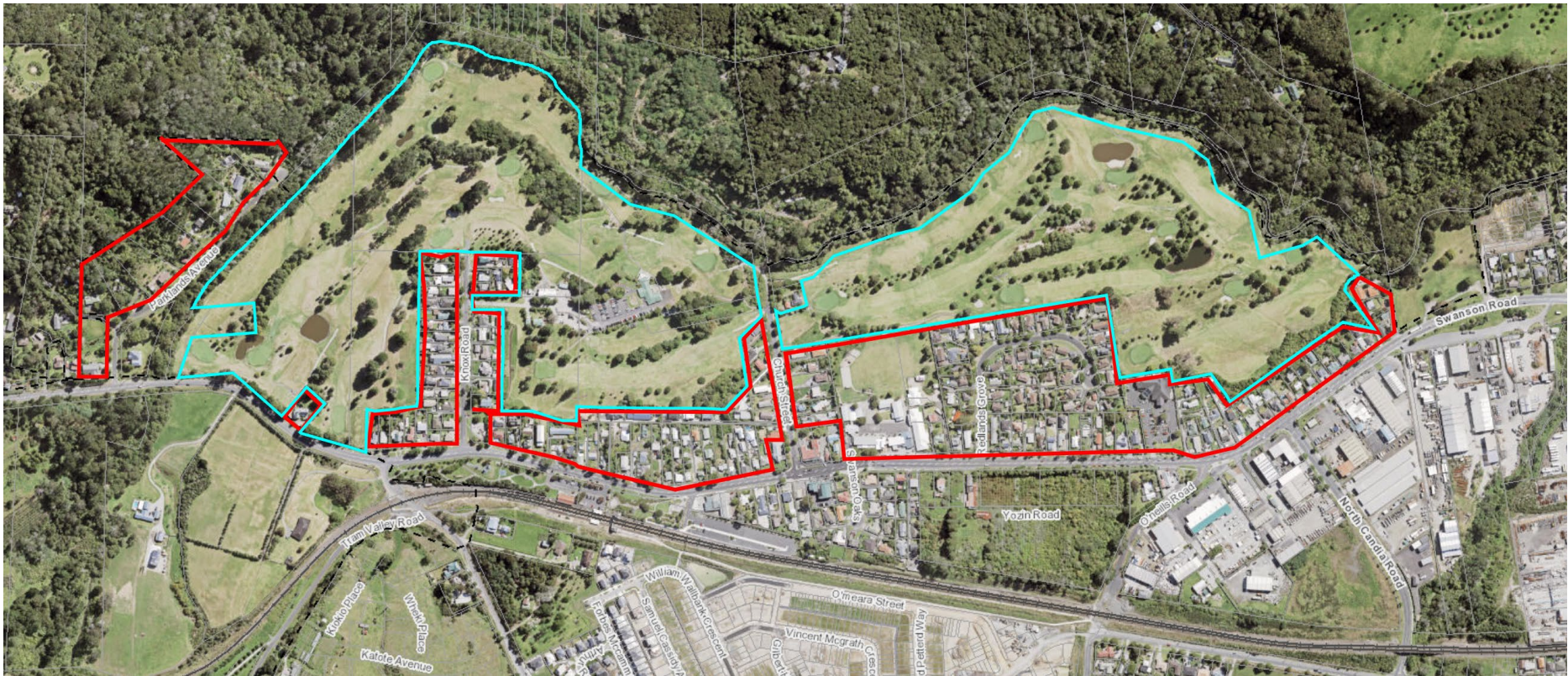
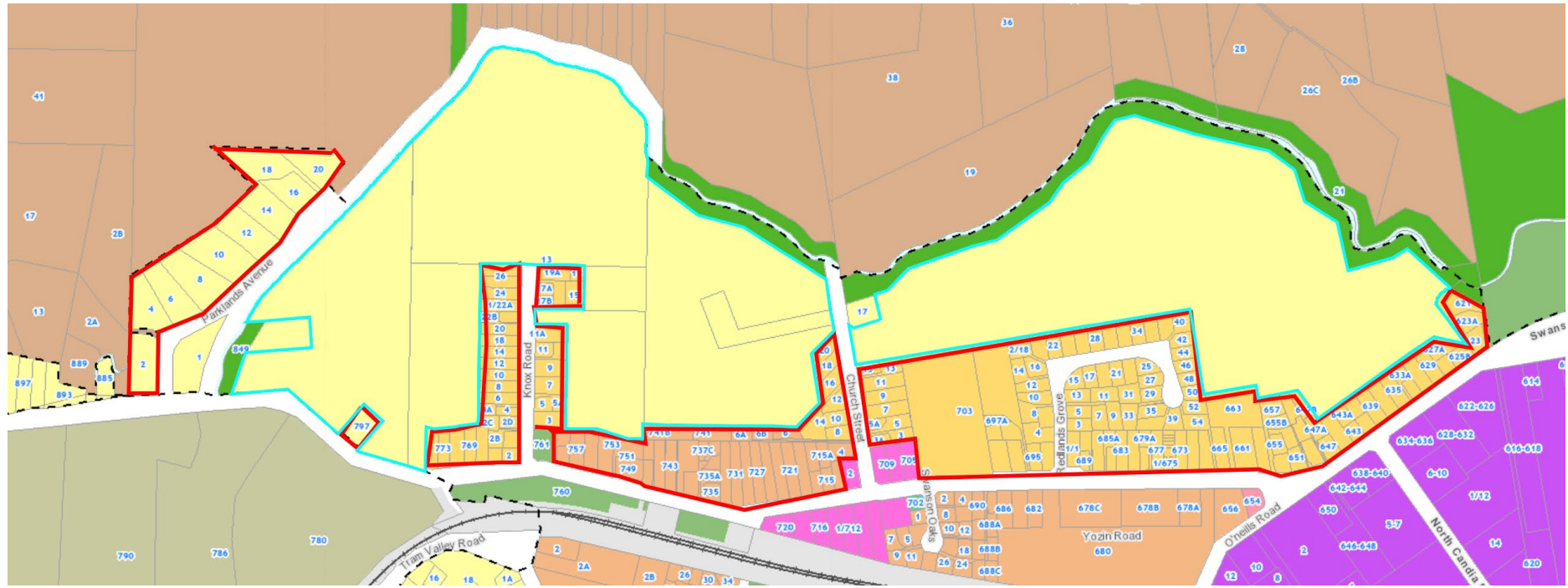


