# Proposed Plan Change 120 - Housing Intensification and Resilience (PC120)

## to the Auckland Unitary Plan (Operative in part)

**Section 32 and Schedule 3C of the Resource Management Act 1991 for qualifying matter:**

**Coastal Environment**

**EVALUATION REPORT**

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## Executive Summary

1. As part of Plan Change 120 (**PC120**) a new qualifying matter – known as "the Coastal Environment" is proposed. The qualifying matter applies across business and residential zones within Auckland's urban environment.

2. The purpose of identifying the Coastal Environment as a qualifying matter is to limit the intensity and density of development in areas that are within or adjacent to the coast where a height variation control (**HVC**) or Residential – Terrace Housing and Apartment Buildings (**THAB**) zone has been introduced. This is to protect the natural character, landscape, visual qualities, amenity, and cultural values of the coastal environment that are sensitive to the effects of intensification.

3. While the Resource Management Act 1991 (**RMA**) does not define the coastal environment in section 2, it is clearly identified as requiring special, integrated management under sections 6(a), 56, 58, and 64. In particular, section 6 of the RMA identifies several matters of national importance, including:
   - preserving the natural character of the coastal environment (section 6(a)),
   - maintaining and enhancing public access to and along the coastal marine area (section 6(d)), and
   - recognising and providing for Māori relationships with their ancestral lands, waters, sites, waahi tapu, and other taonga (section 6(e)).

   To uphold these statutory obligations, it is considered necessary to include the Coastal Environment as a qualifying matter. This ensures that planning decisions appropriately protect and give effect to these nationally significant values.

4. Applying the Coastal Environment qualifying matter is also consistent with, and supports, the objectives and policies of both the New Zealand Coastal Policy Statement (**NZCPS**) and the Hauraki Gulf Marine Park Act 2000 (**HGMPA**). These frameworks further reinforce the importance of integrated and strategic coastal management, and the need to protect coastal values through the planning process.

5. The Council therefore considers that the Coastal Environment is a listed qualifying matter under sections 77I(a) and (h) of the RMA, and Subpart 6: 3.32 (1) (a), (b) and (f) of the National Policy Statement on Urban Development (May 2022) (**NPS-UD**).

6. The higher densities specified by clause 4(1) of Schedule 3C of the RMA and policy 3 of the NPS-UD are considered by the Council to be inappropriate in certain coastal environment locations - as they would conflict with sections 6 and 7 of the RMA, and also in taking into account section 8.

7. At present, the Auckland Unitary Plan (Operative in part) (**AUP(OP)**) contains objectives and policies at both regional and district levels that seek to protect the coastal environment from inappropriate subdivision, use, and development. However, existing rules and methods for achieving this protection of the coastal environment are spread across the plan and targeted to specific areas, subdivision or land-use activities. The Coastal Environment is also not yet mapped or covered by an overlay under the AUP(OP).

8. To determine the most suitable approach for implementing the Coastal Environment qualifying matter, twelve options were evaluated. Option 10: a contextualised response to remove or amend an HVC, and use of a precautionary proxy buffer from the indicative coastline (approximate mean high water springs (**MHWS**))[1] to revert a THAB zone to the operative AUP(OP) zone — was assessed as the most appropriate, efficient, and effective option. This option only applies in Policy 3(c), and 3(d) areas, and frequent transit network (**FTN**) corridors.

9. To support the Coastal Environment qualifying matter, an expert Landscape Assessment (**Appendix A**) has been relied upon, along with the use of a proxy 100m buffer. These measures have been used to contextualise appropriate locations for HVCs and deliver a precautionary response to managing THAB zoning in the absence of a mapped extent for the coastal environment.

10. No new provisions, overlays or zones are proposed to be introduced as part of implementing the Coastal Environment qualifying matter. Instead, the application of this qualifying matter is intended as a higher order, strategic response to guide the extent to which HVCs and THAB zoning should apply in walkable catchments that are also within a coastal environment.

11. The Coastal Environment qualifying matter has been evaluated under clause 8(2) of Schedule 3C and section 32 of the RMA with consideration given to NZCPS, HGMPA, Chapter B8, E18 and E19 of the AUP(OP).

12. For the purposes of PC120, evaluation of the Coastal Environment qualifying matter has been undertaken in an integrated way that combines section 32 and Schedule 3C of the RMA requirements.

13. The scale and significance of the issues is assessed to be **low to medium** for the reasons set out below in this report. Ultimately, the reduction in development capacity and potential on identified sites is considered to be an efficient and effective approach to preserving natural character, landscape, visual, amenity and cultural values in the coastal environment from inappropriate intensification.

14. This report concludes that the Coastal Environment is a Qualifying Matter necessary to modify height and density of urban form to allow the Council to meet its obligations under Part 2 sections 6, 7 and 8 of the RMA in accordance with sections 31, 72 and 74 of the RMA.

[1] As outlined in Chapter F1 of the AUP(OP), the indicative coastline, as illustrated on the GIS viewer, is "an approximate representation of mean high water springs, which is the level equalled or exceeded by the largest 10% of all high tides. Where the indicative coastline crosses a river mouth, the coastal marine area boundary has been defined by agreement between the Council and Department of Conservation." It is acknowledged in this same chapter of the AUP(OP) that the line of mean high water springs has not been surveyed across the region on account of it having a dynamic and varying location – requiring definition by surveyor on a case-by-case basis.

# 1. Introduction

15. This report forms part of the evaluation required under Section 32 and Schedule 3C of the RMA for PC120 to the AUP(OP).

16. The background and objectives of PC120, along with the purpose and requirements of Section 32 and Schedule 3C evaluations, are outlined in the accompanying overview report.

17. This report specifically addresses the application of the Coastal Environment as a qualifying matter, in relation to clause 4(1)(b) and (c) of Schedule 3C of the RMA and the implementation of Policy 3 of the NPS-UD.

18. The Council may make the relevant building height or density requirements of clause 4(1)(b) and (c) of Schedule 3C of the RMA and policy 3 of the NPS-UD less enabling of development in relation to an area within any zone in an urban environment only to the extent necessary to accommodate one or more of the following qualifying matters that are present:

    (a) a matter listed in section 77I(a) to (i) of the RMA;
    (b) any other matter that makes higher density, as specified by clause 4(1)(b) or (c) of Schedule 3C of the RMA or policy 3 of the NPS-UD, inappropriate in an area but only if subclause (4) of clause 8 of Schedule 3C is satisfied.

19. The Coastal Environment is assessed as a qualifying matter under sections 77I(a), (b), and (d) of the RMA, on the basis that it:
    **a.** Relates to matters of national importance under section 6 of the RMA, including:
        - (a) the preservation of the natural character of the coastal environment;
        - (d) the maintenance and enhancement of public access to and along the coastal marine area;
        - (e) the relationship of Māori with their ancestral lands, waters, sites, waahi tapu, and other taonga;
    **b.** Is necessary to give effect to the NZCPS; and
    **c.** Is required to give effect to the HGMPA.

20. This report evaluates the Coastal Environment qualifying matter in the context of protecting natural character, landscape, and cultural values in areas subject to intensification through Height Variation Controls (**HVCs**) and/or the THAB zone, as directed by Policy 3 of the NPS-UD.

21. The qualifying matter has been applied in two ways during the development of PC120:
    **a.** First, it informed decisions about where HVCs should be removed in areas within or adjacent to the coastal environment. HVCs enable building heights of up to 34.5m or 50m—significantly higher than the underlying zone—and are typically applied in Policy 3(c) and 3(d) areas or along transport corridors. A multi-criteria analysis (**MCA**) framework was developed to assess each coastal environment against three criteria:

i. **Natural Character:** Evaluates the contribution of landform, vegetation, and openness to the area's natural character.
ii. **Landscape Sensitivity:** Assesses the vulnerability of the coastal landscape to visual impacts from increased building height, considering topography, visibility, existing urbanisation, and built form. It also considers the potential for mitigation through design, setbacks, materials, and landscaping.
iii. **Public Use and Enjoyment:** Measures the extent to which the coastal environment is valued or used for public access, recreation and coastal experiences.

Where a coastal environment scored above 3 out 6 (as an average across each of the three criterion), then the HVC would be removed to an extent determined to be appropriate by the council's principal landscape architect. If the average score was between 2.00 to 2.90, the HVC could be retained, but only where it was considered sufficient mitigation would be feasible and realistic to address the effects on natural character, landscape and cultural values. If not, an alternative HVC (e.g. from 50m to 34.5m) would be considered and introduced where necessary. If the score was 1.99 or lower, the HVC could be retained.

**b.** Second, a 100m buffer from the indicative coastline (the approximate MHWS line) was applied as a zoning principle. Within this buffer, any proposed THAB zone was reverted to the operative (lower intensity) AUP(OP) zone. This approach was applied to sites within Policy 3(c) and 3(d) areas and along transport corridors. Where only part of a site fell within the 100m buffer, the following precautionary rules were applied to align with Policy 3(1) of the NZCPS:
i. If 25% or more of the site is within the buffer, the zone reverts to the operative AUP(OP) zone.
ii. If less than 25% of the site is within the buffer, the PC120 zone applies.

There are however, exceptions to this zoning principle where another qualifying matter applies to a site.

22. The purpose of applying the Coastal Environment qualifying matter is to:
**a.** Recognise the interconnected nature of land and sea processes and their vulnerability to climate change;
**b.** Respond to the cultural and historical significance of coastal environments not already protected by existing overlays or schedules;
**c.** Apply a precautionary approach to land-use and development in coastal areas, consistent with Policy 3 of the NZCPS;
**d.** Protect natural character, landscape, visual, and amenity values not otherwise safeguarded under the AUP(OP);
**e.** Support an integrated, place-based approach to managing development in multi-use coastal environments, ensuring adverse effects on experiential and cultural values are minimised.

23. Under clause 8(2) of Schedule 3C of the RMA, the evaluation report required under section 32 of the RMA must in relation to a proposed amendment to accommodate a qualifying matter under subclause (1)(a) or (1)(b) of clause 8:

1. demonstrate why the Council considers:
    (ii) that the area is subject to a qualifying matter; and
    (iii) that the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) or (c) or policy 3 for that area; and
2. assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
3. assess the costs and broader impacts of imposing those limits.

24. As the Coastal Environment is a listed qualifying matter under section 77I of the RMA, site-specific analysis is not required under clause 8(4) of Schedule 3C for the purposes of this section 32 evaluation. However, to support the application of this qualifying matter, a Landscape Assessment (included in **Appendix A**) has been prepared. This assessment provides an overview of the various urban coastal environments and evaluates them in relation to natural character, landscape sensitivity, public use, and amenity values.

## 2. Integrated evaluation for qualifying matters

25. For the purposes of PC120, evaluation of the Coastal Environment as a qualifying matter has been undertaken in an integrated way that combines section 32 and Schedule 3C of the RMA requirements. The report follows the evaluation approach described in **Table 1** below.

26. The preparation of this report has involved the following:
    **a.** development and review of a Landscape Assessment (**LA**) and multi-criteria analysis (**MCA**) framework to assess and evaluate those coastal environments in a walkable catchment of a centre zone, RTN stop and / or FTN corridor where a HVC and/or a THAB zone has been applied to respond to Policy 3(c) and 3(d) of the NPS-UD.
    **b.** review of the existing obligations of the AUP(OP) to recognise and give effect to matters in the NZCPS and the HGMPA
    **c.** review of Chapters B8. Toitū te taiwhenua - Coastal environment, E18. Natural character of the coastal environment and E19. to assess their purpose in the AUP(OP))
    **d.** review of the scheduled sites and places of significance to mana whenua and the Cultural Heritage Inventory and Tangata Whenua layers on Auckland Council's GIS viewer to assess the relationship between proposed intensification to culturally valued and significant sites, features and areas.
    **e.** broad assessment of the AUP(OP) to identify any other relevant provisions that apply to this qualifying matter
    **f.** development of proposed principles and amendments to the planning maps to reflect the spatial extents to which HVCs and / or the THAB zone should apply in a coastal environment
    **g.** section 32 options analysis for this qualifying matter and related amendments.

27. The scale and significance of the issues is relative to the location of the coastal environment qualifying matter, with the impact being greater the closer a site is to the coastline and within a walkable catchment to a centre zone, rapid transit stop and/or frequent transit corridor (Policy 3(c) and 3(d) areas). Overall, the scale and significance of

the issue is assessed to be **low to medium.** Low with respect to the scale and significance overall – across Auckland, and medium with respect to the individual coastal environment locations.

28. This section 32/Schedule 3C evaluation report will continue to be refined in response to any consultation feedback provided to the Council, and in response to any new information received.

| Table 1 Integrated approach for any matter specified in section 77I(a) to (i) and any other matter that makes higher density, as specified by clause 4(1)(b) or policy 3, of the NPS-UD inappropriate in an area | |
|---|---|
| **Standard section 32 steps** | **Plus clause 8, Schedule 3C steps for a listed qualifying matter** |
| **Issue**<br><br>**Define the problem - provide overview/summary providing an analysis of the qualifying matter** | *Identify whether an area is subject to a qualifying matter and describe the qualifying matter.*<br><br>The level of additional heights via HVCs and intensification (development) enabled by PC120 could result in the partial or complete loss in natural character, landscape, visual, amenity and cultural values in the coastal environment that are not recognised in an overlay and/or scheduled for protection.<br><br>The Coastal Environment as a qualifying matter seeks to identify and evaluate appropriate extents to which HVCs and high-density residential zones (e.g. the THAB zone should apply within the different coastal environments in Auckland.<br><br>The qualifying matter is not yet mapped or managed by way of overlay under the AUP(OP). On account of this, the Coastal Environment qualifying matter has been applied as a high order principle to ensure the PC120 responds to the existing planning obligations set out under s6 of the RMA, the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP). |
| **Identify and discuss objectives / outcomes** | *Identify relevant RPS / district level objectives and policies. Describe why the Council considers that one or more qualifying matters apply to the identified areas, and whether the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) of Schedule 3C of the RMA or policy 3 of the NPS-UD for that area.*<br><br>Preservation of the natural character of the coastal environment, along with the maintenance and enhancement of public access to and along the coastal marine area are identified as matters of national importance under s6(a) and (d) of the RMA. From a cultural perspective, the coastal environment possesses significance to mana whenua and recognising this relationship is also a matter of national significance as per s6(e) of the RMA.<br><br>The relevant NZCPS provisions are Objectives 1 to 4, and 6, as well as Policies 1 to 4, 6, 7, 13 to 15 and 18.<br><br>The relevant considerations under the HGMPA are set out in sections 7 and 8.<br><br>The most relevant RPS objectives concerning the coastal environment are B8.2.2(2), (3), B8.3.1(1)-(3), (5)-(7), B8.4.1(1) and (3), B8.5.1(1), and (3) and the corresponding policies; B8.2.2(3)-(5), B8.3.2(1), (2), (4)-(7), B8.4.2(1) and B8.5.2(1)-(3), (5), (7), (9), and (11)-(15). Additional supporting provisions are set out in Chapter E18 and E19 – namely: Objectives E18.2 (1) and (2), Policies E18.3(1)-(4), Objective E19.2(1) and Policies E19.3(1) and (2).<br><br>The Coastal Environment is a qualifying matter as it manages the natural character, landscape, visual, amenity and cultural values associated with the coast in areas that are not identified by way of schedule and overlay but that still require special management. The Coastal Environment as a qualifying matter has been evaluated using a Landscape Assessment (**LA**), Area Profiles and a MCA Framework to identify the specific coastal environment characteristic that make the level of development provided for by Policy 3 of the NPS-UD inappropriate in the different coastal locations in Auckland.<br><br>The Coastal Environment as a qualifying matter is necessary in balancing the competing objectives of enabling intensification and additional heights (as per Policy 3 of the NPS- |

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| | UD) with the existing obligations to preserve, and, where practicable, restore or rehabilitate natural character, amenity and cultural values in the coastal environment.<br><br>Additional heights up to 34.5m (10 storeys) or 50m (15 storeys) enabled by way of an HVC may be incompatible in certain coastal environment locations – as they can lead to the loss of the natural character, landscape, amenity and cultural values sought to be preserved, and where possible restored and rehabilitated. For instance, increased heights may dominate coastal edges, create adverse shadowing over adjoining public open coastal spaces and obstruct views of ridgelines, to the coast or other pou whenua, maunga, waahi tapu – with significant ancestral connections for mana whenua.<br><br>The introduction of the Residential – Terrace Housing and Apartment Building zone may also be incompatible in certain coastal environment locations – seeing the loss of indigenous coastal vegetation and natural landforms through increased earthworks to accommodate larger building footprints and densities, as well as increased strain on existing infrastructure and subsequent potential for overcrowding of public open coastal spaces. Ultimately, the degree of natural character present can be reduced by having a denser and more dominant urban form in the coastal environment.<br><br>Section 5 of this report assesses the options identified against the differing objectives of the NPS-UD, the NZCPS, HGMPA and the RPS -Chapter B8 of the AUP(OP). This section of the report concludes the preferred option (Option 10) presents the most balanced approach to enabling development and additional heights in the coastal environment in a manner that does not adversely jeopardize or undermine natural character, landscape, amenity and cultural values. |
| **Identify and screen response options** | *Consider a range of reasonably practicable options for achieving the objectives including alternative standards or methods for these areas having considered the particular requirements in clause 4(1)(b) of Schedule 3C of the RMA and/or Policy 3 of the NPS-UD and assess the efficiency and effectiveness of the provisions.*<br><br>A range of options have been considered for the application of Policy 3 of the NPS-UD, and in responding to the existing obligations set out under the NZCPS, HGMPA and the RPS -Chapter B8 of the AUP(OP). No amendments are proposed to the AUP(OP), with the Coastal Environment as a qualifying matter being applied as a high order principle for determining the appropriate extent and limits for residential intensification and additional heights in the coastal environment. This approach is not without its flaws – but given that the extent of the coastal environment has not yet been mapped to respond to the different contexts and the time constraints around implementing PC120, this is the most appropriate response in the interim until the coastal environment is evaluated in greater detail and its extent contextualised and mapped accordingly. |
| **Collect information on the selected option(s)** | *Assess the impact that limiting development capacity, building heights or density (as relevant) will have on the provision of development capacity.*<br><br>Section 5.2 of this report considers the impact of applying the qualifying matter on development capacity, building heights and density. Given that this qualifying matter relies on sites fulfilling all of the following criteria, the effects are considered to have a moderate impact on the level of development enabled across urban Auckland. For example, the preferred option (Option 10) for applying the qualifying matter requires that:<br><br>1. The site is located within or adjoining a coastal environment; **and**<br>2. The site is identified within a walkable catchment from either the city centre zone(s), or a metropolitan, town, local or neighbourhood centre zone or existing and planned rapid transit stops or frequent transit corridors; **and**<br>3. The site is identified for a HVC and/or rezoning to the THAB zone. |

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| | The coastal environment as a qualifying matter will see the extent of HVCs refined and reduced in coastal environments that are within a walkable catchment of a centre, rapid transit stop, and corridor. It will also see any new sites zoned THAB (on account of being within a walkable catchment of a centre, rapid transit stop, and corridor) revert back to an operative AUP(OP) residential zone where they are within 100m of indicative coastline. In this respect, the level of development will not be reduced to a level any less than what is currently provided for and enabled by the AUP(OP). The impact on development capacity of the coastal environment will also vary depending on:<br>• where the qualifying matter applies and the distance of the qualifying matter from a centre, rapid transit stop, or corridor – with the effects being greater where a coastal site immediately adjoins a centre or rapid transit station.<br>• The size of the site and area to which the qualifying matter applies – with larger sites and areas in the coastal environment subject to the qualifying matter having greater development capacity than smaller sites/areas. |
| **Evaluate options: Costs for housing capacity** | *Assess the costs and broader impacts of imposing those limits on development capacity.*<br><br>The costs for housing supply and capacity according to each option are assessed in detail in section 5.1 of this report. The costs and broader impacts of imposing limits on development capacity from the Coastal Environment are higher in some walkable catchments than others (e.g. the city centre zones) or in the instances where the qualifying matter is applied closer to a centre zone, rapid transit stop or corridor.<br><br>Where the Coastal Environment as a qualifying matter is not applied, there would be not cost to housing and development capacity.<br><br>The preferred option (Option 10) results in a moderate cost to housing and development capacity – however, it would not result in a situation where the capacity is reduced to thresholds less than what is currently enabled by the AUP(OP) like some of the other options (e.g. Options 4, 5, 9 and 12). |
| **Evaluate options: Environmental, social, economic, cultural benefits and costs** | *Provide an assessment of the benefits and costs of the options in the light of the new objectives introduced by the NPS-UD relating to well-functioning urban environments.*<br><br>Environmental, social, cultural and economic costs arise across all of the options that have been considered in section 5.1 of this report – often resulting in trade offs between the benefits that can be realised through intensification versus the benefits that can be realised through the preservation of natural character, landscape, visual, amenity and cultural values in the coastal environment.<br><br>There are significant environmental, social and cultural costs where the coastal environment is not recognised and managed as a qualifying matter – as these values are finite and can be irreversibly altered or lost over time where cumulative change through incremental intensification occurs.<br><br>There are environmental costs relating to the lost opportunities for intensification enabled close to centres and public transport – which can assist in reducing reliance on private vehicles for travel and in turn reduce potential greenhouse gas emissions.<br><br>There are social costs relating to intensification of Policy 3 locations within the coastal environment (e.g. taller and larger building have potential to overshadow public coastal spaces, intrude or entirely block coastal views, contribute to wind tunnelling effects, and lead to overcrowding in the coastal environment – degrading amenity, public use and enjoyment values). There are also social costs in the application of the coastal environment as a qualifying matter (e.g. limiting the potential for a greater variety of housing to be introduced across different price points in the coastal environment).<br><br>Many of the costs are hard to quantify and will be affected by other factors, such as, the size of the land parcel in enabling the heights envisaged by an HVC, the topographical conditions, and proximity to key urban centres (e.g. city centre and metropolitan centres) – which tend to have higher opportunity costs. |

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| **Selected method / approach** | *Describe how the preferred approach to implementing the qualifying manner is limited to only those modifications to the extent necessary to accommodate the qualifying matter; and how the qualifying matter is applied.*<br><br>The preferred approach to implementing the Coastal Environment as a qualifying matter involves a dual approach to:<br><br>1. Amend the extent to which an HVC applies in a coastal environment that is also within a walkable catchment of a centre, rapid transit stop and/or transport corridor; and<br>2. Apply a 100m setback from the indicative coastline (approximate MHWS) as a 'zoning response principle' whereby any proposed THAB zone reverts to an operative (and lower intensity) AUP(OP) zone. This zoning principle is exclusively applied to properties within 100m of the indicative coastline in an NPS-UD Policy 3(c) area, a Policy 3(d) area and along transport corridors where the Residential – Terrace Housing and Apartment Buildings (**THAB**) zone was initially proposed through this plan change.<br><br>Under this approach (Option 10), the qualifying matter responds to intensification across all spatial dimensions and would not see capacity reduced to thresholds below those already enabled by the AUP(OP).<br><br>No amendments are proposed to the AUP(OP) provisions nor introduce any new mapped overlay to accommodate this qualifying matter. Instead, the coastal environment as a qualifying matter is intended as a high order principle to guide and inform the extents to which an HVC or the THAB zone should (or should not) apply to limit potential adverse effects to the natural characteristics and qualities of the coast. |
| **Overall judgement as to the better option (taking into account risks of acting or not acting)** | *Conclusion as to the implications of the qualifying matter for development capacity to be enabled by NPS-UD in the areas where the qualifying matter applies.*<br><br>It is considered that recognising the Coastal Environment as a qualifying matter is the best option to delivering a well-functioning urban environment that responds to and protects the finite natural character, landscape, visual, amenity and cultural values associated with the coast.<br><br>It has been determined through the evaluation of options in section 5 of this report that Option 10 is most effective, and efficient – balancing the competing objectives of intensification and protection of the characteristics and qualities of the coastal environment, whilst also responding to the ways in which intensification can be realised across all spatial definitions. Option 10 will not see any amendments to the AUP(OP) provisions or maps – instead being applied as a high order principle to determining the appropriate extents and limits to HVCs and the application of the THAB zone to the degree necessary to maintain and enhance the values of the coastal environment. |

## 3. Explanation of the Coastal Environment Qualifying Matter

29. The coastal environment generally refers to the broader area where the land and sea meet, resulting in a special set of environments where marine and terrestrial areas influence one another.[2]

30. The Coastal Environment is a new qualifying matter that has been introduced to moderate the extent of intensification in the coastal environment as a means of preserving natural character, landscape, amenity and cultural values, and ultimately the relationship between land and sea.

31. While not its direct purpose, this qualifying matter is also recognised as complementing and strengthening residential downzoning principles for other qualifying matters. This includes natural hazards (e.g. coastal inundation and coastal erosion), Sites and Places of Significance to Mana Whenua, as well as Significant Ecological Areas (**SEA**s), Outstanding Natural Character (**ONC**), Outstanding Natural Features (ONF), Outstanding Natural Landscapes (**ONL**) and High Natural Character (**HNC**) areas.

32. The inclusion of the coastal environment as a qualifying matter has been considered necessary given that the full extent of the coastal environment is not scheduled or mapped for protection across Tāmaki Makaurau / Auckland, with only the coastal marine area[3] being managed through overlays, zones, and precincts in the current AUP(OP), as well as through bylaw provisions (e.g. Navigation Bylaw 2021).

33. The AUP(OP) Regional Policy Statement provisions apply to the coastal environment, but the extent of where they apply must be determined on a case by case basis, considering the factors listed in NZCPS policy 1 as noted in the explanation to Chapter B8 of the AUP(OP).

34. Under the current AUP(OP), most urban residential land adjoining Auckland's coastline is zoned for lower-intensity development — primarily being zoned Residential – Single House Zone (**SHZ**) or the Residential – Mixed Housing Suburban (**MHS**) Zone (refer to **table 2** below).

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[2] Environment Foundation. (2020). Introduction to the coastal environment. Refer to https://www.environmentguide.org.nz/issues/coastal/introduction-to-the-coastal-environment/#:~:text=The%20term%20'coastal%20environment'%20refers,term%20itself%20is%20not%20defined.

[3] **Coastal marina area** is defined in section 2 of the RMA as "the foreshore, seabed, and coastal water, and the air space above the water—
(a) of which the seaward boundary is the outer limits of the territorial sea:
(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—
(i) 1 kilometre upstream from the mouth of the river; or
(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5"
The AUP(OP) recognises this, but notes the exception to this definition where the line of mean high water springs crosses a river specified in Appendix 7 Coastal Marine Area boundaries, the landward boundary must be the point defined in the appendix (Appendix 7).

| Table 2: Number of urban residential sites within 100m of the indicative coastline grouped according to the existing AUP(OP) zone[4] | | |
|---|---|---|
| **AUP(OP) Residential Zone** | **Total number of sites** | **Proportion of AUP(OP) sites as a %** |
| **Large Lot** | 1162 | 12.1853 |
| **Rural and Coastal Settlement** | 1759 | 16.8392 |
| **Single House** | 10935 | 31.4185 |
| **Mixed Housing Suburban** | 13699 | 29.0296 |
| **Mixed Housing Urban** | 2380 | 6.3414 |
| **Terrace Housing and Apartment Buildings** | 939 | 2.0689 |
| **Split Zones** | | |
| **Residential - Single House Zone, Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone** | 1 | 0.0298 |
| **Residential - Large Lot Zone, Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone** | 1 | 0.0004 |
| **Residential - Mixed Housing Suburban Zone, Residential - Single House Zone, Residential - Mixed Housing Urban Zone** | 1 | 0.0002 |
| **Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone** | 1 | 0.001 |
| **Residential - Mixed Housing Suburban Zone, Residential - Terrace Housing and Apartment Building Zone** | 1 | 0.0002 |
| **Residential - Mixed Housing Urban Zone, Residential - Single House Zone** | 1 | 0.0029 |
| **Residential - Mixed Housing Urban Zone, Residential - Large Lot Zone** | 1 | 0.2374 |
| **Residential - Rural and Coastal Settlement Zone, Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone, Residential - Single House Zone, Residential - Mixed Housing Urban Zone** | 1 | 0.0801 |
| **Residential - Mixed Housing Urban Zone, Residential - Mixed Housing Suburban Zone,** | 2 | 0.0004 |

[4] All data has been supplied by Auckland Council's Geospatial team in the Auckland-wide planning unit and is based on the AUP(OP) maps.

| | | |
|---|---|---|
| **Residential - Single House Zone** | | |
| **Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone** | 2 | 0.0098 |
| **Residential - Single House Zone, Residential - Mixed Housing Urban Zone, Residential - Mixed Housing Suburban Zone** | 3 | 0.0165 |
| **Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone** | 3 | 0.0475 |
| **Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone** | 3 | 0.0233 |
| **Residential - Mixed Housing Suburban Zone, Residential - Large Lot Zone** | 3 | 0.0036 |
| **Residential - Mixed Housing Urban Zone, Residential - Single House Zone, Residential - Mixed Housing Suburban Zone** | 4 | 0.0099 |
| **Residential - Single House Zone, Residential - Mixed Housing Urban Zone** | 6 | 0.0064 |
| **Residential - Single House Zone, Residential - Large Lot Zone** | 9 | 0.0717 |
| **Residential - Large Lot Zone, Residential - Single House Zone** | 13 | 0.1189 |
| **Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone** | 17 | 0.2361 |
| **Residential - Mixed Housing Urban Zone, Residential - Mixed Housing Suburban Zone** | 18 | 0.5161 |
| **Residential - Mixed Housing Suburban Zone, Residential - Single House Zone** | 38 | 0.0792 |
| **Residential - Single House Zone, Residential - Mixed Housing Suburban Zone** | 59 | 0.6255 |
| | | |

35. In the absence of a clearly defined or mapped extent of the coastal environment, there is a risk that intensification could occur in sensitive coastal areas without sufficient recognition of their natural character, cultural, landscape, and amenity values. A higher-order planning response is therefore essential to ensure strategic and integrated management of these values across the region and in directing intensification to appropriate locations.

36. The absence of a demarcated extent of the coastal environment in Auckland can, in part, be explained by the coastal environment being undefined in the RMA and varying significantly between regions and localities. This variability makes it difficult to establish a precise landward boundary and has been recognised as a barrier to effective coastal management.[5]

37. Historically, the Planning Tribunal under the Town and Country Planning Act 1977, along with case law, has guided assessments of the coastal environment's extent and characteristics in planning documents and site-specific evaluations.

38. Policy 1 of the NZCPS codifies this experience – listing the factors to consider when identifying the extent of the coastal environment.

***Policy 1: Extent and characteristics of the coastal environment***

1. *Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.*

2. *Recognise that the coastal environment includes:*
    1. *the coastal marine area;*
    2. *islands within the coastal marine area;*
    3. *areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;*
    4. *areas at risk from coastal hazards;*
    5. *coastal vegetation and the habitat of indigenous coastal species including migratory birds;*
    6. *elements and features that contribute to the natural character, landscape, visual qualities or amenity values;*
    7. *items of cultural and historic heritage in the coastal marine area or on the coast;*
    8. *inter-related coastal marine and terrestrial systems, including the intertidal zone; and*
    9. *physical resources and built facilities, including infrastructure, that have modified the coastal environment.*

[5] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 1: Extent and characteristics of the coastal environment. Refer to page 2 - https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-1.pdf

39. The AUP(OP) Regional Policy Statement (Chapter B8.6 - Toitū te taiwhenua - Coastal environment: Explanation and principal reasons for adoption) further elaborates on this, describing the coastal environment as encompassing both the coastal marine area and landward areas influenced by coastal processes and features (see **Figure 1**).

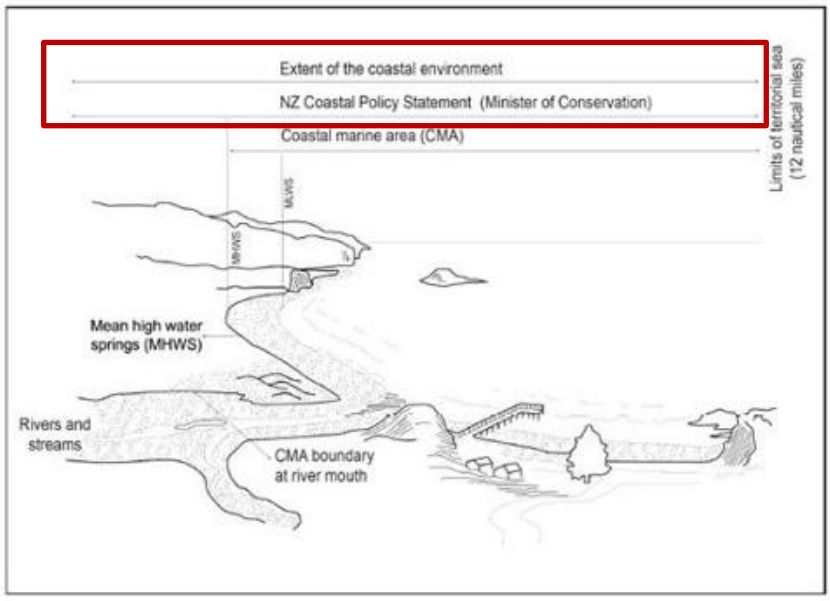


**Figure 1: Diagram to illustrate the extent of the coastal environment (Source: AUP(OP), RPS – B8.6 Explanation and principal reasons for adoption)**

40. While the RMA does not define the coastal environment in section 2, it is clearly identified as requiring special, integrated management under sections 6(a), 56, 58, and 64.

41. Accordingly, the council considers the Coastal Environment qualifying matter essential to giving effect to the following matters of national importance:

    **a.** Preserving the natural character of the coastal environment (including the coastal marine area), wetlands and their margins, and the protection of them from inappropriate subdivision, use, and development (s6(a) of the RMA)
    **b.** Maintaining and enhancing public access to and along the coastal marine area (s6(d) of the RMA); and
    **c.** Recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga (s6(e) of the RMA).

42. The application of the Coastal Environment qualifying matter also aligns with and supports the objectives and policies set out in the NZCPS and the HGMPA, which further reinforce the need for integrated and strategic coastal management.

43. The relevant provisions of the NZCPS and HGMPA that underpin the purpose and implementation of the Coastal Environment qualifying matter are outlined in the following sub-sections.

## 3.1 New Zealand Coastal Policy Statement 2010 (NZCPS)

44. In achieving a well-functioning urban environment, broader national policy directives, such as, the NZCPS must be considered and given effect to.

45. It is recognised that there will be situations, such as that raised by PC120, where more than one National Policy Statement (**NPS**) will be relevant. In these circumstances, all NPSs will need to be considered and given effect to.

46. Following the King Salmon[6] decision, it is well established that when applying the NZCPS alongside another NPS, decision-makers should not default to Part 2 of the RMA or engage in a balancing or weighting exercise. This approach is only appropriate where the relevant NPS does not comprehensively address the issues at hand, or where its provisions are ambiguous, uncertain or internally inconsistent.[7]

47. For plan reviews and plan changes, decision-makers therefore must thoughtfully assess relevant issues to support sustainable management, giving priority to those policies expressed in more directive language as guided by the King Salmon decision.[8]

48. The way in which the different policies in the NZCPS are expressed is deliberate and important – with some policies giving decision-makers more flexibility than others.[9]

49. Policies that include directive language like “avoid”, “prevent”, “have particular regard to”, “do not allow” and “require” in the NZCPS establish a clear obligation for a council to adhere to and provide a ‘bottom line’ for protecting the coastal environment. While policies that include terms such as “where practicable”, “consider”, “recognise”, “have regard to” and “take into account” are less directive and therefore offer greater flexibility.

50. In the 2023 Supreme Court decision in *Port Otago Limited v Environment Defence Society*[10] it was clarified that when directive policies conflict, they must be reconciled through a structured analysis in resource consent decisions. For instance, policies requiring avoidance of adverse effects (e.g. Policy 13 – Preservation of natural character) may need reconciliation with those policies that require or provide for essential infrastructure (e.g. Policy 9 – Ports) through regional policy statements and plans.

51. The context in which terms such as “avoid”, “appropriate”, and “inappropriate” are used in the NZCPS is critical. These terms must be interpreted in light of the policy as a whole and applied based on the specific circumstances of each case.

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[6] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 (“King Salmon”)
[7] Department of Conservation. (2018). NZCPS 2010 Implementation guidance – Introductory note. Retrieved from: https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/introductory-note.pdf
[8] Ibid.
[9] https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/introductory-note.pdf - page 4
[10] Port Otago Limited v Environmental Defence Society Incorporated [2023] NZSC – as cited on Simpson Grierson. (2025). Supreme Court confirms how national direction is to be given effect to under the RMA. Retrieved from https://www.simpsongrierson.com/insights-news/legal-updates/supreme-court-confirms-how-national-direction-is-to-be-given-effect-to-under-the-rma

52. For instance, in NZCPS Policy 8: Aquaculture, the term “appropriate” is used in a technical sense – referring to suitability in relation to aquaculture needs, such as water quality. While in contrast, Objective 6 of the NZCPS refers to enabling use and development “in appropriate places and forms, and within appropriate limits.” Here, “appropriate” is understood more broadly, encompassing not only technical suitability but also environmental, natural character, amenity and cultural considerations.[11]

53. If there is a conflict between particular NZCPS provisions, then a careful assessment must be undertaken by firstly, examining the way in which the policies are expressed and secondly, only if the conflict remains, should the assessment be informed by section 5 of the RMA.

54. As the purpose of the NZCPS is to “state policies in order to achieve the RMA’s purpose in relation to New Zealand coastal environment”[12], the NZCPS therefore provides greater substance to the provisions of Part 2 of the RMA with respect to the coastal environment. In this respect, giving effect to the NZCPS is, by extension, acting “in accordance with’ pt 2 and there is no need to refer back to … [Part 2] when determining a plan change.”[13]

55. In relation to the Coastal Environment qualifying matter, **Table 3** outlines the relevant objectives and policies from the NZCPS that support and justify its role in guiding and moderating urban intensification in the coastal environment.

56. NZCPS Policies 13 and 15 are most notable with respect to the Coastal Environment qualifying matter. This is because these NZCPS provisions establish strict “avoid” policies for activities with the potential to:

    **a.** Adversely affect areas in the coastal environment with outstanding natural character, outstanding natural features and/or outstanding natural landscapes (Policy 13(1)(a) and Policy 15(1)(a) of the NZCPS), and
    **b.** Result in **significant** adverse effects on natural character, natural features and/or natural landscapes in **all other areas** of the coastal environment, with any other adverse effects to be avoided, remedied or mitigated (Policy 13(1)(b) and Policy 15(1)(b) of the NZCPS).

57. These policies also recognise and respond to the threats posed to natural character from incremental loss due to subdivision, use and development and cumulative adverse effects including introduction and persistence of plant and animal pests, as well as coastal discharges and increased sedimentation.

[11] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38 (the “King Salmon decision”), paragraph 100. Retrieved https://www.courtsofnz.govt.nz/cases/environmental-defence-society-incorporated-v-the-new-zealandking-salmon-company-limited-ors **AND** Department of Conservation. (2018) NZCPS 2010 Implementation guidance – Introductory note (Updated May 2018). Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/introductory-note.pdf
[12] Section 56 of the RMA
[13] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 85.

58. As determined in the King Salmon decision, the application of an overall broad judgement to the implementation of Policies 13(1) and 15(1) has been determined as:
    **a.** Being inconsistent with the process of issuing the NZCPS;[14]
    **b.** Creating uncertainty;[15] and
    **c.** Undermining the strategic region-wide approach required under the NZCPS.[16]

59. Collectively, these NZCPS provisions support the inclusion of the Coastal Environment as a qualifying matter, recognising the need to safeguard the long-term integrity of natural features and landscapes within coastal areas. This protection extends beyond those already scheduled in the AUP(OP) as Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character Areas, or High Natural Character areas.

