

Auckland Unitary Plan
Proposed Plan Change 119 (Private) – Ara Hills (Hall Farm)

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from AV Jennings Hobsonville Pty Limited under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 119 is a proposal that seeks to rezone approximately 84ha of land known as Ara Hills located west of the Grand Drive motorway interchange at Ōrewa from the Future Urban Zone to Residential - Terraced Housing and Apartment Zone, Residential - Mixed Housing Urban Zone, Open Space - Informal Recreation Zone, Open Space - Conservation Zone and Business - Neighbourhood Centre Zone. The request also seeks to introduce a new precinct which includes provisions to recognise the ecological and amenity values of the adjacent Nukumea Scenic Reserve, requiring all open space to be accessible to the public even though most of it will be owned and managed by the residents, riparian planting along the streams and Mixed Density Residential Standards.

It also adds the area to the Stormwater Management Control Area – Flow 1 on the Planning Maps and amends an area of native vegetation in the SEA Overlay on the Planning Maps.

The proposal may be viewed at www.aucklandcouncil.govt.nz/planchanges. If you have any questions about the application, please contact: Dave Paul (Senior Policy Planner) on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at www.aucklandcouncil.govt.nz/planchanges, or
- By email to: unitaryplan@aucklandcouncil.govt.nz ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at www.aucklandcouncil.govt.nz/planchanges or can be collected from any Library or Council office.

Submissions close on 19 September 2025

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and

- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid General Manager – Planning and Resource Consents
Notification date: 22 August 2025