Figure 2: Existing zoning map



Letters provided to all properties within the area marked in red







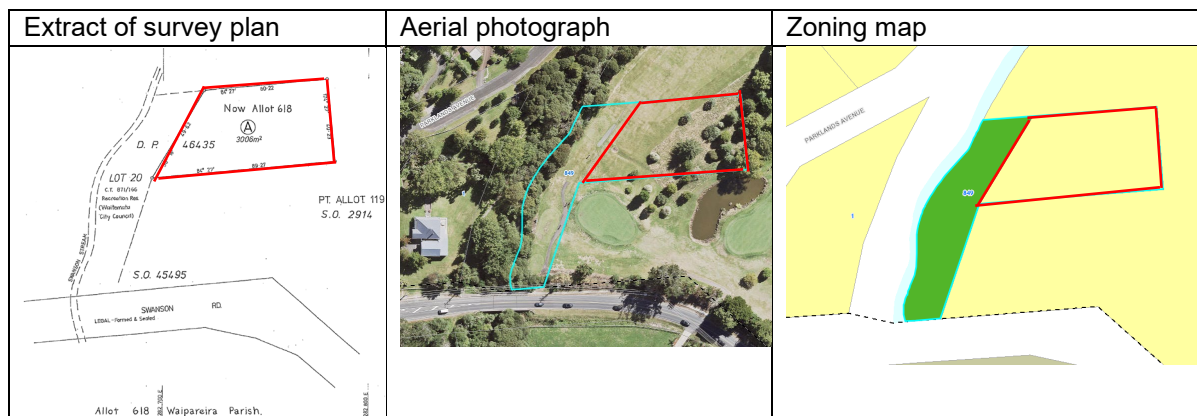
7 August 2023

Greg Presland  
 Chairperson  
 Waitākere Ranges Local Board  
[waitakererangeslocalboard@aucklandcouncil.govt.nz](mailto:waitakererangeslocalboard@aucklandcouncil.govt.nz)

Tēnā koe e Greg

**Private plan change – Redwood Park Golf Club**

1. Redwood Park Golf Club will soon make a private plan change request to Auckland Council to re-zone land uses for golfing purposes to from Residential – Large Lot to Open Space – Sport and Active Recreation.
2. The club is located at 13 Knox Road, Swanson, Auckland. Attachment 1 shows the golf course land and its current zoning.
3. The purpose of this letter is to advise of the proposed plan change and invite local board feedback in advance of the club making the plan change request.
4. Land the subject of the plan change is owned by the club, except for 3006m<sup>2</sup> forming part of 849 Swanson Road (Allot 618 SO 50169 Waipareira). The land **outlined in red** in the diagram below is owned by Auckland Council. Whilst owned by Auckland Council the land has been used by the club for golfing purposes since the early 1970's. Re-zoning this portion of land does not alter the landownership.



5. Only two golf courses in the Auckland Urban Area are not zoned Open Space – Sport and Active Recreation. This zone caters specifically for golfing facilities. The re-zoning will apply the correct zone to land. The plan change only relates to the zoning of the land and does not include any physical works.

6. Most of our members live in the area and value the convenience of a local golf course and the facilities it provides. The re-zoning simply matches the correct land zoning to the use of the land for playing golf and supports the future use of the land for this purpose.
  
7. Once the private plan change is lodged, the Chief Planning Office, Plans and Places team will contact the Waitākere Ranges Local Board for your views. In advance of this, the club is happy to answer any questions about the change request. Please do not hesitate to contact me.

Hennie Greeff  
Secretary Manager  
Redwood Park Golf Club Inc  
Phone: 09 833 1280  
Email: [manager@redwoodparkgolf.co.nz](mailto:manager@redwoodparkgolf.co.nz)

Figure 1: Land subject to plan change

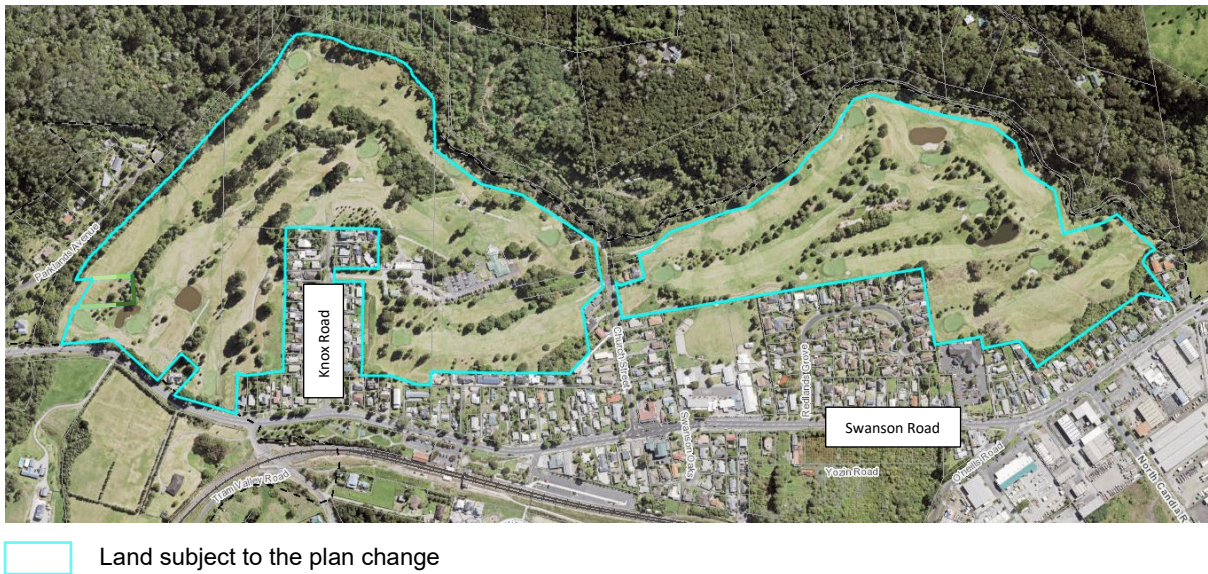
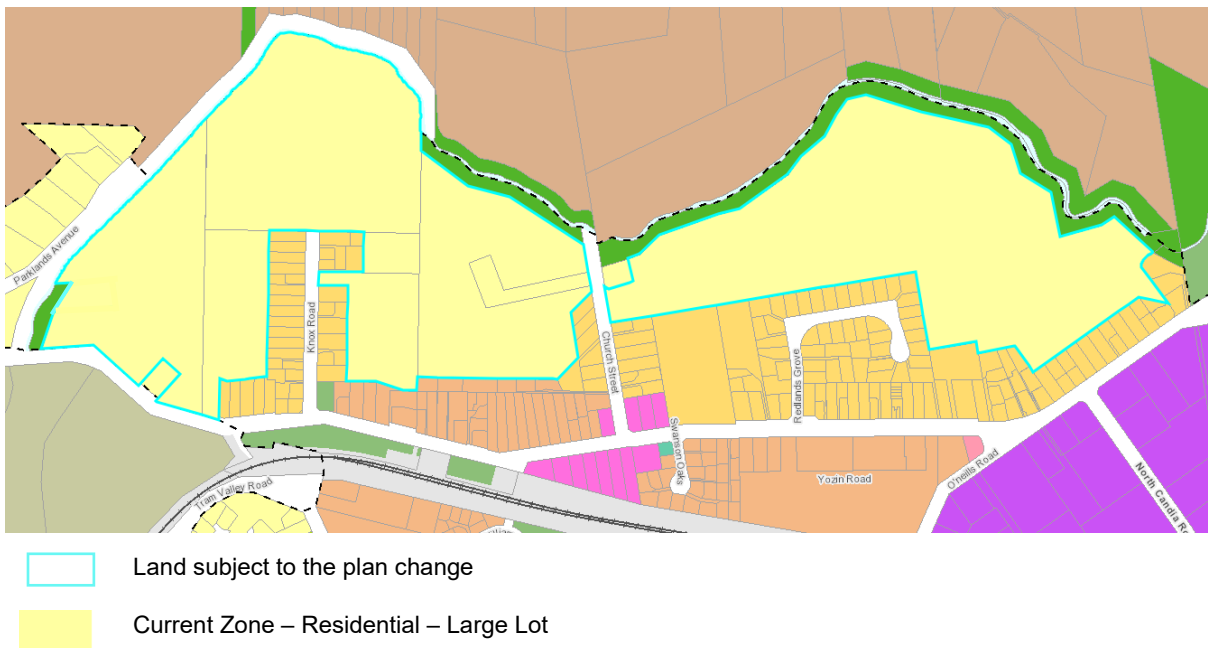