[14] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 136
[15] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 137
[16] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 139

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| **Objective 1** | Safeguard the integrity, form, functioning, and resilience of the coastal environment.<br>This includes:<br>• Maintaining and enhancing natural biological and physical processes.<br>• Recognising the dynamic, complex, and interconnected nature of coastal systems.<br>• Protecting significant natural ecosystems and indigenous biodiversity.<br>• Maintaining and improving coastal water quality, especially where degraded by human activity. | This objective directly supports the Coastal Environment as a qualifying matter by:<br>• Justifying the need to limit intensification in areas where natural processes and ecosystems are vulnerable to disruption.<br>• Reinforcing the importance of protecting ecological integrity and biodiversity in coastal areas.<br>• Supporting planning responses that maintain water quality and prevent cumulative adverse effects from urban development.<br>• Recognising the interconnected nature of land and sea systems, which requires integrated management across boundaries. |
| **Objective 2** | Preserve natural character of the coastal environment and protect natural features and landscape values through:<br>• recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;<br>• identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and<br>• encouraging restoration of the coastal environment. | Directly supports the purpose of the coastal environment as a qualifying matter in moderating intensification as a means of safeguarding natural character, landscape and experiential values of the coastal environment.<br><br>This objective is supported by Policies 7, and 13 to 15.<br><br>In the context of this objective and its supporting policies, what is "inappropriate" is to be assessed with reference to what is being sought for preservation or protection.[17] The relevant supporting policies set out the matters decision-makers are to include in their assessment of what is to be preserved or protected. |
| **Objective 3, Policy 2** | **The Treaty of Waitangi, tangata whenua and Māori heritage**<br>Take into account Te Tiriti o Waitangi (Treaty of Waitangi) principles in relation to the coastal environment.<br><br>Recognise and protect the relationship of tangata whenua with the coastal environment, including their role as kaitiaki. | This provision relates to Māori and their relationship with the coastal environment.<br><br>Objective 3 ultimately supports the inclusion and consideration of mana whenua values and cultural heritage in coastal planning. While Policy 2 directs the ways in which the relationship of tangata whenua with the coastal environment can be recognised – taking into account tikanga and kaitiakitanga. This includes involving iwi authorities, taking into account iwi resource management plans, providing opportunities for mana whenua to exercise kaitiakitanga, maintaining access to Māori fishing and customary sites of significance, identifying and managing areas or sites of significance to mana whenua, consulting and collaborating with mana whenua.<br><br>These provisions are relevant to the Coastal Environment qualifying matter, which is intended to respond to the concerns and values held by mana whenua with respect to the coastal environment. This is discussed in more detail in Section 3.3 of this report. |

[17] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 101. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/introductory-note.pdf, page 5

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| **Objective 4, Policies 18 and 19** | **<u>Public Open Space and Access</u>**<br>Objective 4 (supported by Policies 18 and 19) seek to maintain and enhance the public open space qualities, public access and recreation opportunities of the coastal environment. It sets out to do this by:<br>• Recognising the coastal marine area as a valuable public space for enjoyment and recreation.<br>• Ensuring free public walking access to and along the coast, and providing alternative access where necessary.<br>• Anticipating the impacts of coastal processes and climate change on access, and planning to maintain it even as the coastline shifts inland.<br><br>Policy 18 recognises the importance of public open space in and around the coastal marine area for recreation, appreciation, and community wellbeing. It requires:<br>• The location and treatment of public open space to be compatible with natural character, natural features, natural landscapes and amenity values of the coastal environment.<br>• Consideration of future public open space needs, especially near urban areas.<br>• Maintenance and enhancement of walking access linkages.<br>• Planning for climate change impacts to preserve long-term access.<br>• Recognition of esplanade reserves and strips as key contributors to public open space.<br><br>Policy 19 supports Objective 4 - emphasising the public expectation for free, safe, and practical walking access to and along the coast. It requires:<br>• Protection and enhancement of public walking access.<br>• Avoidance or mitigation of access loss due to development. | These provisions highlight the importance of protecting public access, open space qualities, and recreational opportunities in the coastal environment. It emphasises the need to avoid subdivision, use, and development that could restrict access or degrade the amenity, natural character and ecological values of coastal areas – and ultimately supports the purpose of the Coastal Environment as a qualifying matter.<br><br>Increased development, particularly in the form of greater building height and bulk, can compromise visual and physical connections to the coast. Without careful management, it may also lead to the privatisation of access, overshadowing of public spaces, overcrowding, and environmental degradation — including erosion, dune damage, and reduced water quality.<br><br>With respect to Policy 18(a) in particular, the coastal environment as a qualifying matter is necessary in managing the surrounds that adjoin public open space and access to ensure it remains functional, and of high amenity and use value.<br><br>These NZCPS provisions align with other legislation such as, the Conservation Act 1987, the Reserves Act 1977 and the Walking Access Act 2008. For instance,<br>• The Conservation Act 1987 has a purpose of promoting the conservation of New Zealand's natural and historic resources – with the Department of Conservation (**DOC**) having a leading role in fulfilling this purpose. This Act also includes provisions for marginal strips (often present in the coastal environment) that are recognised as specially protected areas (whether land or water) that are held by the Crown for conservation purposes.<br><br>• Section 3 of the Reserves Act 1977 provides for the acquisition of land for reserves, along with the classification and management of reserves. This Act sets out three main functions that form the purpose of the Act. These include:<br>  ○ Providing for the preservation and management, for the benefit and enjoyment of the public, areas possessing some special feature or values such as recreational use, wildlife, landscape amenity or scenic value<br>  ○ Ensuring, as far as practicable, the preservation of representative natural ecosystems or landscapes and the survival of indigenous species of flora and fauna, both rare and commonplace.<br>  ○ Ensuring, as far as practicable, the preservation of access for the public to the coastline, islands, lakeshore and riverbanks and to encourage the protection and preservation of the natural character of these areas. |

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | • Identification of opportunities to restore or improve access.<br>• Restrictions only where necessary (e.g. to protect sensitive habitats, cultural sites, or public safety), with alternative routes provided where practicable. | • Section 3 of the Walking Access Act 2008 sets out the purpose of the Act in providing the NZ public with free, certain, enduring, and practical walking access to the outdoors (including around the coast and lakes, along rivers, and to public resources) so that the public can enjoy the outdoors. As part of fulfilling this purpose, the Act establishes the New Zealand Walking Access Commission with the responsibility for leading and supporting the negotiation, establishment, maintenance, and improvement of walking access over public and private land, as well as access firearms, dogs, bicycles, or motor vehicles.<br><br>Overall, these provisions support this qualifying matter by:<br>• Reinforcing the need to protect public access and open space from being compromised by intensification or privatisation.<br>• Justifying planning measures (e.g. setbacks, height limits) to preserve visual and physical connections to the coast.<br>• Supporting long-term resilience of public access, especially in areas vulnerable to erosion or sea level rise.<br>• Ensuring that recreational and amenity values are maintained alongside natural character, landscape (environmental) and cultural protection. |
| **Objective 5, Policies 24 to 27** | **Coastal Hazards**<br>To ensure that coastal hazard risks taking account of climate change, are managed by:<br><br>• Identifying areas in the coastal environment affected by coastal hazards (including tsunami) and giving priority to the identification of areas at high risk of being affected. Identification of hazard risks should be over at least 100 years.<br>• Locating new development away from areas prone to such risks;<br>• Considering responses, including managed retreat, for existing development in this situation, and<br>• Providing, protecting or restoring natural defences to coastal hazards. | The coastal hazard objective and policies in the NZCPS contribute to the promotion of sustainable management of the coastal environment by directing the management of coastal hazard risks in those areas that will potentially be affected by coastal hazards (including the effects of climate change) over at least the next 100 years and in ensuring potential social, cultural, environmental and economic harm is not increased.[18] These provisions are also recognised as being closely related to other objective and policies in the NZCPS, particularly Policies 1-4, 6-11, 13-20 and 23.[19]<br><br>While the management of natural hazards is not the primary purpose of this qualifying matter, it is a secondary benefit – ensuring that there is a lower level of development adjoining coastal hazard areas and in complementing a precautionary and risk-based management approach that accounts a 100+ year planning horizon. |

[18] Department of Conservation. (2017). NZCPS 2010 guidance note: Coastal Hazards – Objective 5 and Policies 24, 25, 26 ad 27. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-24-to-27.pdf, page 5
[19] Ibid, page 6

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| **Objective 6** | Enable use and development in appropriate places and forms, while protecting coastal values. This includes recognising:<br>• That protecting coastal values does not exclude development, provided it occurs in suitable locations, forms, and within appropriate limits.<br>• Some activities are functionally dependent on coastal locations (e.g. aquaculture, ports).<br>• The coastal environment contains valuable renewable energy resources.<br>• Protecting habitats of marine life supports community wellbeing.<br>• Land-based activities can impact the coastal marine area and should be managed accordingly.<br>• The coastal marine area has limited formal protection and is vulnerable to inappropriate development.<br>• Historic heritage in the coastal environment is extensive but not fully documented. | The context of "appropriate" in Objective 6 is open-ended, with the determination of what is appropriate requiring both technical evaluation but also an assessment of broader considerations (e.g. environmental, cultural, social and so on). [20]<br><br>This objective supports strategic planning responses (e.g. like the Coastal Environment qualifying matter) to ensure development, use and subdivision is compatible with environmental (i.e. ecological, natural character, landscape and so on), cultural, social, economic and historic heritage values. |
| **Policy 3** | **Precautionary approach**<br>Adopt a precautionary approach to activities with uncertain or potentially significant adverse effects on the coastal environment, and where resources are potentially vulnerable to the effects of climate change. This is necessary to:<br>• Avoid social and economic loss and harm<br>• Allow for natural adjustments for coastal processes, natural defences, ecosystems, habitat and species<br>• Ensure natural character, public access, amenity and other values of the coastal environment meet the needs of future generations. | The implementation of Policy 3 is relevant in considering social and economic loss and harm of climate change (e.g. Objective 6 and Policy 6), and the protection of natural character (e.g. Objective 2, Policies 13 and 14).[21]<br><br>While Policy 3 is worded with a particular focus on the effects of climate change, the uncertainties also include matters, such as, losses to indigenous biodiversity in the coastal environment, and associated effects such as, habitat loss, modified ecosystems (e.g. estuaries, intertidal zones) and the interruption of ecological corridors.[22] These uncertainties are ones that can arise in the context of intensifying urban development in the coastal environment.<br>The coastal environment is inherently dynamic, with changing landforms, ecological processes and exposure to natural forces – such as, erosion, sediment movement and weather events. Intensification in such areas presents a range of potentially adverse effects, beyond those associated with natural hazards (and climate change) alone. These include: |

[20] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38, paragraph 100. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/introductory-note.pdf, pages 4-5
[21] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 3: Precautionary approach. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-3.pdf
[22] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 3: Precautionary approach. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-3.pdf

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | | • **Landscape and visual impacts**, particularly in sensitive or elevated coastal locations.<br>• **Shading and wind tunnel effects** resulting from taller or more intensive built forms.<br>• **Potential adverse effects posed to steep slopes, escarpments and cliffs:** Significant portions of the coastal environment are characterised by steep slopes, escarpments and cliffs – these features contribute to landscape, visual values, as well as present potential geotechnical hazards with the capacity to increase the risks to life, and property and limit the suitability of the land for intensified residential use.<br>• **Loss of public access and coastal outlook**, which is also contrary to Policies 6(f) and 19.<br>• **Reduced coastal amenity,** which affects the experiential and recreational values of the coastal environment. *(Bold text for emphasis).*<br><br>Given the difficulty in predicting the cumulative and long-term effects of intensified development in these environment – especially where multiple values are at stake – a more cautious and spatially tailored planning response is warranted. [23]<br><br>This policy supports the use of the Coastal Environment as a qualifying matter – which is intended as a precautionary response to managing urban development in sensitive and medium to high (natural, landscape, amenity and cultural) value coastal areas. |
| **Policy 4** | **<u>Integration</u>**<br>Policy 4 requires that coastal management be integrated across:<br>• The landward and seaward sides of the coastal environment.<br>• Agencies and decision-makers.<br>• Different policy instruments and planning frameworks.<br><br>It recognises that coastal processes and values do not stop at the mean high water springs line, and that effective | Policy 4, under clause (c), five resource management issues are identified that specifically require an integrated approach. These five resource management issues point to:<br><br>• The need for whole catchment thinking and overlapping management – whether it be the combination of district and regional responses and/or strategic planning.<br>• The need to consider cross boundary activities – particularly where such activities in the coastal environment have the potential to reduce public use and enjoyment of public space, and/or if public use traverses the mean high water springs line and can be vulnerable to effects.<br>• Land-use planning needing to recognise and manage its effects on water quality, benthic habitats and marine ecosystems through increasing sedimentation. |

[23] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 3: Precautionary approach. Retrieved from https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-3.pdf

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | management must consider the interconnectedness of land-based activities and marine ecosystems. | • The need to consider whether significant adverse cumulative effects[24] are occurring or could be anticipated, and for provisions to be in place to manage these effects.<br><br>As part of the implementation guidance note on Policy 4, cumulative effect considerations are recognised as being relevant to such examples as, fresh and coastal water quality and quantity issues and nutrient build up from land use intensification, and natural character being compromised by increasing development on coastal margins.[25]<br><br>This policy is relevant to the Coastal Environment qualifying matter by supporting a holistic approach that recognises the interdependencies between land and sea, as well as potential cumulative effects. For instance, by managing intensification near the coast, it can help in preventing land-based activities (e.g. stormwater runoff, erosion, shading, loss of vegetation) from degrading marine and intertidal ecosystems and natural character values. |
| **Policy 6** | **Activities in the coastal environment**<br>Policy 6 provides guidance on managing subdivision, use, and development in the coastal environment. It recognises:<br>• The importance of infrastructure, energy, and mineral extraction to community wellbeing.<br>• The need to manage the rate and form of development to avoid compromising coastal values.<br>• The benefits of consolidating existing coastal settlements to avoid sprawl.<br>• The importance of enabling papakāinga, marae, and associated developments for tangata whenua.<br>• That some activities have a functional need to be located in the coastal marine area, while others do not and should generally be avoided there. | Policy 6 of the NZCPS directly supports the identification of the coastal environment as a qualifying matter by providing principles that guide the location, scale, and form of development in coastal areas. It recognises the need to accommodate growth while ensuring that development does not compromise the unique values of the coastal environment. Key links include:<br>• **Policy 6(1)(c)** promotes urban consolidation but requires consideration of coastal values such as natural character, built form, headlands, ridgelines, open space, public access, amenity, biodiversity, and heritage. These values align with other directive NZCPS policies (e.g. Policies 13 and 15), reinforcing the need to manage development intensity in sensitive coastal areas.<br>• **Policy 6(1)(f)** supports maintaining the character of the existing built environment and managing change where appropriate. Recognising the coastal environment as a qualifying matter enables councils to set clear expectations for development intensity and form, helping to preserve coastal character. |

[24] Cumulative effect is referred to in section 3(d) of the RMA, as part of the definition of 'effect'. The term 'cumulative effect' includes two concepts - the first being effects arising over time, and the second, referring to effects arising in combination with other effects. For example, effects on water quality and ecology from a range of point and non-point discharges from land can adversely affect the life-supporting capacity and natural character of the coast. Any one of these changes may be insignificant, but at some point, the accumulation of these effects can be significant. Source: Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 4: Integration. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-4.pdf

[25] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 4: Integration. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-4.pdf

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | • The need to manage visual impacts, protect open space, and set development back from the coast where practicable.<br>• The potential of renewable coastal resources (e.g. wind, wave, tidal energy).<br>• The importance of efficient use of space in the coastal marine area and maintaining public access and recreation values. | • **Policy 6(1)(h)** requires councils to avoid adverse visual impacts in sensitive areas like headlands and ridgelines. The qualifying matter provides a mechanism to manage building height and form in areas not otherwise covered by existing overlays in the AUP(OP), protecting visual and physical connections to the coast.<br>• **Policy 6(1)(i)** encourages setbacks from the coastal marine area and other water bodies to protect natural character, open space, amenity, and public access. The qualifying matter helps safeguard these values where existing planning controls may not be sufficient.<br>• **Policy 6(1)(j)** supports the use of buffer areas around sites of significant indigenous biodiversity or historic heritage. The coastal environment qualifying matter enables councils to manage intensification near these areas, reducing potential adverse effects and supporting broader ecological and cultural outcomes.<br><br>Overall, Policy 6 balances the need to provide for population growth with the imperative to protect the coastal environment's natural, cultural, and landscape values. This balance is central to the rationale for identifying the coastal environment as a qualifying matter under the NPS-UD, particularly in reconciling the intensification objectives of Policy 3 with the protective intent of NZCPS Policies 13, 14, 15, 18, and 19.<br><br>Policy 6 also has strong links with other NZCPS objectives and policies – particularly Policy 7 outlined below, with both provisions needing to be read together. |
| **Policy 7** | **<u>Strategic planning</u>**<br>Policy 7 sets out how councils in preparing regional policy statements and plans must strategically plan for future development in the coastal environment by identifying:<br>• Where, how, and when residential, rural, and urban development should occur.<br>• Areas where certain activities or forms of development are inappropriate or may be inappropriate without further assessment. | Under Policy 7, the NZCPS calls for strategic planning in the coastal environment to determine where, how and when to provide for future residential, urban development and other activities, and determine areas where such activities, use and development would be inappropriate or at significant risk from adverse cumulative effects.<br><br>It is considered that the full range of values associated with the coastal environment need to be considered to protect the integrity of the coastal experience and sense of place – this includes ensuring perceptions of the coastal environment are not being dominated by built form, to ensure people can continue feeling connected to remaining elements of natural character and the sense of openness that is iconic to most coastal environments in Auckland.<br><br>Without good strategic planning, the risk of continued and incremental loss of important coastal values are increased – with ad hoc development having the potential to impact the supply and operations of important facilities and services and reduce the environmental goods and services generated by the coastal |

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|---|---|---|
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| | | environment.[26] It is with this in mind, that the Coastal Environment as a qualifying matter is considered necessary to support proactive zoning and restricting the extent of additional heights enabled by HVCs to manage long-term impacts to natural character, landscape, amenity and cultural values. |
| **Policy 11** | **Indigenous biological diversity (biodiversity)**<br>Policy 11 aims to protect indigenous biodiversity in the coastal environment by:<br>• Avoiding adverse effects on:<br>➢ Threatened or at-risk indigenous species and ecosystems.<br>➢ Rare or naturally uncommon habitats and ecosystems.<br>➢ Areas set aside for biodiversity protection.<br>• Avoiding significant adverse effects, and avoiding, remedying, or mitigating other effects on:<br>➢ Predominantly indigenous vegetation.<br>➢ Habitats important during vulnerable life stages.<br>➢ Coastal ecosystems particularly vulnerable to modification (e.g. estuaries, wetlands, dunes, intertidal zones).<br>➢ Habitats important for cultural, recreational, or commercial purposes.<br>➢ Migratory species and ecological corridors. | This policy supports the precautionary approach of the Coastal Environment qualifying matter by:<br>• Providing a clear directive to limit intensification in and around areas of ecological significance.<br>• Justifying the use of planning tools (e.g. overlays, setbacks, buffers) to protect vulnerable coastal habitats.<br>• Reinforcing the need to manage cumulative effects of development that could degrade biodiversity over time.<br>• Ensuring that rare and threatened ecosystems are not compromised by inappropriate subdivision, use, or development.<br><br>This emphasis of Policy 11 is on controlling the effects of activities. This may require consideration of particular threats to identified species or in other instances recognition that effects and potential threats may be so wide ranging and difficult to control through rules in plans or conditions of consent. An example of this is residential development adjacent to the habitat of a threatened species where the potential threats could include (but would not necessarily be limited to) noise, dogs, cats and human disturbance.[27] |
| **Policy 13** | **Preservation of natural character**<br>This policy sets out to protect natural character of the coastal environment from inappropriate subdivision, use and development. As part of this policy, the key requirements are identified as being:<br>• **Protection Measures:** | This policy acknowledges the importance of preserving natural character across the entire coastal environment—not just in areas identified as having outstanding or high natural values. It provides planning guidance to support the implementation of section 6(e) of the RMA, which requires the preservation of natural character and its protection from inappropriate subdivision, use, and development as a matter of national significance. Policy 13(2), along with relevant case law, clarifies the components that contribute to natural character, including the recognition that it can vary from untouched (pristine) to modified states. |

[26] Further guidance is provided by the Department of Conversation. (n.d.). NZCPS 2010 Guidance note – Policy 7: Strategic planning. See: https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-7.pdf

[27] Department of Conversation. (n.d.). NZCPS 2010 Guidance note – Policy 11: Indigenous biological diversity (biodiversity). Retrieved: https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-11.pdf, pages 17-18

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|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | ○ Avoid adverse effects in areas with *outstanding* natural character.<br>○ Avoid significant adverse effects, and avoid, remedy, or mitigate other effects in **all other** coastal areas.<br><br>• **Understanding Natural Character:**<br><br>○ It is not the same as natural features, landscapes, and amenity values.<br>○ Includes elements like:<br>▪ Natural processes and patterns<br>▪ Ecological and geological aspects<br>▪ Landforms (e.g., dunes, wetlands, reefs)<br>▪ Movement of water and sediment<br>▪ Darkness of the night sky<br>▪ Wild or scenic areas<br>▪ Range from pristine to modified<br>▪ **Sensory experiences** (e.g., sounds and smells of the sea) – this is particularly relevant in the context of this qualifying matter.<br><br>• **Implementation:**<br><br>○ Assess and identify areas of high natural character (e.g., through mapping). | While 'natural character' is not defined in the RMA, it is widely recognised and accepted as a term used to describe natural elements of all coastal environments with the degree of natural character depending on:<br>• The extent to which the natural elements, patters and processes[28] occur;<br>• The nature and extent of modification to the ecosystems, and landscape / seascape – where the degree of natural character is highest where there is the least amount of modification; and<br>• The effect of different types of modification to natural character – which varies depending on the context and may be perceived differently by different people and communities.[29]<br><br>It is important to note that natural character is not the same as landscape – with landscape referring to 'the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations".[30]<br><br>Policies 13(1)(a) - (b) (as well as Policy 15(1)(a) - (b)) of the NZCPS are direct "avoid" provisions - essentially acting as bottom lines that must be given effect to. Application of an overall broad judgement to their implementation has been determined in the *King Salmon* decision as:<br><br>• Being inconsistent with the process of issuing the NZCPS;[31]<br>• Creating uncertainty;[32] and<br>• Undermining the strategic region-wide approach required under the NZCPS.[33] |

[28] In interpreting NZCPS Policy 13(2) natural elements, patterns and processes refers to "biophysical, ecological, geological and geomorphological aspects; natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; and the natural movement of water and sediment." See: Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 13: Preservation of natural character. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf, page 11

[29] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 13: Preservation of natural character. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf, page 11

[30] New Zealand Institute of Landscape Architecture, Best Practice Note Landscape assessment and sustainable management, June 2010. As cited in Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 13: Preservation of natural character. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf, page 11

[31] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38, paragraph 136

[32] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38, paragraph 137

[33] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38, paragraph 139

| Table 3: Relevant NZCPS Objectives and Policies that support and justify the Coastal Environment as a Qualifying Matter (QM) | | |
|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | ○ Ensure regional policy statements and plans include objectives, policies, and rules to preserve natural character. | Overall, this policy is central to the role of the Coastal Environment as a qualifying matter in protecting all areas of natural character and responds directly to the tension created by intensification in the coastal environment. |
| **Policy 14** | **Restoration of natural character**<br>Policy 14 promotes the restoration or rehabilitation of natural character. It recognises the key actions of giving effect to this policy as being:<br>• Identification of areas and opportunities for restoration;<br>• Including restoration focused policies, rules, and methods in regional policy statements and plans; and<br>• Applying conditions for restoration or rehabilitation on resource consents and designations where practicable.<br><br>Examples of restoration approaches may include (but are not limited to):<br>• Supporting natural regeneration with effective pest and weed control.<br>• Enhancing habitats for indigenous species.<br>• Rehabilitating natural coastal features (e.g., dunes, wetlands).<br>• Restoring riparian and intertidal margins.<br>• Reducing contaminant discharges.<br>• Removing redundant structures with minimal heritage/amenity value.<br>• Restoring cultural landscape features.<br>• Redesigning structures that disrupt ecosystem processes. | Policy 14 works in tandem with Policies 11, 13 (and 10) and Objective 2. With respect to the coastal environment as a qualifying matter, this policy supports a precautionary response to the concerns of progressive loss and reduction of the natural character in the coastal environment and the threats posed by inappropriate subdivision, use and development – including any associated continued or cumulative adverse effect or loss to natural character. [34]<br><br>Policy 14 further justifies the coastal environment as a qualifying matter given that it:<br>• Recognises restoration as a national priority – aligning with sections 6(a, (b), (c) and (e) of the RMA<br>• Justifies spatial constraints on use and development to allow for ecological recovery<br>• Addresses cumulative and legacy impacts to natural character<br>• Recognises how restoration does not just support ecological outcomes, but also cultural, amenity and landscape values.<br><br>Overall, this broader lens with respect to restoration strengthens the case for treating parts of the coastal environment as sensitive and requiring tailored and strategic planning responses. |
| **Policy 15** | **Natural features and natural landscapes**<br>Policy 15 sets out to protect natural features and landscapes (including seascapes) in the coastal environment from inappropriate subdivision, use, and development. As part of this policy, the key requirements are identified as being:<br><br>• **Protection Measures:** | Similarly to Policies 13 and 14, Policy 15 responds to the concerns of progressive degradation of natural features and natural landscapes in the coastal environment – particularly from cumulative adverse effects. It is recognised that intensification without thoughtful limits to development intensity and density has the potential to undermine these values associated with natural features and landscapes in the coastal environment.<br><br>Policy 15 is closely linked to Objectives 2, and 6, as well as Policies 1, 4 to 7, 13 and 14 of the NZCPS. |

[34] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 14: Restoration of natural character. Retrieved from https://www.doc.govt.nz/globalassets/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-14.pdf, pages 3 and 8

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| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | ○ Avoid adverse effects on *outstanding* natural features and landscapes.<br>○ Avoid significant adverse effects, and avoid, remedy, or mitigate other effects on **<u>all other</u>** natural features and landscapes.<br><br>• **Identification and Assessment:**<br>○ Identify and assess coastal natural features and landscapes using:<br>- Land typing, soil and landscape characterisation.<br>- Consideration of factors such as:<br>➢ Geological, ecological, and topographical attributes.<br>➢ Presence of water bodies.<br>➢ Legibility of landscape formation.<br>➢ Aesthetic and transient values.<br>➢ Vegetation types.<br>➢ Shared, cultural, spiritual, historical, and heritage values.<br>➢ Wild or scenic qualities.<br><br>• **Implementation**<br>○ Assess and identify areas of natural features and landscapes (e.g., through mapping).<br>○ Ensure regional policy statements and plans include objectives, policies, and rules to preserve natural features and landscapes. | This policy justifies the coastal environment as a qualifying matter given that it:<br>• Recognises restoration as a national priority – aligning with sections 6(a) and 6(b) of the RMA<br>• Justifies spatial constraints on use and development to recognise natural features and landscapes – including those not recognised as outstanding and scheduled for protection.<br>• Addresses cumulative and legacy impacts to natural features and landscapes<br>• Integrates with and recognises cultural and spiritual associations of natural features and landscapes for mana whenua, as well as aesthetic, ecological attributes and heritage association.<br><br>As already noted under Policy 13, the application of an overall broad judgement with respect to Policy 15 would be inconsistent with the process of issuing the NZCPS and this direct avoid policy;[35] it would create uncertainty and undermine a strategic region-wide approach required under the NZCPS.[36]<br><br>Overall, and in responding to the tension created by Policy 3 of the NPS-UD, this policy justifies the need for the Coastal Environment as a qualifying matter to ensure the long-term integrity of natural features and natural landscapes in the coastal environment. |
| **Policy 17** | **<u>Historic heritage identification and protection</u>**<br>This policy sets out to protect historic heritage (including cultural heritage) in the coastal environment from inappropriate subdivision, use, and development. It seeks to achieve this by: | This policy recognises and responds to the vulnerability of historic heritage values to the adverse effects arising from use, and development in the coastal environment, as well as from coastal processes.<br><br>Historic heritage in the coastal environment includes structures such as wharves and jetties, wharf buildings, coastal defences, sea walls, lighthouses, shipwrecks, and |

[35] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38, paragraph 136
[36] Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38, paragraphs 136, 137 and 139

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|---|---|---|
| **NZCPS Provision** | **NZCPS Provision Description** | **NZCPS Implementation Guidance and Relevance to the QM** |
| | 1. **Identifying and assessing** historic heritage, including archaeological sites.<br>2. **Managing heritage collaboratively** with councils, heritage agencies, iwi authorities, and kaitiaki.<br>3. **Considering heritage in the context of historic landscapes.**<br>4. **Recognising conservation needs** for heritage protection.<br>5. **Providing for the integrated management** of historic heritage across the coastal marine area boundary (mean high water springs).<br>**6. Including relevant methods/provisions for protecting historic heritage in the coastal environment in regional policy statements and plans.**<br>7. **Applying or reviewing consent conditions** to support heritage protection.<br>8. **Requiring conservation conditions** where practicable.<br>9. **Supporting conservation incentives** (e.g., grants or rates relief for heritage owners). | hulks; places of significance to Māori, such as, wāhi tapu (sacred places), urupā, (burial grounds) and tauranga waka (canoe landing places); archaeological sites; and places of historical or cultural interest and significance. In particular, sites that are associated with past Māori settlement tend to be concentrated around the coastline.<br><br>Many historic heritage features and landscapes in the coastal environment across New Zealand continue to be discovered, unearthed and recorded. In this respect, many historic heritage features and landscapes are not yet fully known, let alone scheduled for protection. In this respect a precautionary safeguard, like that exemplified by this qualifying matter, is essential to protecting historic heritage in the coastal environment from the threats posed by intensification.<br><br>This policy aligns with sections 6(e) and (f) of the RMA, as well as other legislation and obligations, such as, the Heritage NZ Pouhere Taonga Act 2014, the Conservation Act 1987, the Reserves Act 1977, the Building Act 2004, the Ministry for Cultural and Heritage Government Policy and the ICOMOS NZ Charter 2010. |

## 3.2 Hauraki Gulf Marine Park Act 2000

60. All of the coastal environments along the eastern side of Auckland sit within the catchment of the Hauraki Gulf Marine Park. Such areas include, but are not limited to, Mairangi Bay, Milford, Takapuna, St Marys Bay, Parnell, Ōrākei, and Pakuranga.

61. When considering the range of densities and heights in such coastal environments the HGMPA needs to form part of this consideration.

62. The purpose of the HGMPA is set out in section 3 and summarised as follows:
    (a) To provide for the integrated management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments,
    (b) To establish the Hauraki Gulf Marine Park,
    (c) To establish objectives for the management of the Hauraki Gulf, its islands, and catchments,
    (d) To recognise the historic, traditional, cultural, and spiritual relationship of the tangata whenua with the Hauraki Gulf and its islands, and
    (e) To establish the Hauraki Gulf Forum.

63. Part 1, section 7 of the HGMPA recognises the interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands as matters of national significance.

64. Clause 2 in section 7 of the HGMPA clarifies that:
    *(2) The life-supporting capacity of the environment of the Gulf and its islands includes the capacity—*
    (a) *to provide for—*
        *(i) the historic, traditional, cultural, and spiritual relationship of the tangata whenua of the Gulf with the Gulf and its islands; and*
        *(ii) the social, economic, recreational, and cultural well-being of people and communities:*
    (b) *to use the resources of the Gulf by the people and communities of the Gulf and New Zealand for economic activities and recreation:*
    (c) *to maintain the soil, air, water, and ecosystems of the Gulf.*

65. With respect to the purpose of the Coastal Environment as a qualifying matter to limit densities and heights in the coastal environment to protect natural character, landscape, amenity and cultural values, Section 8 of the HGMPA is considered most pertinent to its justification. This section sets out the objectives in the management of the Hauraki Gulf and its islands and is provided as follows:

    ***8. Management of Hauraki Gulf***

    *To recognise the national significance of the Hauraki Gulf, its islands, and catchments, the objectives of the management of the Hauraki Gulf, its islands, and catchments are—*

    *(a) the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments:*

*(b) the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:*

*(c) the protection and, where appropriate, the enhancement of those natural, historic, and physical resources (including kaimoana) of the Hauraki Gulf, its islands, and catchments with which tangata whenua have an historic, traditional, cultural, and spiritual relationship:*

*(d) the protection of the cultural and historic associations of people and communities in and around the Hauraki Gulf with its natural, historic, and physical resources:*

*(e) the maintenance and, where appropriate, the enhancement of the contribution of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand:*

*(f) the maintenance and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments, which contribute to the recreation and enjoyment of the Hauraki Gulf for the people and communities of the Hauraki Gulf and New Zealand.*

66. Recognising the Coastal Environment as a qualifying matter directly supports the objectives of the HGMPA by safeguarding the natural, historic, cultural, and physical values of the Hauraki Gulf, its islands, and catchments. These nationally significant areas underpin recreation, enjoyment, and the social and economic wellbeing of communities, and the qualifying matter ensures development is appropriately scaled and located to avoid undermining these values.

## 3.3 Mana Whenua and Cultural Values in the Coastal Environment

67. Effective consultation with mana whenua has been difficult to achieve given the time constraints imposed in developing PC 120.

68. As such, the council has had to rely on existing resources, such as, the mana whenua and mataawaka insert into the NPS-UD Engagement s32 for Plan Change 78, the Ministry for the Environment's 'Our Marine Environment 2019 – NZ's Environmental Reporting Series'[37], the Coastal Management Framework for the Auckland Region[38], the Shoreline Adaptation Plan Programme[39] and available iwi management plans (e.g. Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei[40]).

69. These resources have been used to inform the council's understanding of the coastal environment from a te ao Māori perspective and its significance to mana whenua. **Appendix B** contains a memorandum summarising this information, which was distributed as part of the consultation materials for mana whenua and iwi ahead of the August 2025

[37] Ministry for the Environment. (2019). What the marine environment means to New Zealanders. Retrieved from https://environment.govt.nz/publications/our-marine-environment-2019/what-the-marine-environment-means-to-new-zealanders/#:~:text=Our%20marine%20environment%20supports%20our%20mauri%20and%20wellbeing&text=Conversely%2C%20an%20unhealthy%20mauri%20has,degradation%20caused%20by%20our%20activities

[38] Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf

[39] Auckland Council. (2025). Shoreline Adaptation Plan Volume 1: Understanding Shoreline Adaptation Plans. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/shoreline-adaptation-programme/Documents/sap-vol-1-understanding-shoreline-adaptation-plans.pdf

[40] Ngāti Whātua Ōrākei. (2018). Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei 2018. Retrieved from https://knowledgeauckland.org.nz/publications/te-pou-o-kahu-pokere-iwi-management-plan-for-ngati-whatua-orakei-2018/

hui. This is all outlined in more detail as part of the Māori Engagement Consultation Summary Report.

70. The coastal environment holds deep cultural and historical significance for Māori. It was the first point of arrival for iwi travelling to Aotearoa by waka and has long served as a place of settlement, kai gathering, and a vital route for travel and communication. Inland iwi, for example, traditionally accessed kaimoana through established coastal corridors known as putanga.

71. Key aspects of Māori connection to the coast include the continued ability to access and use coastal resources, and to maintain associations with, as well as physical and visual connections to sites of historical, cultural, and spiritual importance. The coastal landscape is rich in heritage, encompassing numerous scheduled and unscheduled sites of significance, archaeological locations, wāhi tapu (sacred places), and traditional fishing grounds.

72. In Auckland, several iwi[41] hold Statutory Acknowledgements over significant areas of the coastline and have also applied for Customary Marine Titles under the Marine and Coastal Areas (Takutai Moana) Act 2011. These mechanisms reinforce existing obligations to recognise and provide for mana whenua values in both national and local coastal and conservation policy frameworks, helping to secure mana whenua rights and interests in the takutai.

73. Within the AUP(OP), several sites of significance to mana whenua are identified in coastal areas under Schedule 12: Sites and Places of Significance to Mana Whenua and Schedule 14: Historic Heritage. Examples include Ō Peretu (a former pā, kāinga, urupā, and battle site) in Narrow Neck; Te Kōpua a Matakamokamo (a *wāhi tapu* tuff crater) in Northcote; a headland pā site (R11_87) in Ōrākei; and Te Kōpua Kai a Hiku / Panmure Basin, which includes the Mokoia pā site, terraces, middens, and other archaeological features (R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158, R11_2263–2266).

74. There are also many sites not yet scheduled that are identified in the Māori Alert GIS layer – an internal resource managed by the council's Māori Heritage Unit.

75. The AUP(OP) acknowledges the importance of protecting these cultural values through the Regional Policy Statement (RPS), specifically Objectives B6.3.1(1)–(3), B6.5.1(1)–(5), B8.3.1(2), B8.4.1(2), and Policies B6.3.2(1), (2), (4)–(6), B6.4.2(4), B6.5.2(1)–(9), B8.3.2(1), (2)(b), (3)(d), and B8.5.2(5), (8), (11)–(15).

76. Through the PC 78 engagement process, concerns were raised by a number of mana whenua representatives around the level and intensity of development occurring in the

[41] Iwi that hold Statutory Acknowledgements covering significant areas of the coastline and the marine environment, with some also having applied for Customary Marine Titles include: Ngāi Tai, Ngāti Tamaoho, Te Patukirikiri, Ngāti Pāoa, Te Ākitai Waiohua, Te Rūnanga o Ngāti Whātua, Ngāti Whanaunga, Te Kawerau a Maki, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, Ngāti Tamaterā, Ngāti Te Ata, Ngāti Maru, Ngāti Manuhiri, Te Kawerau ā Maki, Te Uri o Hau, Waikato-Tainui and Tāmaki Collective.

coastal environment. In particular, these concerns were centred around how development / intensification in the coastal environment has the potential to:

**a.** degrade coastal character;
**b.** increase risks to the health and safety of people, property and infrastructure posed by erosion and sea level rise (climate change); and
**c.** negatively impact Māori cultural heritage sites and artefacts through earthworks, which result in either their damage, permanent alteration or complete loss.

77. Council understands that effective whenua (land) and wai (water) management for mana whenua involves ensuring the coastal receiving environment remains resilient to coastal hazards, is protected from ongoing development pressures, contamination, and sedimentation, and that mahinga kai resources are safeguarded and sustainably managed.

78. In recognising the interconnected and dynamic nature of the coastal environment—particularly the relationship between *whenua* (land) and *wai* (water)—mana whenua representatives recommended, as part of PC 78, that all residential properties affected by coastal hazards be rezoned to the Low Density Residential Zone.

79. Additionally, mana whenua proposed the application of a height variation control over non-residential properties currently subject to intensification, including those within walkable catchments and other areas identified for increased development.

80. At the time, the council advised that PC 78, as the Intensification Planning Instrument (**IPI**), could not impose density or height standards lower than those already set in the AUP(OP). It was noted that these recommendations could instead be considered through a future coastal hazards plan change, which is now proposed to form part of PC120.

81. Most mana whenua are cognisant of the impacts of climate change and emphasise the importance of coastal management and adaptation strategies that reflect their values and principles. Key considerations include:

**a.** **Alignment with Iwi Management Plans**: Adaptation approaches should be guided by iwi management plans and uphold cultural values.
**b.** **Support for Natural Processes**: A preference for nature-based solutions over engineered interventions.
**c.** **Emissions Management**: Where relevant, strategies should address and reduce emissions.
**d.** **Protection of Biodiversity and Heritage**: Safeguarding indigenous biodiversity, traditional food sources (mahinga kai), and culturally significant sites.
**e.** **Reconnection to Ancestral Coastlines**: Enabling iwi to reconnect with ancestral coastal areas through adaptation planning.

82. These principles reflect a holistic approach to coastal management, centred on environmental sustainability, cultural preservation, and genuine partnership with mana whenua to support the well-being of both people and the environment.

83. They also highlight the need for protection on both sides of the coastal environment—balancing the pressures of urban intensification on one side with the impacts of natural processes and climate change, such as sea level rise and coastal erosion, on the other.
84. It is based on the council's understanding of the views held by mana whenua, that a precautionary approach to the coastal environment be adopted, with recognition of this reflected in this new qualifying matter that is aimed at ensuring intensification occurs in appropriate places and is of an appropriate form in the coastal environment.

# 4. Issues

## 4.1 Policy 3 of the NPS-UD and Clause 4(1) of Schedule 3C of the RMA

85. The NPS-UD sets out Objectives and Policies aimed at achieving well-functioning urban environments across New Zealand 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.[42] It also requires that planning decisions improve housing affordability by supporting competitive land and development markets.[43]

86. To achieve these goals, regional policy statements and district plans must enable a mix of housing types with good access to jobs, services, and open spaces — supported by public and active transport, as well as increase development capacity within walkable catchments of centres and rapid transit stops.[44]

87. Clause 4(1) of Schedule 3C of the RMA reinforces the requirements of the NPS-UD in enabling increased housing and business capacity – specifying intensification and minimum building heights in certain locations (e.g. Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue Stations), as well as the requirement for Auckland Council to give effect to Policy 3 of the NPS-UD.

88. It is recognised that there will be conflicts and competing policy and legislative directions where intensification is anticipated in a coastal environment. While the NPS-UD seeks to enable housing and business growth through intensification, the NZCPS places a strong emphasis on the protection of natural character, landscape, visual, amenity and cultural values. This creates an inherent tension where coastal environments overlap with areas identified for intensification (i.e. centres and rapid transit stops) and subject to growth pressures.

89. Amenity values are also conceptualised differently under the NPS-UD and the NZCPS. The NZCPS recognises the importance of **preserving**, **maintaining** and/or **enhancing** the natural character, landscape, visual, amenity and cultural values of the coastal environment – including with respect to public open space, experiential attributes, naturalness and access (Policies 6, 13, 15, 18 and 19).

[42] NPS-UD, Objective 1, Policies 1
[43] NPS-UD, Objective 2
[44] NPS-UD, Policies 1, 2, and 3

90. Conversely, the NPS-UD (under Objective 4 and Policy 6(b)) explicitly reframes amenity values as a dynamic and changing concept, stating that decision-makers should not rely on subjective and ephemeral amenity preferences to restrict development.

91. This divergence presents challenges in reconciling the goal of enabling higher urban density within the coastal environment with the obligations set out in the NZCPS. However, case law has consistently reinforced how the directive 'avoid' policies in the NZCPS — particularly those relating to the protection of natural character (i.e. Policies 13 and 15) — carry greater weight in planning decisions.[45]

92. In practice, balancing the requirements of the NPS-UD and NZCPS means that intensification may need to be directed away from immediate coastal margins and areas with representative natural character, landscape, amenity, and cultural values – even where they are not scheduled for protection. This is to ensure that growth is instead focused in already modified inland urban environments to meet both national policy imperatives.

93. The NPS-UD[46] and clause 8(1)(a) and (b) of the RMA provide the opportunity for the intensification requirements sought under Policy 3 of the NPS-UD to be modified to the extent necessary in accommodating one or more matters specified in section 77I(a) to (i) in the RMA or any other matter that makes higher density inappropriate in an area.

94. With respect to the Coastal Environment, this qualifying matter is assessed as being necessary in reducing intensification requirements to respond to:
    - **a.** 77I(a) matters of national importance under section 6(a) and (e),
    - **b.** 77I(b) a matter required in order to give effect to the NZCPS, and
    - **c.** 77I(d) a matter required to give effect to the HGMPA.

## 4.2 Effects Qualifying Matter Addresses and Incompatibility with the Intensification Requirements in Policy 3 of the NPS-UD

95. The Coastal Environment qualifying matter is designed to protect the natural character, landscape, amenity, and cultural values of the coastal environment, ensuring these values are safeguarded from incremental degradation, loss and cumulative pressures.

96. Managing intensification in and around the coastal environment is not about limiting growth, but rather, is about ensuring that urban development respects the natural character, landscape, amenity, public access, cultural values of an area, and ensuring these values are resilient to coastal hazards and climate change.