Figure 2: Existing zoning map





7 August 2023

<Auckland Council Mana Whenua email address list>

**Private plan change – Redwood Park Golf Club**

Tēnā koutou katoua

1. I write on behalf of Redwood Park Golf Club (**the club**). The club is located at 13 Knox Road, Swanson, Auckland (located off Swanson Road). Attachment 1 shows the golf course land and its current zoning.
2. To recognise and provide for existing and future use, the club is seeking to re-zone land currently used for golfing purposes from Residential – Large Lot to Open Space – Sport and Active Recreation through a private plan change process to the Auckland Unitary Plan.
3. The purpose of this letter is to advise of the proposed private plan change and invite Mana Whenua feedback in advance of the club making the plan change request to the Auckland Council.
4. Only two golf courses in the Auckland Urban Area are not zoned Open Space – Sport and Active Recreation. This zone caters specifically for golfing facilities. The re-zoning will apply the correct zone to land that has been a golf course since the early 1970's.
5. The plan change is to re-zone the land only. The private plan change does not include physical works. Any future works will be subject to Auckland Unitary Plan requirements.
6. Should you wish to know more or provide feedback on the re-zoning, please contact me on 027 681 7799 or [tania@richmondplanning.co.nz](mailto:tania@richmondplanning.co.nz). It would be of great assistance if you could respond by Monday 28<sup>th</sup> August 2023.

Nāku noa, nā



**Tania Richmond**  
**Director / Planning Consultant**

Figure 1: Land subject to plan change

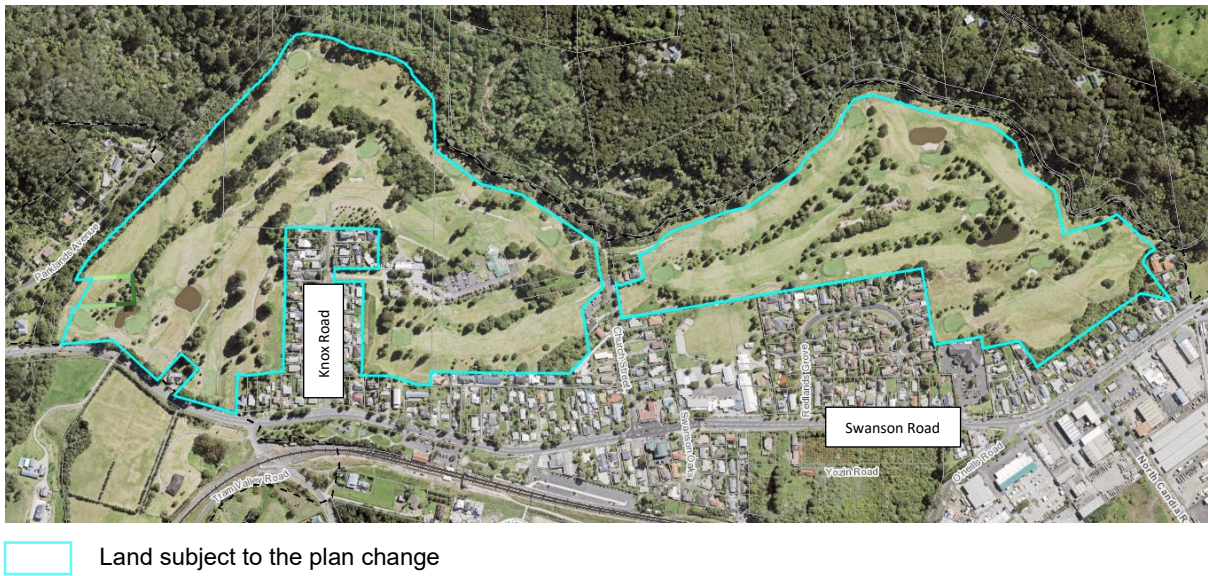


Figure 2: Existing zoning map



**APPENDIX THREE**  
**SUBMISSIONS ON PPC97**



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier  
**Date:** Friday, 23 February 2024 10:00:43 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Melvin Plaisier

Organisation name: Ray white Swanson

Agent's full name: Melvin Plaisier

Email address: melvin.plaisier@raywhite.com

Contact phone number:

Postal address:  
753 Swanson Road  
Swanson  
Auckland  
Auckland 0612

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

**My submission relates to**

Rule or rules:  
Plan Change 78, and Plan change 97

Property address: 13 Knox Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The rezoning of the Park would increase the land rates to an unbearable level, forcing a century-old icon to be sold and then developed unnecessarily.

This particular piece of land has a significant historical value; much of this is undocumented yet still very significant to the local community and surrounding suburbs.

Having lived in this area for the last 40 years, I can sympathize with this sentiment.  
Some examples

The land here was originally owned by a local resident who had a vision for "Redwood Park Recreation Grounds" or known as Swanson Park.  
He and his family worked relentlessly to clear this land (By Hand) and building their vision.

Almost 2 decades later, it was a well-functioning recreational ground (1930's)

#### Christmas day 1939

The NZ Army arrived at the campsite, they advised the owners (Mr & Mrs Robertson) that the camp would be taken over by the army and that he had until new years day to have the site clear and ready. Soon after, more than 1,000 troops arrived. The entire area was used for accommodation, training, and drills. in 1939 the land was taken over by the RNZAF for "Bush Warfare training" This was the base for their training within the Waitakere ranges, preparing for what was likely to come to NZ very soon.