[45] Examples of case law that support this point include: Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 ("King Salmon"), RJ Davidson Family Trust v Marlborough District Council [2018] NZCA 316, Port Otago Ltd v EDS [2021] NZCA 638, Royal Forest and Bird Protection Society of New Zealand Incorporated v New Zealand Transport Agency [2024] NZSC 26 [11 April 2024], and the Decision following the hearing of the resource consent; Sir Peter Blake Parade, Bayswater - Application No.: BUN60373319 – retrieved from https://www.aucklandcouncil.govt.nz/ResourceConsentHearingDocuments/Bayswater%20Marina%20-%20Hearing%20Decision%20COMBINED.pdf

[46] NPS-UD, Policy 4

97. Much of Auckland's coastal environment has already been modified by human activity and now faces increasing pressure from both urban intensification and climate change—particularly sea level rise, coastal erosion, and inundation. In this respect, there are pressures affecting the coastal environment from both sides:

    a. **From the sea,** climate change is intensifying natural hazards, placing stress on ecosystems, infrastructure, and culturally significant sites such as wāhi tapu, urupā, and mahinga kai. Rising seas and erosion risk reducing the extent of natural buffers and cutting off access to areas of cultural significance. In the worst case, it can also cause physical damage and loss of various natural character, landscape, public open spaces, ecological areas and culturally significant sites.

    b. **From the land,** intensification can push development closer to the coastline, reducing natural buffers and limiting space for ecological processes and adaptive responses - like managed retreat or restoration. This narrowing of the coastal margin increases risks to natural character, cultural values, and property. Intensification can also alter physical coastal processes and change the shape of the shoreline. For example, residential, commercial and industrial buildings may adjoin water areas, and affect the quality of runoff discharging to the coast or see original indigenous vegetation cover, natural landforms and landscapes removed in place of hardstand or structures.

98. Despite these pressures, the coastal environment retains significant natural, landscape, amenity, and cultural values—even in areas not formally scheduled for protection. Chapter B8 of the AUP(OP) recognises this, stating that Auckland's coast is central to the region's identity and valued for its natural, cultural, and recreational qualities.

99. Urban intensification as envisaged under Policy 3 of the NPS-UD can, in some instances, be incompatible with natural character, landscape, visual, amenity and cultural values in the coastal environment. This is because intensification can undermine these values in several of the following ways:

    a. **Built Form and Visual Impacts**
        i. Taller, and larger building footprints can overshadow natural coastal spaces, dominate ridgelines, headlands and foreshore areas – interrupting the natural skyline, as well as viewshafts to/from the coast, beaches, and walkways.
        ii. Denser and taller built forms near the foreshore can reduce the perceptions of spaciousness that contribute to public amenity and natural character.
        iii. Even compliant developments can cumulatively erode landscape, amenity, and cultural values over time.

    b. **Vegetation and Landform Modification**
        i. Intensification often requires vegetation clearance and earthworks, leading to habitat loss, altered landforms, and disruption of natural coastal processes like sediment movement and drainage.
        ii. Redevelopment in the coastal environment can also see the introduction of inappropriate landscaping and/or the planting of non-indigenous and pest species.

c. **Infrastructure Pressures**

i. Increased impervious surfaces (e.g. roofs, driveways) from intensification lead to higher volumes of stormwater runoff, and greater risk of runoff carrying pollutants like zinc, copper, and sediments into coastal waters. This degrades water quality and affects ecological and cultural values

ii. Without infrastructure upgrades, intensification can lead to more frequent wastewater overflows, affecting both ecological and cultural values, including the mauri of coastal waters. According to 'The health of Tāmaki Makaurau / Auckland's natural environment in 2025' report[47] while coastal water quality is mostly improving, there are signs of nutrient pressures and reduced water clarity in the Manukau Harbour, the upper Waitematā Harbour and at the Kaipara River Mouth. There are also about a quarter of coastal locations across Auckland that are moderately or highly contaminated with the highest levels of contamination found along the southern coastline and sub-estuaries of the Central Waitematā, the Tāmaki Estuary and to a lesser extent, the Upper Waitematā and Māngere Inlet.[48] Outside of the urban areas of Auckland and in the more exposed bodies of harbours, concentrations are low[49] – which highlights the potential and additional risk posed by intensification to coastal water quality – particularly where there is not sufficient infrastructure in place to manage wastewater and stormwater. **Figure 2** below summarises the contamination levels across the different coastal environments in Auckland.

[47] Auckland Council. (2025). *The health of Tāmaki Makaurau / Auckland's natural environment in 2025*. Retrieved from https://www.knowledgeauckland.org.nz/media/2udpvqee/health-of-t%C4%81maki-makaurau-auckland-s-natural-environment-in-2025-auckland-council-sept-2025.pdf, pages 42 to 49
[48] Ibid, page 47
[49] Ibid.

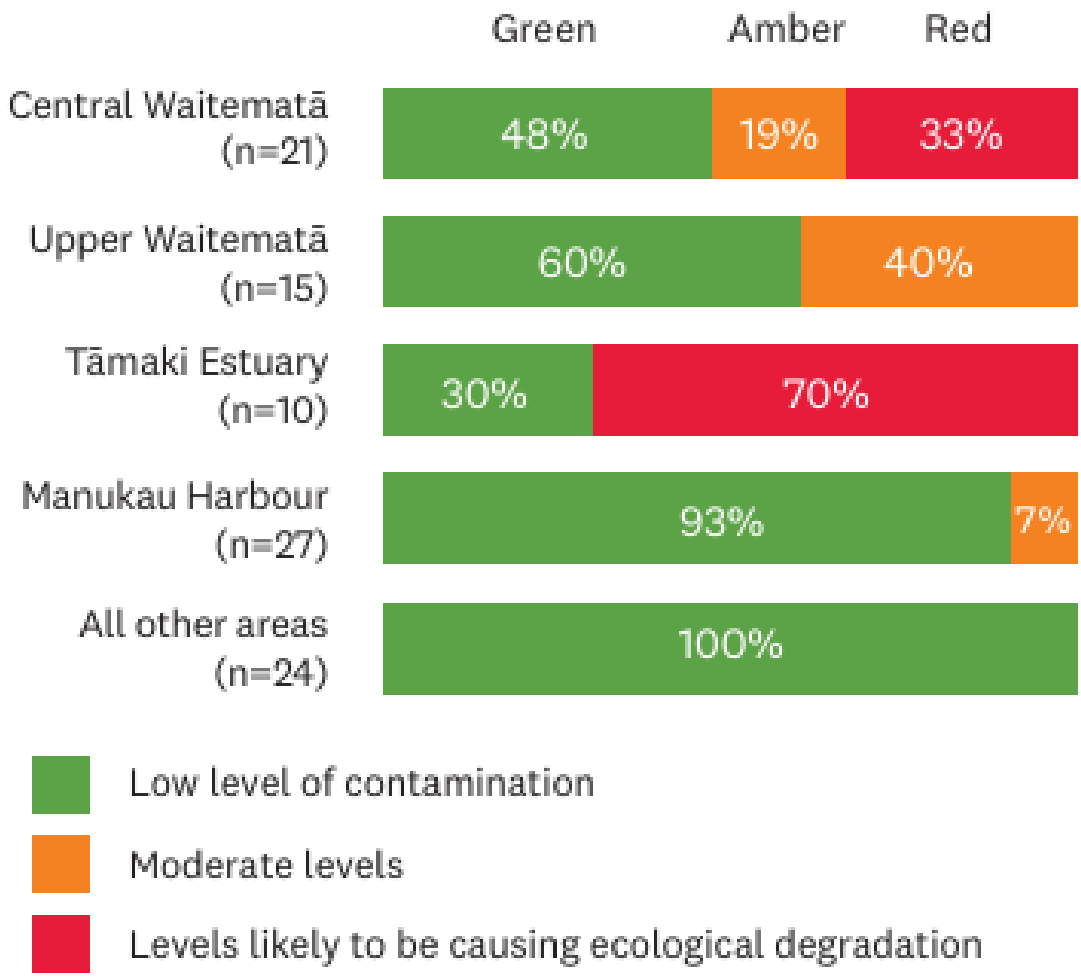


**Figure 2: Percentage of all sediment quality guideline grades at different coastal sites across Auckland (Source: Auckland Council. (2025). *The health of Tāmaki Makaurau / Auckland's natural environment in 2025*. Retrieved from https://www.knowledgeauckland.org.nz/media/2udpvgee/health-of-t%C4%81maki-makaurau-auckland-s-natural-environment-in-2025-auckland-council-sept-2025.pdf, page 46)**

**d. Public Access and Amenity**

**i.** Taller buildings can overshadow public spaces and block valued coastal views, reducing the quality of the public experience and undermining experiential attributes of the coast.

**ii.** With more residents living in coastal areas there is greater demand placed on the limited public open spaces, parking and access points to the coast. Increased human presence in the coastal environment can also lead to environmental damage, such as beach erosion, habitat loss, and increase the risk of pollution from littering.[50]

[50] Campbell, M. L., Peters, L., McMains, C., de Campos, M. C. R., Sargisson, R. J., Blackwell, B., & Hewitt, C. L. (2019). Are our beaches safe? Quantifying the human health impact of anthropogenic beach litter on people in New Zealand. *Science of the Total Environment*, *651*, 2400-2409. **AND**
Department of Conservation. (2025). *Threats facing our oceans.* Retrieved from https://www.doc.govt.nz/nature/habitats/marine/threats-facing-our-oceans/ **AND**
Ministry for the Environment. (2024). Our land 2024. Retrieved from https://environment.govt.nz/publications/our-

**e. Ecosystem Stress and Hazard Exposure**

i. Intensification limits space for natural coastal processes and adaptation (e.g. managed retreat), increasing vulnerability to sea level rise, coastal flooding and storm events.

ii. Dense development reduces space for natural processes and adaptive responses like managed retreat or ecosystem migration, undermining long-term resilience

iii. Intensification in low-lying or erosion prone area can also place more people, buildings, infrastructure and assets at risk in hazard-prone areas, with significant social, cultural, and economic consequences. In 2019, it was estimated that around 72,000 people in New Zealand and around 50,000 buildings worth $12.5 billion were at risk from coastal flooding, along with 191 marae identified within 1km of the coastline.[51] This presents both a significant cost but can affect the physical, and mental health of individuals and communities.[52]

**f. Cultural and Heritage Impacts**[53]

i. Intensification and development can affect the relationship of Māori with ancestral lands, water, waahi tapu and waahi taonga. For example, intensification and taller buildings can erode the setting of waahi tapu, urupā and pā sites, whilst the earthworks to accommodate intensification can destroy or irreversibly alter archaeological sites. Adverse effects on cultural values, such as, waahi tapu and waahi taonga, can, by extension, disrupt customary practices.

ii. Taller buildings can block or intrude views to important pou whenua, such as, maunga, rock formations, headlands, cliffs, ara (trails) and trees that provide traditional markers within the environment, between marae and to/from the sea. This subsequently can disrupt the relationship of mana whenua to the coastal environment.

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land-2024/#:~:text=Urban%20and%20agricultural%20development%20continues,the%20things%20we%20care%20about. **AND** Ministry for the Environment. (2025). Our environment 2025 Tō tātou taiao. Retrieved from https://environment.govt.nz/publications/our-environment-2025

[51] Sources are NIWA, 2019 and Bailey-Winiata, 2021 – as cited on page 38 in the Ministry for the Environment. (2024). *New Zealand's Environmental Reporting Series: Our land 2024.* Retrieved from https://environment.govt.nz/assets/publications/Environmental-Reporting/Our-land-2024.pdf

[52] Sources are MfE & Stats NZ, 2020 and Stephenson et al, 2018 – as cited on page 13 in the Ministry for the Environment. (2022). *New Zealand's Environmental Reporting Series: Our marine environment 2022.* Retrieved from https://environment.govt.nz/assets/publications/Our-marine-environment-2022.pdf

[53] Sources to inform this section on Cultural and Heritage impacts include: Environment Foundation. (2018). Protecting Māori Interests. Retrieved from https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/protecting-maori-interests/#:~:text=For%20M%C4%81ori%20the%20coast%20was,natural%20features%20and%20cultural%20landscapes. **AND** Ngāti Whātua Ōrākei. (2018). Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei 2018. Retrieved from https://knowledgeauckland.org.nz/publications/te-pou-o-kahu-pokere-iwi-management-plan-for-ngati-whatua-orakei-2018/ **AND** Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf **AND** Auckland Council. (2025). Shoreline Adaptation Plan Volume 1: Understanding Shoreline Adaptation Plans. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/shoreline-adaptation-programme/Documents/sap-vol-1-understanding-shoreline-adaptation-plans.pdf

100. The Landscape Assessment included in **Appendix A** examines the incompatibilities of intensification with respect to coastal values in more detail and with respect to several coastal environments across Auckland.

101. Overall, all natural character, landscape, visual, amenity and cultural values associated with the coastal environment are finite resources. Where intensification is not properly managed to be in appropriate places, an appropriate form and within appropriate limits - in accordance with NZCPS Objective 6 and the RPS Objective B8.3.1(1), there is potential for these values to be irreversibly lost or damaged.

## 5. Extent and Application of the Coastal Environment Qualifying Matter

102. While the Coastal Environment is expressly identified and managed through the AUP(OP) in Chapters B8 Toitū te taiwhenua - Coastal environment, E18 Natural character of the coastal environment, and E19 Natural features and natural landscapes in the coastal environment. However, it is not formally defined nor mapped.

103. As a result, the application of the Coastal Environment as a qualifying matter has been limited to areas that:
    - **a.** Are within a Policy 3(c) or 3(d) area or within a frequent transit network corridor; and
    - **b.** Are in reasonable proximity to the coastline (e.g. within 50m to 1km); and
    - **c.** Have had either:
        - **i.** A Height Variation Control (**HVC**) introduced to enable increased building heights in business or residential zones; and/or
        - **ii.** A Residential – Terrace Housing and Apartment Buildings (**THAB**) zone introduced.

104. In this respect, the Coastal Environment as a qualifying matter is concerned with the landward extent of the coastal environment that is subject to and influenced by coastal processes – encompassing the elements and features that contribute to the natural coastal character, landscape, visual, cultural qualities and amenity values.

105. While perceptions of the coastal environment may vary among individuals and groups, several qualities and values are widely recognised and accepted – being set out in Policy 1 of the NZCPS and explored in further detail in the report 'Natural Character: Concept Development in NZ Planning Law and Policy' by the Waikato Regional Council (formerly Environment Waikato), Boffa Miskell Ltd and the Ministry for the Environment.[54] These qualities and values have been referred to in determining the extent to which this qualifying matter should apply through the supporting Landscape Assessment and the Multi-Criteria Analysis – see **Appendix A**.

[54] Waikato Regional Council (formerly Environment Waikato), Boffa Miskell Ltd and the Ministry for the Environment. (2000). Natural Character: Concept Development in NZ Planning Law and Policy. Retrieved from https://www.qualityplanning.org.nz/sites/default/files/Natural_Character_Concept_Development_in_New_Zealand_Planning_Law_and_Policy.pdf

106. No new overlays or provisions will be introduced as part of this qualifying matter, although such an option (Option 11) was explored as part of this s32 assessment.

107. The process of defining and mapping the coastal environment in a robust and context-sensitive manner is being undertaken as part of the plan review process. Accordingly, the current approach of using the Coastal Environment as a qualifying matter is considered a precautionary and interim response.

108. The following areas are affected by the Coastal Environment qualifying matter:
    **a.** Two areas within a walkable catchment of the city centre zone that are also within the coastal environment and therefore affected by this qualifying matter. This includes St Marys Bay and Parnell / Judges Bay.
    **b.** Five areas within a walkable catchment of a metropolitan centre affected by the coastal environment qualifying matter. This includes Sylvia Park, New Lynn, Henderson, Takapuna and Papakura.
    **c.** Six areas within a walkable catchment of a town, neighbourhood or local centre affected by the coastal environment qualifying matter. This includes Albany Village, Milford, Mairangi Bay, Browns Bay, Northcote and Pakuranga.
    **d.** 12 areas within a walkable catchment of a rapid transit network (**RTN**) stop or corridor affected by the coastal environment qualifying matter. This includes Akoranga, Ōrākei, Meadowbank, Avondale, Panmure, Williams Road Bus Stop, Te Taha Wai Bus Stop, Koata Bus Stop, Pōhatu Bus Stop, Takanini, Papakura and Henderson.
    **e.** Four areas within a walkable catchment of a frequent transit network (**FTN**) corridor affected by the coastal environment qualifying matter. This includes Northcote Point, Milford, Howick East, and St Marys Bay.

109. For a few of these areas, intensification is a response to both the presence of a centre zone (Policy 3(c)(ii) and (iii) or 3(d) of the NPS-UD) and an existing or planned rapid transit stop (Policy 3(c)(i) of the NPS-UD). Examples include Milford, Panmure, Sylvia Park, Pakuranga, Papakura, Avondale, New Lynn, and Henderson. However, for the purposes of determining the locations where the Coastal Environment qualifying matter could apply, these have only been counted once as per the overall figure provided in the following paragraph.

110. Therefore, the Coastal Environment qualifying matter has the potential to affect up to 25 different urban areas across Auckland that are within a coastal environment.

## 6. Existing AUP(OP) Approach to Managing the Coastal Environment

111. As the Coastal Environment is highly dynamic and variable – depending on and influenced by the context and a range of natural and anthropogenic processes and features, it is currently managed by the AUP(OP) through a variety of mechanisms and provisions. These include:

**a. The Auckland Regional Policy Statement (RPS)** provisions contained in Chapters:

- B4. Te tiaki taonga tuku iho - Natural heritage
- B6. Mana Whenua
- B7. Toitū te whenua, toitū te taiao – Natural resources; and
- B8. Toitū te taiwhenua - Coastal environment

**b. The Significant Ecological Areas (SEA) overlay.**

**i.** This overlay is mapped and available on the Auckland Council Geomaps. The overlay indicates both terrestrial and marine areas of high ecological value, significant indigenous vegetation or significant habitats of indigenous fauna. The determination and extent of SEA areas is evaluated using the significance factors set out in Schedule 3 Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule of the AUP(OP).

**ii.** The supporting objectives, policies, rules and standards for this overlay are predominantly contained Chapter D9. SEA Overlay of the AUP(OP), with rules that apply to the SEA overlay contained in:

- E3 Lakes, rivers, streams and wetlands (overlay rules);
- E11 Land disturbance – Regional (overlay rules);
- E15 Vegetation management and biodiversity (overlay rules);
- E26 Infrastructure; and
- Chapter F Coastal (rules are through various activity sections).

**c. The Wetland Management Areas Overlay.**

**i.** This overlay is mapped and available on the Auckland Council Geomaps. The overlay indicates significant wetlands listed in Schedule 1 Wetland Management Areas Schedule. In Auckland, wetlands are recognised as one of the rarest and most-at-risk ecosystems – supporting valuable plant and animal communities, as well as presenting important cultural, recreational and amenity values. Several wetlands included in this overlay are identified in coastal environments. The overlay provisions are aimed at protecting wetlands from adverse effects associated with discharges, water takes, wetland drainage, invasive pest species and their physical disturbance.

**ii.** The supporting objectives, policies, rules and standards for this overlay are predominantly contained Chapter D8. Wetland Management Areas Overlay of the AUP(OP), with rules that apply to this overlay contained in:

- E3 Lakes, rivers, streams and wetlands (overlay rules);

- E7 Taking, using, damming and diversion of water and drilling;
- E11 Land disturbance – Regional (overlay rules); and
- E15 Vegetation management and biodiversity (overlay rules).

**d.** The **Outstanding Natural Features (ONF)**, **Outstanding Natural Landscapes (ONL)** and **Outstanding Natural Character Overlay (ONC)** and the **High Natural Character (HNC)** Overlay.

**i.** These overlays are shown on the AUP(OP) maps and identified in Schedule 6 - Outstanding Natural Features Overlay Schedule, Schedule 7 – Outstanding Natural Landscapes Overlay and Schedule 8 – Outstanding Natural Character and High Natural Character Overlay Schedule. As the naming conventions for these overlays would suggest, these overlays indicate areas of outstanding natural features, landscapes, character and high natural character values. The factors used in Policies B4.2.2(4), B4.2.2(1) and B8.2.2(1) were used to determine the features that have outstanding natural feature values, outstanding natural landscape values, outstanding natural character and high natural character values respectively.

**ii.** Supporting objectives, policies, rules and standards for this overlay are predominantly contained Chapters D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay and D11 Outstanding Natural Character and High Natural Character Overlay of the AUP(OP), with other complementary rules and standards that apply to these overlays also contained in:

- E15 Vegetation management and biodiversity (overlay rules),
- E12 Land disturbance – District (overlay rules), and
- E26 Infrastructure.

**e. Local Public Views Overlay.**

**i.** This overlay is shown on the AUP(OP) maps and only applies across a few locations that have been included for protection under Schedule 11 Local Public View Schedule. Only 6 Local Public Views are scheduled – and all but one relate to views towards a coastal environment. Rules are included in this overlay to manage the provision of buildings and structures to ensure that they do not intrude into the scheduled local public viewshaft. This overlay is particularly relevant to considerations around the Coastal Environment as a qualifying matter in the context of Panmure.

**f. The Sites and Places of Significance to Mana Whenua Overlay.**

**i.** This overlay is shown on the AUP(OP) maps and applies to sites and places that have been scheduled and protected for their significance to Mana Whenua. A schedule of the sites and places of significance is provided in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule. Some sites and places of significance to Mana Whenua may also be scheduled as historic heritage, with these sites and places identified in Schedule 14 Historic Heritage Schedule, Statements and Maps and managed

by the Historic Heritage overlay and the provisions contained in Chapter D17 of the AUP(OP).

ii. Sites and places of significance to Mana Whenua have both tangible and intangible cultural values in association with historic events, occupation and cultural activities even where they are located within a highly modified urban landscape. It is acknowledged that many other sites and places that may be equally and more significant and may not be scheduled yet, and that there may be shared interests over scheduled locations.

**g. Chapter E18 Natural character of the coastal environment.**

i. The provisions in this chapter give effect to Policy 13(1)(b) of the NZCPS and the RPS Objective B8.2.1(2) and Policy B8.2.2(4). These provisions apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Character and High Natural Character Overlay but that require a resource consent.

**h. Chapter E19 Natural features and natural landscapes in the coastal environment.**

i. These objectives and policies give effect to Policy 15(b) of the NZCPS and the RPS objectives in B4.2.1 and the policies in B4.2.2. These provisions apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Features Overlay or the Outstanding Natural Landscapes Overlay but that require a resource consent.

**i. Chapter E36. Natural hazards and flooding.**

i. Natural hazards that affect the coastal environment (i.e. coastal erosion, coastal storm inundation, and flooding) are not shown on the AUP maps. Instead, they are described in definitions and shown on the council's external GIS portal. The maps are to be read against Chapter E36 of the AUP(OP), which addresses the risks posed by natural hazards to people, property, infrastructure, and the environment. This chapter provides a framework for managing subdivision, use, and development in areas subject to hazards, with a focus on reducing risk and enhancing resilience, especially in the context of climate change.

**j. Chapters E38. Subdivision – Urban and E39 Subdivision – Rural.**

i. These chapters set out the requirements for subdivision in urban, rural and coastal zones and with respect to coastal hazards. There are also requirements established for esplanade reserves or strips when subdivision is proposed on land adjoining the coast (and other qualifying water bodies). The provisions concerning esplanade reserves or strips are aimed at ensuring minimum levels of public access and open space to support the preservation of natural character, amenity and connectivity to the coastal environment.

ii. More generally, the provisions in Chapters E38 and E39 also seek that:

- Subdivision design responds to natural features and landscapes that contribute to the character and amenity values of an area (Objectives

E38.2(8), E39.2(8), (15), (16) and Policies E38.3(3), (14), E39.3(18), (20), (24)-(27)), and

- Retains, protects or enhances historic heritage, sites and places of significance to mana whenua and indigenous biodiversity (Objectives E38.2(7), (9), E39.2(7), (12), (14) and Policies E38.3(4) and (5), E39.3 (4), (15) to (19)).

**k. Chapter F – Coastal.**

**i.** This chapter relates to the regional coastal plan and sets out the management framework for the coastal marine area[55], along with the objectives, policies, rules and standards for the following coastal zones:

- **Coastal – General Coastal Marine Zone (coastal marine area only):** This zone includes the majority of Auckland's coastal marine area.

- **Coastal – Marine Zone (includes land and coastal marine area):** This zone provides for the development and operation of existing marinas, covering both land and the coastal marine area to enable an integrated consideration of activities that cross mean high water springs.

- **Coastal – Mooring Zone and moorings outside of Coastal – Mooring Zone:** This zone contains provisions for moorings both within and outside of the Coastal – Mooring Zone. By establishing the Coastal – Mooring Zone, moorings can be concentrated in defined locations and avoid a proliferation of moorings throughout the coastal marine area. The provisions (objectives, policies and rules) for moorings outside the Coastal – Mooring Zone are also set out in this section for ease of reference to all mooring provisions.

- **Coastal – Minor Port Zone (land and coastal marine area):** This zone provides for the integrated and efficient operation of particular minor ports, such as, the Port of Onehunga, the Gabador Place Wharves, the Papakura LPG Terminal and the Chelsea Sugar Factory Wharf.

- **Coastal – Ferry Terminal Zone (land and coastal marine area):** As the title suggests, this zone provides for the integrated and efficient operation and development of existing ferry terminal facilities (e.g. Devonport wharf, Victoria wharf, Bayswater, Beach Haven, Hobsonville, Waiheke Island – to list a few), as well as the development of new ferry terminal facilities.

- **Coastal – Defence Zone (coastal marine area only):** This zone provides for the continued operation of defence activities in the coastal marine area adjacent to the HMNZ Naval Base in Devonport and the Onetaunga Bay Wharf (Kauri Point).

[55] The coastal marina area is defined in the RMA s2 as "the foreshore, seabed, and coastal water, and the air space above the water—
(a) of which the seaward boundary is the outer limits of the territorial sea:
(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—
(i) 1 kilometre upstream from the mouth of the river; or
(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5."

- **Business – City Centre Zone and waterfront precincts (land and coastal marine area):** These precincts are in the Business – City Centre Zone and recognises the role of the waterfront as part of the city centre and its identity. This area includes the Port, Viaduct Harbour, Central Wharves and the Wynyard precincts.

- **Auckland Airport Precinct (coastal marine area only): The** coastal marine area adjoining the Auckland International Airport is included and managed via this precinct.

l. **Across all urban and rural zones,** except for the City Centre, Rural – Waitakere Foothills, Special Purpose – Airports and Airfields, Special Purpose – Major Recreation Facility and Special Purpose Quarry zones, a coastal protection yard standard applies. The coastal protection yard is defined in Chapter J1 of the AUP(OP) as a yard measured in a landward direction from mean high water springs. Generally, this yard refers to a broad minimum depth, however, in several instances particularly across the North Shore of Auckland, the coastal protection yard has been specifically defined and mapped. The purpose of this coastal protection yard is generally recognised as being set to:
   - Ensure buildings are adequately set back from the coastal edge to maintain water quality and provide protection from natural hazards, or to
   - Ensure buildings are adequately set back from the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

m. **Precincts –** A precinct is a defined area with specific rules and provisions to supplement or vary the general rules of the underlying zone to which they relate. A number of precincts are located within a coastal environment in Auckland. Examples include, but are not limited to I100 Boat Building Precinct, I102 Rowing and Paddling Precinct, I103 Waitematā Navigation Channel Precinct, I202 Central Wharves Precinct, I208 Port Precinct, I209 Quary Park Precinct, I211 Viaduct Harbour Precinct, I2013 Westhaven - Tāmaki Herenga Waka Precinct, I214 Wynyard Precinct, I324 Ōkahu Bay Precinct, I325 Ōkahu Marine Precinct, I328 Ōrakei Point Precinct, I403 Beachlands 1 and 2 Precincts, I431 Pine Harbour Precinct, I504 Bayswater Marina Precinct, I507 Devonport Naval Base Precinct, I508 Devonport Peninsula Precinct, I510 Gulf Harbour Marina Precinct, I512 HMNZ Dockyard Precinct, I515 Kawau Island Precinct, I518 Leigh Marine Laboratory Precinct, I519 Long Bay Precinct, and I556 – Takapuna 2 Precinct.

112. This multi-faceted and integrated approach to the management of the Coastal Environment in the AUP(OP) was extensively addressed through the Proposed AUP hearings process 2014 – 2016.

113. For the purposes of this s32 evaluation report and the scope of the Coastal Environment qualifying matter, those provisions concerned exclusively with natural character, landscape, amenity and cultural values will be investigated further in section 6.1 of this

report. This is because these provisions more clearly align with the purpose of this qualifying matter.

114. However, it is worth noting that the Coastal Environment qualifying matter complements and supports approaches to the management of height and density for other qualifying matters, such as, but not limited to, coastal hazards (e.g. coastal inundation and erosion), outstanding natural features, landscapes and character, high natural character areas and sites and places of significance to mana whenua. These qualifying matters are dealt with in more detail through their respective s32 evaluation reports.

## 6.1 Objectives and Policies (Existing)

115. The AUP(OP) contains objectives and policies that support the Coastal Environment as a qualifying matter.

116. **Table 4** below provides commentary on the relevant AUP(OP) provisions that relate to the Coastal Environment as a qualifying matter and support an approach to reducing additional height and density required by Policy 3 of the NPS-UD in the Coastal Environment.[56]

| **Table 4: Assessment of Relevant Existing Objectives and Policies** | | |
|---|---|---|
| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| **B4 Te tiaki taonga tuku iho - Natural heritage** | **Objective B4.3.1(2)** | **Viewshafts**<br>This objective seeks to protect significant views from public places to the coastal environment from inappropriate subdivision, use and development. |
| | **Policies B4.3.2(5) and (6)** | **Viewshafts**<br>Policy 5 sets out the criteria to determine whether a view from a public place to the coastal environment is regionally or locally significant, which is to take into account the following factors:<br><br>1. **Significance of the Viewpoint** – The location must be regionally or locally important and accessible to the public.<br>2. **Quality of the View** – The view should be intact and of high or good quality within its broader landscape context.<br>3. **Contribution to Landscape Appreciation** – The view should enhance understanding and appreciation of Auckland's natural landscapes.<br>4. **Recognition of Mana Whenua Values** – The view should acknowledge the cultural and spiritual significance of the landscape to Mana Whenua.<br>5. **Uniqueness** – Consideration is given to whether similar public views exist elsewhere.<br>6. **Impact on Development** – The extent to which protecting the view may constrain future development enabled by the AUP(OP).<br><br>Where a view from a public place to the coastal environment meets these criteria and is determined regionally or locally significant, Policy 6 sets out how it may be protected by being included in Schedule 11 – Local Public View Schedule.<br><br>Views scheduled for protection that relate to a coastal environment include; Selwyn Road / The Glebe Intersection, Mangemangeroa Reserve, Somerville Road/ Whitford Road Intersection, Mangemangeroa Reserve, Somerville Road, Queens Road, Panmure Basin and Pilkington Road, Panmure Basin. |
| **B6 Mana Whenua** | **Objective B6.2.1(1) and Policies B6.2.2(1) and (2)** | **Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation**<br>Objective 1 seeks that the principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and |

[56] For a wider contextual analysis of the AUP(OP) objectives and policies, see the PC120 s32 Overview Report

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
|---|---|---|
| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.<br><br>As part of fulfilling this objective, supporting policies (B6.2.2(1) and (2)) set out to ensure opportunities for Mana Whenua to actively participate in resource management processes. |
| | **Objectives B6.3.1(1) to (3) and Policies B6.3.2(1) to (6)** | **Recognising Mana Whenua values**<br>Objective 1 seeks that Mana Whenua values, mātauranga and tikanga are properly reflected and afforded sufficient weight in resource management decision making.<br><br>Under Objective 2, it is sought that the mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and **coastal resources** are enhanced overall. While Objective 3 sets out to recognise and provide for the relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values.<br><br>The supporting policies aim to ensure that Mana Whenua values, mātauranga (knowledge), and tikanga (customs) are meaningfully integrated into the management of the coastal environment. Key themes include:<br><br>**1. Recognition of Mana Whenua Values**<br>Mana Whenua must be enabled to identify their values associated with:<br>• Coastal resources and ecosystems<br>• Ancestral lands, wāhi tapu, and taonga<br>• Biodiversity and historic heritage<br>• Freshwater systems that connect to coastal environments<br><br>**2. Integration into Resource Management**<br>Mana Whenua values should be embedded in:<br>• Coastal resource management within ancestral rohe<br>• Use of traditional practices (e.g. rāhui) to restore ecosystem health<br>• Innovative solutions to address long-term impacts from discharges to coastal waters<br>• Decision-making processes involving coastal land and water<br><br>**3. Assessment of Environmental Effects**<br>Any activity affecting the coastal environment must include an assessment of potential adverse effects on Mana Whenua values, ensuring cultural impacts are considered alongside environmental ones.<br><br>**4. Co-Governance and Participation**<br>Mana Whenua should be actively involved in managing coastal resources in ways that:<br>• Reflect their holistic worldview<br>• Recognise protected customary rights under the Marine and Coastal Area (Takutai Moana) Act 2011<br>• Support the restoration of mauri in coastal ecosystems<br><br>**5. Alignment with National Policy**<br>Mana Whenua values must be integrated when implementing the National Policy Statement for Freshwater Management, particularly where land and freshwater use affects coastal water quality and ecosystem health.<br><br>**6. Decision-Making Considerations**<br>Resource management decisions must give particular regard to:<br>• Kaitiakitanga (guardianship)<br>• Mauri of coastal resources |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
|---|---|---|
| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | • Customary activities, such as, mahinga kai<br>• Sites of spiritual or cultural significance<br>• Protected customary rights |
| | **Objectives B6.5.1(1) to (3), and (5) and Policies B6.5.2(1) to (6)** | **<u>Protection of Mana Whenua cultural heritage</u>**<br>Objective 1 stresses the importance in identifying, protecting and enhancing tangible and intangible values of Mana Whenua cultural heritage.<br><br>Objective 2 seeks that the relationship of Mana Whenua with their cultural heritage is provided for, while Objective 3 supports the recognition, protection and enhancement of the association of Mana Whenua cultural, spiritual and historical values with local history and whakapapa.<br><br>The policies that support these objectives set out the criteria for protection, identification and evaluation of Mana Whenua cultural and historic heritage sites, places and areas that are significant. Policy 6 provides safeguards for mana whenua cultural heritage that may not be scheduled and that is uncovered during subdivision, use and development. |
| **B7 Toitū te whenua, toitū te taiao – Natural resources** | **Objective B7.2.1(1) and (2) and Policies B7.2.2(1) to (5A)** | **<u>Indigenous Biodiversity</u>**<br>Indigenous biodiversity is recognised for its contribution to natural character values. Objective 1 seeks that areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development. This objective is supported by Policies 1 to 5A, which set out the criteria for identification, evaluation and protection of significant indigenous biodiversity areas – including an aim for the resilience of these areas to be improved.<br><br>Objective 2 is pertinent to the considerations of the Coastal Environment as a qualifying matter, seeking that indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring. |
| | **Objectives B7.4.1 (1), (2), (4) to (6), and Policies B7.4.2(1), (3), (4) to (10)** | **<u>Coastal water and integrated management</u>**<br>Objectives B7.4.1(1), (2), (4) to (6) seek that:<br>• Coastal water is used within identified limits while the life-supporting capacity, natural, social and cultural values of the waters are safeguarded.<br>• The quality of coastal water is maintained where it is in excellent or good condition and progressively improved over time where it is degraded.<br>• The adverse effects of point and nonpoint discharges, in particular stormwater runoff and wastewater discharges, on coastal waters are minimised, and existing adverse effects are progressively reduced.<br>• The adverse effects from changes in or intensification of land use on coastal water are avoided, remedied or mitigated.<br>• Mana Whenua values, mātauranga and tikanga associated with coastal water, are recognised and provided for, including their traditional and cultural uses and values.<br><br>The supporting policies provide for:<br>• The integrated management of subdivision, use, development and coastal water by:<br>➢ ensuring sufficient provision for water supply, stormwater and wastewater infrastructure in areas of growth,<br>➢ controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where the water is degraded, and<br>➢ avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.<br>• The integration of Mana Whenua values, mātauranga and tikanga – particularly in establishing measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment. |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
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| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | • The identification of areas of coastal water that have been degraded by human activities and ensuring water quality in these areas is progressively improved through the management of subdivision, use, development and discharges.<br>• The management of discharges of contaminants, sediment runoff, stormwater and wastewater |
| **B8 Toitū te taiwhenua - Coastal environment** | **Objectives B8.2.1(1) to (3) and Policies B8.2.2(1) to (5)** | These RPS provisions are of significant relevance to justifying the coastal environment as a qualifying matter to moderate the extent and scale of intensification.<br><br>**<u>Natural Character</u>**<br>Objective 1 seeks that areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development. This objective is supported by Policies 1 to 3, which sets out how areas of outstanding or high natural character are to be identified, evaluated, preserved and protected.<br><br>Objective 2 seeks that subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment. **<u>This includes all other areas of the coastal environment not identified as having outstanding or high natural character.</u>** The objective is supported by Policy 4, which requires that significant adverse effects are avoided and other adverse effects on natural character of the coastal environment (not identified as outstanding natural character and high natural character) are avoided, remedied or mitigated – to protect these values from inappropriate subdivision, use and development.<br><br>Objective 3 sets out that where practicable, coastal environment areas with degraded natural character should be restored or rehabilitated and areas of high and outstanding natural character be enhanced. This objective is supported by Policy 5 which sets out to enable land use practices and restoration projects that restore, rehabilitate or enhance natural character in outstanding natural character and high natural character areas in the coastal environment.<br><br>Policy 4A is pertinent to considerations, requiring that natural systems, which support natural character, are provided for to ensure that they are able to respond to the effects of climate change (including sea level rise over at least 100 years) in a resilient way. |
| | **Objectives B8.3.1(1), (2), (5) to (7) and Policies B8.3.2(1), (2), (4) to (7)** | **<u>Subdivision, use and development</u>**<br>Objective 1 seeks that subdivision, use and development in the coastal environment are **located in appropriate places and are of an appropriate form and within appropriate limits**, taking into account the range of uses and values of the coastal environment. This objective recognises the need for planning measures (i.e. zoning, overlays) to ensure expectations of subdivision, use and development are tempered to respond to the full range of uses and values in the coastal environment – inclusive of natural character, landscape, amenity and cultural values.<br><br>Objective 2 seeks that the adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.<br><br>Objectives 1 and 2 are supported by Policies 1, 2, 4 and 5. Policy 1 recognises the contribution use and development can make to the social, economic and cultural well-being of people and communities. As with Objective 1, this policy needs to be balanced with those seeking the protection and restoration of the different uses and values of the coastal environment.<br><br>Policy 2 seeks that sprawling or sporadic pattern of subdivision, use and development be avoided or mitigated. To support this, the policy recognises the need to concentrate such activities within areas already characterised by development and where natural values are already compromised, and avoiding |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
|---|---|---|
| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | urban activities in areas with natural and physical resources that have been scheduled in the AUP in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character. The Coastal Environment qualifying matter responds to this policy to ensure development, use and subdivision is redirected away from the coastline and sensitive natural character, landscape and cultural areas and instead concentrated in locations already modified. Policy 2 should also be read in conjunction with Policy 7, which is set out below.<br><br>Policy 4 requires subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment. This in part, is complemented by Policies 6 and 7, which provide for the integrated management of land and sea in the coastal environment and in setting development back from the coastal marine area.<br><br>Policy 5 is pertinent to this qualifying matter, seeking the adoption of a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but could be significantly adverse. With respect to intensification in the coastal environment, the full scope of potential effects with respect to natural character, landscape, visual, amenity and cultural values is not fully understood or certain but could be significantly adverse given the finite nature of these values.<br><br>Objective 5 sets out that uses and developments that have a need to locate on land above and below the mean high water springs be provided for in an integrated manner. This objective is supported by Policies 6 and 7. Policy 6 seeks that the purposes for which land or water in the coastal environment is held or managed under any enactment for conservation or protection purposes be considered to avoid adverse effects in relation to those purposes. Policy 7 seeks that development is set back from the coastal marine area where practicable to protect natural character, and amenity values of the coastal environment. These provisions support the intent of the Coastal Environment as a qualifying matter – recognising and responding to the relationship between land and sea.<br><br>Objective 6 sets out requirements to avoid, remedy or mitigate conflicts between activities, including reverse sensitivity effects.<br><br>Objective 7 is concerned with areas potentially affected by coastal hazards, including sea level rise over at least 100 years, and seeks that subdivision, use and development avoid increasing the risk of social, environmental and economic harm. |
| | **Objectives B8.4.1(1) to (3) and Policies (1) to (3)** | **<u>Public access and open space</u>**<br>Objectives 1 and 2 seek to maintain and enhance public access to and along the coastal marine area and only restrict such access where necessary to ensure health or safety, for security reasons, for the efficient and safe operation of activities, or to protect the value of areas that are sensitive to disturbance. These objectives are supported by policies 1 and 3. Policy 1 seeks that subdivision, use and development in the coastal environment to, where practicable:<br><br>• Maintains and enhances public access to and along the coastal marine are, including through the provision of esplanade reserves or strips.<br>• Is designed and located to minimise impacts on public use and access to and along the coastal marine area, this includes these uses being set back from the coastal marine area to protect public open space values and access. This is pertinent to this qualifying matter as it captures the experiential attributes and amenity of public open spaces in the coastal environment – recognising the relationship between surrounding development and these public spaces.<br>• Takes into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast. This policy, in particular, recognises the need to manage pressures |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
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| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | from both sides in the coastal environment to ensure the resilience of public access and open space to and along the coast.<br><br>Policy 3 sets out to restrict public access to and along the coastal marine area, particularly walking access, only where it is necessary to, for instance, protect public health and safety, protect areas with scheduled natural and physical resources, threatened indigenous species or sensitive natural areas or habitats.<br><br>Objective 3 sets out to maintain or enhance open space, recreation and amenity values of the coastal environment, including through the provision of public facilities in appropriate locations. This objective is supported by Policy 2 which seeks to provide for a range of open spaces and recreational uses in the coastal environment and includes the management of uses to avoid conflicts and mitigate risks to these open spaces and recreational values. The latter point is relevant to this qualifying matter, which is aimed at managing the surrounds to open space to ensure natural character, amenity and cultural values of these areas are protected from taller and denser buildings that can cause overshadowing or undermine the integrity of these areas and their values, through incremental loss or degradation. |
| | **Objectives B8.5.1(1) and (3) and Policies B8.5.2(1) to (3), (7), and (9) to (20)** | **<u>Managing the Hauraki Gulf/Te Moana Nui o Toi/Tīkapa Moana</u>**<br>Many urban coastal environments adjoin the east coast of Auckland to the Hauraki Gulf. As such, the RPS provisions concerning the management of the Hauraki Gulf are relevant to ensure the resources, values and qualities of the Hauraki Gulf are protected. This includes managing the development on the land adjoining the gulf. Objectives 1 and 3 seek to manage the Hauraki Gulf (including its islands, catchments and resources) in a manner that:<br><br>• Gives effect to sections 7 and 8 of the HGMPA<br>• Supports and enables the economic wellbeing from the use of the Hauraki Gulf's natural and physical resources without further degradation of environment quality or adverse effects to the life supporting capacity of marine ecosystems.<br><br>The supporting Policies (1) to (3) promote the holistic and integrated management of the Hauraki Gulf (including its islands, catchments and resources). They set out to achieve this by:<br>• Supporting the restoration and enhancement of ecosystems and catchments;<br>• Managing use and development to protect and, where possible, enhance ecological values and life-supporting capacity;<br>• Addressing cumulative effects on both ecological and amenity values.<br><br>Policy 7 sets out to ensure that use and development on areas adjoining regional parks or Department of Conservation land, does not adversely affect their scientific, natural or recreational values.<br><br>Policy 9 seeks to identify and protect areas or habitats, particularly those unique to the Hauraki Gulf that are significant to ecological and biodiversity values and vulnerable to modification.<br><br>Policy 10 promotes working across agencies and stakeholder to establish ecological bottom lines or agreed targets in managing the physical and natural resources of the Haruaki Gulf – including avoiding incremental and ongoing degradation.<br><br>Policies 11 to 13 set out to provide for the relationship of mana whenua with the Hauraki Gulf, including incorporating mātauranga Māori with western knowledge and accounting for the historical, cultural and spiritual relationship of Mana Whenua with the Hauraki Gulf – including the ongoing capacity to sustain these relationships.<br><br>Policies 14 to 16 seek to maintain, and where appropriate enhance, natural and physical resources that have important cultural and historic associations for people and communities in and around the Hauraki Gulf or have high recreational use. As |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
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| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | part of giving effect to these provisions the management of water quality, development and potentially conflicting uses are noted to ensure the values or qualities of these areas in the Hauraki Gulf are not compromised.<br><br>Policies 17 to 20 provide for the use of natural and physical resources and for economic activities – provided that these do not further degrade or result in a net loss to sensitive marine environments and complement the unique values of the Hauraki Gulf. Policy 20 recognises and promotes the national significance of the Hauraki Gulf Marine Park by supporting the development of Auckland's waterfront as a gateway to the Hauraki Gulf and promoting the area as a visitor destination. |
| **E18 Natural character of the coastal environment** | **General** | **This chapter, along with E19, are most relevant with respect to the purpose and considerations of the Coastal Environment as a qualifying matter.**<br><br>The provisions in this chapter give effect to Policy 13(1)(b) of the NZCPS, the RPS Objective B8.2.1(2) and Policy B8.2.2(4). These objectives and policies apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Character and High Natural Character Overlay but that require resource consent. |
| | **Objectives E18.2(1) and (2)** | Objective 1 seeks to maintain natural characteristics and qualities that contribute to the natural character of the coastal environment while providing for subdivision, use and development. This, however, does not mean that such activities can be left unchecked without limitations placed on extent, form, scale, density and intensity and as such, the policies provide greater direction in how subdivision, use and development is to be managed in the coastal environment, as well as which characteristics, values and qualities need to be maintained or managed.<br><br>Objective 2 seeks the restoration or rehabilitation of natural character values in the coastal environment where practicable. |
| | **Policies E18.3(1) to (4)** | Policies 1 and 3, support Objective 1, setting out to manage the effects of subdivision, use and development with respect to:<br>• (Policy 1) land adjoining scheduled outstanding natural character or high natural character areas that have a biophysical or visual linkage with the scheduled area; and<br>• (Policy 3) generally across the coastal environment.<br><br>The purpose of these directions is to:<br>• Avoid adverse effects on the natural characteristics and qualities that contribute to the natural character values of outstanding natural character areas and high natural character areas.<br>• Avoid significance adverse effects and avoid, remedy or mitigate other adverse effects on the on the characteristics and qualities that contribute to natural character values.<br><br>In managing the effects of subdivision, use and development the following factors must be taken into account as per Policy 3:<br>➢ the location, scale and design of the proposed subdivision, use or development,<br>➢ the extent of anthropogenic changes to landform, vegetation, coastal processes and water movement,<br>➢ the presence or absence of structures, buildings or infrastructure,<br>➢ the temporary or permanent nature of any adverse effects,<br>➢ the physical and visual integrity of the area, and the natural processes of the location;<br>➢ the intactness of any areas of significant vegetation, and vegetative patterns; |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
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| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | ➢ the physical, visual and experiential values that contribute significantly to the wilderness and scenic values of the area;<br>➢ the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks;<br>➢ the natural characteristics and qualities that exist or operate across mean high water spring and land in the coastal environment, including processes of sediment transport, patterns of erosion and deposition, substrate composition and movement of biota, including between marine and freshwater environments; and<br>➢ the functional or operational need for infrastructure to be located in a particular area.<br><br>Policy 2 specifically seeks the maintenance of significant landforms and indigenous vegetation and habitats that are connected to outstanding natural character and high natural character areas.<br><br>Policy 4 promotes land-use practices and restoration activities that restore and rehabilitate natural character values. |
| **E19 Natural features and natural landscapes in the coastal environment** | **General** | **This chapter, along with E18, are most relevant with respect to the purpose and considerations of the Coastal Environment as a qualifying matter.**<br><br>The provisions in this chapter give effect to Policy 15(b) of the NZCPS, the RPS Objectives in B4.2.1 and Policies B4.2.2. These objectives and policies apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Features or the Outstanding Natural Landscapes Overlay but that require resource consent. |
| | **Objective E19.2(1)** | Objective 1 seeks to maintain the characteristics and qualities of natural landscapes and features that have particular values, provide a sense of place or identity or have high amenity value, whilst also providing for subdivision, use and development. This, however, does not mean that such activities can be left unchecked without limitations placed on extent, form, scale, density and intensity and as such, the policies provide greater direction in how subdivision, use and development is to be managed in the coastal environment, as well as which characteristics, values and qualities need to be maintained or managed. |
| | **Policies E19.3(1) to (3)** | Policy 1 seeks to manage subdivision, use and development in the coastal environment adjoining scheduled outstanding natural landscapes or outstanding natural features to:<br><br>• protect visual and biophysical linkages between the site and outstanding natural landscapes or outstanding natural features; and<br>• avoid adverse cumulative effects on the values of outstanding natural landscapes or outstanding natural features.<br><br>Policy 2 is broader – setting out to manage subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects on the characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity values. As part of this, the following factors must be taken into account (similarly to Policy E18.3(3)):<br><br>• the location, scale and design of the proposed subdivision, use or development;<br>• the extent of anthropogenic changes to the natural characteristics and qualities;<br>• the presence or absence of structures, buildings or infrastructure;<br>• the temporary or permanent nature of any adverse effects;<br>• the physical and visual integrity and the natural processes of the location;<br>• the intactness of any areas of significant vegetation, and vegetative patterns; |