#### Post WW2

The area had become one of Auckland's largest motor camps of its time, with over 16,000 visitors every year at around 1950's-1960's and 50,000 P.A by the late 1960s. The attractions included massive outdoor swimming pools, camp cabins, tennis courts, cricket pitches, ballrooms, dance rooms and endless outdoor activities.

#### Redwood 1970,

This was NZ's first national music convention; 20,000 people attended the event over the 3 day long weekend.

The golf course also has significance as the land creates a green belt around what is known as Swanson Village, this makes this location what it is, allowing this land to be developed into Medium - High density would destroy the essence of this neighbourhood.

This is not just a golf course, this is heritage, history and part of the village appeal.

Given the likelihood of huge rate increases over this land, by my calculations, we will see a shift from \$18k p.a to \$500-\$600k p.a, this will rate the club out of the ownership. Essentially forcing a sale. this is not the democratic society that our soldiers fought and died for in WW1 and WW2.

There are alternative options to using 13 Knox road, for example, there is land on the end of swanson road, before becoming the heritage area, ie Tram Valley Road, Christian Road, Swanson Road, and the end of Church Street. We can intensify Swanson without destroying this greenspace.

NOTE, that I am the business owner of Ray White Swanson, and my company would directly benefit from high rates of local development; despite this, I am still requesting that this space remains recreational The original proposed changes by the council do not reflect the needs and desires of the local community. The submission by Redwood Park to remain recreational is what the vast majority of local residents are hoping for.

I or we seek the following decision by council: Approve the plan change without any amendments

1.1

Details of amendments:

Submission date: 23 February 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

#### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**From:** [Melvin Plaisier](#)  
**To:** [Unitary Plan](#)  
**Subject:** Re: FW: Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier  
**Date:** Thursday, 29 February 2024 2:08:46 pm

---

Hi Dianna,

This is my personal submission

	<b>Melvin Plaisier</b>	Ray White
	Business Owner and Licensed Agent   Ray White Swanson Parklane Real Estate Limited Licensed (REAA 2008)	
	<b>M</b> 027 333 3993 <b>T</b> 09 832 2863 <b>F</b> 09 832 2783	
	<b>W</b> <a href="https://rwsanson.co.nz/">https://rwsanson.co.nz/</a>	
	<b>A</b> 753 Swanson Road Swanson, Waitakere City 0612	

Parklane Real Estate Limited Licensed (REAA 2008) | Anti-Money Laundering: As Real estate agents will be covered under the Anti-Money Laundering and Financing of Terrorism Act 2009 from the 1st of January 2019, we will be required to collect documents and identify our clients before we sign the agency agreement and carry out real estate agency work on behalf of the client. Disclaimer: The information contained in this e-mail is intended for the recipient (s) outlined only. It/they may contain privileged or confidential information. If you are not the intended recipient of this e-mail, you must not copy, distribute or take any action that relies on it. If you have received this e-mail in error, please notify the sender immediately and then delete the message.

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Virus-free [www.avg.com](http://www.avg.com)

On Thu, 29 Feb 2024 at 12:15, Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)> wrote:

Hi Melvin,

Thank you for your submission.

Can you confirm if you are making the submission below on behalf of Ray White Swanson or is this your personal submission?

Regards,

Diana

**Diana Luong | Planning Technician | Plans and Places Department**

Auckland Council, Level 16, 135 Albert Street, Auckland 1011  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

---

**From:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Sent:** Friday, February 23, 2024 10:00 AM  
**To:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Melvin Plaisier

Organisation name: Ray white Swanson

Agent's full name: Melvin Plaisier

Email address: [melvin.plaisier@raywhite.com](mailto:melvin.plaisier@raywhite.com)

Contact phone number:

Postal address:  
753 Swanson Road  
Swanson  
Auckland  
Auckland 0612

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Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

**My submission relates to**

Rule or rules:  
Plan Change 78, and Plan change 97

Property address: 13 Knox Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified



Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The rezoning of the Park would increase the land rates to an unbearable level, forcing a century-old icon to be sold and then developed unnecessarily.

This particular piece of land has a significant historical value; much of this is undocumented yet still very significant to the local community and surrounding suburbs.

Having lived in this area for the last 40 years, I can sympathize with this sentiment.

Some examples

The land here was originally owned by a local resident who had a vision for "Redwood Park Recreation Grounds" or known as Swanson Park.

He and his family worked relentlessly to clear this land (By Hand) and building their vision.

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NOTE, that I am the business owner of Ray White Swanson, and my company would directly benefit from high rates of local development; despite this, I am still requesting that this space remains recreational The original proposed changes by the council do not reflect the needs and desires of the local community. The submission by Redwood Park to remain recreational is what the vast majority of local residents are hoping for.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 February 2024

## Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Daniel Marc Evans  
**Date:** Wednesday, 28 February 2024 4:00:47 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Daniel Marc Evans

Organisation name: n/a

Agent's full name: n/a

Email address: Dan1862@hotmail.co.uk

Contact phone number:

Postal address:  
729B Swanson Road  
Swanson  
Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 13 Knox Road / 849 Swanson Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This should never have been zoned as residential - large lot zone, it is a golf course and we would like it to remain so. This change will help to ensure the future of the golf club.

I or we seek the following decision by council: Approve the plan change without any amendments

3.1

Details of amendments:

Submission date: 28 February 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

#### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Find out more about Auckland Council's Long-term Plan 2024-2034.](#)



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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Brianna Keene  
**Date:** Wednesday, 28 February 2024 5:45:43 pm

---

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Brianna Keene

Organisation name:

Agent's full name:

Email address: [briannam@windowlive.com](mailto:briannam@windowlive.com)

Contact phone number:

Postal address:  
28 Redlands Grove  
Swanson  
Auckland 0612

### **Submission details**

#### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

#### **My submission relates to**

Rule or rules:  
Rezone of land from Residential large lot- to open space - sport & active

Property address: 13 Knox Road, part of 849 Swanson Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
Long term Neighbour of Redwood Park, supportive of the proposed re-zoning to use as a Sport & Active Recreation Zone. Very popular, with many local community members enjoying this facility - both historically and current.

I or we seek the following decision by council: Approve the plan change without any amendments

4.1

Details of amendments:

Submission date: 28 February 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Frana Patricia Divich  
**Date:** Thursday, 29 February 2024 9:45:58 am

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Frana Patricia Divich

Organisation name:

Agent's full name: Frana Divich

Email address: [frana.divich@heaneypartners.com](mailto:frana.divich@heaneypartners.com)

Contact phone number:

Postal address:  
14 Parklands Avenue  
Swanson  
Auckland 0614

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 13 Knox Road and part of 849 Swanson Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As a neighbour of the golf course we strongly support the plan change as we wish to secure the future of the golf course as an open space. We want the land zoned Open Spaces - Sport and Active Recreation Zone as we have lost substantial amounts of open space around us since moving to Swanson in 2003.