| Table 4: Assessment of Relevant Existing Objectives and Policies | | |
|---|---|---|
| **AUP(OP) Chapter** | **Objective / Policy Reference** | **Summary of matter addressed** |
| | | • the physical, visual and aesthetic values that contribute significantly to the natural landscape's values;<br>• the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks; and<br>• the functional or operational need for infrastructure to be located in a particular area.<br><br>Policy 3 seeks to ensure that appropriate processed are followed with respect to accidental discover of natural features of potential significance – particularly where excavating or trenching is proposed in (a) basalt lava in the Auckland volcanic field; (b) organic deposits of pre-European age; or (c) greater rock strata known to contain fossils. |

117. Additionally, the following Chapters have objectives and policies that are relevant to considerations pertaining to the Coastal Environment as a qualifying matter:
    **a.** RPS Chapter B5. Ngā rawa tuku iho me te āhua – Historic heritage and special character
    **b.** RPS Chapter B10. Ngā tūpono ki te taiao - Environmental risk (namely B10.2 Natural hazards and climate change)
    **c.** Chapter E1. Water quality and integrated management
    **d.** Chapter E15. Vegetation management and biodiversity
    **e.** Chapter E36. Natural hazards and flooding

## 6.2 Rules and Methods (Existing)

118. The AUP(OP) Chapters E18 (Natural Character of the Coastal Environment) and E19 (Natural Features and Natural Landscapes in the Coastal Environment) do not include any specific rules, standards, assessment criteria, or special information requirements for managing subdivision, use, and development in the coastal environment.

119. However, such provisions are found across other parts of the AUP(OP), including overlays, zones, and the Auckland-wide and precinct chapters and targeted to specific areas, subdivision or land-use activities – with reliance on:

    a. **Chapters D10. and D11.,** these chapters contain rules and standards for various uses and development that is located within or affects scheduled Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character areas.
    b. **Chapter E8. Stormwater – Discharge and diversion,** which provides rules and standards for the diversion and discharge of stormwater runoff from impervious areas onto or into land or into water or to the coastal marine area, pursuant to sections 14 and 15 of the RMA.
    c. **Chapter E15. Vegetation management and biodiversity,** which includes rules for vegetation removal or alteration in coastal areas (e.g. Rules E15.4.1(A20) to (A22), and Standard E15.6.4).
    d. **Chapters E11. and E12.,** which set out regional and district-level rules and standards to manage earthworks related to Sediment Control Protection Areas[57] (e.g. E11.4.1 (A7) and (A9) and E11.6), and in the Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character, Sites and Places of Significance to Mana Whenua and Historic Heritage overlays (e.g. Tables E12.4.2 and E12.4.3). Both chapters also include standards for accidental discovery protocols (e.g. E11.6.1, E12.6.1) and a general standard to restrict land disturbance in the coastal protection yard (e.g. E12.6.2(1)).
    e. **Chapter E36. Natural hazards and flooding,** sets out rules and standards for activities and infrastructure on land affected by coastal erosion, coastal storm inundation (including 1% annual exceedance probability (AEP) and 1% AEP plus 1m sea level rise scenarios), coastal hazard defences, floodplains, overland flow paths and areas prone to land instability.
    f. **Chapters E38. Subdivision – Urban and E39. Subdivision – Rural,** which provide rules, standards and assessment criteria to manage the subdivision of land that:
        i. Is affected by a natural coastal, land or flood hazard (e.g. Rules E38.4.1(A11), E39.4.1(A8), and Standards E38.6.5, E38.7.3.3, E38.7.3.4, E38.8.1.1(2)(a)-(d), E38.9.1.1(1)(a)-(e) and E39.6.1.1(3)(a)(ii) to (vi)), E39.6.1.5, E39.6.4.2 to E39.6.4.3)
        ii. Involves notable trees, indigenous biodiversity or significant ecological areas (e.g. Rules E38.4.1(A22), (A23), E39.4.2(A16) to (A25), Standards E38.6.6.,

[57] In Chapter J1 of the AUP(OP), the Sediment Control Protection Area is defined as*: "(a) 100m either side of a foredune or 100m landward of the coastal marine area (whichever is the more landward of mean high water springs); or (b) 50m landward of the edge of a lake, river or stream, or the edge of a wetland of 1,000m2 or greater."*

E38.8.1.1(2)(e)-(f), E38.8.2.5, E38.9.1.1(1)(f)-(g)), E39.6.1.6, E39.6.4.4 to E39.6.4.6)

**iii.** Includes Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character, Sites and Places of Significance to Mana Whenua and Historic Heritage overlays (Standards E38.8.1.1(2)(f) and (g), E38.9.1.1(g) to (h) and E39.6.4.5(1)(b)).

There are also rules and standards that set out the requirements for esplanade reserves or strips adjoining the coastline (e.g. Rules E38.4.1(A8) to (A10), E39.4.1(A5) to (A6) and Standards E38.7.3.2, E38.8.1.1(2)(j)), E38.9.1.1(1)(m) and E39.6.4.1). This accords with the requirements set out in section 230 of the RMA.

**g.** **Chapter F – Coastal,** which is largely focused on the management of use, development and activities within the coastal marine area or in relation to very specific maritime or other activities on adjacent coastal land (e.g. F4. Mooring Zone and moorings outside the Coastal - Mooring Zone, F5. Minor Port Zone, F6. Coastal - Ferry Terminal Zone and F9. Vehicles on beaches).

**h.** **The coastal protection yard standards**, these apply across most urban residential, business and rural zones to ensure buildings are adequately set back from the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and/or maintain potential access to the coast. There are also standards in the subdivision chapter to require specified building areas on vacant lots to be clear of coastal protection yards (e.g. E38.8.1.1(2)(k), E38.9.1.1(2)(n) and E39.6.1.1(3)(a)(i)).

120. It is the Council's view that the provisions relating to the coastal environment – particularly those in B8., E18. and E19. must instead be read as high order and strategic instruments designed to set the principles for zoning decisions, rather than prescribe a particular land-use, development and subdivision outcome. This can, at least in part, explain the description for the Residential – Single House zone (**SHZ**), which recognises its purpose as being to maintain and enhance the amenity values of a neighbourhood, which may be based on a coastal setting. A coastal setting, and associated amenity and natural character values, is identified as one of the few factors to inform the application of the SHZ and can explain the prevalence of the SHZ within 100m of the indicative coastline – as highlighted in **Table 2**, contained in Section 3 of this report.

## 7. Development of Options

121. Section 32 of the RMA requires an examination of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. The overall objective (purpose of the proposal) of Plan Change 120 has two key objectives – it proposes:
    - measures to better manage significant risks from natural hazards region-wide; and
    - an amended approach to managing housing growth as a result of no longer incorporating the medium density residential standards (**MDRS**), but providing for intensification in a way that complies with clause 4 of Schedule 3C of the RMA by:
        - providing at least the same amount of housing capacity as would have been enabled if Plan Change 78: Intensification (**PC 78**), as notified, was made operative, including by providing for additional intensification along selected Frequent Transit corridors and modifying zoning in suburban areas through an amended pattern of Residential - Mixed Housing Urban and Mixed Housing Suburban zones;
        - enabling the building heights and densities specified in clause 4(1)(b) and (c) of Schedule 3C of the RMA within at least the walkable catchments of Maungawhau (Mount Eden), Kingsland, Morningside, Baldwin Avenue and Mount Albert Stations;
        - giving effect to Policy 3 (c) and (d) of the NPS-UD through intensification in other walkable catchments and land within and adjacent to neighbourhood, town and local centres;
        - enabling less development than that required by clause 4(1)(b) and (c) of Schedule 3C or Policy 3 of the NPS-UD where authorised to do so by clause 8 of schedule 3C.

122. Section 32 requires a range of options to be considered.

123. While the Coastal Environment qualifying matter is new, it is a matter specified in section 77I(a) to (i). As such, no site-specific analysis is required to evaluate an appropriate range of options to achieve the greatest heights and densities specified by clause 4(1)(b) of Schedule 3C of the RMA and/or by Policy 3 of the NPS-UD, while managing the specific characteristics of the coastal environment.

124. In this instance, none of the locations specified by clause 4(1)(b) of Schedule 3C of the RMA are in a coastal environment. Therefore, only Policy 3 of the NPS-UD is relevant to considerations around the Coastal Environment as a qualifying matter.

125. Several practicable options have been considered with respect to the management of the coastal environment relative to the need to provide for intensification as directed by clause 4(1)(b) to (d) of Schedule 3C of the RMA and/or by Policy 3 of the NPS-UD.

126. The ‘default’ position for the consideration of options is not the status quo of the operative AUP(OP). This is because PC120 is required to achieve the greater heights and densities as specified by either clause 4(1)(b) to (d) of Schedule 3C of the RMA and/or Policy 3 of the NPS-UD. Therefore, the ‘default’ or ‘status quo’ refers to the situation where these requirements are incorporated into the AUP(OP) without the Coastal Environment as a

qualifying matter moderating heights and densities as provided for either via zoning and/or the introduction of height variation controls (**HVCs**).

127. With this 'default' or 'status quo' position in mind, 12 options are considered to exist. The 12 options that have been evaluated in the section 32 and Schedule 3C assessment of the Coastal Environment qualifying matter are outlined and grouped accordingly below:

**'Default' or 'status quo'**

- **Option 1:** The Coastal Environment is **not** applied as a qualifying matter. This option sees the application of policy 3 of the NPS-UD in full, with no restrictions imposed by the Coastal Environment as a qualifying matter (also known as the 'default' / 'status quo' position).

**Coastal Environment as a QM only moderates Height Variation Controls**

- **Option 2:** Apply the Coastal Environment qualifying matter across all coastal environment locations where a new HVC has been introduced in response to Policy 3 of the NPS-UD.
- **Option 3:** Apply the Coastal Environment qualifying matter in a refined and contextualised manner across select coastal environments where a new HVC has been introduced in response to Policy 3 of the NPS-UD.

**Coastal Environment as a QM is applied as a 'blanket' control to manage height and density**

- **Option 4:** Apply the Coastal Environment qualifying matter as a blanket control across all coastal areas, using a broad definition (e.g. within 1km of MHWS or based on RMA s6(a) and NZCPS guidance), to restrict additional height and density enabled through the introduction of HVCs and/or high-density residential (i.e. THAB) zoning.

**Coastal Environment as a QM is closely linked to scheduled Outstanding or High Natural Character areas, Features, or Landscapes and Sites and Places of Significance to Mana Whenua**

- **Option 5:** Apply the Coastal Environment qualifying matter to site(s) in the coastal environment that directly adjoin an Outstanding Natural Feature (**ONF**), an Outstanding Natural Landscape (**ONL**), an Outstanding Natural Character (**ONC**) area, a High Natural Character (**HNC**), a Significant Ecological Area (**SEA**) and / or a site and place of significance to mana whenua. In these instances, the QM would see any HVC removed and a Residential – Single House zone applied.

**Coastal Environment as a QM is applied via a proxy buffer to revert zoning to a lower intensity**

- **Option 6:** Apply the Coastal Environment qualifying matter using a **200m** proxy buffer from the indicative coastline to revert any new Terrace Housing and Apartment Building zoning to the operative AUP(OP) zone. This would only apply in Policy 3(c), and 3(d) areas and along rapid transit network (**RTN**) corridors.

- **Option 7:** Apply the Coastal Environment qualifying matter using a **100m** proxy buffer from the indicative coastline to revert any new Terrace Housing and Apartment Building zoning to the operative AUP(OP) zone. This would only apply in Policy 3(c), and 3(d) areas and along RTN corridors.
- **Option 8:** Apply the Coastal Environment qualifying matter using a **50m** proxy buffer from the indicative coastline to revert any new Terrace Housing and Apartment Building zoning to the operative AUP(OP) zone. This would only apply in Policy 3(c), and 3(d) areas and along RTN corridors.
- **Option 9:** Apply the Coastal Environment qualifying matter using any of the above-mentioned proxy buffers from the indicative coastline to uniformly apply the SHZ across all locations.

**Coastal Environment as a QM is applied to manage both HVCs and high density residential zoning in a nuanced manner**

- **Option 10:** Apply the Coastal Environment qualifying matter using both a refined approach to remove or amend an HVC and as a proxy 100m buffer from the indicative coastline to revert to the operative AUP(OP) zone. This would only apply in Policy 3(c), and 3(d) areas and along RTN corridors. **(Preferred option).**

**Coastal Environment as a QM is applied as a new zone or overlay**

- **Option 11:** Apply the Coastal Environment qualifying matter using new zone(s) or an overlay.

**Coastal Environment as a QM is closely linked to the Hauraki Gulf Marine Park**

- **Option 12:** Apply the Coastal Environment qualifying matter only to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of MHWS or based on RMA s6(a) principles and NZCPS guidance).

128. Further to the above options, the application of proposed HVCs or the introduction of a new THAB zoning as a method of implementing Policy 3 of the NPS-UD requires specific assessment and evaluation relative to the identification of the Coastal Environment as a qualifying matter.

129. This s32 report is therefore supported by:
    **a.** A Landscape Assessment included in **Appendix A.** This includes profiles of the different coastal environments in urban Auckland, identifies the natural character, visual and landscape qualities, and notes the sensitivity of the area to intensification. This report also includes a MCA of the different urban coastal environments where a HVC is or was proposed.
    **b.** Cultural Heritage Inventory maps, included in **Appendix C.** These maps illustrate the number of scheduled and unscheduled sites of significance to Mana Whenua that exist across the different coastal locations where the Coastal Environment qualifying matter can apply. These maps rely on the information included in the Cultural Heritage Inventory and Tangata Whenua layers on Auckland Council's GIS viewer.

130. With respect to the relationship between the Coastal Environment qualifying matter and HVCs, the most efficient approach has been assessed as the removal or amendment of HVCs where this qualifying matter applies, rather than relying on annotations. This avoids plan interpretation and implementation issues and ensures the qualifying matter strategically guides zoning and HVC extents without the need for altering AUP(OP) provisions or introducing new height rules.

131. **Table 5** provides an overview of the considerations around each option and in considering the potential adverse effects.

| Table 5: Overview of options in achieving the relevant objectives of clause 4(1)(b) to (d) of Schedule 3C of the RMA, Policy 3 of the NPS-UD, the NZCPS, the HGMPA and the AUP(OP) RPS (as per Section 32(1)(b)(i) of the RMA) | | | | | |
|---|---|---|---|---|---|
| | **Option Description** | **Effect on clause 4(1)(b) to (d) of Schedule 3C of the RMA and Policy 3 of the NPS-UD** | **Effect on QM values** | **Conclusion(s)** | **Ranking (1 = preferred 12 = least preferred)** |
| | | | | | |
| **1** | Status Quo (Coastal Environment not applied as a qualifying matter) | • Provides full increased density in all parts of the region in accordance with Policy 3 of the NPS-UD | • Significant adverse effects to the natural character, landscape, amenity and cultural values associated with the QM.<br>• Risk of complete loss to the values of the QM that contribute to the region's identity and matters of national significance. | • Unacceptable consequences.<br>• **Do not proceed** | 12 |
| **2** | Coastal Environment QM applied across all coastal areas where an HVC has been applied | • This would limit the allowable heights to what would otherwise be provided for by the underlying zone.<br>• Would provide for increased density based on any upzoning of underlying zone.<br>• Would inhibit increased heights in potential locations that would not adversely affect the values of the coastal environment | • Protects the values of the QM associated with height but does not deal with built form density and intensity.<br>• Potential effects to the QM values that are uncertain, unknown, or little understood, but potentially significantly adverse.<br>• Relies on the zoning and overlay framework to control additional development provided by PC120 – which is somewhat limited. | • Resolves issues of increased height only.<br>• Constrains height broadly in locations of the coastal environment that may not be as sensitive as others.<br>• No limits to density and intensity, which has the potential to adversely affect and undermine QM values. | 8 |
| **3** | Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | • Would deliver a nuanced and balanced approach against the QM values that could enable potential increased heights in the coastal environment where appropriate. | • Similarly to option 2 above, this option protects the values of the QM associated with height but does not deal with built form density and intensity.<br>• Relies on the zoning and overlay framework to control additional development provided by PC120. This is somewhat limited to provisions as they relate to ONL, ONF, HNC and SEA areas, earthworks, vegetation, discharges or where sites directly adjoin the coast (e.g. with the coastal protection yard setback) | • Refined approach compared to Option 2.<br>• Resolves issues of increased height only.<br>• Constrains height in locations of the coastal environment that are considered most sensitive to the effects of visual intrusion from taller buildings.<br>• No limits to density and intensity, which has the potential to adversely affect and undermine QM values. | 5 |
| **4** | Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) | • Constrains development capacity broadly in locations of the coastal environment that may not be as sensitive as others and that could otherwise benefit from increased height and density due to, for instance, proximity to a rapid transit station or centre.<br>• Could be viewed as being contrary to Policy 3 of the NPS-UD and not being applied to the reasonable extent necessary to protect QM values.<br>• Presents the most restrictive approach to development capacity. | • Provides maximum protection of the QM values. Most precautionary approach of all options (aligning with Policy 3 of the NZCPS)<br>• Recognises and responds to the potential cumulative effects of urban intensification in coastal areas that may irreversibly degrade natural character, cultural values, amenity and landscape quality.<br>• Provides a precautionary and protective approach – that also enables broader future-proofing and long-term resilience planning by complementing other QMs (e.g. coastal inundation and erosion) | • Resolves both issues of increased height and density.<br>• May result in a blunt or arbitrary approach with overly onerous controls that unnecessarily constrain the application of Policy 3 of the NPS-UD.<br>• Undermines development potential near well-serviced, infrastructure ready areas close to the coast.<br>• Most restrictive to development capacity. | 10 |
| **5** | Coastal Environment QM applied to site(s) that directly adjoin an ONF, ONL, ONC HNC and/or SEA areas to remove an HVC and apply a SHZ | • Presents a confined impact to possible development capacity under PC120. | • Tightly links the QM to other QMs with natural character and landscape values as per NZCPS Policies 13 and 15.<br>• May be perceived as 'double dipping' with other QMs to justify a lower development intensity, density and height. | • Resolves both issues of increased height and density, albeit on a restricted basis.<br>• Does not protect all potential values and areas in the coastal environment that | 6 |

| Table 5: Overview of options in achieving the relevant objectives of clause 4(1)(b) to (d) of Schedule 3C of the RMA, Policy 3 of the NPS-UD, the NZCPS, the HGMPA and the AUP(OP) RPS (as per Section 32(1)(b)(i) of the RMA) | | | | | |
|---|---|---|---|---|---|
| | **Option Description** | **Effect on clause 4(1)(b) to (d) of Schedule 3C of the RMA and Policy 3 of the NPS-UD** | **Effect on QM values** | **Conclusion(s)** | **Ranking (1 = preferred 12 = least preferred)** |
| | | | • Focused and proportionate response – with an existing and clear evidence base to support<br>• May miss other sensitive or valuable coastal environment areas, qualities or features not yet captured by existing overlays. | may be sensitive to the effects of urban intensification and increased heights.<br>• Application of the SHZ may ignore existing development outcomes having been enabled by the AUP(OP) or previous district plans. | |
| **6** | Coastal Environment QM applied using a **200m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | • Provides for additional development capacity, but of the proxy buffer options – it is the most restrictive.<br>• Would limit development capacity at a relatively small scale across the region – given that it would only apply in Policy 3(c), and 3(d) areas and along transport corridors adjoining or within the coastal environment. | • Applies a consistent inland buffer to represent the coastal environment spatially.<br>• Ensures a precautionary and uniform approach to protecting the QM values – but this lacks contextualisation, with no two coastal environments being the same.<br>• The 200m proxy buffer from the indicative coastline is the most precautionary and conservative of the three proxy buffer options. | • Blunt measure, that may capture areas of no sensitivity (with this risk being increased as the distance from the indicative coastline increases).<br>• Only resolves the issues presented by zoning and not HVCs (which enable greater heights than the underlying zone)<br>• Presents a lesser impact to development capacity compared to Option 4.<br>• Reverting to the operative AUP(OP) does, in part, recognise and provide for existing, enabled development outcomes that have been accepted.<br>• Resolves issues associated with zoning and not HVCs. | 4 |
| **7** | Coastal Environment QM applied using a **100m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | • Provides for additional development capacity and is less restrictive compared to Option 6.<br>• Would limit development capacity at a relatively small scale across the region – given that it would only apply in Policy 3(c), and 3(d) areas and along transport corridors adjoining or within the coastal environment. | • As above. Except, of the three proxy buffer options – this presents the most balanced response and can capture properties where they may adjoin a coastal esplanade reserve provision. | • As above.<br>• Of the three proxy buffer options, this option delivers a balanced approach to enabling intensification as per Policy 3 of the NPS-UD while responding to the values of the QM.<br>• There are clear international and national guidance and examples to support a uniform 100m buffer from the coastline (e.g. the Integrated Coastal Zone Management (**ICZM**) Protocol in the Mediterranean[58] , the AdriAdapt programme[59], NIWA's Coastal Hazard Guidance[60], and planning approaches used by Thames-Coromandel and Waikato councils[61]) | 2 |

[58] Official Journal of the European Union. (2009). Protocol on Integrated Coastal Zone Management in the Mediterranean. Retrieved from https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2009:034:0019:0028:EN:PDF
[59] PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf
[60] PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf
[61] Examples of a 100m coastal building setback within a Whaanga Coast development specific control area as per Rule PREC5-S3(1)(a)(iii) and Coastal Zone Rules 26.49A.1(a), and 26.76.1(cb) see: https://eplan.waikatodistrict.govt.nz **AND** Waikato Regional Council. (2003). Coastal Hazard Data and Development Setbacks for Coromandel Peninsula Beaches. Retrieved from https://www.waikatocoastaldatabase.org.nz/CoastalDataSet/Details/68

| Table 5: Overview of options in achieving the relevant objectives of clause 4(1)(b) to (d) of Schedule 3C of the RMA, Policy 3 of the NPS-UD, the NZCPS, the HGMPA and the AUP(OP) RPS (as per Section 32(1)(b)(i) of the RMA) | | | | | |
|---|---|---|---|---|---|
| | **Option Description** | **Effect on clause 4(1)(b) to (d) of Schedule 3C of the RMA and Policy 3 of the NPS-UD** | **Effect on QM values** | **Conclusion(s)** | **Ranking (1 = preferred 12 = least preferred)** |
| **8** | Coastal Environment QM applied using a **50m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | • Provides for additional development capacity and is less restrictive compared to Options 6 and 7.<br>• Would limit development capacity at a relatively small scale across the region – given that it would only apply in Policy 3(c), and 3(d) areas and along transport corridors adjoining or within the coastal environment. | • As above.<br>• Although, of the three proxy buffer options, this is the least conservative and has the potential to not capture properties that may adjoin a coastal esplanade reserve with natural character, landscape, amenity, public use and enjoyment values that could be adversely affected and undermined by urban intensification. | • Blunt measure, that may capture areas of no sensitivity (with this risk being increased as the distance from the indicative coastline increases).<br>• Only resolves the issues presented by zoning and not HVCs (which enable greater heights than the underlying zone)<br>• Presents a lesser impact to development capacity compared to Option 4.<br>• Reverting to the operative AUP(OP) does, in part, recognise and provide for existing, enabled development outcomes that have been accepted.<br>• Potential to not capture all areas / sites that contribute to the values of the Coastal Environment QM. | 3 |
| **9** | Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | • Provides for a lesser development capacity than Options 6-8 listed above.<br>• Ignores existing context – where there may already be evidence of intensification, making it difficult to defend and arbitrarily blunt.<br>• Potential to create awkward zoning interfaces where the SHZ meets a high density residential or business zone.<br>• Potential to result in less enabling development capacity outcomes compared to the operative AUP(OP). | • Applies a consistent inland buffer to represent the coastal environment spatially.<br>• Ensures a precautionary and uniform approach to protecting the QM values – but this lacks contextualisation, with no two coastal environments being the same. | • Application of the SHZ may ignore existing development outcomes having been enabled by the AUP(OP) or previous district plans.<br>• Less enabling than Options 6, 7 and 8.<br>• Does not protect all potential values and areas in the coastal environment that may be sensitive to the effects of urban intensification and increased heights.<br>• Resolves issues associated with zoning and not HVCs. | 7 |
| **10** | Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* **(Preferred Option)** | • Would limit development capacity in a way that is well balanced with the values of the QM.<br>• Presents an increased constraint on development capacity compared to the options that resolve one spatial dimension i.e. Options 2, 3, 5, 6, 7 and 8. But an enhanced development capacity outcome compared to Option 4.<br>• Responds to the existing development opportunities presented by the operative AUP(OP) and the existing built context.<br>• Modifies PC120 across both spatial dimensions to respond to the QM – but only as and where necessary – i.e. in areas that have been rezoned or had an HVC applied due to being located in a Policy | • Combination of removing HVCs and reverting to the operative AUP(OP) zone within 100m of the indicative coastline protects the QM across all spatial dimensions.<br>• Captures a broader range of values for protection (e.g. natural character, landscape, amenity and complements approach to minimising hazard risk).<br>• Presents precautionary approach in a transitional zone from the coast (aligning with Policy 3 of the NZCPS) – but lacks contextualisation and may capture some landscapes that are less sensitive to the effects of urban intensification. At the same time, it may miss landscapes that are sensitive. | • Addresses the Coastal Environment QM across all spatial dimensions – of height, intensity and density, whilst recognising the existing, enabled development outcomes<br>• Best option to control development whilst balancing obligations under Policy 3 of the NPS-UD | 1 |

| Table 5: Overview of options in achieving the relevant objectives of clause 4(1)(b) to (d) of Schedule 3C of the RMA, Policy 3 of the NPS-UD, the NZCPS, the HGMPA and the AUP(OP) RPS (as per Section 32(1)(b)(i) of the RMA) | | | | | |
|---|---|---|---|---|---|
| | **Option Description** | **Effect on clause 4(1)(b) to (d) of Schedule 3C of the RMA and Policy 3 of the NPS-UD** | **Effect on QM values** | **Conclusion(s)** | **Ranking (1 = preferred 12 = least preferred)** |
| | | 3(c), or 3(d) area or along a transport corridor. | | | |
| **11** | Coastal Environment QM applied using new zone(s) or an overlay | • Potential to deliver a balanced approach to enabling development capacity as per the requirements of Policy 3 of the NPS-UD and responding to the values of the QM.<br>• Trickier for plan-users to understand – given the introduction of a new zone(s) or overlay(s) with different and bespoke provisions. | • Better control of bulk and location through specific zone controls tailored for each of the different coastal environments and their associated values. | • Would specifically manage the values of the coastal environment in a targeted and contextualised way.<br>• Requires a significant amount of background assessment to refine according to the different areas and justify.<br>• There is no coastal zone identified in the National Planning Standards 2019, which means a bespoke special purpose zone or overlays would need to be created. This would be difficult to implement and could be viewed as circumventing the purpose and requirements of the NPS-UD.<br>• If council were successful in developing a new special purpose zone – it is likely that such a zone would only be able to be utilised in the interim period until council is required to comply with the National Planning Standards (which must be implemented within 10 years of their adoption in 2019). | 11 |
| **12** | Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) | • Development constraint presented along all eastern-facing coastal areas in Auckland – which compared to other options (e.g. Options 2, 3, 5, 6, 7, 8, 9, and 10) presents a more significant impact to capacity, but not as significant as option 4.<br>• Strategic targeting of high-profile amenity areas adjoining the Hauraki Gulf – subject to its own legislation that calls for integrated management and protection of the Hauraki Gulf and its catchments. | • Solely manages effects of intensification in coastal environments adjoining the Hauraki Gulf and neglects other coastal environments, which may have equal or greater natural character, landscape, amenity and cultural values.<br>• Provides maximum protection of the QM values. One of the more precautionary approaches – albeit targeting eastern-facing coastal areas.<br>• Recognises and responds to the potential cumulative effects of urban intensification in coastal areas that may irreversibly degrade natural character, cultural values, amenity and landscape quality.<br>• Provides a precautionary and protective approach – that also enables broader future-proofing and long-term resilience planning by complementing other QMs (e.g. coastal inundation and erosion) | • May be seen as delivering a biased protection across eastern-facing coastal environments.<br>• Resolves both issues of increased height and density – albeit only along eastern coastal environments in Auckland.<br>• May result in a blunt or arbitrary approach with overly onerous controls that unnecessarily constrain the application of Policy 3 of the NPS-UD.<br>• Undermines development potential near well-serviced, infrastructure ready areas close to the coast.<br>• One of the more restrictive options with respect to development capacity. | 9 |

## 7.1 Consequences for Development Capacity

132. The consequences on development capacity to accommodate the Coastal Environment will restrict the intensity and density of development either through the removal of a HVC, and/or a rezoning of a THAB site to the operative AUP(OP) zoning or the SHZ – depending on the option.

133. As there are no existing rules or standards to manage the bulk, scale or intensity of development in the coastal environment, resource consent applications cannot be relied upon to moderate effects. The Coastal Environment qualifying matter is therefore required as a high order principle for directing intensification.

134. The way in which this qualifying matter is applied will determine the full scope of consequences on development capacity. But in general terms, it will see development capacity, as envisaged by Policy 3 of the NPS-UD, restricted. This is to balance the competing objectives of enabling intensification whilst responding to and protecting the natural character, visual, landscape, amenity and cultural values associated with the different coastal environments in Auckland.

135. **Table 6** below provides an overview of the effects to development capacity according to each option.

**Table 6: Summary of options with respect to application and impact on development capacity (height and / or density) via zoning and whether impact is less than, equal to or greater than the development capacity enabled under the operative AUP(OP)**

| Option | Approach | Application | Impact on Height & Density | Less / equal to / greater development capacity enabled compared to operative AUP(OP) |
|---|---|---|---|---|
| **1** | Default / Status Quo | No QM applied | No limitation to zoning. | Greater development capacity enabled compared to operative AUP(OP) |
| **2** | Moderates HVCs only | QM applied to all urban coastal environments where an HVC has been introduced in response to Policy 3 of the NPS-UD | No limitation to zoning. Limitation to additional heights only. | Greater development capacity compared to operative AUP(OP) – as this option does not inhibit upzoning |
| **3** | Moderates HVCs only | QM applied in a refined way to remove/amend HVCs across select coastal environments in a walkable catchment (NPS-UD Policy 3(c) or 3(d) areas) | No limitation to zoning. Limitation to additional heights only. | Greater development capacity compared to operative AUP(OP) – as this option does not inhibit upzoning |
| **4** | Blanket control to HVCs and THAB zoning | QM applied to all coastal areas (e.g. within 1km of MHWS) to remove HVCs and/or a THAB zoning | Limitation to both HVCs and THAB zoning. | Lesser or equal to development capacity provided in the operative AUP(OP) depending on whether the zoning applied is a standard SHZ or reverts to operative AUP(OP) zone. |
| **5** | Linked to ONFs / ONLs / ONCs / HNCs / SEAs and / or sites and places of significance to mana whenua | QM applied to sites adjoining scheduled areas to remove HVC and apply a SHZ | Limitation to both HVCs and zoning. | Equal to / greater development capacity compared to the operative AUP(OP) with the retention of HVCs and THAB zoning beyond the QM limitation areas. |

| | | | | |
|---|---|---|---|---|
| **6** | Proxy buffer (200m) to revert THAB zone to AUP(OP) operative zone | QM applied to THAB zoned land in Policy 3(c), 3(d) areas and along RTN and FTN corridors | Limitation to THAB zoning only.<br>*No limitation to HVCs but could create awkward outcomes where site was rezoned THAB and where an HVC applies.* | Equal to / greater development capacity compared to the operative AUP(OP) with the retention of HVCs and THAB zoning beyond the QM limitation areas. |
| **7** | Proxy buffer (100m) to revert THAB zone to AUP(OP) operative zone | QM applied to THAB zoned land in Policy 3(c), 3(d) areas and along RTN and FTN corridors | Limitation to THAB zoning only.<br><br>*No limitation to HVCs but could create awkward outcomes where site was rezoned THAB and where an HVC applies.* | Equal to / greater development capacity compared to the operative AUP(OP) with the retention of HVCs and THAB zoning beyond the QM limitation areas. |
| **8** | Proxy buffer (50m) to revert THAB zone to AUP(OP) operative zone | QM applied to THAB zoned land in Policy 3(c), 3(d) areas and along RTN and FTN corridors | Limitation to THAB zoning only.<br><br>*No limitation to HVCs but could create awkward outcomes where site was rezoned THAB and where an HVC applies.* | Equal to / greater development capacity compared to the operative AUP(OP) with the retention of HVCs and THAB zoning beyond the QM limitation areas. |
| **9** | Proxy buffer (200m, 100m or 50m) + downzoning to SHZ across all locations. | QM applied to all locations within the proxy buffer distance to the coastline. | Limitation to THAB zoning only.<br><br>*No limitation to HVCs but could create awkward outcomes where site was rezoned THAB and where an HVC applies.* | Less development capacity enabled compared to the operative AUP(OP). This is because it may see existing areas zoned for medium or higher intensities downzoned. Capacity would have to be compensated elsewhere. |
| **10** | Nuanced and precautionary approach **(Preferred / recommended)** | QM applied to moderate extent of HVCs and as a proxy buffer (100m) to revert THAB zoning to operative AUP(OP) zone (Combination of Options 3 and 7).<br><br>QM applied to remove/amend HVCs and revert THAB zoned land to operative AUP(OP) zone in 100m buffer and in a Policy 3(c), 3(d) area and/or along RTN and FTN corridor. | Limitation to both HVCs and THAB zoning.<br><br>Resolves potentially awkward outcomes where site identified for HVC and zoned THAB. | Equal to / greater development capacity compared to the operative AUP(OP) with the retention of HVCs and THAB zoning beyond the QM limitation areas.<br><br>Balanced protection and impact on capacity. |
| **11** | New zone or overlay | QM applied to all or select coastal areas. | Limitation to both HVCs and THAB zoning. But depends on zone/overlay design | Requires new provisions and potential for complex implementation. Anticipate impact on capacity would be equal to that enabled by the operative AUP(OP) with capacity being compensated elsewhere with the retention of HVCs |

| | | | | |
|---|---|---|---|---|
| | | | | and THAB zoning beyond the QM limitation areas.<br>Overall impact on capacity will depend on the zone/overlay design. |
| **12** | QM linked to Hauraki Gulf | QM applied to all eastern-facing coastal areas adjoining the Hauraki Gulf. | Blanket limitation to both additional height (HVCs) and density (zoning). | Lesser or equal to development capacity provided in the operative AUP(OP). |

136. For all options where the Coastal Environment qualifying matter is applied, the impact on development capacity is geographically widespread but does not significantly constrain overall housing capacity or supply across the Auckland region. Except where it is applied broadly with blanket restrictions (e.g. Options 4, 9, 11, and 12).

137. The amendments sought by this qualifying matter (except in the case of Option 11) would not see the introduction of any new or additional rules or standards. Instead, most of the options associated with applying the Coastal Environment qualifying matter are high order and strategic principles in determining the appropriate extent to which an HVC and / or the THAB zone should apply.

138. Generally, most options, including Option 10 (preferred), will have a limited impact on development capacity across the region. This because it is dependent on a site meeting all the following criteria to warrant the application of the Coastal Environment qualifying matter:

    **a.** The site is located within or adjoining a coastal environment; **and**
    **b.** The site is identified within a walkable catchment from either the city centre zone(s), or a metropolitan, town, local or neighbourhood centre zone or existing and planned rapid transit stops or frequent transit corridors; **and**
    **c.** The site is identified for a HVC and/or rezoning to the THAB zone.

139. To fulfil the above requirements is, in itself, a limiting factor to the extent to which this qualifying matter can be applied.

140. For instance, the total number of sites across Auckland that are within a walkable catchment where a THAB zone has/could be applied is 31,219, while the number of sites within a walkable catchment where a 50m or 34.5m HVC has/could be applied is 28,509. With respect to Option 10 and using a 100m proxy buffer to revert a THAB zone to the operative AUP zoning, the Coastal Environment as a qualifying matter would affect only 1,074 sites or 3.44% of all sites within a walkable catchment across Auckland where a THAB zone has or could be applied. This figure would increase where Options 4, 6, 9 or 12 were pursued, and would reduce with respect to Option 5 or 8.

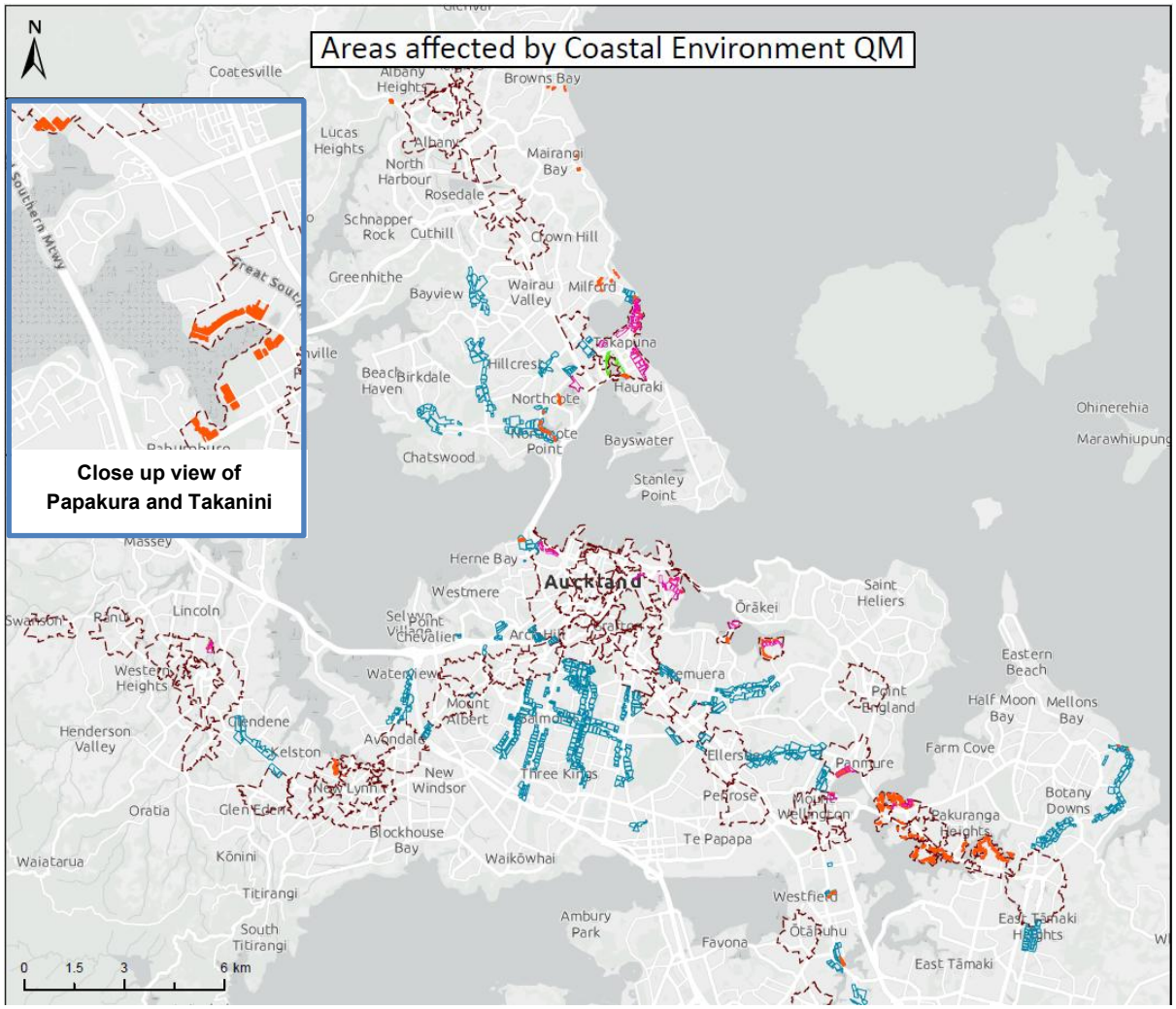
141. With respect to HVCs, in the case of Options 3 and 10, the number of sites where an HVC would be removed based on the Coastal Environment QM is 1,078. This is only 3.78% of all sites within a walkable catchment across Auckland where an HVC has or could be applied. This figure would increase where Options 2, 4, 6, 9 or 12 were pursued, and would reduce with respect to Option 5 or 8.

142. **Table 7** below summarises the effect on development capacity under the preferred option (Option 10), while **figure 3** illustrates the extent to which this qualifying matter applies across Auckland under the preferred option (Option 10).

143. A full list of the sites affected by this qualifying matter under Option 10 is provided in **Appendix D** and categorised accordingly as to whether an HVC is removed or amended or whether a THAB zone reverts to an operative AUP zoning.

| **Table 7: Number of sites affected by the Coastal Environment Qualifying Matter under the preferred Option 10 and compared to total number of sites where an HVC or THAB zone applies within a walkable catchment [62]** | | | |
|---|---|---|---|
| | **Number of properties** | | |
| **Total number of sites (across Auckland) where THAB zone has been applied within a walkable catchment**** | 31,219 | | |
| **Total number of sites (across Auckland) where THAB zone has been applied within frequent transit network (FTN) corridor**** | 12,429 | | |
| **Total number of sites (across Auckland) where a HVC has been applied within a walkable catchment**** | 28,509 | | |
| ***before sites reverted to AUP(OP) zone and/or before HVC was removed* | | | |
| **Option 10 – Application Categories** | **Number of properties affected by the Coastal Environment QM (under Option 10)** | **Total area (sqm)** | **Proportion (%) of sites affected by the QM with respect to the above categories** |
| **Alternative HVC height recommended*** | 101 | 97073.48 | (101 / 28,509) x 100 **= 0.35%** |
| **HVC Removed*** | 1,099 | 995488.3765 | (1,099 / 28,509) x 100 **= 3.85%** |
| **THAB zone reverting AUP operative zone*** | 1,143 | 803087.385 | (1,143 / 43,648) x 100 **= 2.62%** |
| **some properties are affected by both HVC being removed/amended and zone reverting to AUP(OP) zone Please note that on the PC 120 GIS viewer, more sites may be identified within the extent of the Coastal Environment qualifying matter but may not have been affected by the associated principles for removing/amending an HVC or having the zoning revert to the AUP(OP) zone. This will depend on whether another qualifying matter applies to the site.* | | | |

[62] All data has been supplied by Auckland Council's Geospatial team in the Auckland-wide Planning Unit and is based on the PC 120 maps dated 10th October 2025.




## LEGEND

- Alternative HVC height recommended
- HVC Removed
- Reverted to AUP zone
- Indicative Walkable Catchment
- Frequent Transit Network Corridor

**Figure 3: Map to illustrate the extent of sites affected by the Coastal Environment QM under Option 10 with respect to indicative walkable catchments and frequent transit network corridors[63]**

[63] This map has been created by Auckland Council's Geospatial team in the Auckland-wide Planning Unit. A larger copy of this map – along with a few others, can be found in **Appendix E**.

144. The consequences on development capacity by accommodating the Coastal Environment qualifying matter will be visible across a total of 25 different locations in Auckland. These different locations were previously identified in Section 5 of this report.

145. With the abovementioned criteria in mind and given the diverse and dynamic nature of the coastal environments across Auckland, there is considered no 'typical site' where the Coastal Environment qualifying matter would apply.

146. However, for the sake of completeness, the following effects to development capacity could be seen with respect to the Coastal Environment qualifying matter and are summarised in **Table 8** below with examples:

**Table 8: Impact of the qualifying matter with respect to enabled height and/or building coverage**

| Application | Without QM – enabled height and/or building coverage | Application of QM (Option 10) – enabled height, and/or building coverage | Example(s) of site/s affected by QM |
|---|---|---|---|
| **HVC Removed** | 50m (15 storeys) or 34.5m (10 storeys) | Rely on underlying Business zone e.g.<br>• Business – Mixed Use (BMU): (Outside a walkable catchment) height: 18m (16m occupiable + 2m for roof form) / (Inside a walkable catchment) height: 22m (6 storeys) / max. building coverage: N/A<br>• Business – Neighbourhood Centre (BNC): (Outside a walkable catchment) height: 13m (11m occupiable + 2m for roof form) / (Inside a walkable catchment) height: 22m (6 storeys) / max. building coverage: N/A<br>• Business – Metropolitan Centre (BMC): height: / max. building coverage:(this will be determined by the decision of the independent hearings panel in their decision on PC 78 application in Metropolitan Centres. | **BMU Examples:**<br>• 244 Orakei Road, Remuera<br>• 2 Park Avenue, Takapuna<br><br>**BNC Examples:**<br>• 64 Gladstone Road, Parnell<br>• 360-364 Lake Road, Takapuna<br><br>**BMC Example:**<br>• 6 Blomfield Spa, Takapuna |
| | 50m (15 storeys) or 34.5m (10 storeys) | Rely on underlying Residential zone e.g.<br>• Residential – Terrace Housing and Apartment Building zone (outside of a walkable catchment and inside a walkable catchment without a HVC): height: 22m (6 storeys) / max. building coverage: 50% | **Examples:**<br>• 27 Tahapa Crescent, Meadowbank<br>• 11 Sanders Avenue, Takapuna<br>• 45 Akoranga Drive, Northcote<br>• 10 Cleary Road, Panmure<br>• 48 Waipuna Road, Panmure<br>• 35 Hackett Street, Ponsonby |
| **HVC Amended** | 50m (15 storeys) | 34.5m and rely on underlying zone with respect to building coverage e.g.<br>• Business – Mixed Use - building coverage: N/A<br>• Residential – Terrace Housing and Apartment Building zone: max. building coverage: 50% | **BMU Examples:**<br>• 56 Barrys Point Road, Takapuna<br>• 8 Greydene Place, Takapuna<br><br>**THAB Examples:**<br>• 3 to 10 Wai Court, Takapuna<br>• 91 Buscomb Avenue, Henderson |
| **THAB zone reverting to AUP(OP) zone** | THAB + HVC: 50m (15 storeys) or 34.5m (10 storeys) | Rely on underlying Residential zone e.g.<br>• Residential – Mixed Housing Urban zone – height: 12m (11m + 1m for roof form) / max. building coverage: 45% | **MHU Examples:**<br>• 11 Hoya Court, Henderson<br>• 22 Manapau Street, Meadowbank |

| | | | |
|---|---|---|---|
| | THAB (without HVC): 22m (6 storeys) | • Residential – Mixed Housing Suburban zone – 9m (8m + 1m for roof form) / max. building coverage: 40%<br>• Residential – Single House zone – 9m (8m + 1m for roof form) / max. building coverage: 35% | **MHS Examples:**<br>• 80 Ireland Street, Panmure<br>• 18 Gills Avenue, Papakura<br>**SHZ Examples:**<br>• 19 London Street, Ponsonby<br>• 237 Hurstmere Road, Takapuna |

147. Potential costs to capacity will also not be evenly distributed or weighted. For instance, the opportunity costs for development capacity are higher where the coastal environment qualifying matter is applied in proximity (a walkable catchment) to a key urban centre (e.g. city centre or metropolitan centre zones) compared to a neighbourhood, local or town centre or where a RTN stop is further away from Auckland's Central Business District (CBD). This is assessed in more detail as part of the s32 – Economy Matters Report.

### A. Impact on Additional Building Height (Height Variation Controls)

148. The effects of limiting development capacity with respect to additional building heights via HVCs in the Coastal Environment affects a total of 23 different Policy 3(c) and 3(d) areas, and two FTN corridor areas in Auckland. This includes Takapuna, Akoranga, St Marys Bay, Parnell / Judges Bay, Meadowbank, Ōrākei, Panmure, Sylvia Park, Pakuranga, Avondale, New Lynn and Henderson.

149. The removal of or amendments to HVCs across these locations also affects both business and residentially zoned land.

150. Based on Option 3 and the preferred option (Option 10), the supporting MCA framework and Landscape Assessment (see **Appendix A**), of these 12 areas only 10 are recommended to see a portion of the HVC removed or amended.

151. The 10 areas recommended for an HVC to be removed or amended include: Takapuna, Akoranga, St Marys Bay, Parnell / Judges Bay, Meadowbank, Ōrākei, Panmure, Sylvia Park, Pakuranga, and Henderson.

152. The extent of the effects of Option 10 with respect to development capacity are provided in **Table 9** below:

**Table 9: Summary of Effects on Development Capacity from HVC Removal / Amendment Under Option 10 (Preferred Option)[64]**

| Location | Zone | HVC Originally Proposed | Number of Sites Affected (HVC removed) | Land Area (Ha) | Number of Sites Affected (HVC amended/reduced) | Land Area (Ha) |
|---|---|---|---|---|---|---|
| **Takapuna** | **Business** | 50m | 18 | 14567.011 | 28 | 43918.606 |
| | **Residential** | 50m | 444 | 370296.026 | 53 | 41484.8 |
| **Akoranga** | **Business** | | | | | |
| | **Residential** | 34.5m | 1 | 58371.319 | | |
| **St Marys Bay** | **Business** | | | | | |
| | **Residential** | 50m | 100 | 56938.618 | | |
| **Parnell / Judges Bay** | **Business** | | | | | |
| | **Residential** | 50m | 143 | 146222.756 | | |

[64] All data has been supplied by Auckland Council's Geospatial team in the Auckland-wide Planning Unit and is based on the PC 120 maps dated 10th October 2025.

| | | | | | | |
|---|---|---|---|---|---|---|
| **Meadowbank** | **Business** | | | | | |
| | **Residential** | 34.5m | 80 | 47573.477 | | |
| **Orakei** | **Business** | 34.5m | 10 | 41669.507 | | |
| | **Residential** | | | | | |
| **Panmure** | **Business** | | | | | |
| | **Residential** | 50m | 143 | 127864.875 | | |
| **Sylvia Park** | **Business** | | | | | |
| | **Residential** | 34.5m | 64 | 42088.238 | | |
| **Pakuranga** | **Business** | | | | | |
| | **Residential** | 34.5m | 47 | 37193.436 | | |
| **Henderson** | **Business** | | | | | |
| | **Residential** | 50m | 25 | 36380.175 | 19 | 10908.752 |

153. Compared to Option 2 (Remove the HVC across all Policy 3 Coastal Environments), Option 10 reflects a tempered response to the competing objectives of intensification and protection of natural character, landscape, visual, amenity and cultural values in the coastal environment.

154. However, Option 10 presents a more restrictive option compared to Options 1 (Default) and 5 (Remove HVCs in Coastal Environments adjoining an ONF, ONL, ONC, HNC and/or SEA) with respect to possible building heights, and by extension development capacity. This is because it sees the removal of HVCs to sites/areas where they could otherwise be enabled.

155. While pursuing either Options 1 or 5 would present a better outcome with respect to development capacity, either of these options could undermine a variety of natural character, landscape, amenity and cultural values. For example, taller and bulkier buildings could intrude natural skylines, ridgelines and seascapes and obstruct public views of the coast, maunga or other sites of significance to Mana Whenua – eroding natural character, landscape, experiential and cultural values.

## 7.2 Evaluation of options

156. To determine the most appropriate response for the Coastal Environment as a qualifying matter, each of the options needs to be evaluated in the context of the objectives, clause 4(1)(b) to (d) of Schedule 3C of the RMA and policy 3 of the NPS-UD. The following tables provide an assessment of the options against the evaluation criteria, with further comment below the **Tables 10 to 12**.

**Table 10: Evaluation of Options 1 to 4 to implement the Coastal Environment QM (or not) and respond to Policy 3 of the NPS-UD**

| Qualifying matter | Option 1:<br>Status Quo (Coastal Environment not applied as a qualifying matter) | Option 2:<br>Coastal Environment QM applied across all coastal areas where an HVC has been applied | Option 3:<br>Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | Option 4:<br>Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS |
|---|---|---|---|---|
| **Costs of Applying the QM** | | | | |
| **Costs: Housing supply / capacity** | **Low cost.**<br>No restrictions on housing supply/capacity from the QM.<br><br>Not applying the Coastal Environment as a QM will enable housing supply as per Policy 3 of the NPS-UD.<br><br>Existing impediments presented by small parcel sizes (<500m$^2$) being located across many parts where the QM could otherwise apply, which may constrain redevelopment options, even where intensification is enabled. Amalgamation of sites can also be complex and time-consuming. | **Moderate cost.**<br>Housing supply / capacity will be enabled as per Policy 3, at least in part, by the underlying zone but restricted by the application of the QM via the removal of HVCs. Therefore, there will be some restrictions on housing supply / capacity due to the limitations placed on additional height and reliance being made on whatever the permitted heights thresholds are enabled by the underlying zone.<br><br>Overall, those costs are not great across Auckland but will be greater depending on proximity to the city centre, other centres and rapid transit stops where a HVC could otherwise be possible. The costs will also be greater depending on the proximity to the city centre, other centres and rapid transit stops. In some locations, the cost will therefore be much higher, like where there are large areas of the QM within a particular walkable catchment. Capacity close to rapid transit and centres has a higher value than capacity further away from these areas – as it offers various locational, social, and economic benefits. | **Some cost.**<br>Housing supply / capacity will be enabled as per Policy 3, at least in part, by the underlying zone but restricted by the application of the QM via the removal of HVCs. Therefore, there will be some restrictions on housing supply / capacity due to the limitations placed on additional height and reliance being made on whatever the permitted heights thresholds are enabled by the underlying zone.<br><br>Compared to option two the extent of the costs could be less, with the removal of HVCs being contextualised and enabling increased heights in areas / landscapes that are less sensitive - with the capacity to absorb intensification. The costs are therefore not assessed as being great across Auckland – and again will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. | **High cost.**<br>Housing supply / capacity will not be enabled to the levels sought by Policy 3, solely relying on the supply/capacity enabled by the underlying zone across all urban coastal environments in Auckland.<br><br>There will be no scope for additional heights in any of the urban coastal environments in Auckland – even where the landscape may be less sensitive, with greater capacity to absorb intensification.<br><br>Overall, and given Auckland's extensive coastline, the effect would be far-reaching and not capture existing contextual nuances where development / intensification may already exist. The costs will also be greater depending on the proximity to the city centre, other centres and rapid transit stops. In some locations, the cost will therefore be much higher, like where there are large areas of the QM within a particular walkable catchment. Capacity close to rapid transit and centres has a higher value than capacity further away from these areas – as it offers various locational, social, and economic benefits. |
| **Costs: Social** | **High cost.**<br>Potential for significant change in the planned urban built and coastal character of the neighbourhood.<br><br>Potential to erode strong local identities tied to the coastal environment.<br>Cost to the community posed by not managing intensification in the coastal environment where parts may be more sensitive to the effects of increased heights and densities or possess significant natural character, landscape, amenity and cultural values worthy of protection and management.<br><br>Potential to create shadowing, loss of views, wind tunnelling, and overcrowding in the coastal environment – degrading amenity, public use and enjoyment values. This also has the potential to undermine local tourism, recreation and place brand identities. | **Some cost.**<br>Manages the effects of additional height and reduces the potential for significant change in the coastal environment. This could in turn reduce the potential adverse effects of shadowing, loss of views, and wind tunnelling. But may not resolve potential issues associated with overcrowding in the coastal environment – including public open spaces.<br><br>May maintain the coastal character associated with different neighbourhoods where this QM applies. Although, the conflict between the provisions of the underlying zone to respond to Policy 3 of the NPS-UD and the QM will likely erode the coastal environment values – given the difficulty in maintaining and enhancing these values where two sets of objectives, policies and rules apply seeking different outcomes.<br><br>Intensification could also override Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea | **Some cost.**<br>Manages the effects of additional height and reduces the potential for significant change in the coastal environment. This could in turn reduce the potential adverse effects of shadowing, loss of views, and wind tunnelling. But may not resolve potential issues associated with overcrowding in the coastal environment – including public open spaces. Potential to deliver a more balanced response to enabling intensification where the coastal environment is less sensitive and/or has capacity to absorb additional heights.<br><br>May maintain the coastal character associated with different neighbourhoods where this QM applies. Although, the conflict between the provisions of the underlying zone to respond to Policy 3 of the NPS-UD and the QM will likely erode the coastal environment values – given the difficulty in maintaining and enhancing these values where two sets of objectives, policies and rules apply seeking different outcomes.<br><br>Intensification could also override Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural | **Some cost.**<br>Will maintain the character of existing coastal neighbourhoods where the QM applies. Most protective and conservative response – offers the highest level of protection to coastal amenity, natural character, landscape and cultural values.<br><br>Will not enable as much variety of housing types and sizes as the scenario where the Coastal Environment QM does not apply. This may inhibit some people to live in areas subject to this QM.<br><br>Will not enable as many dwellings in areas close to centres, walkable catchments and along frequent transit corridors. There is a social cost to this, with a lesser number of dwellings restricting some people from living in the coastal environment. |

| Qualifying matter | Option 1:<br>Status Quo (Coastal Environment not applied as a qualifying matter) | Option 2:<br>Coastal Environment QM applied across all coastal areas where an HVC has been applied | Option 3:<br>Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | Option 4:<br>Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS |
|---|---|---|---|---|
| | Intensification could also override Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>The cost is greater in some locations than in others and is greatest where there are larger areas where this QM could be applied. | or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection. | narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection. | |
| **Costs: Economic (not otherwise covered by housing capacity issues)** | **Moderate cost.**<br>There are costs associated with the demolition of existing housing stock and its replacement.<br><br>There is also the potential that the replacement of housing stock could impact the amenity, natural character, landscape and cultural values associated with the coastal environment that may which contribute to local tourism, recreation and brand identity that underpins local economies.<br><br>Sudden zoning changes may inflate land values – increasing speculative activity and reduce affordability. | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region. | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region. | **Moderate cost.**<br>Applying the QM as a blanket control may lead to difficulty in implementing the AUP(OP) and create a disconnect in interpretations / applications of zoning and higher order planning principles and policies. This could lead to increased costs to Council and landowners as implementing the AUP(OP) may become more complex.<br><br>Loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region.<br><br>Under this option, there is also potential for reduced investment into the coastal environment where intensification is not sufficiently provided for. |
| **Costs: Environmental** | **High cost.**<br>Complete or significant loss of coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values) as areas are redeveloped. These values are finite and are not able to be replaced.<br><br>Development and redevelopment in the coastal environment is likely to result in loss of key natural features (e.g. vegetation, landforms) to make way for higher density. There is also a risk posed by high density increasing crowding and use of public | **Moderate cost.**<br>May maintain identified coastal environment and built values – particularly where an existing AUP(OP) operative zone applies.<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions.<br><br>Only responds to one spatial dimension of intensification of additional height / scale – and not increased intensity, coverage and density, which | **Moderate cost.**<br>May maintain identified coastal environment and built values – particularly where an existing AUP(OP) operative zone applies.<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions.<br><br>Only responds to one spatial dimension of intensification of additional height / scale – and not increased intensity, coverage and density, which too can undermine natural | **Moderate cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in close proximity to centres and rapid transit, which in turn can |

| Qualifying matter | Option 1:<br>Status Quo (Coastal Environment not applied as a qualifying matter) | Option 2:<br>Coastal Environment QM applied across all coastal areas where an HVC has been applied | Option 3:<br>Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | Option 4:<br>Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS |
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| | coastal spaces that could risk their natural character, landscape and ecological values by placing undue pressure on the environment to accommodate more people. There is a risk that intensification may also adversely impact natural coastal processes via for instance, runoff, shading, loss of vegetation etc.<br><br>There are environmental costs associated with the demolition of buildings, including impact on landfills from demolition waste. | too can undermine natural character, landscape, amenity and cultural values in the coastal environment. | character, landscape, amenity and cultural values in the coastal environment. | result in additional vehicle movements and higher emissions. |
| **Benefits of Applying the QM** | | | | |
| **Benefits: Social** | **Moderate benefit.**<br>Will enable more homes to be constructed in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport. (This may however, place stress on the many different values associated by the coastal environment from increased use and/or intensity and density of development). May lead to greater accessibility and affordability of housing in high value coastal environments.<br><br>Presents opportunities for increased housing types and sizes to be introduced in the coastal environment and is likely to reduce the existing typologies of homes that currently exist within the QM areas, as existing dwellings are replaced. | **Moderate benefit.**<br>Delivers a balanced approach to recognising and protecting some of the values associated with the coastal environment, whilst enabling a higher density of development in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport. (This may however, place stress on the many different values associated with the coastal environment from increased use and/or intensity and density of development).<br><br>Can contribute to a variety of housing typologies and sizes in walkable catchments from the presence of different zones. | **Moderate benefit.**<br>Delivers a balanced approach to recognising and protecting some of the values associated with the coastal environment, whilst enabling a higher density of development in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport. (This may however, place stress on the many different values associated with the coastal environment from increased use and/or intensity and density of development).<br><br>Can contribute to a variety of housing typologies and sizes in walkable catchments from the presence of different zones and some HVCs. | **Some benefit.**<br>The application of the QM in this way will protect, maintain and potentially enhance the various coastal environment values – including public use and amenity, natural character, landscape and cultural values to the fullest degree. (But will reduce the number of possible dwellings in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport). |
| **Benefits: Economic** | **Moderate benefit.**<br>The coastal environment and its values will have a lesser impact on development capacity and the scope of assessment(s)/consideration(s) required to support a resource consent.<br><br>Development or redevelopment in the coastal environment could encourage increased investment in these high amenity areas. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Some benefit.**<br>Approach will provide the strongest level of protection and safeguards to the coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. Protection of the values to the fullest will ensure these industries (and associated businesses) are protected as well, by ensuing a status quo in the urban coastal environment. But there are opportunity costs to this as well from loss of investment and intensity of people. |

| Qualifying matter | Option 1:<br>Status Quo (Coastal Environment not applied as a qualifying matter) | Option 2:<br>Coastal Environment QM applied across all coastal areas where an HVC has been applied | Option 3:<br>Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | Option 4:<br>Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS |
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| **Benefits: Environmental** | **Moderate benefit.**<br>Enabling more dwellings near centres and / or in areas well-serviced by existing or planned public transport is likely to encourage people to utilise public transport, walking and cycling as their main modes of travel in and around the neighbourhood or the wider city. This can, in turn, support reductions in greenhouse gas emissions. But this will in some instances, be to the detriment of natural character, landscape, and cultural values of the coastal environment. | **Moderate benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. This QM is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Opportunity loss to this option in not enabling increased scale of development in key locations that are convenient to centres, RTN stop and FTN corridors. | **Moderate benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. This QM is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Compared to options 2 and 4 – this option presents a balanced response to providing intensification while managing and protecting coastal environment values. In this respect, there is potential for the benefits from enabling more dwellings near centres and / or in areas well-serviced by existing or planned public transport to be realised. Such benefits include encouraging people to use public transport, walking and cycling as their main modes of travel in and around the neighbourhood or the wider city. This can, in turn, support reductions in greenhouse gas emissions. | **Moderate benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. This QM is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Opportunity loss to this option in not enabling intensification in key locations that are convenient to centres, RTN stop and FTN corridors. |

**Table 11: Evaluation of Options 5 to 8 to implement the Coastal Environment QM (or not) and respond to Policy 3 of the NPS-UD**

| **Qualifying matter** | **Option 5:**<br>Coastal Environment QM applied to site(s) that directly adjoin an ONF, ONL, ONC, HNC, SEA and / or sites and places of significance to mana whenua to remove an HVC and apply a SHZ | **Option 6:**<br>Coastal Environment QM applied using a **200m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | **Option 7:**<br>Coastal Environment QM applied using a **100m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | **Option 8:**<br>Coastal Environment QM applied using a **50m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* |
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| **Costs of Applying the QM** | | | | |
| **Costs: Housing supply / capacity** | **Some to moderate cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in the coastal environment areas not adjoining an ONF, ONL, HNC, SEA and/or sites and places of significance to mana whenua. However, where a site adjoins any of these features / overlays the potential housing supply / capacity will be constrained across all spatial dimensions (e.g. scale/height, intensity and density). There is also a risk with this option providing less housing supply/capacity compared to what is already enabled under the AUP(OP).<br><br>Compared to option four, the extent of the costs would be less, with the removal of HVCs and down-zoning being more contextualised and potentially enabling increased heights in areas / landscapes that are less sensitive - with the capacity to absorb intensification. The costs are therefore not assessed as being great across Auckland – and again will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. | **Moderate cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas beyond the 200m proxy buffer, and HVCs will still be enabled. Compared to the other proxy buffer options, this is the most restrictive on housing capacity and may capture areas that are less sensitive to the effects of intensification and have capacity to absorb increased densities and scales of development. In this respect, the proxy buffer is limited – lacking contextualisation.<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply in coastal environments identified for a THAB zone in a Policy 3(c), 3(d) area or along a frequent transport corridor. The effects will also not be evenly distributed – and will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. | **Some cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas beyond the 100m proxy buffer, and HVCs will still be enabled. Compared to the other proxy buffer options, this is the most balanced response with respect to the coastal environment values and in enabling a reasonable level of housing capacity and may capture areas that are less sensitive to the effects of intensification and have capacity to absorb increased densities and scales of development. It may also not capture all sensitive areas. In this respect, the proxy buffer is limited – lacking contextualisation.<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply in coastal environments identified for a THAB zone in a Policy 3(c), 3(d) area or along a frequent transport corridor. The effects will also not be evenly distributed – and will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. | **Some cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas beyond the 50m proxy buffer, and HVCs will still be enabled. Compared to the other proxy buffer options, this is the least protective with respect to the coastal environment values and may not capture all areas that are sensitive to the effects of intensification. There will also be instances, where the proxy buffer will overlap with an open space/esplanade reserve provision, which may create interface and potential reverse sensitivity effects where such spaces adjoin intensification. For example, too much intensification from adjoining residential land may nullify or adversely affect the recreational values of the Open Space via overshadowing. In this respect, the proxy buffer is limited – lacking contextualisation.<br><br>This option is the least conservative of the proxy buffers and the most enabling of housing supply / capacity whilst balancing some of the coastal environment values.<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply in coastal environments identified for a THAB zone in a Policy 3(c), 3(d) area or along a frequent transport corridor. The effects will also not be evenly distributed – and will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. |
| **Costs: Social** | **Some cost.**<br>Application of the QM in this way will resolve potential issues of intensification in the coastal environment across all spatial dimensions (i.e. intensity, scale and density), but for a limited scope. This should reduce the potential for significant change in the coastal environment where natural character values are highest, which could in turn reduce the potential adverse effects of shadowing, loss of views, and wind tunnelling. But may not resolve potential issues associated with overcrowding in the coastal environment – including public open spaces. | **Moderate cost.**<br>Application of the QM in this way will not resolve any potential issues associated with HVCs. For example, additional heights enabled via an HVC may adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>Will not enable as many dwellings in areas close to centres, walkable catchments and along frequent transit corridors. There is a social cost to this, with a lesser number of dwellings restricting some people from living in | **Some cost.**<br>Application of the QM in this way will not resolve any potential issues associated with HVCs. For example, additional heights enabled via an HVC may adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>Will not enable as many dwellings in areas close to centres, walkable catchments and along frequent transit corridors. There is a social cost to this, with a lesser number of dwellings restricting some people from living in the coastal environment – with high amenity values that are | **Moderate cost.**<br>Application of the QM in this way will not resolve any potential issues associated with HVCs. For example, additional heights enabled via an HVC may adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>Compared to options 6 and 7, this option may not always capture residentially zoned sites that adjoin public open spaces in the coastal environment. In this respect, there is potential for the 50m proxy buffer to create adverse interface, dominance and shading effects over open spaces |

| Qualifying matter | **Option 5:**<br>Coastal Environment QM applied to site(s) that directly adjoin an ONF, ONL, ONC, HNC, SEA and / or sites and places of significance to mana whenua to remove an HVC and apply a SHZ | **Option 6:**<br>Coastal Environment QM applied using a **200m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | **Option 7:**<br>Coastal Environment QM applied using a **100m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | **Option 8:**<br>Coastal Environment QM applied using a **50m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* |
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| | Application of this QM across a limited extent may also neglect to protect coastal values not captured by an overlay or scheduled for protection. In this respect, broader social and cultural values of the coastal environment – inclusive of neighbourhood character, public use and enjoyment, may be eroded.<br><br>The narrow application of this QM for sites directly adjoining an ONF, ONL, ONC, HNC, SEA and/or sites and places of significance to mana whenua may also create awkward interface effects to adjoining residential properties, and public open spaces where height in relation to boundary is not properly managed to provide an appropriate transition of height.<br><br>Intensification in the surrounding coastal environment (where it does not immediately adjoin an ONF, ONL, ONC, HNC, SEA and/or sites and places of significance to mana whenua) could also override Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection. | the coastal environment – with high amenity values that are also near centres and / or well-serviced by existing or planned public transport. This approach to the QM provides consistency and is easier to understand for the public in how it is applied. However, proxy buffers lack contextualisation and may either capture areas less vulnerable to the effects of intensification or may in other instances, not capture areas with high natural character, landscape, cultural or amenity values. | also near centres and / or well-serviced by existing or planned public transport. But compared to option 6, this option is better balanced to manage both the values of the coastal environment with objectives to intensify.<br><br>This approach to the QM provides consistency and is easier to understand for the public in how it is applied. However, proxy buffers lack contextualisation and may either capture areas less vulnerable to the effects of intensification or may in other instances, not capture areas with high natural character, landscape, cultural or amenity values. | along the coast that could undermine its public amenity, enjoyment and cultural values. |
| **Costs: Economic (not otherwise covered by housing capacity issues)** | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region. | **Moderate cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region.<br><br>Under this option, there is also potential for reduced investment into the coastal environment where intensification is not sufficiently provided for. This potential economic loss reduces where the proxy buffer reduces from 200m. | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region. | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region. |

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| **Costs: Environmental** | **Moderate cost.**<br>May maintain identified coastal environment and built values – particularly where an existing AUP(OP) operative zone applies. But there is potential for this buffer to not capture sites adjoining public open spaces or other non-scheduled and sensitive landscapes in the coastal environment with natural character, landscape, amenity and cultural values.<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions. | **Moderate cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and by extension, may encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions.<br><br>Does not resolve issues of additional heights enabled by HVCs. | **Moderate cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and by extension, may encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions.<br><br>Does not resolve issues of additional heights enabled by HVCs. | **Moderate cost.**<br>May maintain identified coastal environment and built values – particularly where an existing AUP(OP) operative zone applies. But there is potential for this buffer to not capture sites adjoining public open spaces in the coastal environment with high natural character, landscape, amenity and cultural values.<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions.<br><br>Does not resolve issues of additional heights enabled by HVCs. |
| **Benefits of Applying the QM** | | | | |
| **Benefits: Social** | **Moderate benefit.**<br>Will manage some of the effects of additional density and reduce the level of intensification and changes in the coastal environment – particularly around existing areas with outstanding or high natural character, landscape and / or cultural values.<br><br>This option provides some balance in enabling intensification while recognising and responding to already valued natural character areas in the coastal environment – offering a double layer of protection in combination with the existing overlay. This could in turn reduce the potential adverse effects of shadowing (to adjoining sites and public open spaces), loss of views, wind tunnelling, and overcrowding in the coastal environment where an ONF, ONL, ONC, HNC, SEA or sites and places of significance to mana whenua applies.<br><br>Potential to offer some variety of housing typologies and sizes in walkable | **Moderate benefit.**<br>Manages the effects of additional density and reduces the potential for significant change in the coastal environment. This could in turn reduce the potential adverse effects of shadowing (to adjoining sites and public open spaces), loss of views, wind tunnelling, and overcrowding in the coastal environment.<br><br>May maintain the coastal character associated with different neighbourhoods where this QM is applies.<br><br>Could deliver a greater variety of housing typologies and sizes in walkable catchments due to the presence of different residential zones. | **Moderate benefit.**<br>Delivers a balanced approach to recognising and protecting some of the values associated with the coastal environment, whilst enabling a higher density of development in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport. (This may however, place stress on the different values associated with the coastal environment from increased use and/or intensity and density of development).<br><br>May maintain the coastal character associated with different neighbourhoods where this QM is applies.<br><br>Could deliver a greater variety of housing typologies and sizes in walkable catchments due to the presence of different residential zones. | **Moderate benefit.**<br>May manage some of the effects of additional density and reduce the level of intensification and changes in the coastal environment. However, compared to options 6 and 7, this option offers the least level of protection to coastal environment values. Instead, offering an increased priority to intensify in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport.<br><br>Potential to offer some variety of housing typologies and sizes in walkable catchments due to the presence of different residential zones.<br><br>Intensification may offer social and community benefits with respect to increased investment in a coastal environment from there being greater development and redevelopment opportunities at higher densities. |

| Qualifying matter | Option 5:<br>Coastal Environment QM applied to site(s) that directly adjoin an ONF, ONL, ONC, HNC, SEA and / or sites and places of significance to mana whenua to remove an HVC and apply a SHZ | Option 6:<br>Coastal Environment QM applied using a **200m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | Option 7:<br>Coastal Environment QM applied using a **100m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* | Option 8:<br>Coastal Environment QM applied using a **50m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along frequent transport corridors.* |
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| | catchments due to the presence of different residential zones.<br><br>Intensification may offer social and community benefits with respect to increased investment in a coastal environment from there being greater development and redevelopment opportunities at higher densities. | | | |
| **Benefits: Economic** | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation.<br><br>This option is one that is less restrictive on intensification opportunities, which may encourage development / redevelopment and increased investment in high amenity areas. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation.<br><br>This option is one that is less restrictive on intensification opportunities, which may encourage development / redevelopment and increased investment in high amenity areas. |
| **Benefits: Environmental** | **High benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, sites and places of significance to mana whenua, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The application of the QM in this way will offer a double pronged response to protecting coastal environment values in those environments with outstanding or high natural character and landscape values – supporting the overlay. This approach will in turn maintain and protect coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region.<br><br>This approach offers opportunity for the benefits of intensification to be realised – by enabling more dwellings not adjoining an ONF, ONL, ONC, HNC, SEA or sites and places of significance to mana whenua in the coastal environment near centres and / or areas well-serviced by existing or planned public transport. This offers the benefits of a compact city – encouraging the uptake of public and active transit modes and supporting the reduction of greenhouse gas emissions. | **Moderate benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, sites and places of significance to mana whenua, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. The application of the QM in this way is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Some opportunity loss to this option in not enabling intensification in key locations that are convenient to centres, RTN stop and FTN corridors. | **High benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, sites and places of significance to mana whenua, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. The application of the QM in this way is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Compared to options 6 and 8 – this option presents a balanced response to providing intensification while managing and protecting coastal environment values. In this respect, there is potential for the benefits from enabling more dwellings near centres and / or in areas well-serviced by existing or planned public transport to be realised. Such benefits include encouraging people to use public transport, walking and cycling as their main modes of travel in and around the neighbourhood or the wider city. This can, in turn, support reductions in greenhouse gas emissions. | **Moderate benefit.**<br>This option – compared to options 6 and 7, offers the least amount of protection to coastal environment values. But this option does enable more of the benefits of intensification in the coastal environment near a centre or public transit stations and corridors to be realised. Such benefits include encourage more dwellings near centres and public transport stations and corridors, which can support the uptake of public and active transit modes and the reduction of greenhouse gas emissions. |