I or we seek the following decision by council: Approve the plan change without any amendments

5.1

Details of amendments:

Submission date: 29 February 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - JR Rankin  
**Date:** Thursday, 29 February 2024 10:31:17 am

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: JR Rankin

Organisation name:

Agent's full name:

Email address: jonathan.r.rankin@gmail.com

Contact phone number:

Postal address:  
743 Swanson Rd  
Swanson  
Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 13 Knox road and 849 Swanson road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Swanson has already seen rapid housing intensification. Remaining green recreational spaces are important for the sense of place. Moreover, the Redwood Park Golf Club functions to regulate flooding; housing would further increase flood risks in the neighbourhood which is already prone to such events.

I or we seek the following decision by council: Approve the plan change without any amendments

6.1

Details of amendments:

Submission date: 29 February 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Kate Gatland  
**Date:** Thursday, 29 February 2024 4:46:00 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Kate Gatland

Organisation name:

Agent's full name: Kate Gatland

Email address: [kjeavons@hotmail.com](mailto:kjeavons@hotmail.com)

Contact phone number:

Postal address:  
35 Redlands Grove  
Swanson  
AUCKLAND 0612

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

**My submission relates to**

Rule or rules:

Property address: Redwood Park Golf Club

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I believe that the land needs to remain as a Golf course and be allowed to have the land zoned as such. Keeping as Residential - Large Lot Zone, has the potential to allow extensive housing development which will alter the community feel of Swanson. This community is why people choose to live here.

I or we seek the following decision by council: Approve the plan change without any amendments

| 7.1

Details of amendments:

Submission date: 29 February 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Kelvin Gatland  
**Date:** Thursday, 29 February 2024 4:46:04 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Kelvin Gatland

Organisation name:

Agent's full name:

Email address: kelvingatland@icloud.com

Contact phone number:

Postal address:  
35 Redlands Grove  
Swanson  
Auckland

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 35 Redlands Grove Swanson

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
I want to keep the green space

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 29 February 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

#### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Mark Christopher Palmer  
**Date:** Monday, 4 March 2024 1:30:30 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Mark Christopher Palmer

Organisation name:

Agent's full name:

Email address: mpalmer@hotmail.co.nz

Contact phone number:

Postal address:  
50M Orpheus Road  
RD4  
Waiuku  
Auckland 2684

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Rezone the land from Residential – Large Lot Zone to Open Space – Sport and Active Recreation Zone

Property address: 13 Knox Road and part of 849 Swanson Road, Swanson

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We are the owners of the property at 10 Church Street, Swanson which is nearby to the site of the proposed changes. We are not members of the Redwood Park Golf Club.

We support the proposed changes for the following reasons:

1. Currently, less than 10% of the site is comprised of impervious surfaces. This is a much lower ratio of building and impervious areas than in residential zones and results in a reduction of overland flow and helps manage peak flows discharging to streams and connecting ecosystems. In particular, this storm-water detention benefit helps relieve stress on the Swanson stream which borders the northern edge of the site and serves as a storm-water catchment. The importance of this was evident with the floods during Cyclone Gabrielle early 2023.

2. We support the environmental benefits by the land adjoining a Significant Ecological Area and Natural Stream Management Area being retained as open space.
3. This plan change meets the objectives, and the environmental benefits from Chapter E16 Trees in Open Space would apply.
4. Re-zoning the land to Open Space - Sport and Active Recreation Zone meets the recreational needs of, and provides high levels of amenity for the local community. It provides greater visibility and certainty that the land is for open space purposes.
5. This plan change supports PC 96 Open Space and Other Rezoning Matters (2024) by reflecting the current or future intended use of the land.

Thank you for considering this submission.

Mark Palmer & Carol Bridley

I or we seek the following decision by council: Approve the plan change without any amendments

9.1

Details of amendments:

Submission date: 4 March 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



# Submission on a notified proposal for policy statement or plan change or variation

Clause 6A of Schedule 1, Resource Management Act 1991  
FORM 5



This plan change has limited notification under clause 5A(4)(b) of First Schedule, Resource Management Act 1991, making submissions under this clause limited to those given written notice of this plan change.

Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 16, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name) \_\_\_\_\_

**Organisation Name (if submission is made on behalf of Organisation)** \_\_\_\_\_

**Address for service of Submitter** \_\_\_\_\_

Telephone:  Email:

Contact Person: (Name and designation, if applicable) \_\_\_\_\_

## Scope of submission

**This is a submission on the following proposed plan change / variation to an existing plan:**

Plan Change/Variation Number

Plan Change/Variation Name

**The specific provisions that my submission relates to are:**

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)** \_\_\_\_\_

## Submission

**My submission is:** (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

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---

---

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- |   |                          |      |
|---|--------------------------|------|
| Accept the proposed plan change / variation   | <input type="checkbox"/> |      |
| Accept the proposed plan change / variation with amendments as outlined below             | <input type="checkbox"/> |      |
| Decline the proposed plan change / variation  | <input type="checkbox"/> | 10.1 |
| If the proposed plan change / variation is not declined, then amend it as outlined below. | <input type="checkbox"/> | 10.2 |
- 
- 

- |   |                          |
|---|--------------------------|
| I wish to be heard in support of my submission  | <input type="checkbox"/> |
| I do not wish to be heard in support of my submission   | <input type="checkbox"/> |
| If others make a similar submission, I will consider presenting a joint case with them at a hearing | <input type="checkbox"/> |

\_\_\_\_\_  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

\_\_\_\_\_  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Linda Hamilton  
**Date:** Tuesday, 19 March 2024 11:30:52 am

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Linda Hamilton

Organisation name:

Agent's full name: Linda Hamilton

Email address: linda.a.hamilton23@gmail.com

Contact phone number:

Postal address:

linda.a.hamilton23@gmail.com

Swanson

Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 13 Knox Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

When I moved to Swanson over 40 years ago, Swanson was designated as a protected part of the Waitakere Foothills and therefore any further developments would be minimal, until it wasn't.

I 100% support retaining the golf club as it provides a much needed green buffer as well as an important environmental benefit. It should also be highlighted that during the Auckland floods, large parts of the golf course were flooded! Not particularly suitable for housing. It is also hugely beneficial to the surrounding area that we have such an environmentally friendly and very popular sporting facility.

I have witnessed the huge changes to Swanson with high density housing going up around the train system, with a further very high density development currently underway on the Yozin land. Any continued developments will put enormous strain on local services such as medical and schools, let alone the already increased amount of traffic in the area which will only be exacerbated.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 19 March 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Kris Hassett  
**Date:** Wednesday, 20 March 2024 5:15:35 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Kris Hassett

Organisation name:

Agent's full name: Kris Hassett

Email address: kris@torquedigital.com

Contact phone number:

Postal address:  
48 Redlands Grove  
Swanson  
Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 48 Redlands Grove

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This Land should not be zoned Residential. Land should be kept and utilised as a Golf Course.

I or we seek the following decision by council: Approve the plan change without any amendments

12.1

Details of amendments:

Submission date: 20 March 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

#### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Bryan Ruddy  
**Date:** Wednesday, 20 March 2024 9:15:27 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Bryan Ruddy

Organisation name:

Agent's full name:

Email address: bryan.p.ruddy@gmail.com

Contact phone number:

Postal address:  
797 Swanson Rd  
Swanson  
Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Property address: 13 Knox Rd and 849 Swanson Rd

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We fully support the proposed rezoning of 13 Knox Rd and 849 Swanson Rd to Open Space-Sport and Recreation (OS-SAR). As neighbours of the golf course, we concur with the environmental assessment that there will be no negative impacts to amenity, noise, or traffic, as no changes to the actual on-site activities are intended. Furthermore, this zoning change will reduce the potential impact of future development on amenity, especially the impacts that could be expected under Plan Change 78.

While this plan change reduces the potential supply of residential land, preserving the amenity provided by the open space is likely to increase the amount of intensification on the remaining residential-zoned land in Swanson as compared to the alternative. The certainty provided by the zoning change will reduce risk for development of other nearby properties. Plan change 78 is likely to increase the development potential of the rest of Swanson substantially, and retaining the open space amenity of the golf course through a concrete means like OS-SAR zoning will be key to unlocking that potential in our view.

We also concur with the assessment that the golf course land contains a number of natural hazards that would impede its development as residential land. Since 2021, we have witnessed a number of extreme rain events that have caused major flooding on the lower-lying parts of the golf course. The course effectively serves as a stormwater detention basin in severe rainfall events, providing a degree of protection for downstream residential areas in Swanson, Ranui, and Massey. It has also been integrated as part of the stormwater infrastructure for the development at Christian Rd, and we have witnessed flooding of that portion of the course during heavy rainfall events. These impacts can be better managed with the land in the OS-SAR zone than with the existing residential zoning.

I or we seek the following decision by council: Approve the plan change without any amendments

13.1

Details of amendments:

Submission date: 20 March 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Jenny Knight  
**Date:** Thursday, 21 March 2024 9:31:04 am

---

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Jenny Knight

Organisation name:

Agent's full name: Jenny K Knight

Email address: [jennyknight@live.com](mailto:jennyknight@live.com)

Contact phone number:

Postal address:  
641 Swanson road  
Swanson  
Auckland 0612

### **Submission details**

#### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

#### **My submission relates to**

Rule or rules:

Property address: 13 Knox road, Swanson

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The land is currently a golf course which provides amenities to the area. Though AKL needs more housing, I think it is a bad idea to push it into the outer suburbs. Housing developments should be prioritised in central suburbs, not green space in the far reaches of West Auckland. Growth in Swanson has increased in the last ten years with multiple subdivisions of hundreds of houses already. I believe the greenspace of the golf course balances this.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 21 March 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Carol June Dally  
**Date:** Thursday, 21 March 2024 10:46:09 am

---

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Carol June Dally

Organisation name:

Agent's full name:

Email address: carol.jd@xtra.co.nz

Contact phone number:

Postal address:  
34 Redlands Grove  
Swanson  
Auckland 0612

### **Submission details**

#### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

#### **My submission relates to**

Rule or rules:

I support the application to rezone to as requested by Redwood Park Golf Club

Property address: 34 Redlands Grove Swanson

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Part of the history of Swanson and we need to keep green open space.

I or we seek the following decision by council: Approve the plan change without any amendments

| 15.1

Details of amendments:

Submission date: 21 March 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

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**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Gulnar Kulybekova  
**Date:** Thursday, 21 March 2024 1:01:11 pm

---

The following customer has submitted a Unitary Plan online submission.

#### **Contact details**

Full name of submitter: Gulnar Kulybekova

Organisation name:

Agent's full name:

Email address: [gulnarkulybek@gmail.com](mailto:gulnarkulybek@gmail.com)

Contact phone number:

Postal address:

4A Knox Road

Swanson

Auckland 0612

#### **Submission details**

##### **This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

##### **My submission relates to**

Rule or rules:

Plan Change Rule 97 (private)

Property address: 4A Knox Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The reason is that Redwood Park Golf Club rezone the land from Residential -Large lot to Open Space -Sport and Active Recreation Zone

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 21 March 2024

#### **Attend a hearing**

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - Janice Curtis  
**Date:** Thursday, 21 March 2024 8:31:25 pm

---

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Janice Curtis

Organisation name:

Agent's full name:

Email address: [j.jcurtis@xtra.co.nz](mailto:j.jcurtis@xtra.co.nz)

Contact phone number:

Postal address:

[j.jcurtis@xtra.co.nz](mailto:j.jcurtis@xtra.co.nz)

Swanson

AUCKLAND 0612

### Submission details

#### This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

#### My submission relates to

Rule or rules:

Plan change 97 (private)

Property address: 13 Knox rd and part of 849 Swanson Rd

Map or maps:

Other provisions:

Rezoning of land to open space - sport and active recreation zone

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Due to the recent building in the area it would be detrimental for everyone if Redwood Park Golf Club was residential. It makes the area achieve a village atmosphere. The trees are glorious and as it has the primary school along the boundary giving the sense of a park. The birdlife is phenomenal and Swanson being the gateway to the Waiakarewa would be spoiled with apartment blocks.

I or we seek the following decision by council: Approve the plan change without any amendments

17.1

Details of amendments:

Submission date: 21 March 2024

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**APPENDIX FOUR**  
**WITHDRAWN SUBMISSIONS ON PPC97**



**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 97 - jung rae lim  
**Date:** Wednesday, 28 February 2024 3:45:46 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: jung rae lim

Organisation name:

Agent's full name: jung rae lim

Email address: jrjim74@hanmail.net

Contact phone number:

Postal address:  
jrjim74@hanmail.net  
Auckland  
Auckland 0612

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

**My submission relates to**

Rule or rules:  
property

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
do not change

I or we seek the following decision by council: Decline the plan change

| 2.1

Submission date: 28 February 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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J R Lim  
19 Knox Road  
Swanson  
Auckland  
4 July 2024


The Unitary Plan  
Plan Change 97(Private)  
Auckland City Council

**RE: PROPOSED PLAN CHANGE 97 (PRIVATE): REDWOOD PARK GOLF CLUB**

I, Jung Rae Lim, hereby wish to withdraw my submission that a made on Plan Change 97 on 24 April 2024.

I no longer wish to be involved as a submitter in the plan change process for Plan Change 97.