**Table 12: Evaluation of Options 9 to 12 to implement the Coastal Environment QM (or not) and respond to Policy 3 of the NPS-UD**

| **Qualifying matter** | **Option 9:**<br>Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | **Option 10:**<br>Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | **Option 11:**<br>Coastal Environment QM applied using new zone(s) or an overlay | **Option 12:**<br>Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) |
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| **Costs of Applying the QM** | | | | |
| **Costs: Housing supply / capacity** | **High cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas beyond the proxy buffer, and HVCs will still be enabled. Compared to the other proxy buffer options, this option may see a reduction in density / development potential in areas that are currently identified for a higher intensity of residential development compared to what is enabled through the SHZ. In this respect, areas that may be less sensitive to the effects of intensification may see the capacity for housing reduced compared to what is currently enabled under the operative AUP(OP). In this respect, this option lacks contextualisation and may neglect realities in the existing receiving environment where intensification may already exist and / or be appropriate.<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply in coastal environments identified for a THAB zone in a Policy 3(c), 3(d) area or along a transport corridor. The effects will also not be evenly distributed – and will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. | **Moderate cost.**<br>Some restrictions on housing supply / capacity.<br><br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas beyond the proxy buffer, and tweaks to the application of the HVC will be contextualised to respond to the natural character and landscape values of the respective coastal environment.<br><br>Compared to all other options – this one is considered to be the best in protecting coastal environment values across all spatial dimensions and in balancing these values with intensification opportunities. This approach is the most contextualised and unlike options 4 and 9 – would not see less housing capacity enabled than what already is provided for and exists under the operative AUP(OP).<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply in coastal environments identified for a THAB zone in a Policy 3(c), 3(d) area or along a transport corridor. The effects will also not be evenly distributed – and will depend on proximity of the different coastal areas to the city centre, other centres and rapid transit stops.<br><br>This approach is not without fault and could be improved (better contextualised) where the buffer was specifically sized and designed according to the receiving coastal environment. However, this approach would require significant and thorough specialist assessments to determine and support. | **Moderate cost.**<br>Some restrictions on housing supply / capacity may be felt with this option, depending on the extent to which this zone is applied and the provisions in place. It would be anticipated that this approach would enable additional housing supply and capacity in a manner that better responds to the coastal environment and provides a more desirable transition of height and densities from the coast to respond to natural character and landscape values. This option would not enable housing supply to the levels sought by Policy 3.<br><br>Compared to other options (except for option 1) and the extent to which this new zone(s) would apply, the costs could be greater to housing supply / capacity. But these costs will not be felt proportionally. For example, in some locations the costs will be higher, where this QM applies over a larger area or within a particular walkable catchment. Capacity close to rapid transit stops and centres has a higher value than capacity further away from such areas. | **High cost.**<br>Housing supply / capacity will be enabled as per Policy 3 in coastal environment areas not facing the Hauraki Gulf and beyond the blanket control area. This option is one that is more conservative and will reduce intensification across all spatial dimensions (i.e. height/scale, density and intensity).<br><br>The costs are not assessed as being great across Auckland given that this QM would only apply along the east coast and the effects would not be evenly distributed – depending on proximity of the different coastal areas to the city centre, other centres and rapid transit stops. For example, in some locations the costs will be higher, where this QM applies over a larger area or within a particular walkable catchment. Capacity close to rapid transit stops and centres has a higher value than capacity further away from such areas. |
| **Costs: Social** | **Moderate cost.**<br>Application of the QM in this way will not resolve any potential issues associated with HVCs. For example, additional heights enabled via an HVC may adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to | **Some cost.**<br>Application of the QM in this way will resolve potential issues of intensification in the coastal environment across all spatial dimensions (i.e. intensity, scale and density). This should reduce the potential for significant change in the coastal environment where natural character values are highest, which could in turn reduce the potential adverse effects of shadowing, loss | **Some cost.**<br>Will maintain the character and values of coastal environments and may in some instances, provide greater protection and a clearer direction for the type, intensity and character of development in the coastal environment. In this respect, development expectations could be more certain for these areas. But where provisions are prescriptive there is a risk to inhibiting design and | **Some cost.**<br>Will maintain the character and values of coastal environments on the east coast of Auckland.<br><br>Will not enable as much variety of housing types and sizes and will restrict capacity in areas close to the city centre, rapid transit and other centres. There is a social cost – as a lesser number of dwellings may restrict some people from being |

| Qualifying matter | Option 9:<br>Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | Option 10:<br>Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | Option 11:<br>Coastal Environment QM applied using new zone(s) or an overlay | Option 12:<br>Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) |
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| | the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>Will not enable as many dwellings in areas close to centres, walkable catchments and along frequent transit corridors. There is a social cost to this, with a lesser number of dwellings restricting some people from living in the coastal environment – with high amenity values that are also near centres and / or well-serviced by existing or planned public transport.<br><br>In instances where sites are downzoned by this QM there could be a perceived affect on land and property values for any landowners in the area.<br><br>Will not enable as much variety of housing types and sizes compared to other options. | of views, wind tunnelling and potential overcrowding of public coastal spaces (e.g. beaches).<br><br>Application of the QM in this way resolve potential issues associated with HVCs. For example, additional heights enabled via an HVC have the potential to adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection. This option responds to this potential in a precautionary and protective way – with the potential to capture areas not already protected by an existing overlay, control, or schedule.<br><br>Will not enable as many dwellings in areas close to centres, walkable catchments and along frequent transit corridors. There is a social cost to this, with a lesser number of dwellings restricting some people from living in the coastal environment – with high amenity values that are also near centres and / or well-serviced by existing or planned public transport. But compared to options 4, 9 and 11, this option is better balanced to manage both the values of the coastal environment with objectives to intensify.<br><br>This approach to the QM provides consistency and is easier to understand for the public in how it is applied. However, proxy buffers lack contextualisation and may either capture areas less vulnerable to the effects of intensification or may in other instances, not capture areas with high natural character, landscape, cultural or amenity values. | development innovation and variety and creating uniform urban outcomes across the different coastal contexts.<br><br>This option will restrict capacity in areas close to the city centre, rapid transit and other centres. There is a social cost to this – as a lesser number of dwellings may restrict some people from being able to live in the QM areas. This cost will be greater in some locations compared to others. | able to live in the QM areas. This cost will be greater in some locations compared to others.<br><br>May be a perception of bias towards the protection of coastal environments with high value and amenity compared to those where such values may already be degraded and could benefit from a precautionary zoning approach. |
| **Costs: Economic (not otherwise covered by housing capacity issues)** | **Moderate cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and | **Moderate cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as | **Some cost.**<br>Some loss of economic benefits associated with not being able to intensify in centres, walkable catchments and along frequent transit corridors in the coastal environment. Examples of loss of economic benefits can include reduced potential for local spend to support centres or reduced household transport costs where intensification encourages / supports active and public transit as |

| Qualifying matter | **Option 9:**<br>Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | **Option 10:**<br>Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | **Option 11:**<br>Coastal Environment QM applied using new zone(s) or an overlay | **Option 12:**<br>Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) |
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| | supports active and public transit as an option of travel to / around the neighbourhood and wider Auckland region.<br><br>Under this option, there is also potential for reduced investment into the coastal environment where intensification is not sufficiently provided for. This potential economic loss reduces where the proxy buffer is less than 200m. | public transit as an option of travel to / around the neighbourhood and wider Auckland region. | an option of travel to / around the neighbourhood and wider Auckland region.<br><br>Under this option, there is also potential for reduced investment into the coastal environment where intensification is not sufficiently provided for.<br><br>There is a potential cost where this zone has to change or be removed to respond to the National Planning Standards.<br>A new zone will contribute to increased administrational complexity – with both council and consultant planners having to familiarise themselves with a new zone, its purpose and provisions. This could add to the costs associated with the consenting process compared to relying on an existing zone. | an option of travel to / around the neighbourhood and wider Auckland region.<br><br>Under this option, there is also potential for reduced investment in the coastal environment along the east coast of Auckland where intensification is not sufficiently provided for. |
| **Costs: Environmental** | **Moderate cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and by extension, may encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions. | **Some cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and by extension, may encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions. | **Some cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values).<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and by extension, may encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions. | **Moderate cost.**<br>Will maintain and enhance coastal environment values (e.g. natural character, landscape, amenity, public use and enjoyment, experiential and / or cultural values) but along eastern coastal environments. In this respect, there are potential environmental costs in coastal locations not adjoining the Hauraki Gulf.<br><br>Will retain (or in some instances reduce) similar patterns and intensities of development – and encourage the retention of existing natural features (e.g. vegetation and landforms).<br><br>Does not resolve/minimise climate change issues associated with human lifestyle and development patterns – with fewer dwellings in proximity to centres and rapid transit, which in turn can result in additional vehicle movements and higher emissions. |
| **Benefits of Applying the QM** | | | | |
| **Benefits: Social** | **Some benefit.**<br>Will manage some of the effects of additional density and reduce the level of intensification and changes in the coastal environment. This option may assist in maintaining and protecting the coastal character values (built and natural) associated with different neighbourhoods where this QM applies. | **Moderate benefit.**<br>Delivers a balanced approach to recognising and protecting some of the values associated with the coastal environment, whilst enabling a higher density of development in high value and amenity coastal areas that are near centres and / or well-serviced by existing or planned public transport. (This may however, place stress on the different values associated with the coastal environment from increased use and/or intensity and density of development). | **Moderate benefit.**<br>Approach offers a bespoke response to the zoning and development expectations in the coast that can directly respond to and protect the natural character, landscape, amenity and cultural values enjoyed in the respective coastal environment(s).<br><br>This option may assist in maintaining and protecting the coastal character values (built and natural) associated with different neighbourhoods where this QM applies. | **Moderate benefit.**<br>May maintain the coastal character and values associated with different coastal environments along the east coast of Auckland where this QM applies.<br><br>Manages the effects of additional density and reduces the potential for significant change in the coastal environment at least along the east coast of Auckland. This could in turn reduce the potential adverse effects of shadowing (to |

| Qualifying matter | Option 9:<br>Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | Option 10:<br>Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | Option 11:<br>Coastal Environment QM applied using new zone(s) or an overlay | Option 12:<br>Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) |
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| | Could contribute to the variety of housing typologies and sizes in walkable catchments due to the presence of different residential zones.<br><br>This option, however, does not respond to or manage the potential social effects associated with the HVC that could undermine public use and enjoyment from, for instance, shadowing, loss of views and wind tunnelling effects. | May maintain the coastal character and values associated with different neighbourhoods where this QM applies.<br><br>Manages the effects of additional density and reduces the potential for significant change in the coastal environment. This could in turn reduce the potential adverse effects of shadowing (to adjoining sites and public open spaces), loss of views, wind tunnelling, and overcrowding in the coastal environment.<br><br>Application of the QM in this way will resolve potential cultural issues associated with HVCs. For example, additional heights enabled via an HVC can adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection.<br><br>Could deliver a greater variety of housing typologies and sizes in walkable catchments due to the presence of different residential zones and height variation controls. Applying the QM in this way, therefore helps maintain and contribute to housing choice in the coastal environment that could otherwise be a THAB-type of environment (where it did not apply).<br><br>Intensification beyond the proxy buffer areas and where a HVC applies may offer social and community benefits with respect to increased investment in a coastal environment from there being greater development and redevelopment opportunities. | This option has the capacity to reduce the potential adverse effects of additional density and heights in the coastal environment – such as but not limited to shadowing (to adjoining sites and public open spaces), loss of views and / or sightlines to cultural landmarks, wind tunnelling, and overcrowding in the coastal environment. | adjoining sites and public open spaces), loss of views, wind tunnelling, and overcrowding in the eastern coastal environment.<br><br>Application of the QM in this way will resolve potential cultural issues associated with HVCs at least along eastern coastal environments. For example, additional heights enabled via an HVC can adversely affect Māori cultural values associated with the coastal environment and block sightlines to ancestral landmarks – disrespecting cultural narratives tied to the land/sea or impact wāhi tapu or wāhi tūpuna sites that may not already be scheduled for protection. |
| **Benefits: Economic** | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation. | **Moderate benefit.**<br>Approach will serve to protect eastern coastal environment values that make an area special, unique or desirable. These values could in some instances, contribute to local economies, tourism and/or recreation that depend on the Hauraki Gulf and its protection. |

| Qualifying matter | Option 9:<br>Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | Option 10:<br>Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | Option 11:<br>Coastal Environment QM applied using new zone(s) or an overlay | Option 12:<br>Coastal Environment QM is only applied to eastern-facing coastal areas that directly adjoin or are within the catchment of the Hauraki Gulf Marine Park as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) |
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| **Benefits: Environmental** | **Moderate benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, site and places of significance to mana whenua, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. The application of the QM in this way is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>But there is an opportunity loss to this option in not enabling intensification in key locations that are convenient to centres, RTN stop and FTN corridors. | **High benefit.**<br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, site and places of significance, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. This QM is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>Compared to all other options – this option presents a balanced response to providing intensification while managing and protecting coastal environment values across all spatial dimensions in a manner that is relatively contextualised (at least with respect to managing height). In this respect, there is potential for the benefits from enabling more dwellings near centres and / or in areas well-serviced by existing or planned public transport to be realised. Such benefits include encouraging people to use public transport, walking and cycling as their main modes of travel in and around the neighbourhood or the wider city. This can, in turn, support reductions in greenhouse gas emissions. | **High benefit.**<br>Applying the QM in this way would serve to maintain and enhance identified coastal character values – which are a finite resource that contribute to a well-functioning urban environment.<br><br>The application of the QM in this way has greater capacity to support the protection of the underlying landform and vegetation and provide clearer directions and expectations for development in the coastal environment. | **Moderate benefit.**<br>Clear alignment with the objectives of the Hauraki Gulf Marine Park Act 2000 – with this coastal environment being recognised for its national significance.<br><br>Applying this QM complements others (e.g. ONFs/ONLs, HNCs, SEAs, sites and places of significance to mana whenua, coastal hazards and so on) and will contribute to a resilient and well-functioning urban environment. The QM will also maintain coastal environment values that are a finite resource and contribute to the overall character and identity of each place and the wider Auckland region. This QM is also more likely to support the protection of the underlying landform and vegetation from redevelopment / development in areas located within or adjoining a coastal environment.<br><br>This approach offers opportunity for the benefits of intensification to be realised in coastal environments to the west / not adjoining the Hauraki Gulf and beyond the proxy buffer area. |

## 7.3 Analysis and key trade-offs

157. When assessing the options for the Coastal Environment as a qualifying matter, there are two important sets of values or factors present:
    **a.** Improving housing and business capacity, opportunities and choice enabled by Policy 3 of the NPS-UD, and
    **b.** Recognition and preservation of the natural character, landscape, amenity and cultural values and benefits that exist but may not otherwise be scheduled for protection as per NZCPS Policies 13(1)(b) and 15(1)(b).

158. The nature of the decision of what mix of the two values is best, is a judgement that must be considered in light of the directiveness of the relevant policies and case law.

159. Both NZCPS Policies 13(1)(b) and 15(1) set a clear direction of **avoiding** 'significant' adverse effects on natural character, natural features and natural landscapes in all other areas of the coastal environment.

160. As established in the King Salmon decision, 'avoid' means "not allow" or "prevent the occurrence of" – with the adverse effects sought to be avoided and in determining what is 'inappropriate' needing to be assessed with reference to what is being 'protected'.[65]

161. In determining the extent to which an adverse effect is 'significant', guidance is provided by the Department of Conservation (**DoC**) that sets out the following matters of consideration:

    ***a.*** ***Status of resources:*** *The importance of the area—locally and regionally. (Effects on rare or limited resources are usually considered more significant than impacts on common or abundant resources).*
    ***b.*** ***Proportion of resource affected/area of influence:*** *The size of the area affected by the activity will often influence the degree of impact (i.e. affecting a large area will generally be significant). Affecting a large proportion of a limited area or resource will tend to be significant.*
    ***c.*** ***Persistence of effect:*** *The duration and frequency of effect (for example, long term or recurring effects as permanent or long-term changes are usually more significant than temporary ones. The ability of the resource to recover after the activities are complete is related to this effect).*
    ***d.*** ***Sensitivity of resources:*** *The effect on the area and its sensitivity to change. (Impacts to sensitive resources are usually more significant than impacts to those that are relatively resilient to impacts).*
    ***e.*** ***Reversibility or irreversibility:*** *Whether the effect is reversible or irreversible. Irreversibility will generally be more significant (depending also on nature and scale), and reversibility the converse.*
    ***f.*** ***Probability of effect:*** *The likelihood of an adverse effect resulting from the activity. Unforeseen effects can be more significant than anticipated effects. (Adopting a precautionary approach may reduce the likelihood of adverse effects occurring).*
    ***g.*** ***Cumulative effects:*** *The accumulation of impacts over time and space resulting from the combination of effects from one activity/development or the combination of effects from a*

[65] Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38,, paragraphs 92-97 and 101

*number of activities. Cumulative effects can be greater in significance than any individual effect from an activity (for example, loss of multiple important sites).*

h. ***Degree of change:*** *The character and degree of modification, damage, loss or destruction that will result from the activity. Activities that result in a high degree of change are generally more significant.*

i. ***Magnitude of effect:*** *The scale and extent of possible effects caused by an activity (for example on the number of sites affected, on spatial distribution etc). Activities that have a large magnitude of effect are generally more significant.*[66]

162. The above considerations for determining what a 'significant' adverse effect also inform whether an activity is 'inappropriate' or not.

163. Based on the above, Policies 13(1) and 15(1) recognise the threats posed to natural character from incremental loss due to subdivision, use and development and cumulative adverse effects.

164. Early consideration of natural character, feature, and landscape values and the effects of an activity to those values is therefore required. As such, and as per the recommendations in the implementation guidance from DoC, plans and their associated provisions need to set the principles for the management of these values and in providing a framework for supporting and guiding good design and decision-making.[67]

165. The term inappropriate must also be interpreted against the background of what is being sought under the NPS-UD, with the two main outcomes being:

- Quality, compact urban development, which must include considerations around amenity values
- Objectives of the NPS UD, including well-functioning urban environments (which in turn includes enabling housing choice and affordability).

166. As part of achieving a well-functioning urban environment, the NPS-UD and clause 8(1) in Schedule 3C of the RMA, allows for the identification of qualifying matters to modify building heights and densities as a means of giving effects to the NZCPS, the HGMPA and any matters of national importance as per section 6 of the RMA.

167. In light of the above, and the detailed findings provided in **Tables 10 to 12**, the following provides a summary of the analysis and key trade-offs with respect to each of the options:

a. **Option 1,** of all the options, presents the least cost and highest benefit to housing supply / capacity, but a moderate economic cost, a high environmental cost and a high social cost. There are moderate social, economic and environmental benefits

[66] Extract from Department of Conservation. (2010). NZCPS 2010 Guidance note Policy 13: Preservation of natural character. Retrieved from https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf - Page 17, AND Extract from Department of Conservation. (2010). NZCPS 2010 Guidance note Policy 15: Natural features and natural landscapes. Retrieved from https://www.doc.govt.nz/documents/conservation/marine-and-coastal/coastal-management/guidance/policy-15.pdf - Page 18

[67] Department of Conservation. (2010). NZCPS 2010 Guidance note Policy 13: Preservation of natural character. Retrieved from https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf - Page 17

with this option, but this is solely with respect to the advantages of a compact urban form and not in balancing intensification with treasured natural character, visual, landscape, amenity and cultural values associated with the coastal environment.

b. **Option 2** is one of the more conservative responses – delivering a broad protection across the coastal environment from increased heights via HVCs. This option has the potential of capturing highly modified sites that may not demonstrate any natural character, landscape, amenity or cultural values. This option poses a moderate cost in terms of development and housing capacity lost, and the environmental benefits and opportunities lost in delivering a compact urban form in well-serviced and convenient locations (i.e. centres, RTN stops, FTN corridors and so on). There are some social and economic costs, but moderate benefits across all categories. The drawback of this option is that it lacks contextualisation and responds to one spatial dimension (of height/scale) and does not moderate the effects of building coverage, density and intensity.

c. **Option 3** provides a contextualised response to managing HVCs in the coastal environment – balancing the competing interests of providing opportunities for intensification in walkable catchments of centres, RTN stops and FTN corridors, whilst managing additional heights on the natural character, landscape, amenity and cultural values of the coastal environment. This option poses some to moderate costs to housing supply / capacity, social, economic and environmental spheres, and moderate benefit. The drawback of this option, similarly to option 2, is that it only responds to and manages one spatial dimension of intensification of height/scale) and does not moderate the effects of building coverage, density and intensity.

d. **Option 4,** of all the options, this one is the most conservative application of the Coastal Environment qualifying matter – prioritising the coastal environment (whether representative of a natural character, landscape, amenity or cultural values or not) and applies a blanket restriction by removing HVCs and THAB zoning across a large extent. This option, like option 2, has the potential of capturing highly modified sites that may not demonstrate any natural character, landscape, amenity or cultural values. Therefore, this option presents the highest cost to development and housing supply / capacity, and the associated opportunities and benefits lost from delivering a compact urban form in well-serviced and convenient locations (i.e. centres, RTN stops, FTN corridors and so on). In this respect, the application of the qualifying matter in this way could be seen as contravening Policy 3 of the NPS-UD and the purpose of PC120 – going above and beyond the extent necessary to protect the values of the coastal environment as sought for protection by this qualifying matter.

e. **Option 5** presents a targeted response as a qualifying matter that responds to all spatial dimensions of additional height (HVCs), coverage, intensity and density (THAB zoning) and would not unnecessarily inhibit intensification sought under Policy 3 of the NPS-UD. This option is targeted as it links the zone and HVC principles of the Coastal Environment qualifying matter to sites adjoining scheduled ONFs, ONLs, ONCs, HNCs, SEAs and sites and places of significance to mana whenua. These areas are well grounded in analysis that justifies their natural

character, landscape, amenity and cultural values. There are some to moderate costs of this option with respect to housing supply / capacity, social, economic and environmental spheres, and moderate to high benefits. While this option balances the competing interests held between the NZCPS and the NPS-UD, its drawbacks include:

i. Possibility of being perceived as 'double dipping' with other qualifying matters to justify the removal of HVCs and downzoning.
ii. Responds to Policies 13(1)(a) and 15(1)(a) of the NZCPS but only with respect to natural character, features and landscapes in the coastal environment with outstanding or high value and not in avoiding potentially significant adverse effects on natural character, features and landscapes in all other areas of the coastal environment (i.e. NZCPS Policies 13(1)(b) and 15(1)(b)).
iii. Potential to provide less housing supply / capacity than what is already enabled by the AUP(OP) in some locations.

f. **Options 6, 7 and 8** resolve issues with intensification in the coastal environment across all spatial dimensions (i.e. height/scale, coverage, intensity and density), but only with respect to zoning and not any introduced HVCs. Option 6 is the most restrictive application of the qualifying matter, while option 8 is the least. While Option 6 has the potential to capture sites that may already be modified with no demonstrated natural character, landscape, amenity or cultural values, option 8 has the potential to not capture all sites with representative natural character, landscape, amenity or cultural values. In this respect, option 7 presents the most balanced response for a proxy buffer that maintains opportunities for intensification in walkable catchments of centres, RTN stops, and FTN corridors without compromising natural character, landscape, amenity and/or cultural values in the coastal environment. These options provide some to moderate costs to housing supply / capacity, social, economic and environmental spheres, and moderate to high benefits. While these options lack contextualisation with the application of a proxy buffer, they would ensure that the housing supply / capacity is no less than what is already enabled by the AUP(OP).

g. **Option 9,** unlike options 6 to 8, this option could result in housing supply / capacity being less than what is already enabled by the AUP(OP) in some locations. In this respect, Option 9 presents a high cost to housing supply and capacity, moderate social, environmental and economic costs with some to moderate benefit. This option also lacks contextualisation of the potential natural character, landscape, amenity and cultural values needing protection from intensification.

h. **Option 10** is the preferred and recommended option. This one delivers a dual response that addresses both the introduction of HVCs and THAB within the coastal environment. In this respect, it responds to all spatial definitions and balances the competing objectives set out in the NPS-UD and the NZCPS. This option, like Options 6 to 9, lacks contextualisation with the use of a proxy buffer, but 100m is considered the most appropriate buffer distance. Like Options 6 to 8, this option maintains opportunities for intensification in walkable catchments of centres, RTN stops, and FTN corridors without compromising natural character, landscape, amenity and/or cultural values in the coastal environment and ensures that the

housing supply / capacity is no less than what is already enabled by the AUP(OP). In this respect, there are some to moderate costs presented to housing supply/capacity, social, economic and environmental spheres, with moderate to high benefits. This option would benefit from further assessment to ground truth the necessity for a 100m buffer across the different coastal environments in urban Auckland – but this would require more time and resources that are beyond the capacity and scope of this plan change.

i. **Option 11** would deliver a tailored response that could balance intensification with the natural character, landscape, amenity and cultural values of the different coastal environments in Auckland. While this option has some to moderate costs with respect to housing supply / capacity, social, economic and environmental spheres with moderate to high benefit, there is no coastal zone identified in the National Planning Standards 2019. This means a means a bespoke special purpose coastal zone or overlay could be a short-term tool that could add to the complexities of the plan and resource consenting process. It would require more time and resources to be developed than what is currently possible under the scope of this plan change.

j. **Option 12** presents a high cost to housing supply/capacity and neglects the potential natural character, landscape, amenity and cultural values in coastal environments not adjoining the Hauraki Gulf. This option is also one of the more conservative – prioritising natural character, landscape, amenity and cultural values over opportunities for intensification sought under the NPS-UD and this plan change. This option therefore presents a high cost to housing supply / capacity, some to moderate costs with respect to social, economic and environmental spheres with moderate benefit.

168. Overall and on balance, it is considered that the most balanced response is applying the coastal environment as a qualifying matter that responds to all spatial definitions (i.e. intensity, density and additional scale/height) in a manner that is both contextualised and precautionary. It is for this reason that Option 10 is preferred - responding to the competing objectives presented by the NPS-UD, PC120 and those sought under the NZCPS, HGMPA and Chapter B8 of the AUP(OP).

169. However, it is acknowledged that the proxy 100m buffer is not without its shortcomings. It was with this in mind, that Mr Quinn in his supporting Landscape Assessment (see **Appendix A**) recommended that a detailed analysis of all coastal environments in walkable catchments of centres, RTN stops and FTN corridors be undertaken as part of the full plan review process. This would be to better contextualise zoning responses and determine the different landward extents of the coastal environment across Auckland in accordance with Policy 1 of the NZCPS.

## 7.4 Risks or acting or not acting

170. Section 32(2)(c) of the RMA requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

171. Auckland's coastal environment is recognised as being integral to the region's identity with high natural, social and cultural values, and economic uses, and is also identified as one of the most desirable places in New Zealand to live and for recreation.[68] Therefore, without sufficient safeguards in place to manage and moderate intensification in the coastal environment there is a broader threat posed to Auckland's identity and the way in which it markets itself.

172. The coastal environment in Auckland already faces many direct and indirect pressures – both natural and anthropogenically induced.[69] Such pressures include, but are not limited to, the effects associated with climate change (e.g. sea level rise, more frequent storms), natural coastal processes (e.g. coastal erosion caused by water currents, waves and wind), coastal development, and pollution from land-based activities. These pressures can individually and in combination threaten coastal ecosystems, natural character values, infrastructure, as well as the health and safety of people and property.

173. Intensification is recognised as having the potential to place a significant pressure on the coastal environment in multiple, interconnected ways.[70]

174. The risk of not acting to moderate the extent of intensification has the potential to significantly and adversely affect and undermine natural character, landscape, visual, amenity and cultural values associated with the coastal environment.

175. All natural character, landscape, visual, amenity and cultural values associated with the coastal environment are finite resources. Where intensification is not properly managed to be in appropriate places, an appropriate form and within appropriate limits - in accordance with the expectations of NZCPS Objective 6 and the RPS Objective B8.3.1(1), there is potential for these values to be irreversibly lost or damaged.

176. This is most distinctly highlighted by the example of Takapuna, Auckland. For example, the northern-most headland of Takapuna is presently defined by low rise dwellings and apartment buildings. These buildings are nestled between mature Pōhutukawa and Takapuna Reef (identified as an Outstanding Natural Feature under the operative AUP(OP)) to the east and the tuff ring of the volcanic crater (Lake Pupuke – also identified as an Outstanding Natural Feature under the operative AUP(OP)) to the immediate west,

[68] AUP(OP) – RPS Chapter B8. Toitū te taiwhenua - Coastal environment - B8.1. Issues. Retrieved from: https://unitaryplan.aucklandcouncil.govt.nz/images/Auckland%20Unitary%20Plan%20Operative/Chapter%20B%20RPS/B8%20Coastal%20environment.pdf

[69] Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf

[70] Sources: Environment Foundation. (2018). Urban Waterfront Development. Refer to https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/urban-waterfront-development/ **AND** Campbell, M. L., Peters, L., McMains, C., de Campos, M. C. R., Sargisson, R. J., Blackwell, B., & Hewitt, C. L. (2019). Are our beaches safe? Quantifying the human health impact of anthropogenic beach litter on people in New Zealand. *Science of the Total Environment*, *651*, 2400-2409. **AND** Department of Conservation. (2025). *Threats facing our oceans.* Retrieved from https://www.doc.govt.nz/nature/habitats/marine/threats-facing-our-oceans/ **AND** Ministry for the Environment. (2024). Our land 2024. Retrieved from https://environment.govt.nz/publications/our-land-2024/#:~:text=Urban%20and%20agricultural%20development%20continues,the%20things%20we%20care%20about. **AND** Ministry for the Environment. (2025). Our environment 2025 Tō tātou taiao. Retrieved from https://environment.govt.nz/publications/our-environment-2025

with generally open views towards the Hauraki Gulf / Tīkapa Moana. The natural headland form, and established tree canopy frame the northern end of Takapuna Beach, providing a visually 'green' bookend to the centre, and respond to the outstanding natural features and values in the landscape.

177. The northern-most headland of Takapuna also includes several sites and features of significance to mana whenua that are not yet scheduled for protection under the operative AUP(OP). See **figure 4** below.

**Figure 4: Cultural inventory map of Takapuna in the context of the 100m buffer and the proposed HVC extent[71]**

[71] Map has been produced by the Council's Geospatial team in the Auckland-wide Planning Unit. A larger copy of this map can be found in **Appendix C** (along with maps for other locations).

178. Without the application of the Coastal Environment as a qualifying matter, there is the potential for 50m tall buildings and / or the THAB zone to be introduced and extended along the ridgeline and headland in Takapuna that could see the mature vegetation replaced or dwarfed by buildings that break the natural skyline when viewed from the beach and water. **Figures 5 and 6** below provide a conceptual and comparative illustration of how enabling intensification could look across this northern headland in Takapuna.

**Figure 5: Potential building envelope / bulk created by intensification where the Coastal Environment Qualifying Matter is <u>not</u> applied with respect to the removal of HVCs and the 100m buffer principle to revert sites from a proposed THAB zone to the operative AUP(OP) zone (Figures sourced from the Landscape Assessment in Appendix A)**

**Figure 6: Potential building envelope / bulk created by intensification where the Coastal Environment Qualifying Matter is applied with respect to both the removal of HVCs and use of the 100m buffer principle to revert sites from a proposed THAB zone to the operative AUP(OP) zone (Figures sourced from the Landscape Assessment in Appendix A)**

179. There is also a risk posed by intensification to the natural underlying landform, and the sites and features of significance to mana whenua not yet scheduled for protection – some of which are archaeological.

180. Furthermore, and as described in Mr Quinn's Landscape Assessment (**Appendix A**), the risk of not managing intensification in the coastal environment will lead to 'infill' of local views to / from the coast and affect the integrity of the associated natural character and experiential values of the coast. The risk of not acting is therefore greater than acting given that the potential adverse effects of intensification in the coastal environment could be persistent, and irreversible – with a high degree of change on natural character and a high cumulative and magnitude of effects.

181. At present, the tools available to manage effects within the coastal environment under the operative AUP(OP) are spread across the plan, generally narrow in scope and targeted to specific land-use activities (see section 6.2 of this report).

182. Therefore, without any further safeguards in place to determine an appropriate extent to which intensification should or should not occur in the coastal environment, there is a risk of PC120 not meeting Part 2 of the RMA.

183. This risk arises when the plan change does not include a Coastal Environment qualifying matter. Without it, the plan may fail to:

    a. **Not sufficiently recognise and provide for the following matters of national importance (s6 of the RMA):**
        i. the preservation of the natural character of the coastal environment (s6(1));
        ii. the protection of outstanding natural features and landscapes, as well as areas of significant indigenous vegetation and significant habitats of indigenous fauna (s6(b) and (c));
        iii. the maintenance and enhance of public access to and along the coastal marine area (s6(d));
        iv. the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga
        v. the management of significant risks from natural hazards

    b. **Not sufficiently respond to other matters (s7 of the RMA), such as:**
        i. the maintenance and enhancement of amenity values (s7(c));
        ii. intrinsic values of ecosystems (s7(d));
        iii. maintenance and enhancement of the quality of the environment (s7(f));
        iv. any finite characteristics of natural and physical resources (s7(g)); and
        v. the effects of climate change (s7(i)).

    c. **Not sufficiently respond to a matter or matters required to give effect to the New Zealand Coastal Policy Statement 2010, and the Hauraki Gulf Marine Park Act 2000** (s77I(b) and (d)).

184. Overall, managing the cumulative effects of intensification in the coastal environment can be a significant issue once the precedent for development is set.

185. With this in mind, it is considered Option 10 carries minimal risk because it is based on existing obligations under the NZCPS, HGMPA and RPS - Chapter B8 of the AUP(OP), all of which are supported by clear and sufficient information. In contrast, Option 1 (the status quo) poses a higher risk of significant adverse effects due to the finite nature of coastal values, the large area and magnitude of potential impacts, the high degree of change, and the likelihood of cumulative and irreversible effects.

186. It is crucial that a precautionary approach be adopted with respect to the application of HVCs and high-density residential zones in the coastal environment to avoid adverse cumulative effects and reduce the risk of incremental loss of natural character, landscape, visual, amenity and cultural values – including those which are not already scheduled for protection.

## 7.5 Effectiveness and efficiency

187. The overall objective of PC120 is to implement Policy 3 of the NPS-UD, and clause 4(1) of Schedule 3C of the RMA.

188. Clause 4 of Schedule 3C sets out the requirements for the AUP(OP) where PC78 is withdrawn, namely that at least the same amount of housing capacity be provided as that enabled by PC78 (as notified) if it were made operative.

189. The AUP(OP) - RPS objectives for the coastal environment in Chapter B8 contend with the expectations of the NPS-UD and the purpose of PC120 for intensification to be realised to its fullest potential particularly in a walkable catchment of centre zones, as well as existing and planned RTN stops and FTN corridors.

190. Instead, Chapter B8 of the AUP(OP) promotes subdivision, use, and development in the coastal environment that protects its natural character and enhances open space, recreation, and amenity values—even where these characteristics and qualities are not formally identified or scheduled as being outstanding or high value (Objectives B8.2.1(2), B8.3.1(1) – (3), (5), (6), B8.4.1(1) - (3) and Policies B8.3.1(3), B8.3.2(1) – (7), B8.4.2(1) – (3)). Ultimately, these provisions give effect to those set out under both the NZCPS and the HGMPA.

191. **Table 13** below assesses the effectiveness and efficiency of the 12 proposed options in achieving the relevant environmental outcomes of preserving natural character and enhances open space, recreation, and amenity values in the coastal environment while enabling opportunities for intensification.

192. In considering how efficiency should be interpreted, the High Court has stated that:

> *"… while economic evidence can be useful, a s32 evaluation* ***requires a wider exercise of judgement.*** *This reflects that it is simply not possible to express some benefits or costs in economic terms …* ***in this situation it is necessary for the consent authority to weigh***

***market and non-market impacts as part of its broad overall judgement under Part 2 of the RMA**."*[72] *[Bold text for emphasis added]*

[72] Contact Energy Ltd v Waikato RC (2007) 14 ELRNZ 128 (HC).

| Table 13: Effectiveness and efficiency assessment of each of the 12 options to respond to the issue of intensification in the coastal environment | | |
|---|---|---|
| **Option Number and Description** | **Effectiveness Assessment** | **Efficiency Assessment** |
| **Option 1:** Status Quo (Coastal Environment not applied as a qualifying matter) | • Effective at achieving an unbridled intent for maximising housing capacity in accordance with Policy 3 of the NPS-UD.<br>• But is not effective in responding to the purpose of the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) -failing to provide a precautionary response to managing subdivision, use and development in the coastal environment for the purposes of protecting natural character, landscape, amenity and cultural values. In this respect, Option 1 is not effective in achieving the desired environmental outcomes sought by the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP).<br>• Separately, it would also enable intensification in potential hazard-prone locations without careful considerations around adaptation and retreat in the coastal environment.<br>• This option undermines the ability to protect cultural landscape, waahi tapu and historic heritage sites and features that may be highly valuable but not yet scheduled for protection – potentially conflicting with s6(e) of the RMA and the principles of the Treaty of Waitangi (namely with respect to the principle of protection over Māori interests, including resources and taonga)<br>• Cumulative effects from intensification would likely result in a permanent shift from natural / semi-natural coastal character to a highly modified urban coastal environment that potentially erodes other characteristics and values associated with public access and amenity. | • Efficient in providing gains for housing capacity, but with the potential to create long-term and irreversible environmental, social and economic costs associated with degraded natural character, loss of tourism and recreation appeal, along with increased hazard management needs.<br>• Once adverse effects occur (e.g. vegetation clearance, headland and/or ridgeline modification, loss of viewshafts or overshadowing / dominance to public open coastal spaces) they are costly or impossible to reverse.<br>• This option risks legal challenges from failing to give effect to s6(a) of the RMA, as well as the NZCPS and the HGMPA.<br>• This option also has the potential to shift the burden of managing coastal hazard risk, natural character, landscape and amenity losses onto future council(s) and communities – potentially warranting expensive adaptation or mitigation projects and measures to resolve. |
| **Option 2:** Coastal Environment QM applied across all coastal areas where an HVC has been applied | • Does not resolve potential effects to the coastal environment associated with a higher density residential zone (e.g. THAB) – only responds to one spatial dimensions of additional height.<br>• Responds to the competing intent of objectives in the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP), but not in a manner that resolves potential adverse effects from the introduction of higher density zones (e.g. THAB).<br>• Lacks contextualisation. Not a response that is consistent with Policy 1 of the NZCPS. | • Efficient in its application being targeted and streamlined to see the removal of HVCs in the coastal environment. But may inhibit housing capacity in areas less sensitive and highly modified that could otherwise absorb intensification without compromising natural character, landscape, amenity and cultural values. |
| **Option 3:** Coastal Environment QM applied in a refined and contextualised way across select coastal areas where an HVC has been applied | • Does not resolve potential effects to the coastal environment associated with a higher density residential zone (e.g. THAB) – only responds to one spatial dimension of additional height.<br>• Responds to the competing intent of objectives in the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP), but not in a manner that resolves potential adverse effects from the introduction of higher density zones (e.g. THAB).<br>• Compared to option 2 – it would be a more effective response with respect to enabling housing capacity as envisaged by Policy 3 of the NPS-UD and sought as part of PC120. | • Less efficient in its application (as it requires more thorough assessment from a suitably qualified specialist(s)) but can enable additional heights (and therefore increased development capacity) in locations where it can be absorbed without compromising natural character, landscape, amenity and cultural values. |
| **Option 4:** Coastal Environment QM applied as a blanket control across all coastal areas to limit height and density (e.g. HVCs and zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) | • Effective response with respect to responding to the objectives and existing obligations of the council to the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) – as well as s6 of the RMA.<br>• This is the most severe and restrict response with respect to limiting development capacity and therefore is not effective in meeting the intent of the NPS-UD and the purpose of this plan change.<br>• Lacks contextualisation and could be overly limiting – not enabling intensification in areas that may be less sensitive with capacity to absorb increased heights and densities. Not a response that is consistent with Policy 1 of the NZCPS.<br>• May in some instances, result in a zoning response that is less enabling than what is already accepted and enabled. | • This is an efficient response in fulfilling the precautionary approach endorsed by Policy 3 of the NZCPS, and in the simplicity of its application.<br>• Not efficient in enabling intensification in areas with locational benefits from being within a walkable catchment of a centre or rapid transit stop or corridor.<br>• Potential and significant loss of opportunity and cost in not enabling land-use efficiencies to be realised around centres and rapid transit stations. This option is the most restrictive in this respect. |
| **Option 5:** Coastal Environment QM applied to site(s) that directly adjoin an ONF, ONL, ONC, HNC, SEA and/or sites and places of significance to mana whenua to remove an HVC and apply a SHZ | • Effective in minimising potential adverse effects of intensification across all spatial dimensions (i.e. height/scale, intensity and density)<br>• Effective in responding to and protecting the natural character values in the coastal environment identified for or adjoining outstanding or high natural character areas, features, landscapes and/or significant ecological areas.<br>• Effective response with sound existing analysis to support.<br>• Limited in scope and will be effective in enabling housing capacity as envisaged by the NPS-UD and this plan change.<br>• May neglect to capture other coastal environments with natural character, landscape, amenity and cultural values that may not already be scheduled for protection. In this respect, not effective in responding to the precautionary approach endorsed by Policy 3 of the NZCPS.<br>• May in some instances, result in a zoning response that is less enabling than what is already accepted and enabled – which contradicts the purpose of this plan change and the NPS-UD. | • Efficient in its application and ease of understanding as a principle to remove HVCs and apply a SHZ.<br>• Efficient response to managing development capacity in the coastal environment and in locations already recognised for their outstanding or high natural character and landscape values. Offers an additional layer of protection across these scheduled areas – where existing controls to manage subdivision, use and development exist. In this respect, this option is complementary to other QMs concerning ONF, ONL, ONC HNC and/or SEAs. But in the same token, this is not an efficient response for areas with natural character, landscape, amenity and cultural values that are not scheduled, but are equally recognised as needing preservation, and maintenance as per B8.2(2), E18.2(1) and E19.2(1) of the AUP(OP). |
| **Option 6:** Coastal Environment QM applied using a **200m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | • Effective in minimising potential adverse effects of intensification in terms of intensity and density as provided by the THAB zone, but neglects responding to the potential additional heights enabled by an HVC.<br>• Effective in responding to and protecting the natural character, landscape, amenity and cultural values in the coastal environment that may not already be scheduled for protection. In this respect, this option is effective in responding to the competing objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP). | • Efficient in its application and ease of understanding as a zoning response/principle.<br>• Efficient in balancing the objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) at a low cost but with high benefit – enabling intensification in appropriate places, at an appropriate form and within an appropriate limit to respond to and preserve natural character, landscape, amenity and cultural values in the coastal environment.<br>• Potential and moderate loss of opportunity and cost in not enabling land-use efficiencies to be realised around centres and rapid transit stations. |