Yours sincerely



J R Lim



**APPENDIX FIVE**  
**SPECIALIST INPUT ON PPC97**





## Jess Romhany

---

**From:** Ezra Barwell  
**Sent:** Monday, 6 November 2023 11:13 am  
**To:** Jess Romhany  
**Subject:** RE: Redwood Park Golf Club PPC - Request for input

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jess

I have reviewed the proposed plan change documents provided and, from an open space policy perspective, I support the rezoning of the Redwood Park Golf Club and the 3006m<sup>2</sup> parcel of non-reserve council-owned land (ALLOT 618 SO 50169 WAIPAREIRA) within the golf course to Open Space - Sport and Active Recreation Zone.

Aligning zoning with intended land use in the foreseeable future is consistent with good planning practice. The proposal is also consistent with recent PC 57 (Private) - Royal Auckland and Grange Golf Club and PC 77 (Private) - Pakuranga Golf Club that both rezoned privately-owned golf club land from residential zones to Open Space - Sport and Active Recreation Zone.

Please don't hesitate to get back to me if you need anything further or have any queries.

Cheers  
Ezra

**Ezra Barwell | Senior Policy Advisor**  
**Community Investment**  
**Chief Planning Office**

DDI +64 9 890 8285

Mob +64 21 897 004

Auckland Council, Level 16, 135 Albert Street, Auckland Central

Private Bag 92300, Victoria Street West, Auckland 1142, New Zealand

Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

---

**From:** Jess Romhany <jess.romhany@aucklandcouncil.govt.nz>  
**Sent:** Thursday, November 2, 2023 3:55 PM  
**To:** Ezra Barwell <Ezra.Barwell@aucklandcouncil.govt.nz>  
**Subject:** Redwood Park Golf Club PPC - Request for input

Hi Ezra,

Thanks for the chat.

Just to overview what we discussed - Redwood Park Golf Club (the applicant) has lodged a PPC request to rezone the land at 13 Knox Road, Swanson from Residential - Large Lot Zone to Open Space - Sport and Active Recreation Zone. The stated purpose of the plan change is:

*"...to apply a zone that is used where the land use activity is recreational, and involves an organised sport. The rezoning will also align the land zoning with that applies to almost all Auckland golf courses within the RUB."*

As part of the proposal, they are also seeking to rezone part of 849 Swanson Road from the Residential – Large Lot Zone to the Open Space – Sport and Active Recreation Zone. This land is currently owned by Auckland Council, but is used for or in association with golfing purposes.

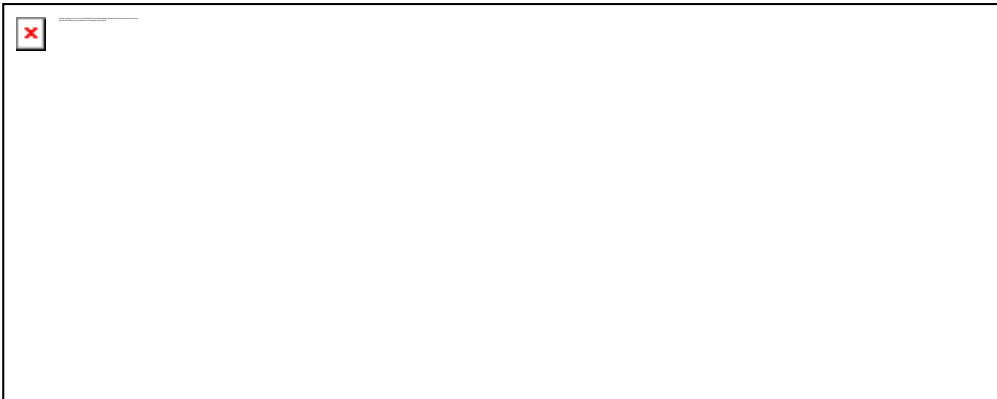
I have attached the AEE and supporting material for your reference. Page 9 of the AEE provides a summary of the land included in the plan change. Paragraph 5.25 (on pg. 14) may also be of relevance.

Could you please provide (in email format is fine) an outline of the Council’s position in relation to this proposal and whether this is an agreed approach to zoning from a parks/open space perspective, as well as noting any relevant concerns (if any).

Please let me know if you have any questions. Happy to discuss further.

Ngā mihi | Kind regards,  
Jess

**Jess Romhany | Policy Planner**  
Regional, North, West & Islands | Plans & Places  
Te Kaunihera o Tāmaki Makaurau | Auckland Council  
Ph: (09) 301 0101 | Mobile: 021 193 5087  
Te Wharau o Tāmaki: Level 24, 135 Albert Street  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



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# MEMO

**TO:** Jess Romhany - Policy Planner  
**FROM:** Andrew Gordon – Senior Specialist (Contamination, Air, Noise Team), Specialist Input  
**DATE:** 20/11/2023  
**SUBJECT:** Private Plan Change Request, Redwood Park Golf Club - Noise Review

---

## Introduction

As requested, I have reviewed the Assessment of Environmental Effects and Planning Assessment dated August 2023 prepared by Richmond Planning Limited for an application to rezone land used for golfing from Residential – Large Lot to Open Space – Sport and Active Recreation (OS-SAR).

Land proposed to be re-zoned is located at 13 Knox Road, Swanson and comprises 39.789 hectares of land owned by Redwood Park Country Club and 3,006m<sup>2</sup> of the site at 849 Swanson Road owned by Auckland Council. The purpose of the re-zoning is to reflect existing and expected future use of the land as a golfing facility.

I have not visited the site.

## Background

RPCC was incorporated in 1970, and in 1971 development of the golf course was commenced. The current membership of the club totals 821, compared to just below 500 in 2019.

## GAP analysis

- The effects of changing the zoning from Residential to OS-SAR have been adequately covered in an application of this scale and significance
- In my view there are no issues as the fundamental facts are adequately presented and the information provided by the applicant contains sufficient detail
- Overall, the level of information provided for the proposed change in applicable numerical noise levels from the existing Residential zone (i.e. E25.6.2) to the proposed OS-SAR (i.e. E25.6.17) is satisfactory
- The acoustic effects of changing the zoning from Residential to the proposed OS-SAR have been adequately covered in the s32 evaluation report
- I confirm no additional information is requested.

## Comments

I agree the proposed OS-SAR zone provides for higher permitted noise levels compared to the residential zone. The differences being;

- up to 5dB higher during the 'daytime' period (i.e. 55dB LAeq);
- up to 10dB higher during the daytime period (i.e. 60dB LAeq) for up to a total of 24 hours per 7-day week during specified time periods

**E25.6.2. Maximum noise levels in residential zones**

(1) The noise (rating) levels and maximum noise level arising from any activity in the Residential – Large Lot Zone, Residential – Rural and Coastal Settlement Zone, Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone and the Residential – Terrace Housing and Apartment Buildings Zone measured

E25 Noise and vibration

within the boundary of an adjacent site in these residential zones must not exceed the levels in Table E25.6.2.1 Noise levels in residential zones below:

**Table E25.6.2.1 Noise levels in residential zones**

Time	Noise level
Monday to Saturday 7am-10pm	50dB L <sub>Aeq</sub>
Sunday 9am-6pm	
All other times	40dB L <sub>Aeq</sub> 75dB L <sub>AFmax</sub>

(2) The levels for the daytime hours in Table E25.6.2.1 Noise levels in residential zones may be exceeded by intermittent noise for reasonable periods where that noise is associated with normal household activities, such as lawn mowing or home handyman work.