| Table 13: Effectiveness and efficiency assessment of each of the 12 options to respond to the issue of intensification in the coastal environment | | |
|---|---|---|
| **Option Number and Description** | **Effectiveness Assessment** | **Efficiency Assessment** |
| | • Of the proxy buffer options, this one is least effective in enabling housing capacity in accordance with the NPS-UD and the purpose of this plan change.<br>• Effective in enabling housing capacity to a threshold that is already accepted and enabled.<br>• Lacks contextualisation as endorsed by Policy 1 of the NZCPS. | |
| **Option 7:** Coastal Environment QM applied using a **100m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | • Effective in minimising potential adverse effects of intensification in terms of intensity and density as provided by the THAB zone, but neglects responding to the potential additional heights enabled by an HVC.<br>• Effective in responding to and protecting the natural character, landscape, amenity and cultural values in the coastal environment that may not already be scheduled for protection. In this respect, this option is effective in responding to the competing objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP).<br>• Of the proxy buffer options, this one is the most balanced in enabling housing capacity in accordance with the NPS-UD and the purpose of this plan change, as well as in responding to the existing obligations set out under the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP).<br>• Effective in enabling housing capacity to a threshold that is already accepted and enabled.<br>• Lacks contextualisation as endorsed by Policy 1 of the NZCPS. | • Efficient in its application and ease of understanding as a zoning response/principle.<br>• Efficient in balancing the objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) at a low cost but with high benefit – enabling intensification in appropriate places, at an appropriate form and within an appropriate limit to respond to and preserve natural character, landscape, amenity and cultural values in the coastal environment.<br>• Compared to options 6 and 8 – this is considered the most balanced approach to enabling intensification while also assuming a precautionary approach to protecting natural character, landscape, amenity and cultural values in the coastal environment. Although, it is acknowledged that the proxy buffer lacks contextualisation and does not reflect a landward extent that responds to the site-specific nuances of the different coastal environments in Auckland. |
| **Option 8:** Coastal Environment QM applied using a **50m** proxy buffer from the indicative coastline to revert any Terrace Housing and Apartment Building zoning to operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* | • Effective in minimising potential adverse effects of intensification in terms of intensity and density as provided by the THAB zone, but neglects responding to the potential additional heights enabled by an HVC.<br>• Effective in responding to and protecting the natural character, landscape, amenity and cultural values in the coastal environment that may not already be scheduled for protection. In this respect, this option is effective (to a degree) in responding to the competing objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP).<br>• Of the proxy buffer options, this one is the most enabling housing of capacity in accordance with the NPS-UD and the purpose of this plan change.<br>• Effective in enabling housing capacity to a threshold that is already accepted and enabled.<br>• Lacks contextualisation as endorsed by Policy 1 of the NZCPS.<br>• May not be effective in instances where a public open space is within 50m of the indicative coastline and will fail to capture any adjoining urban residential zone to respond to the existing obligations set out under the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) of preserving natural character, landscape, amenity and cultural values in the coastal environment. | • Efficient in its application and ease of understanding as a zoning response/principle.<br>• Efficient in balancing the objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) at a low cost but with moderate benefit – enabling intensification in appropriate places, at an appropriate form and within an appropriate limit to respond to and preserve natural character, landscape, amenity and cultural values in the coastal environment.<br>• Compared to options 6 and 7, this option may not be an efficient response to limiting intensification in response to the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP), where a public open space or other coastal zone is within 50m of the indicative coastline. |
| **Option 9:** Coastal Environment QM applied using any of the abovementioned) proxy buffer(s) from the indicative coastline to uniformly apply the SHZ | • Effective in minimising potential adverse effects of intensification in terms of intensity and density as provided by the THAB zone, but neglects responding to the potential additional heights enabled by an HVC.<br>• Effective in responding to and protecting the natural character, landscape, amenity and cultural values in the coastal environment that may not already be scheduled for protection. In this respect, this option is effective in responding to the competing objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP).<br>• Of the proxy buffer options, this one is least effective in enabling housing capacity in accordance with the NPS-UD and the purpose of this plan change.<br>• Lacks contextualisation as endorsed by Policy 1 of the NZCPS.<br>• May in some instances, result in a zoning response that is less enabling than what is already accepted and enabled – which contradicts the purpose of this plan change and the NPS-UD | • Efficient in its application and ease of understanding as a zoning response/principle.<br>• Efficient in balancing the objectives of the NPS-UD, NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) at a low cost but with moderate benefit – enabling intensification in appropriate places, at an appropriate form and within an appropriate limit to respond to and preserve natural character, landscape, amenity and cultural values in the coastal environment.<br>• However, is an inefficient response where it provides a less enabling zone / development outcome than what already exists and could (without any adverse effect posed to natural character, landscape, amenity and cultural values) be absorbed by the coastal environment.<br>• Potential and moderate loss of opportunity and cost in not enabling land-use efficiencies to be realised around centres and rapid transit stations.<br>• Potential to create additional implementation and consenting requirements – with potential to add to the complexity and inefficiencies in the consenting process. |
| **Option 10:** Coastal Environment QM applied using both a refined approach to remove or amend an HVC and as a proxy (100m) buffer from the indicative coastline to revert to the operative AUP(OP) zone. *This would only apply in Policy 3(c), and 3(d) areas and along transport corridors.* **(Recommended option)** | • Effective in responding to minimising and managing intensification in the coastal environment across all spatial dimensions (e.g. height/scale, density and intensity).<br>• Of all the options, this one is considered to be the most effective in balancing the competing objectives of the NPS-UD, this plan change and existing obligations under the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) – as well as s6 of the RMA.<br>• Lacks contextualisation as endorsed by Policy 1 of the NZCPS with respect to the application of a uniform100m proxy buffer.<br>• This option solves the issues posed by intensification in the coastal environment without adversely compromising development capacity in areas close to centres and rapid transit stations and corridors.<br>• Most effective in managing potential cumulative effects in the coastal environment – offering a suitably precautionary approach in accordance with Policy 3 of the NZCPS that is not too constraining on potential development capacity. | • Of all the options, this one is considered to be the most efficient in balancing the competing objectives of the NPS-UD, this plan change and existing obligations under the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) – as well as s6 of the RMA.<br>• This option delivers a net benefit across spheres (i.e. development capacity and protection / maintenance of natural character, landscape, amenity and cultural values in the coastal environment).<br>• Potential and moderate loss of opportunity and cost in not enabling land-use efficiencies to be realised around centres and rapid transit stations.<br>• The rules in applying this option are relatively straightforward to understand and apply – but do require specialist input to determine appropriate extents to which an HVC should apply or should not in the coastal environment.<br>• This option is efficient as it does not create any additional implementation or consenting requirements like option 11. |
| **Option 11:** Coastal Environment QM applied using new zone(s) or an overlay | • Effective measure in delivering a contextualised response to enabling intensification, whilst preserving natural character, landscape, amenity and cultural values in the coastal environment. In this respect, it could deliver a bespoke and nuanced approach that responds to all the | • Potentially inefficient as it will contradict the purpose of the National Planning Standards 2019. This would be difficult to implement and could be viewed as circumventing the purpose and requirements of the NPS-UD. |

| Table 13: Effectiveness and efficiency assessment of each of the 12 options to respond to the issue of intensification in the coastal environment | | |
|---|---|---|
| **Option Number and Description** | **Effectiveness Assessment** | **Efficiency Assessment** |
| | competing objectives of the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) – as well as s6 of the RMA.<br>• Would be effective in solving the potential problems of intensification in the coastal environment – but most likely could only be an interim measure until the National Planning Standards 2019 had to be complied with. In this respect, the option would be effective in the short term but not offer a long-term safeguard.<br>• Would require a significant amount of investigation and specialist assessment/input to support and implement. This option could create interim application and interpretation issues as people familiarised themselves with new provisions, rules and standards. | • If council were successful in developing a new special purpose zone – it is likely that such a zone would only be able to be utilised in the interim period until council is required to comply with the National Planning Standards (which must be implemented within 10 years of their adoption in 2019). This is not an efficient use of time / resources – offering limited long-term benefits to the preservation of natural character, landscape, amenity and cultural values in the coastal environment.<br>• Would be inefficient in terms of time and resource – requiring a significant amount of investigation and specialist assessment/input to support and implement. |
| **Option 12:** Coastal Environment QM is only applied to Eastern-Facing Coastal Areas (e.g. the Hauraki Gulf Interface) as a blanket control to limit height and density (zoning) using a broad interpretation (e.g. all land within 1km of mean high water springs or based on RMA s6(a) principles and NZCPS guidance) | • Effective as a direct response to managing intensification in Hauraki Gulf catchments to respond to the existing and known expectations of the HGMPA.<br>• Effective response with respect to responding to the objectives and existing obligations of the council to the NZCPS, HGMPA and the RPS – Chapter B8 of the AUP(OP) – as well as s6 of the RMA. But only in a limited way – neglecting coastal environments that do not adjoin the Hauraki Gulf but could otherwise possess high natural character, landscape, amenity and cultural values.<br>• This response is one of the more restrictive on development capacity and therefore is not effective in meeting the intent of the NPS-UD and the purpose of this plan change.<br>• Lacks contextualisation in terms of the ensuring the landward extent for the zoning response reflects and responds to the existing conditions and features of the environment. In some instances, this landward extent could be overly limiting – not enabling intensification in areas that may be less sensitive with capacity to absorb increased heights and densities. Not a response that is consistent with Policy 1 of the NZCPS.<br>• May in some instances, result in a zoning response that is less enabling than what is already accepted and enabled. | • This is an efficient response in fulfilling the precautionary approach endorsed by Policy 3 of the NZCPS, and in the simplicity of its application.<br>• Not efficient in enabling intensification in areas with locational benefits from being within a walkable catchment of a centre or rapid transit stop or corridor.<br>• Potential and moderate loss of opportunity and cost in not enabling land-use efficiencies to be realised around centres and rapid transit stations.<br>• Inefficient in preserving natural character, landscape, amenity and cultural values in coastal environments that do not adjoin the Hauraki Gulf. Community benefits that could be realised could therefore be limited and point to a bias – as most of the areas adjoining the Hauraki Gulf are recognised as being desirable and high amenity (expensive) locations. |

193. To summarise the detailed findings provided in **Table 13**, the following points are relevant:

**a.** Option 1 provides for unbridled development and intensification opportunities endorsed by Policy 3 of the NPS-UD and this proposed plan change. But this is at the expense of existing obligations under NZCPS, HGMPA and Chapter B8 of the AUP(OP).

**b.** In contrast, options 2, 4, 6 and 12 reflect a precautionary response that prioritises the natural character, landscape, amenity and cultural values of the coastal environment and does not enable any intensification opportunities as sought by Policy 3 of the NPS-UD and the purpose of this proposed plan change.

**c.** Options 5 to 9 and 12, provide a balanced response to the competing objectives of the NPS-UD, NZCPS, HGMPA and Chapter B8 of the AUP(OP). However, this option neglects responding to and moderating the spatial dimension of additional scale / height provided via HVCs.

**d.** In contrast, options 2 and 3 also provide a balanced response to the competing objectives of enabling intensification while preserving natural character, landscape, visual, amenity and cultural values of the coastal environment but do not moderate higher density zoning responses.

**e.** Option 11 is largely discounted due to the complexity in developing and implementing this approach, as well as its potential interim nature – due to a special purpose coastal zone not being recognised in the National Planning Standards 2019.

**f.** Option 10 balances the competing objectives without creating additional implementation requirements or considerations given that it serves as a high order principle in guiding the locations of HVCs and THAB zoning in the coastal environment. It also addresses both HVCs and THAB zoning – effectively moderating the effects of intensification across all spatial dimensions.

194. Overall and on balance, it is considered that the most efficient and effective response is applying the coastal environment as a qualifying matter that responds to all spatial dimensions (i.e. intensity, density and additional scale/height) in a manner that is both contextualised and precautionary. It is for this reason that **Option 10** is considered most efficient and effective in responding to the competing objectives presented by the NPS-UD, PC120 and those sought under the NZCPS, HGMPA and Chapter B8 of the AUP(OP).

## 8. Description of how the qualifying matter is to be implemented

195. The Coastal Environment as a qualifying matter has been applied under the preferred scenario – Option 10, in two ways, which are described as follows:

### A. Moderating Height Variation Controls

196. First, the coastal environment as a qualifying matter has been used to moderate and inform the extent to which a HVC should be removed where it is within or adjoining a coastal environment.

197. HVCs enable heights up to 34.5m or 50m, which is generally greater than what would otherwise be provided for in the underlying zone and have been applied in a Policy 3(c)[73], or Policy 3(d)[74] area, or along rapid or frequent transport corridors.

198. To support this approach, a MCA framework was developed by a council policy planner and landscape architect to assess and score each coastal environment against the following three criteria:

    a. **Natural character:** This criterion refers to the degree to which the site / area contributes to natural character and includes an assessment of such matters as, landform, vegetation and openness.

    b. **Landscape sensitivity:** This criterion assesses the sensitivity of the coastal landscape to visual intrusion from height change anticipated from a HVC and accounts for topography, visibility, degree of existing urbanisation, and the character of the existing built form to assess the impact of proposed height changes on perceptions, sense of openness and to/from key viewshafts to the coast, and to/from public coastal open spaces, roads and accessways. As part of this assessment of capacity for a coastal location to visually absorb any height changes, the ability to mitigate effects (e.g. via design controls, setbacks, materials, landscaping) was considered to determine whether landscape, visual, natural character and cultural values could be permanently or cumulatively harmed via the application of a HVC.

    c. **Public use and enjoyment:** This criterion refers to the degree to which the coastal environment is publicly used or valued for recreation or coastal experience.

199. Where a coastal environment scored more than 3 out of 6, the HVC would be removed to the extent deemed appropriate by council's qualified landscape architect.

200. Where a select coastal environment scored between 2.00 to 2.90, an HVC could be retained, unless mitigation was not anticipated or possible to reduce effects to the natural character, landscape and cultural values in the coastal environment. If mitigation was not considered reasonably feasible, alternative HVC were investigated. For scores at or less than 1.99, the HVC could be retained.

201. This assessment was carried out across the following 12 locations in Auckland where HVCs were anticipated in response to Policy 3(c), Policy 3(d) area, or along transport corridors:

    **a.** Takapuna
    **b.** Akoranga Bus Station
    **c.** St Marys Bay
    **d.** Parnell
    **e.** Meadowbank
    **f.** Orakei Train Station

[73] An NPS-UD Policy 3(c) area
[74]

**g.** Panmure
**h.** Sylvia Park
**i.** Pakuranga (including Williams Avenue Station and Te Taha Wai Station)
**j.** Avondale
**k.** New Lynn
**l.** Henderson

202. A copy of this MCA and how it was assessed across these different locations is included in **Appendix A.**

203. Originally, the MCA framework was developed to include the criterion of 'Cultural Heritage and Mana Whenua Values'. See extract of the original MCA framework below in **Figure 7**. This component was intended to be developed in direct and collaborative consultation across all iwi representatives in a joint workshop / discussion forum.

**Table 1: Criteria Definition and Policy Alignment**

| Criteria | Description | Relevant National and Regional Policy / Policies | Weighting (%) |
|---|---|---|---|
| **1. Natural Character** | Degree to which the site/area contributes to natural character, including landform, vegetation, and openness. | NZCPS Objective 2, Policies 3, 6, 13 and 15; RPS B8.2.1 & B8.2.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **2. Landscape Sensitivity** | Sensitivity of the coastal landscape to visual intrusion from height change. Includes topography and visibility.<br><br>Impact of proposed height changes on key viewshafts to the coast, openness, public coastal access, and perception. (Includes an assessment of capacity for visual absorption – how well the area can visually absorb additional height due to topography, vegetation or existing built form).<br><br>Degree of existing urbanisation, and character of built form (e.g. height, density, and intensity context).<br>(Includes a site specific assessment of existing height, bulk and density in the surrounding environment).<br><br>Ability to mitigate effects (e.g. design controls, setbacks, materials, landscaping)<br>Assessment of whether values (landscape, visual, natural character or cultural) could be permanently or cumulatively harmed via the HVC and/or increased intensity and density of development, use and/or subdivision. | NZCPS Objectives 1, 2, and 6, Policies 1, 6 (namely 6(1)(b),(e)-(f), (h)-(j)), 7, 13, and 15; RPS B8.2.2(3), (4) and (5), and RPS B8.3.1 and B8.3.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **3. Cultural Heritage and Mana Whenua Values** | Presence of sites of significance to mana whenua, cultural landscapes, or archaeological features (both scheduled and non-scheduled).<br>*Requires consultation with iwi to determine.* | NZCPS Objective 3, Policies 2, 6(1)(d), 14, and 17; RPS B6.2.1, B6.2.2, B6.3.1 and B6.3.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **4. Public Use and Enjoyment** | Degree to which the coastal area is publicly used or valued for recreation or coastal experience. | NZCPS Objective 4, Policies 3, 4(c)(ii), 6(1)(i), 13(2), 18, and 19; RPS B8.4.1 and B8.4.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **TOTAL** | | | **100** |

**Figure 7: Extract of the original MCA metric, which included scoring for 'Cultural Heritage and Mana Whenua Values'**

204. However, it is understood that assigning a 'score' / numerical value for cultural values would be problematic across the different coastal environments where the values would differ across iwi. Many of the cultural values are also not easily expressed in numerical terms, making it difficult to assess the cultural values associated with the different coastal environments in Auckland purely through a quantitative metrics.

205. Without space for cultural narratives, planning processes risk sidelining tikanga and kaitiakitanga. Inclusive engagement is essential, but difficult to achieve under statutory

timeframes like those imposed in the development of PC120. These time constraints also posed another limitation to developing the MCA framework to capture cultural values in a robust and quantitative way.

206. Instead, the scheduled Sites and Places of Significance to Mana Whenua and the Māori Alert layer were used as a reference to determine the relationship between where HVCs should be removed with respect to sites and places of significance to mana whenua, cultural landscapes, or archaeological features (both scheduled and non-scheduled). Copies of the supporting maps to illustrate this relationship are included in **Appendix C.**

**B. Zoning Response via 100m Buffer**

207. The second way in which this qualifying matter applies is via a 100m setback from the indicative coastline[75] as a 'zoning response principle' whereby any proposed THAB zone reverts to an operative (and lower intensity) AUP(OP) zone.

208. This zoning principle has exclusively been applied to properties within 100m of the indicative coastline in an NPS-UD Policy 3(c) area, a Policy 3(d) area and along either rapid or frequent transport corridors where a THAB zone was initially proposed.

209. In circumstances where only part of the site (in an NPS-UD Policy 3(c) area, a Policy 3(d) area and/or along a rapid or frequent transport corridor) was within 100m of the indicative coastline, the following 'rules' were adopted to deliver a precautionary approach that aligns with Policy 3(1) of the NZCPS. For example:

    **a.** Where 25% or more of the site is within the 100m setback from the coastline, the underlying zone must revert to the operative AUP(OP) zone.
    **b.** Where less than 25% of the site is within the 100m setback from the coastline, PC120 zone applies.

210. There are a few exceptions to this zoning response for the Coastal Environment qualifying matter where another qualifying matter applies to a site. For instance, where a Coastal Hazard qualifying matter applies, a site may be rezoned to a lower-intensity residential zone (e.g., Residential – Single House Zone) than the zoning that might otherwise be provided for under the Coastal Environment qualifying matter. Conversely, the application of the Cogent Zoning qualifying matter may allow a site — also affected by the Coastal Environment qualifying matter — to retain a higher-intensity residential zone (e.g., THAB Zone) to maintain a congruous and consistent zoning pattern with adjoining sites.

211. As a consequence of these exceptions, more sites may be identified within the extent of the Coastal Environment qualifying matter but may not be affected by the associated zoning response principle.

[75] As outlined in Chapter F1 of the AUP(OP), the indicative coastline, as illustrated on the GIS viewer, is "an approximate representation of mean high water springs-10, which is the level equalled or exceeded by the largest 10% of all high tides. Where the indicative coastline crosses a river mouth, the coastal marine area boundary has been defined by agreement between the Council and Department of Conservation." It is acknowledged in this same chapter of the AUP(OP) that the mean high water springs has not been surveyed across the region on account of it having a dynamic and varying location – requiring definition by surveyor on a case-by-case basis.

### C. Why a 100m buffer as a zoning principle?

212. There is strong international and national guidance supporting a consistent 100m buffer from the coastline. Examples include the Integrated Coastal Zone Management (**ICZM**) Protocol in the Mediterranean[76] , the AdriAdapt programme[77], NIWA's Coastal Hazard Guidance[78], and planning approaches used by Thames-Coromandel and Waikato councils[79].

213. While the 100m buffer is not a perfect tool given that it does not account for the unique characteristics and contextual nuances of each coastal environment — it has been practical to apply within the time and resource limits of this plan change.

214. Compared to a 50m buffer, the 100m buffer is more likely to include sites zoned for residential and business purposes with sensitive natural character, amenity, and cultural values, rather than just esplanade reserves and public open spaces.

215. A 200m buffer was considered but generally ruled out due to the greater restrictions it would place on development and housing capacity. It also risked including areas that are already modified and lack significant natural character, landscape, amenity or cultural values.

216. The council's landscape architect (see **Appendix A**) supports the 100m buffer as a suitable minimum distance for defining the landward extent of the coastal environment. However, in reality, this extent is and should be location specific. Therefore, a more detailed analysis across Auckland should be undertaken as part of the plan review process to develop tailored zoning responses specific to each location.

217. Overall, the 100m buffer strikes a reasonable balance—protecting key coastal values while still allowing for some development potential within and near the coastal environment.

218. Neither application of this qualifying matter requires any changes to the existing objectives and policies in Chapters B8, E18, or E19 of the AUP(OP), nor does it introduce any new rules, standards, or assessment criteria.

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[76] Official Journal of the European Union. (2009). Protocol on Integrated Coastal Zone Management in the Mediterranean. Retrieved from https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2009:034:0019:0028:EN:PDF

[77] PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf

[78] PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf

[79] Examples of a 100m coastal building setback within a Whaanga Coast development specific control area as per Rule PREC5-S3(1)(a)(iii) and Coastal Zone Rules 26.49A.1(a), and 26.76.1(cb) see: https://eplan.waikatodistrict.govt.nz **AND** Waikato Regional Council. (2003). Coastal Hazard Data and Development Setbacks for Coromandel Peninsula Beaches. Retrieved from https://www.waikatocoastaldatabase.org.nz/CoastalDataSet/Details/68#:~:text=On%20the%20eastern%20and%20western%20Coromandel%20coast%2C%20this%20setback%20is%20100%20m&text=Coastal%20areas%20of%20the%20Thames%20Coromandel%20District%20Council%20and%20Hauraki%20District%20Council

## 9. Overall conclusion

219. The purpose of identifying the Coastal Environment as a qualifying matter is to limit the intensity and density of development in areas within or adjacent to the coast. This helps protect the natural character, landscape, visual qualities, amenity, and cultural values of the coastal environment.

220. While the exact impact on development and housing capacity is difficult to quantify, the qualifying matter applies to only a small portion of Auckland's urban area and a limited number of sites within walkable catchments. As such, the overall effect is assessed as low to medium.

221. The council considers there is sufficient evidence to support the Coastal Environment being listed as a qualifying matter under sections 77I(a), (b), and (d) of the Resource Management Act (RMA). It also aligns with matters of national importance under section 6 of the RMA—specifically subclauses (a), (d), and (e)—which decision-makers are required to recognise and provide for.

222. The proposed approach (Option 10) for implementing this qualifying matter is considered to strike a fair balance between protecting coastal values and enabling development capacity, as required by Policy 3 of the NPS-UD. Including this qualifying matter will help manage the effects of increased development under PC 120 and contribute to a well-functioning urban environment.

## 9.1 Appendices

- **Appendix A: Landscape Assessment**
- **Appendix B: Cultural Narrative**
- **Appendix C: Cultural Inventory Maps**
- **Appendix D: Full list of sites affected by the Coastal Environment QM under Option 10**
- **Appendix E: Coastal Environment QM maps**

## 9.2 Information Used

| Name of document, report, plan | How did it inform the development of the plan change |
|---|---|
| **Landscape Assessment (Appendix A)** | This assessment includes an overview of the relevant policy framework, landscape effects from intensification in coastal environments, as well as recommendations for how the Coastal Environment as a qualifying matter should be implemented. The assessment includes a multi-criteria analysis (**MCA**) of 12 different urban coastal environments where HVCs are proposed, with supporting profiles for each of the different areas which details their natural character values, landscape sensitivity, and public use and amenity/enjoyment values. |
| **Cultural Narrative Memo (Appendix B)** | This cultural narrative memo provides an overview of the known values of the coastal environment to mana whenua and how this understanding has informed the approach adopted for applying the Coastal Environment as a qualifying matter. It is due to the time pressure in developing PC120 that the memo was drafted - to confirm the significance and positions held by mana whenua with respect to the coastal environment, and how these known values have informed the approach adopted for managing and moderating intensification in the coastal environment through the PC 120 development process. |
| **Cultural Inventory Maps (Appendix C)** | The Cultural Inventory Maps illustrate scheduled sites and places of significance to mana whenua and draw from the Cultural Heritage Inventory and Tangata Whenua layers on Auckland Council's GIS viewer to assess the relationship between proposed intensification as per PC 120 to culturally valued and significant sites, features and areas. |
| **Waikato Regional Council (formerly Environment Waikato), Boffa Miskell Ltd and the Ministry for the Environment. (2000). Natural Character: Concept Development in NZ Planning Law and Policy. Retrieved from https://www.qualityplanning.org.nz/sites/default/files/Natural_Character_Concept_Development_in_New_Zealand_Planning_Law_and_Policy.pdf** | This document has been referred to with respect to understanding the concept of natural character in NZ planning law and policy. |
| **Department of Conservation. (2025). NZCPS 2010 and related guidance notes. Retrieved from https://www.doc.govt.nz/about-us/science-publications/conservation-publications/marine-and-coastal/new-zealand-coastal-policy-statement/policy-statement-and-guidance/** | All the DoC guidance notes on the NZCPS have been referred to as a basis for understanding how each of the different objectives and policies in the NZCPS are intended to be implemented at regional and district levels. These guidance notes have been used to inform the approach of applying a coastal environment qualifying matter. |
| **Port Otago Limited v Environmental Defence Society Incorporated [2023] NZSC – as cited on Simpson Grierson. (2025). Supreme Court** | Case law that has been referred to in understanding the application of the NZCPS. |

| | |
|---|---|
| **confirms how national direction is to be given effect to under the RMA. Retrieved from https://www.simpsongrierson.com/insights-news/legal-updates/supreme-court-confirms-how-national-direction-is-to-be-given-effect-to-under-the-rma** | |
| **Environmental Defence Society Inc v New Zealand King Salmon Company Limited [2014] NZSC 38 (the "King Salmon decision"). Retrieved https://www.courtsofnz.govt.nz/cases/environmental-defence-society-incorporated-v-the-new-zealandking-salmon-company-limited-ors** | Case law that has been referred to in understanding the application of the NZCPS. |
| **Ministry for the Environment. (2019). What the marine environment means to New Zealanders. Retrieved from https://environment.govt.nz/publications/our-marine-environment-2019/what-the-marine-environment-means-to-new-zealanders/#:~:text=Our%20marine%20environment%20supports%20our%20mauri%20and%20wellbeing&text=Conversely%2C%20an%20unhealthy%20mauri%20has,degradation%20caused%20by%20our%20activities** | Report provides an overview of the values associated with the coastal environment in the context of NZ, as well as the issues being faced. |
| **Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf** | This document provides a framework for best coastal management practice and responds to the diverse values (cultural, social and ecological) and Auckland Council requirements (e.g. asset owners, local boards and specialists). This document has been used as a reference to understand and justify the need for a long-term view on coastal management (and climate change) – supporting an environmentally and financially sustainable approach. |
| **Auckland Council. (2025). Shoreline Adaptation Plan Volume 1: Understanding Shoreline Adaptation Plans. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/shoreline-adaptation-programme/Documents/sap-vol-1-understanding-shoreline-adaptation-plans.pdf** | This document sets out the hazards and risks across the coastal environments in Auckland, as well as why and how Shoreline Adaptation Plans (**SAPs**) are being developed. This plan broadly sets out some key issues being faced in the coastal environment and provides guidance on how to adopt an adaptive approach (particularly with respect to coastal hazards and climate change). |
| **Ngāti Whātua Ōrākei. (2018). Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei 2018. Retrieved from https://knowledgeauckland.org.nz/publications/te-pou-o-kahu-pokere-iwi-management-plan-for-ngati-whatua-orakei-2018/** | An iwi management plan that has been referred to, in order to understand values held by mana whenua with respect to the coastal environment and perceptions of threats to the coastal environment. |
| **RJ Davidson Family Trust v Marlborough District Council [2018] NZCA 316** | Case law that has been referred to in understanding the application of the NZCPS. |
| **Port Otago Ltd v EDS [2021] NZCA 638** | Case law that has been referred to in understanding the application of the NZCPS. |
| **Royal Forest and Bird Protection Society of New Zealand Incorporated v New Zealand Transport Agency [2024] NZSC 26 [11 April 2024]** | Case law that has been referred to in understanding the application of the NZCPS. |
| **Decision following the hearing of the resource consent; Sir Peter Blake Parade, Bayswater - Application No.: BUN60373319 – retrieved from https://www.aucklandcouncil.govt.nz/ResourceConsentHearingDocuments/Bayswater%20Marina%20-%20Hearing%20Decision%20COMBINED.pdf** | Case law that has been referred to in understanding the application of the NZCPS. |

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|---|---|
| **Auckland Council. (2025). *The health of Tāmaki Makaurau / Auckland's natural environment in 2025*. Retrieved from https://www.knowledgeauckland.org.nz/media/2udpvqee/health-of-t%C4%81maki-makaurau-auckland-s-natural-environment-in-2025-auckland-council-sept-2025.pdf** | This report has been relied upon for information concerning coastal water quality from the environmental monitoring undertaken by Auckland Council. |
| **Campbell, M. L., Peters, L., McMains, C., de Campos, M. C. R., Sargisson, R. J., Blackwell, B., & Hewitt, C. L. (2019). Are our beaches safe? Quantifying the human health impact of anthropogenic beach litter on people in New Zealand. *Science of the Total Environment*, *651*, 2400-2409.** | This journal article has been used as a reference to understand the impacts of litter in the coastal environment. |
| **Department of Conservation. (2025). *Threats facing our oceans.* Retrieved from https://www.doc.govt.nz/nature/habitats/marine/threats-facing-our-oceans/** | This has been referred to as a source to broadly understand the threats to the coastal environment. |
| **Ministry for the Environment. (2024). Our land 2024. Retrieved from https://environment.govt.nz/publications/our-land-2024/#:~:text=Urban%20and%20agricultural%20development%20continues,the%20things%20we%20care%20about.** | This report provides and overview of both the values of and threats to the coastal environment. |
| **Ministry for the Environment. (2025). Our environment 2025 Tō tātou taiao. Retrieved from https://environment.govt.nz/publications/our-environment-2025** | Same as above. |
| **Ministry for the Environment. (2022). *New Zealand's Environmental Reporting Series: Our marine environment 2022.* Retrieved from https://environment.govt.nz/assets/publications/Our-marine-environment-2022.pdf** | Same as above. |
| **Environment Foundation. (2018). Protecting Māori Interests. Retrieved from https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/protecting-maori-interests/#:~:text=For%20M%C4%81ori%20the%20coast%20was,natural%20features%20and%20cultural%20landscapes**<br><br>**Environment Foundation. (2018). Urban Waterfront Development. Refer to https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/urban-waterfront-development/** | These sites have been referred to as sources to broadly understand both the values of and threats to the coastal environment. |
| **Official Journal of the European Union. (2009). Protocol on Integrated Coastal Zone Management in the Mediterranean. Retrieved from https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2009:034:0019:0028:EN:PDF** | International example referred to in justifying/explaining the 100m buffer. |
| **PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf** | International example referred to in justifying/explaining the 100m buffer. |
| **Examples of a 100m coastal building setback within a Whaanga Coast development specific** | National example referred to in justifying/explaining the 100m buffer. |

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|---|---|
| **control area as per Rule PREC5-S3(1)(a)(iii) and Coastal Zone Rules 26.49A.1(a), and 26.76.1(cb) see: https://eplan.waikatodistrict.govt.nz AND Waikato Regional Council. (2003). Coastal Hazard Data and Development Setbacks for Coromandel Peninsula Beaches. Retrieved from https://www.waikatocoastaldatabase.org.nz/CoastalDataSet/Details/68** | |
| | |

## 9.3 Consultation summary

The First Schedule to the RMA sets out the relevant consultation requirements

1. Limited consultation on PC 120 has been undertaken, and this is detailed in the Auckland Council September 2025 reports entitled:

    i. Consultation and Engagement on a Proposed Plan Change Potentially Replacing Proposed Plan Change 78 – Intensification Summary Report
    ii. Māori Engagement Consultation Summary Report

    Time has not allowed for targeted consultation undertaken with community or stakeholders.

2. There has been limited consultation with iwi – as outlined in the report; Māori Engagement Consultation Summary Report. However, hui (engagement with iwi) will be ongoing.

3. Internal (to Council) consultation has been undertaken with the relevant subject matter experts:
    a. Planning, landscape and ecology
    b. Māori Heritage

# Memo

**16 September 2025**

To: Jess Dingle, Senior Policy Planner, Regional, North, West & Islands, Planning and Resource Consents Department

From: Stephen Quin, Principal Landscape Architect, Tāmaki Makaurau Design Ope, Planning and Resource Consents Department

Subject: **Coastal Environment Qualifying Matter – Landscape Assessment**

## 1 INTRODUCTION

1.1 Auckland's coastal environment is identified as a fundamental part of the region's identity with high natural, social and cultural values, and economic uses.[1]

1.2 The purpose of including the coastal environment as a qualifying matter is to reduce the intensity and density of development (intensification) on land that is within or adjoins the coastal environment. It is broadly recognised how inappropriately designed and built development in the coastal environment can adversely modify the natural character, landscape values and amenity in the coastal environment.[2] The proposed qualifying matter applies a precautionary approach to protect natural character and landscape values that are associated with coastal environments from inappropriate development, such as 50m tall buildings in close proximity to coastlines valued for their naturalness.

1.3 This memo outlines the relevant policy framework, assesses the potential landscape effects[3] created by intensification in coastal environments, and describes the landscape analysis methodology that was applied in creating the proposed qualifying matter.

## 2 RELEVANT POLICY FRAMEWORK

2.1 There are several strategic documents that set out the relevant policy framework for the proposed replacement plan change, including the NPS-UD, the RMA as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act

[1] AUP – RPS Chapter B8. Toitū te taiwhenua - Coastal environment - B8.1. Issues. See: https://unitaryplan.aucklandcouncil.govt.nz/images/Auckland%20Unitary%20Plan%20Operative/Chapter%20B%20RPS/B8%20Coastal%20environment.pdf

[2] Environment Foundation. (2018). Urban Waterfront Development. Refer to: https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/urban-waterfront-development/

[3] "*While effects are consequences of changes to the physical environment, they are the outcomes for a landscape's values that are derived from each of its physical, associative, and perceptual dimensions…A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects*". Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA), Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, July 2022. (page 135)

2021 (**RMAEHS**) and the Regional Policy Statement (**RPS**) chapter B8 of the Auckland Unitary Plan: Operative in Part (**AUP:OP**).

2.2 From a landscape perspective, the planning instruments and plan provisions that are of particular relevance to my assessment of merits for the proposed Coastal Environment Qualifying Matter (**CEQM**) are the New Zealand Coastal Policy Statement 2010 (**NZCPS**) and a number of RPS provisions.

*NZCPS and RPS*

2.3 Natural character, as it applies to the coastal environment is not confined to only those places that are deemed to be of outstanding or high natural character. Natural character ranges from pristine to modified[4], and in accordance with the NZCPS, it is necessary to protect natural character from inappropriate subdivision, use and development, and avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities in the coastal environment[5].

2.4 Significant adverse effects can occur when development occurs in a way that degrades or detracts from the existing natural character. For example, intensive development can modify natural landforms and reduce the experiential qualities or extent of naturalness associated with coastal environments. From a landscape perspective, there are degrees of natural character present in all coastal environments, and these environments often include built form. The extent of coastal environments extends landwards from the Coastal Marine Area and can incorporate or be adjacent to areas of residential and business zoning. The scale of built form and how it integrates with the coastal environment can influence how natural character and coastal landscape amenity values are experienced.

2.5 From a landscape perspective, I consider the CEQM responds to the following NZCPS policies:

*Policy 6 Activities in the coastal environment*

*(1) In relation to the coastal environment:*

*(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;*

*(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;*

[4] New Zealand Coastal Policy Statement 2010, Policy 13.2(g).
[5] Ibid. Policy 13.1(b).

*(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*

*(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*

*(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and*

*(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.*

*Policy 13 Preservation of natural character*

*(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:*

*(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;*

*Policy 15 Natural features and natural landscapes*

*(1) To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:*

*(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

2.6 The AUP:OP does not identify all coastal environments or describe the natural character within them, apart from outstanding and high natural character areas. Instead, existing natural character is maintained through a combination of zoning, precincts, overlays and controls and their associated provisions. In the evaluation of coastal environments within the proposed walkable catchments included in the proposed replacement plan change, I consider that a qualifying matter is required to avoid significant adverse natural character effects in the coastal environment that would be inconsistent with the NZCPS. Accordingly, my assessment considers the merits of the proposed qualifying matter in relation to Section 6(a) of the RMA and the NZCPS.

2.7 This assessment also considers the merits of the CEQM in respect of AUP:OP sub-chapter B8 – Coastal environment of the RPS, and sub-chapter E18, including the following provisions:

*B8.2. Natural character*

*B8.2.1. Objectives*

*(2) Subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.*

*B8.2.2. Policies*

*(4) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment not identified as outstanding natural character and high natural character from inappropriate subdivision, use and development.*

*B8.3. Subdivision, use and development*

*B8.3.1. Objectives*

*(1) Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.*

*(2) The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.*

*B8.3.2. Policies*

*Use and development*

*(4) Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.*

*E18.2. Objectives*

*(1) The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained while providing for subdivision, use and development.*

*E18.3. Policies*

*(3) Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to natural character values, taking into account:*

*a) the location, scale and design of the proposed subdivision, use or development;*

*b) the physical and visual integrity of the area, and the natural processes of the location;*

*h) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs…*

2.8 I have also considered the following RPS provisions in relation to the built environment:

*B2.1. Issues*

*Growth needs to be provided for in a way that does all of the following:*

*(1A) contributes to well-functioning environments*

*(6) maintains and enhances the quality of the environment, both natural and built;*

*B2.3. A quality built environment*

*B2.3.1. Objectives*

*(1) A well-functioning urban environment with a quality built environment where subdivision, use and development do all of the following:*

*(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*

*B2.3.2. Policies*

*(1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:*

*(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*

2.9 The RPS (B.2.9.) explains that "*a quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the amenity values of an area*".

2.10 I have also considered the RPS provisions relating to views (B4.3.1 Objectives, B4.3.2 Policies) from public places to the coastal environment as I consider that tall buildings situated within or adjoining the coastal environment could give rise to the obstruction of views from public places to the coastal environment.

## 3 LANDSCAPE EFFECTS FROM INTENSIFICATION IN COASTAL ENVIRONMENTS

3.1 Policy 1 of the NZCPS recognises that "*the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities*" and that the coastal environment includes:

1. *the coastal marine area;*
2. *islands within the coastal marine area;*
3. *areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;*
4. *areas at risk from coastal hazards;*
5. *coastal vegetation and the habitat of indigenous coastal species including migratory birds;*
6. *elements and features that contribute to the natural character, landscape, visual qualities or amenity values;*
7. *items of cultural and historic heritage in the coastal marine area or on the coast;*
8. *inter-related coastal marine and terrestrial systems, including the intertidal zone; and*
9. *physical resources and built facilities, including infrastructure, that have modified the coastal environment.*

3.2 In general terms, the landward extents of coastal environments within walkable catchments, outside the city centre, involve urban development, including parks and reserves, sport and school facilities, and typically low – medium density residential typology around the coastal margins. Typically, larger scale residential development and commercial / mixed use buildings are situated further back from the coastal margins.

3.3 I consider the key, and often interrelated, natural character and landscape values of the coastal environments within walkable catchments subject of the proposed plan change are:

- The biophysical elements, patterns and processes that provide natural character including marine, tidal and inter-tidal waters, landforms including headlands, ridgelines, cliffs, and beaches, and ecology including pohutukawa lined coastlines;
- The experiential qualities and appreciation of natural character, including the degree of naturalness and the sights, smells, and sounds of the coast;
- A sense of naturalness, openness and amenity derived from the experiential qualities of the natural character and the interplay of the natural characteristics, including water, land and vegetation;
- The changing dynamics of the coastal environment, including due to time of day and night, changing weather, and tidal movements;

- Views to the coast, including distantly, from public places and private properties;
- Māori cultural values of the coastal environment that are held by iwi and hapu;
- The way in which people prescribe meaning to the coastal environment in terms of relationships, memories, associations, stewardship and identity of the city / region;
- The recreational values of the coast, including beaches, open spaces and pathways for passive and active recreation; and
- The benefit that the coastal environment has on people's wellbeing and liveability.

3.4 The extents of these values are contextual to the specific coastal environments within each walkable catchment area, and an analysis methodology, described in the next section of this memo, was developed that factors in contextual differences to each area.

3.5 However, generally speaking, I consider these values are contributed to by the existing scale and typology of development in proximity to the coast. The typically low - medium density typology is subservient to the qualities that make up the natural character, thereby enabling development to integrate amongst the vegetation (including pohutukawa treelines) on the coastal margins. This built environment prevents the coast from being physically and visually enclosed or dominated by taller built form, which could occur as a result of unconstrained intensification within the walkable catchment areas.