**E25.6.17. Open Space – Sport and Active Recreation Zone interface**

(1) The noise (rating) level and maximum noise level arising from any recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface below:

**Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface**

Time	Noise level
Monday to Saturday 7am-10pm	55dB L <sub>Aeq</sub> Except that for a cumulative period of: (i) 3 hours per day between 7am and 9.30pm Monday to Friday; and (ii) 6 hours between 7am and 10pm on Saturdays. the noise level must not exceed 60dB L <sub>Aeq</sub>
Sundays and Public Holidays 9am to 6pm outside the daylight saving period	55dB L <sub>Aeq</sub> Except that for a cumulative period of 3 hours between 10am and 3pm on Sundays the noise level must not exceed 60dB L <sub>Aeq</sub>
Sundays and Public Holidays 8am to 7pm during the daylight saving period	55dB L <sub>Aeq</sub> Except that for a cumulative period of 3 hours between 10am and 3pm Sundays the noise level must not exceed 60dB L <sub>Aeq</sub>
All other times	40dB L <sub>Aeq</sub> 55dB L <sub>eq</sub> at 63 Hz 50dB L <sub>eq</sub> at 125 Hz 75dB L <sub>AFmax</sub>

E25 Noise and vibration

Note 1

Compliance with the lower noise limit of 40dB L<sub>Aeq</sub> applying at all other times in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface may preclude intense, noisy activities or activities involving teams or groups from being undertaken where the receivers of noise are close to boundaries.

Based on my experience, there will be no change to noise levels and associated effects received at any adjacent site zoned residential given the current and expected future use of the land as a golfing facility.

If golf course areas immediately adjacent to residents were developed for sports fields, neighbours would experience higher noise levels when team training, practices and competitions were held. The most noticeable effects would be experienced on Saturday when noise up to the permitted noise level of 60 dB LAeq is provided for with a maximum duration of 6 hours (between 7am and 10pm) or 40% of the specified time period.

Otherwise, for the majority of time when the 55 dB LAeq applies, compliance with this noise level will ensure noise is at a reasonable level and hence a good level of residential amenity will be maintained. It is noted the 5 dBA higher limit (i.e. from 50 dB to 55 dB LAeq) does permit, subjectively, a **noticeable** increase in noise, but remains within the upper guideline limit for residential zones recommended in NZS 6802:2008 *Acoustics – Environmental noise*.

The night-time A-weighted noise levels (i.e. 40dB LAeq and 75dB LAFmax) do not change with the proposed rezoning. It is noted the proposed OS-SAR zone introduces low frequency noise levels applicable at night. These low frequency noise levels provide an additional control for residents, specifically, to control amplified music with a noticeable low frequency/bass component to ensure sleep is not disturbed (e.g. from functions held in clubrooms).

As mentioned by the applicant, I agree PPC 57 is directly relevant to this plan change. I reviewed PPC 57 for noise effects. I agree this application is fundamentally no different in regard to noise effects. I also agree the conclusions made by the applicants acoustic consultant (Mr Styles) for PPC57 are applicable to this rezoning proposal by RPCC. The conclusions in the Styles Group assessment are reproduced below: -

34. *The Request proposes to include the Site in the OS-SAR zone to recognise and provide for the ongoing use of the Site as a golfing facility. Essentially, if the re-zoning is confirmed, there is unlikely to be any change to the noise levels which currently comprise the existing noise environment.*
35. *The noise monitoring I have undertaken also confirms the golfing activities on the Site generate significantly lower noise levels than the maximum permitted noise levels authorised by the OS-SAR noise standard, E25.6.17. The maximum permitted noise levels of E25.6.17 are therefore unlikely to be realised while the Site is used for golfing activities.*
36. *The noise level generated by the use of the golf course is also considerably less than what I would expect to be generated if the Site were developed for intensive residential use.*
37. *The noise monitoring I have undertaken demonstrates that the adjacent residential receivers enjoy a relatively high level of noise amenity arising from the low intensity of recreational activity on the Site. This level of noise amenity will be maintained under the Request.*

Given the above, I support the application as noise effects from the proposed rezoning will continue to be at a reasonable level for existing residential neighbours.

Andrew Gordon  
**Senior Specialist**



## **APPENDIX SIX**

### **WAITĀKERE RANGES LOCAL BOARD BUSINESS MEETING RESOLUTION**





18	<b>Local Board Views on Private Plan Change 97 - Redwood Park Golf Club</b>
Eryn Shields (Team Leader - Planning - North/West) was in attendance to speak to this item.	
<p>Resolution number WTK/2024/99</p> <p>MOVED by Member S Coney, seconded by Member M Allen:</p> <p><b>That the Waitākere Ranges Local Board:</b></p> <p><b>a) tuhi ā-taipitopito / note that 15 of 17 submissions are in support of Private Plan Change 97</b></p> <p><b>b) tautoko / support Private Plan Change 97 for Redwood Park Golf Course in Swanson to change the Unitary Plan zoning from ‘Residential - large lot’ to ‘Open space – sport and active recreation’ on the basis that it:</b></p> <ul style="list-style-type: none"> <li><b>i) reflects the land’s current and proposed future use as a golf course</b></li> <li><b>ii) acts as a green belt for Swanson village, to preserve its semi-rural character, provide open space and visual amenity</b></li> <li><b>iii) provides a transition into rural - countryside living zone, being alongside the Rural Urban Boundary</b></li> <li><b>iv) is an appropriate location for a golf course, being on the outskirts of the city</b></li> <li><b>v) helps manage flood risk. Part of the golf course land is a flood plain. Retaining the expanse of permeable surface is prudent.</b></li> </ul> <p><b>c) tono / request the opportunity for the Waitākere Ranges Local Board chair to speak to the local board views at a hearing on Private Plan Change 97.</b></p> <p><b>CARRIED</b></p>	



**APPENDIX SEVEN**  
**QUALIFICATIONS AND EXPERIENCE**



## Qualifications and Experience – Jess Romhany

### CAREER SUMMARY

<b>Date</b>	<b>Employer</b>	<b>Position</b>
December 2018 – February 2019	Auckland Council	Planning Intern
March 2019 – October 2019	Barker and Associates	Planning Assistant
February 2020 – November 2021	Auckland Council	Graduate Planner
November 2021 - Present	Auckland Council	Policy Planner (Regional, North, West, and Islands)

### QUALIFICATIONS

**2016-2019:** Bachelor of Urban Planning (Hons) (First Class Honours)