3.6 Intensification in and in proximity to the coastal environment has the potential to compromise the experiential values of natural character and other landscape values associated with coastal environments. In particular, I consider that intensification could have the following adverse effects:

- reduce the sense of openness, amenity and experiential qualities of the coastal environment's natural character;
- create visual and physical dominance effects on the coast, including in parks and reserves, beaches and pathways that are used for passive and active recreation;
- removal of vegetation, and increased modification of natural landforms within coastal environments to accommodate intensive development due to increased building coverages and impermeable areas, and reduced yards and landscaped areas; and
- reduce the opportunity for public and private views to the coast from further back, as they could be obstructed by tall buildings in close proximity to the coastline.

3.7 To ensure these adverse effects do not occur as a result of the intensification envisaged as part of this proposed plan change, in my opinion it is necessary to create a qualifying

matter that ensures an appropriately integrated response of the built environment to the natural character and landscape values of the coastal environment.

3.8 I consider the proposed CEQM provides an appropriate response to manage the values of the coastal environment from a landscape effects perspective. Retaining the existing AUP:OP zoning within a 100m buffer from the indicative coastline and removing or adjusting HVCs from THAB and mixed-used zoning in specific areas within or adjoining coastal environments, as determined by a contextual analysis methodology described below, will reduce or mitigate the adverse effects noted above. Importantly, the CEQM will protect the experiential qualities of natural character and other important landscape values of coastal environments from inappropriate development that would otherwise be created.

*Māori Cultural Landscape Values*

3.9 It is recognised that all the coastal environments are of cultural importance to mana whenua. Māori cultural landscape values are not included in the MCA (described below) but are factored into the overall approach to the CEQM, including the 100m buffer. How the CEQM responds to Māori cultural values is discussed in the Coastal Environment Qualifying Matter - Cultural Narrative appended to the Section 32 Assessment, which sets out Council's understanding of the cultural values of the coastal environment to mana whenua and has been relied on as part of this assessment. Reference has been made to Cultural Heritage Inventory and Tangata Whenua layers on GIS to understand the relationship between the CEQM to scheduled and unscheduled sites of significance.

3.10 Overall, I consider the CEQM is responsive to cultural values by helping to maintain the natural landform of the coastal environment within the 100m buffer and safeguard any underlying archaeological sites, views and amenity to/from cultural sites of significance (e.g. fishing sites). This is enabled by retaining the operative zoning in the buffer, which restrict development opportunities that could occur from upzoning. The CEQM also ensures that the heights of future development transition down to the coast thereby maintaining legibility of the natural coastal landform and helping to and potential views / visual connections to sites of significance when viewed to or from the coast.

## 4 METHODOLOGY

*Spatial extent of the CEQM*

4.1 The CEQM is proposed through two planning mechanisms:

a) A 100m buffer from the indicative coastline within walkable catchments whereby the zoning would be retained as per the existing AUP:OP zoning; and

b) Either removing or adjusting the height of HVCs in areas of walkable catchments that are either within or in proximity to the coastal environment, and where the HVCs otherwise provided, would create significant adverse effects on natural character and/or coastal landscape values and amenity.

4.2 The AUP:OP does not map the landward extent of the coastal environment. The AUP:OP envisages that the landward extent of the coastal environment will be identified on a location-by-location basis as the patterns and processes that contribute to a coastal environment vary and often transition away rather than lending a clear, demarcated edge.

4.3 I consider that the landward extent of the coastal environment is contextual to specific locations and to each location's characteristics in Policy 1 of the NZCPS, and therefore the distance is variable. I consider that a 100m buffer distance from the indicative coastline, as applied in the CEQM, is generally representative of a minimum distance of the landward extent of the coastal environment, noting there are likely to be a relative minority of areas where the landward extent of the coastal environment is of less distance.

4.4 The other planning response to the CEQM was to look at locations that are within or adjoining the coastal environment, whereby HVCs otherwise provided through the walkable catchment principles could create significant adverse effects on natural character and/or coastal landscape values and amenity. The locations include:

- Takapuna
- Akoranga
- St Mary's Bay
- Parnell
- Ōrākei Point
- Panmure
- Sylvia Park
- Pakuranga
- Avondale
- New Lynn
- Henderson
- Meadowbank

4.5 In determining the extent of the areas within each of these locations that were analysed to determine whether to retain, remove or adjust the HVC, the landward extent of the coastal environment was identified as per the lines in the maps included in **Appendix 1**[6].

4.6 These extents were determined through a desktop analysis of various GIS layers relating to the characteristics in Policy 1 of the NZCPS to indicatively determine the landward extent of the coastal environment, followed by field testing and refining the line according to site observations. The maps show two lines; one being the landward extent of the coastal environment where the coastal processes, qualities and influences of the coast are considered significant, and another coastal context line whereby land has a relationship to the coast, including hydrological catchment areas, but are not as significant.

4.7 Mapping the landward extents of the coastal environment included analysis of GIS layers relating to topography, coastal inundation and erosion, Cultural Heritage Inventory and Tangata Whenua layers, recorded archaeological sites, built heritage overlays, significant ecological areas, outstanding natural features, landscape features including landforms and natural characteristics, high natural character overlays, and zones and precincts.

4.8 Field testing involved visiting all available public places (streets and reserves) that intersected with the coastal environment line, viewing the coastal environment from distant land and coastal marine area vantages (assisted by coastal photography available on Auckland Council Geomaps), and adjusting the line based on site observations in terms of the significance of coastal processes, qualities and influences of the coast.

4.9 In addition, some areas adjoining the indicative landward extent of the coastal environment were included in the analysis areas in locations whereby building heights to the extent of the HVCs otherwise provided have potential to create significant adverse effects on the coastal landscape values and amenity. These areas adjoining the coastal environment included in the analysis areas are generally within the coastal context line in the maps in **Appendix 1**.

[6] At the time of writing, the coastal environment extents of Avondale and New Lynn were not mapped.

*Multi-Criteria Analysis*

4.10 A Multi-Criteria Analysis (MCA) was developed to identify an appropriate qualifying matter response regarding the removal or amendment of height variation controls in walkable catchment areas located within or adjacent to coastal environments. This analysis was undertaken in recognition of the potential for significant adverse effects on natural character, coastal landscape values, and amenity.

4.11 The MCA relied on the coastal environment descriptions and assessment included as **Appendix 2**. The descriptions and assessment were categorised into three criteria – natural character, landscape sensitivity and public use and enjoyment as per **Table 1**.

| **Table 1: Criteria Definition** | |
|---|---|
| **Criteria** | **Description** |
| **Natural Character** | Degree to which the area contributes to natural character, including landform, vegetation, and openness. |
| **Landscape Sensitivity** | Sensitivity of the coastal landscape to visual intrusion from height change. |
| **Public Use & Enjoyment** | Degree to which the coastal area is publicly used or valued for recreation or coastal experience. |

4.12 Each of the criteria was then scored out of a score of 0 – 6. This scoring, and how they were scored, was informed by and is aligned to the effects rating scale as adapted from Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines [7] and included in **Table 2** below. For example, the higher that a criterion scored determines the scale of adverse effects the HVC otherwise provided would create. HVCs would create higher adverse effects in areas with the highest rated criteria.

[7] Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA), Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, July 2022.

| Table 2: Scoring System (Effect Rating, Use and Definition - Adapted from Usual LVA Effect Rating Scoring) | | |
|---|---|---|
| **Score Value** | **Description** | **Corresponding LVA Effect Rating** |
| 0 | Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation. | Very low / less than minor |
| 1 | No material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity | Low / less than minor |
| 2 | Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape. | Moderate to Low / Minor |
| 3 | Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree. | Moderate / Minor |
| 4 | Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed. | Moderate to High / Minor |
| 5 | Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. Concise Oxford English Dictionary Definition High: adjective- Great in amount, value, size, or intensity. | High / More than Minor |
| 6 | Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character. | Very High / More than Minor |

4.13 For each area, the scores were then averaged out to provide an overall score. The qualifying matter response is aligned to the overall score as in **Table 3** below:

| Table 3: Decision Thresholds | |
|---|---|
| **Total Weighted Score** | **Recommendation** |
| 5.00 - 6.00 | HVC should be removed - high sensitivity or risk to justify a bespoke response to managing the intensity, density, and form of development. |
| 3.00 - 4.90 | Consider removal of HVC or reducing extent of HVC application – moderate sensitivity or risk. |
| 2.00 - 2.90 | Retain HVC – unless mitigation is not anticipated or possible to reduce effects. Investigate alternative height control variations i.e. Reduced from HVC but higher than zone provisions |
| < 1.99 | Retain HVC – area not sufficiently sensitive or valued to justify the removal of the HVC. |

4.14 The extent of areas that were assessed and the properties in each of the areas affected by the proposed CEQM are identified in the Section 32 assessment of Jess Dingle.

*Takapuna visual images with intensification building envelopes with and without the CEQM*

4.15 A case study of Takapuna was selected to undertake modelling of the potential building envelopes created by intensification with and without the proposed CEQM (as per images included in **Appendix 3** to this memo). These images have been developed using geospatial software to identify the locations of the relevant parcels and to 3-dimensionally extrude the maximum building heights according to the zoning and HVC maps, with and without the CEQM, as provided in the Section 32 assessment. The 3D building envelopes have then been referenced to existing buildings in the photos that have known locations and heights to ensure the scale is proportionate, noting they are indicative and not as accurate as visual simulations. The building envelopes in closer proximity are shown in a darker shade of grey, and operative zoning that is being retained in accordance with the CEQM is not represented by a building envelope, as the existing development patterns illustrate the operative zoning. The final visuals were produced using ArcGIS and Photoshop software for presentation clarity.

4.16 The effects of intensification with and without the application of the CEQM are discussed under the next section of this memo. Whilst these visual images are contextual to effects on the Takapuna coastal environment, they are representative of the cumulative effects from 50m HVCs and THAB zoning within 100m of the coastline (noting they are building envelopes over the whole area of relevant properties and do not take into account residential standards such as yards or building coverage). The images provide a comparative indication of the effects from intensification in other coastal environments where 50m HVCs and THAB within 100m of the coastline would apply, without the CEQM.

## 5 MCA RESULTS and APPLICATION OF THE CEQM RELATED TO HVCs

5.1 The MCA results and proposed CEQM HVC response in each location are below.

**Table 4: Multi Criteria Analysis**

| Site area | Natural character | Landscape sensitivity | Public use | Overall | CEQM HVC response (remove / retain / adjust) |
|---|---|---|---|---|---|
| Takapuna – A: north / east; B: south / west | A: 4<br>B: 2 | A: 5<br>B: 2 | A: 6<br>B: 3 | A: 5<br>B: 2.3 | A: Remove<br>B: Adjust |
| Akoranga | 4 | 3 | 2 | 3 | Remove |
| St Mary's Bay | 3 | 5 | 5 | 4.3 | Remove |
| Parnell | 4 | 5 | 5 | 4.7 | Remove |
| Ōrākei Point | 3 | 3 | 5 | 3.7 | Remove |
| Panmure | 4 | 5 | 5 | 4.7 | Remove |
| Sylvia Park | 4 | 4 | 4 | 4 | Remove |
| Pakuranga – A: north; B: south | A: 2<br>B: 2 | A: 2<br>B: 2 | A: 3<br>B: 0 | A: 2.3<br>B: 1.3 | A: Remove<br>B: Retain |
| Avondale | 1 | 1 | 2 | 1.3 | Retain |
| New Lynn | 2 | 2 | 0 | 1.3 | Retain |
| Henderson | 2 | 3 | 3 | 2.7 | Adjust |
| Meadowbank | 3 | 3 | 4 | 3.3 | Remove |

5.2 Through the analysis, Takapuna was divided into two sub-areas (Takapuna – A: north / east; Takapuna – B: south / west) due to the differences in natural character, landscape sensitivity and public use and enjoyment. Pakuranga was divided into two sub-areas (Pakuranga – A: north; B: south) due to the differences in public use and enjoyment

5.3 There are three (sub)areas (Takapuna – A, Pakuranga – B and Henderson) that scored between 2 – 2.9, which in accordance with the MCA qualifying matter response (Table 2 above), provide scope for a bespoke adjustment of HVCs based on further analysis.

5.4 The scoring analysis, and rationale for the response (remove, retain or adjust HVC), in each area were based on the assessments in **Appendix 2**, and summarised as follows.

5.5 All plan change maps used in this assessment were retrieved from the Auckland Council Replacement Plan Change Internal Staff Working Viewer on 16 September 2025.

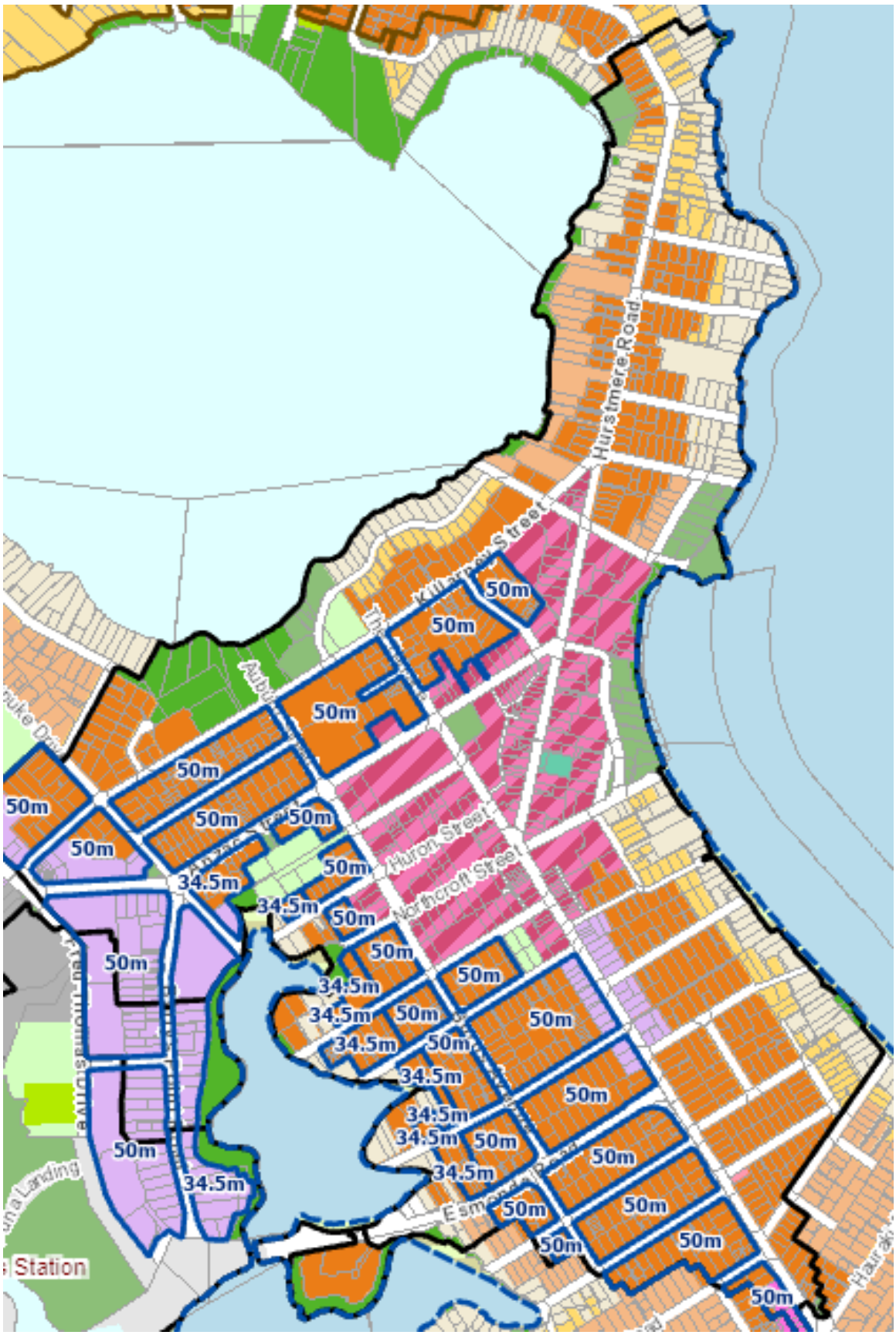
*Takapuna - A*

5.6 The assessment of this area was assisted by the visual images included in **Appendix 3**. Without the CEQM, the images show that THAB within 100m of the coastline and with a 50m HVC, would enclose and dominate the beach and cliff edge coastal environment. The natural landform, associated with the beach, cliffs and Takapuna Reef fossil forest and cliff lava exposures (ONF – ID 200), as well as the historic and wahi tapu pohutukawa, are dominated by the tall buildings fronting the coast. This significantly reduces the experiential qualities associated with the natural character attributes and changes the coastal character and amenity to one that is dominated by the vertical walls of buildings.

5.7 In contrast, the visual images show that with the CEQM applied, the natural landform of the coastal environment remains legible through the retention of the existing zoning within the 100m buffer, and the dominance and enclosure effects over the coastal environment are significantly reduced. The development pattern provides a transition of intensity and height up from the coast towards the Takapuna Metropolitan Zone, which is responsive to the values of the coastal environment.

*Takapuna - B*

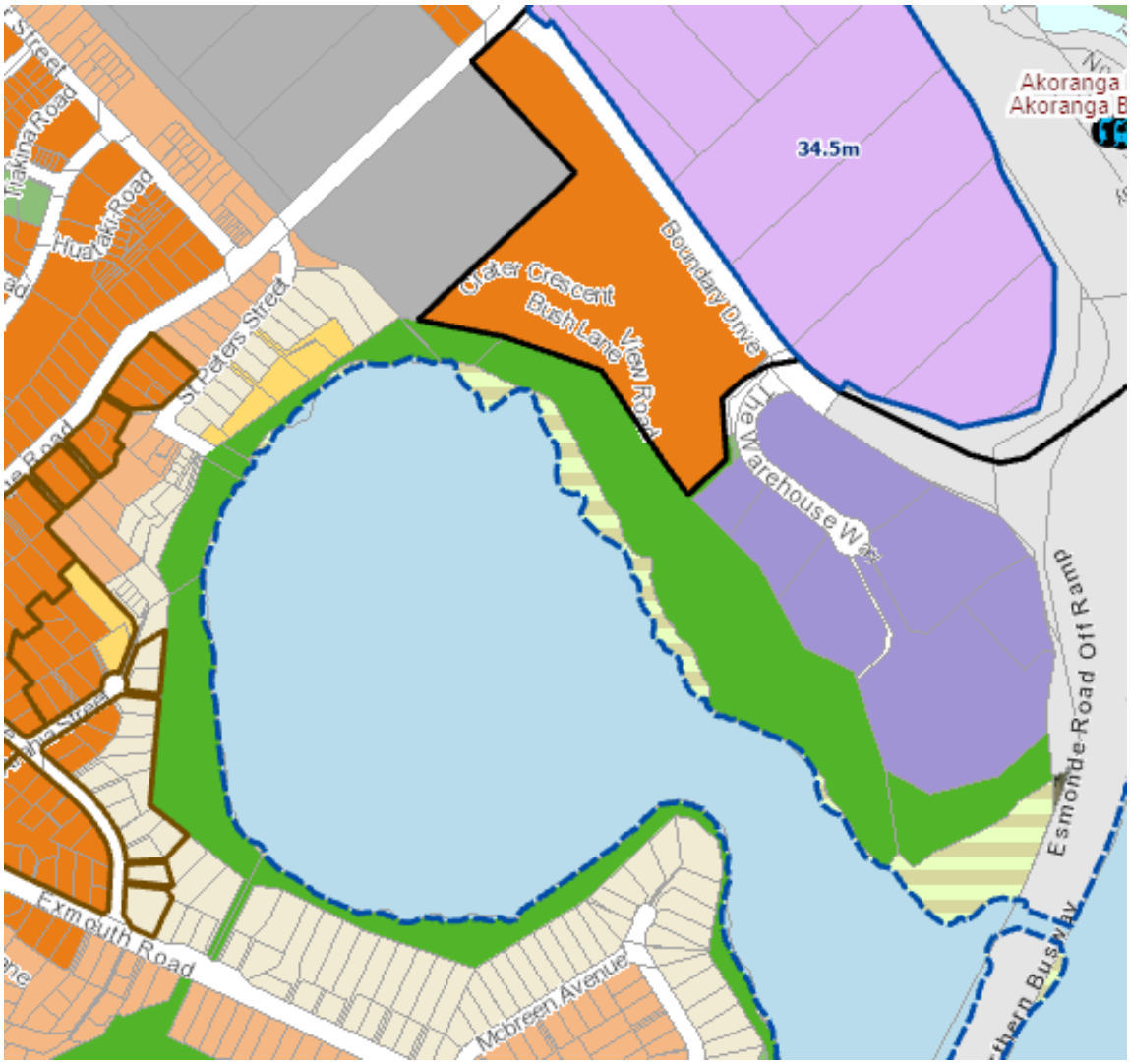
5.8 This area is distinct from the north-east side of Takapuna as is an estuarine coastal environment, has the motorway and connecting arterials through it, and contains tall building forms in the Takapuna 2 precinct. It did not score as high in the MCA in terms of natural character, landscape sensitivity or public use and enjoyment as the Takapuna – A area. I therefore consider that Takapuna - B can accommodate height, but in alignment with the Takapuna 2 precinct, I consider that heights should transition down to the coast. I consider an appropriate response is to have an area of 34.5m HVC adjoining the 100m buffer so there is a clear transition of heights down from 50m as per the HVC outside of the CEQM area.




*Takapuna – A (north / east side) and Takapuna – B (south / west side) with CEQM applied within the walkable catchment extent (indicated by bold, black outline).*

*Akoranga*

5.9 The crater has integrity and legibility as an important coastal and volcanic feature. The built form to the immediate east of the crater is a somewhat distracting presence to the coherence of the natural characteristics but is visually buffered by the vegetation. However, extending the building height in this area would create dominance over the crater and the experiential qualities of the natural character as experienced from adjoining public open spaces and tracks and could create cultural landscape effects having regard to the crater being a scheduled site of significance to mana whenua [8].



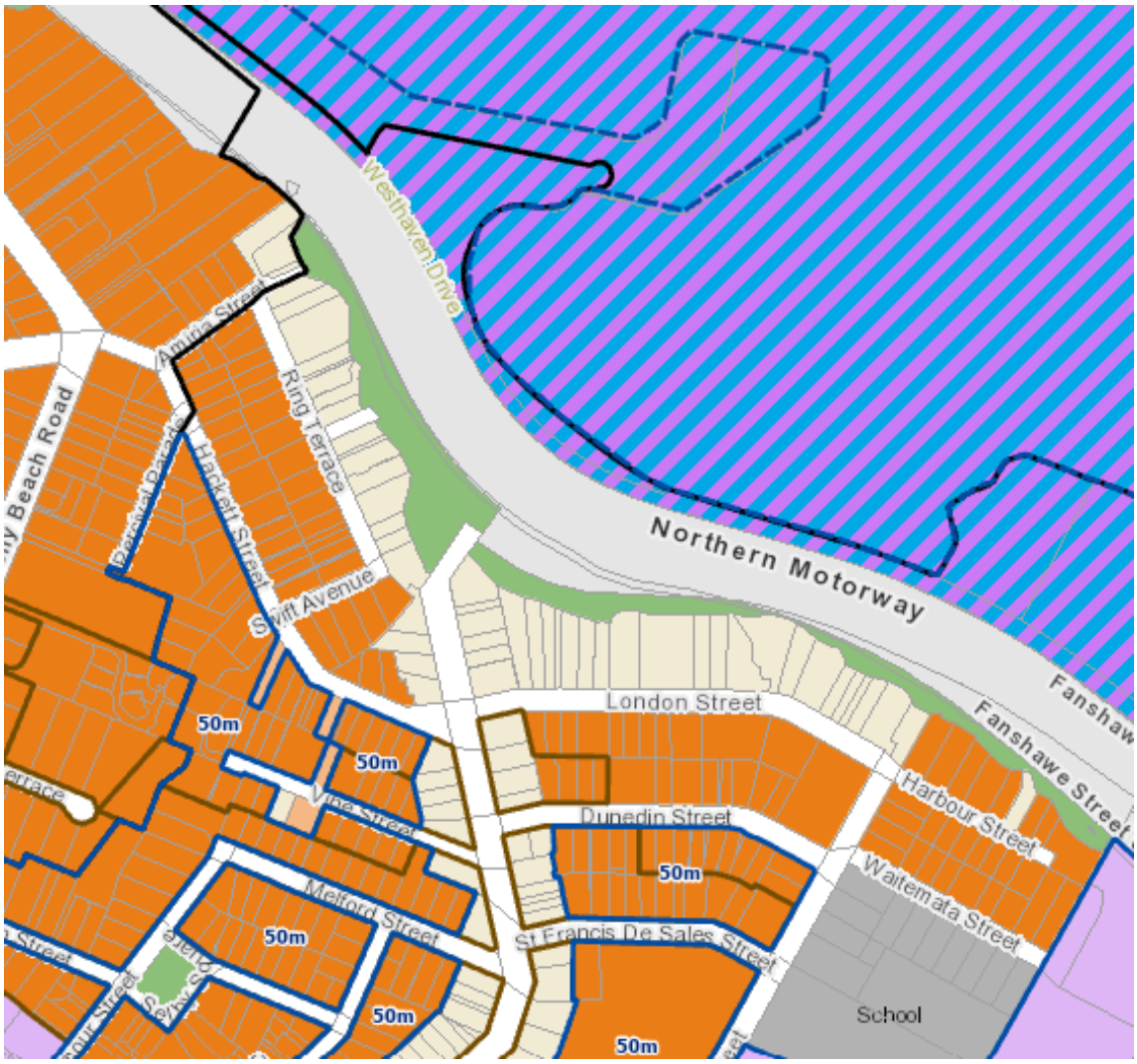

*Akoranga with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*St Mary's Bay*

5.10 The coastal bluffs and their pohutukawa provide natural character as they maintain legibility as a natural coastal feature. This legibility is maintained through the integration and scale of the low-density / detached housing typology within the topography and

[8] Te Kōpua a Matakamokamo is a scheduled site of significance to mana whenua in the AUP:OP (ID 086).

vegetation. Without the CEQM, tall buildings would loom above the coastal landform, becoming the visually dominant feature, diminishing the experiential qualities of natural character.

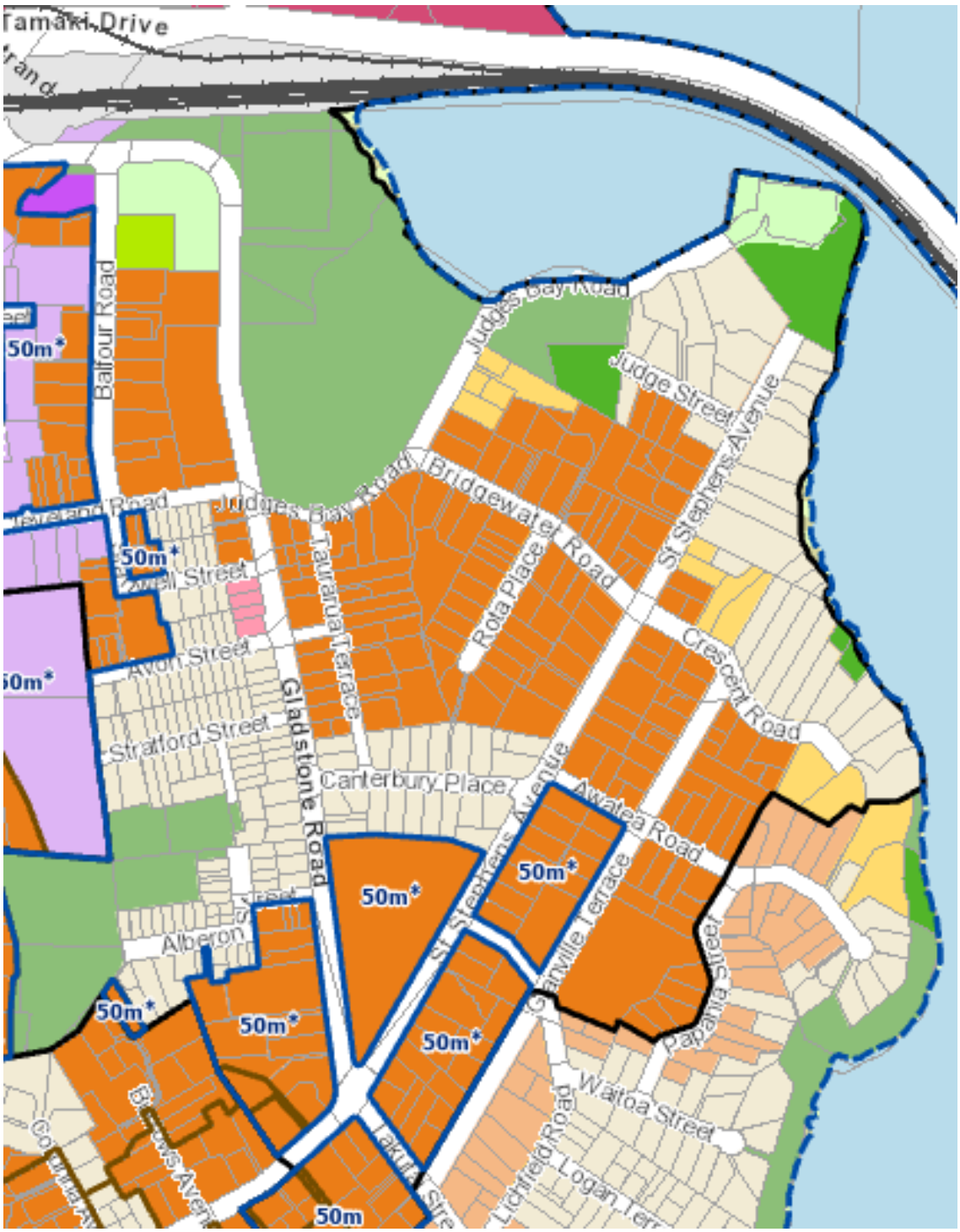



*St Mary's Bay with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Parnell*

5.11 Enabling tall buildings within and adjacent to the Taurarua / Judges Bay coastal environment would reduce the coastal character and amenity as tower forms become dominant features in the coastal landscape. Tall buildings would be seen rising above the coastal headland, further diminishing the experiential qualities of natural character from Auckland's inner-city suburbs.

5.12 In this regard, the St Stephen's Apartments provide a yardstick with which to measure effects and to draw a line where the CEQM should apply. In my opinion, the cumulative effects of bringing similarly scaled buildings closer towards the coast would create dominance effects and detract from the experiential qualities of the natural character.



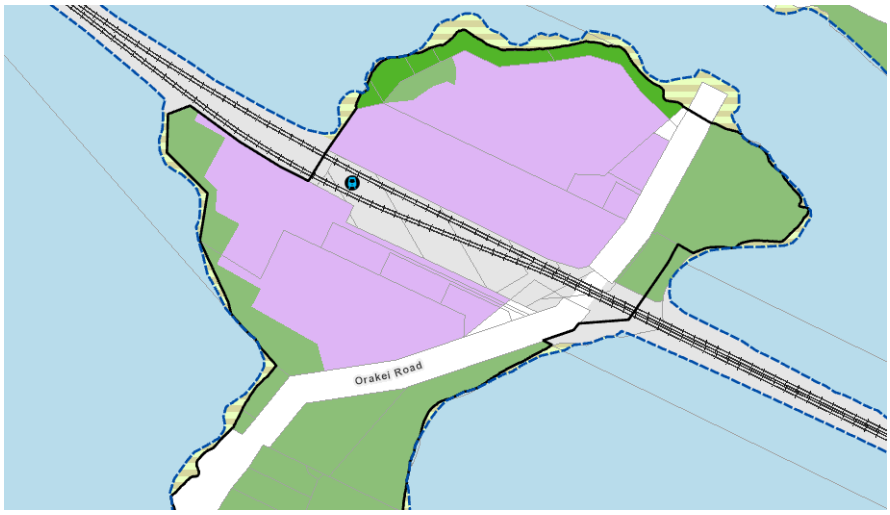

*Parnell with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Ōrākei Point*

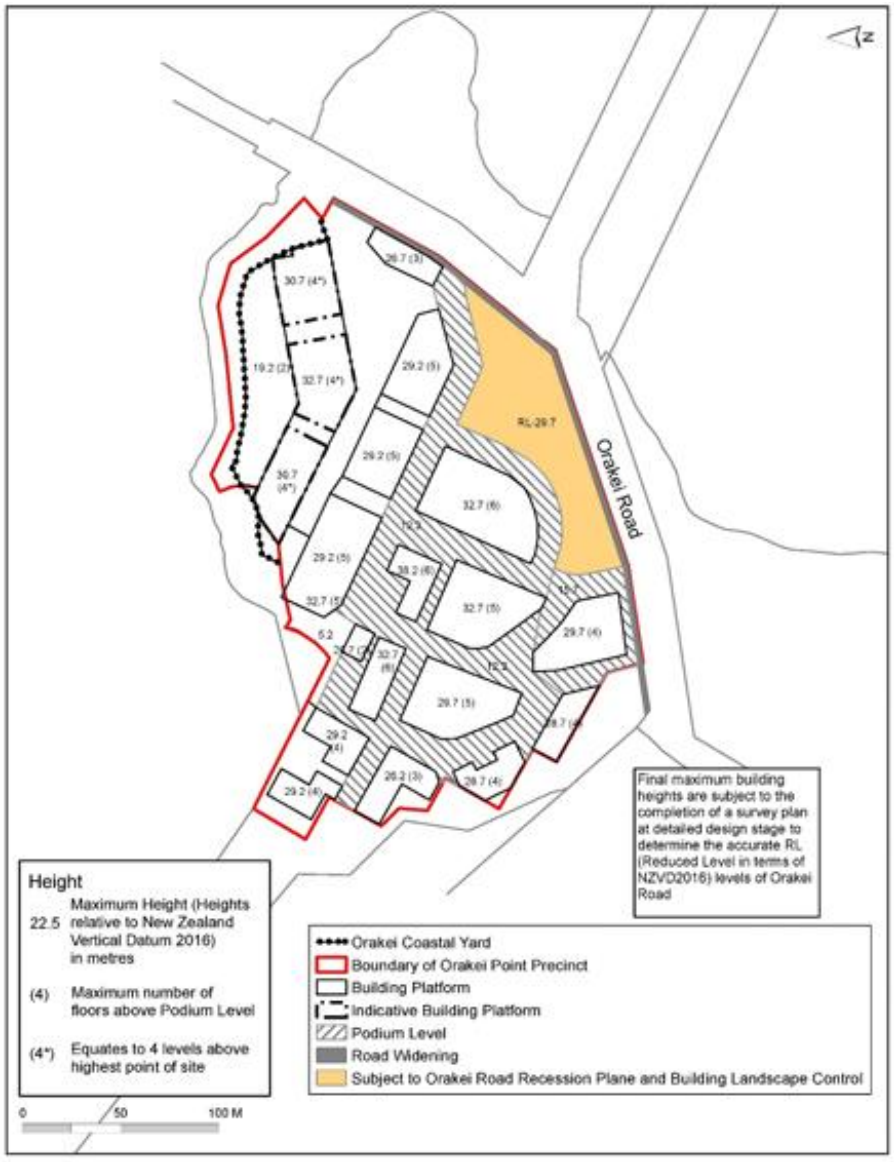
5.13 Ōrākei Point was subject of a comprehensive plan change to the former Auckland Council District Plan – Operative Auckland City – Isthmus Section 1999 (Plan Modification 260 – PM260) and Environment Court appeal process[9] that concluded in 2013. These processes originally created this Precinct that enabled mixed uses with building heights up to 38.2m in the core and transitioning down to a height of 19.2m adjoining the coastline so the built

[9] 2013 NZEnvC 220

form responds to coastal landform. In my opinion, additional building heights, above those enabled by the Precinct, would create adverse visual and physical dominance effects that detract from the experiential qualities of the natural character and associated amenity.




*Ōrākei Point with CEQM applied (precinct's maximum height provisions as below apply)*




*I328.10.1 Ōrākei Point Precinct - Precinct plan 1(extracted from the AUP:OP)*

*Panmure*

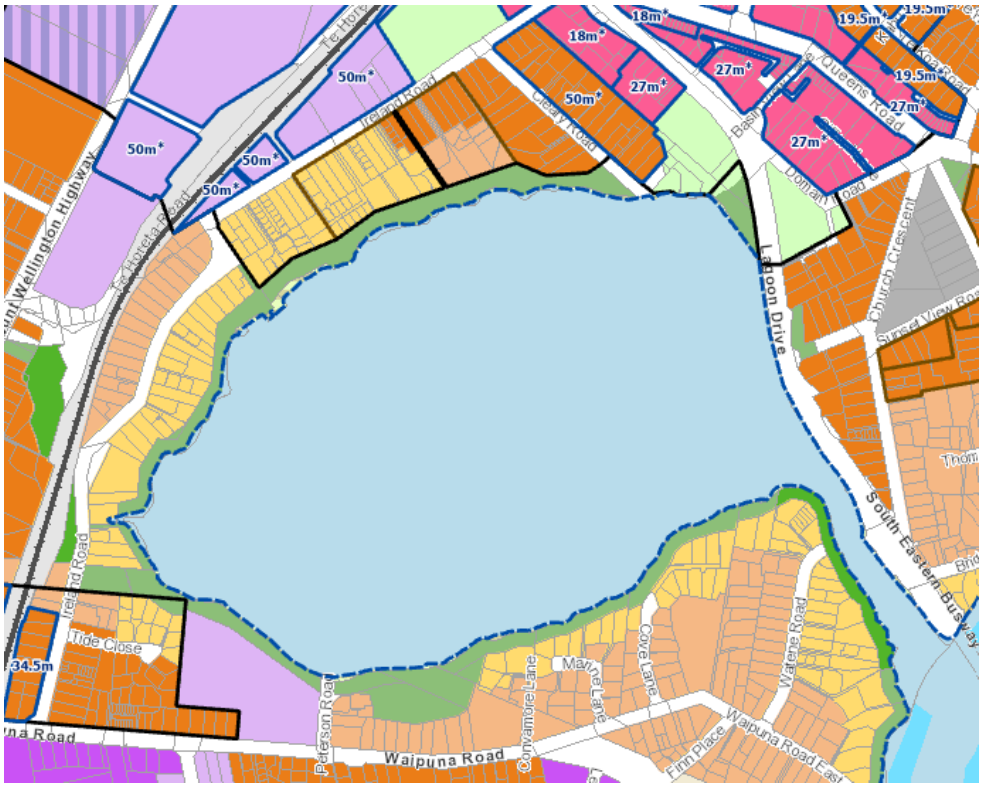
5.14 I consider that, without the application of the CEQM, tall buildings in this area would loom over the Panmure Basin. They would exert a physical and visual dominance, rising above the vegetation, and reducing the experiential qualities of the associated natural character, including the legibility of the tuff ring and integration of built form within the tree line.

5.15 Views across the Panmure Basin towards Maungarei are culturally important[10] and highly valued. This view within **Appendix 2** is, in my opinion, unique and regionally significant. It is recommended that the block of THAB on the north-east side of Cleary Road also has the 50m HVC removed as part of the proposed CEQM due to the significance of this view.

*Sylvia Park*

5.16 As with Panmure, without the CEQM, tall buildings in this area would loom over the Basin. They would exert a physical and visual dominance, rising above the vegetation, and reducing the experiential qualities of the associated natural character, including the legibility of the tuff ring and integration of built form within the tree line.

5.17 There is some context of tall buildings in Sylvia Park, but they are set back from the coast. The stepping back of building heights is important to maintain legibility of the tuff ring and preserve the experiential qualities of the natural character associated with the Basin.

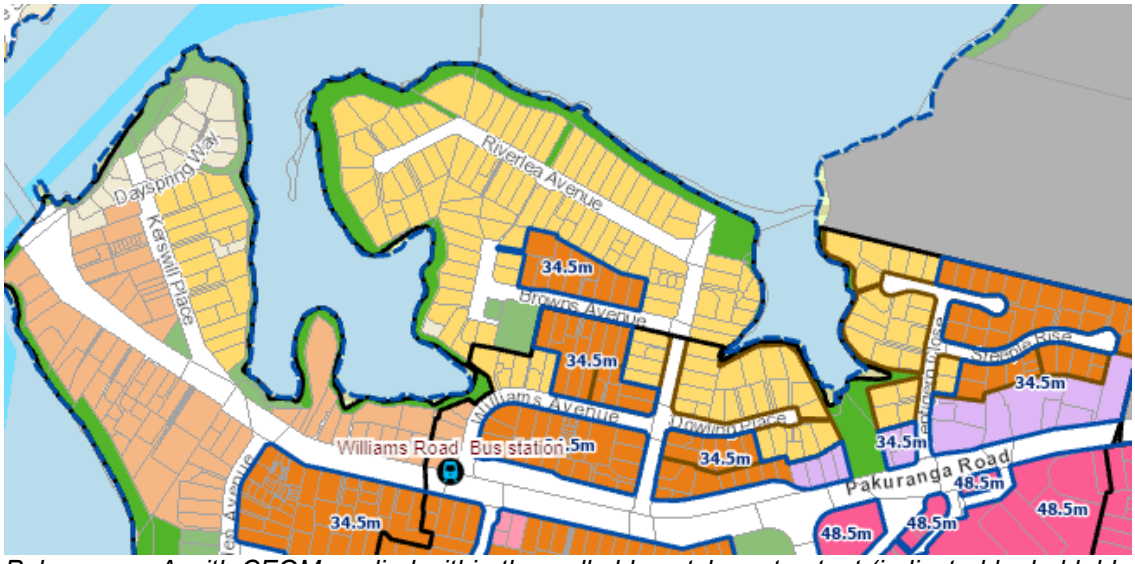



*Panmure and Sylvia Park with CEQM applied within the walkable catchment extent (indicated by bold, black outline*

[10] Refer to Purākau – cultural narrative in Panmure Masterplan – Revision A, prepared by Eke Panuku, November 2023. https://www.audo.co.nz/media/zl3fblvp/panmure-masterplan.pdf

*Pakuranga - A*

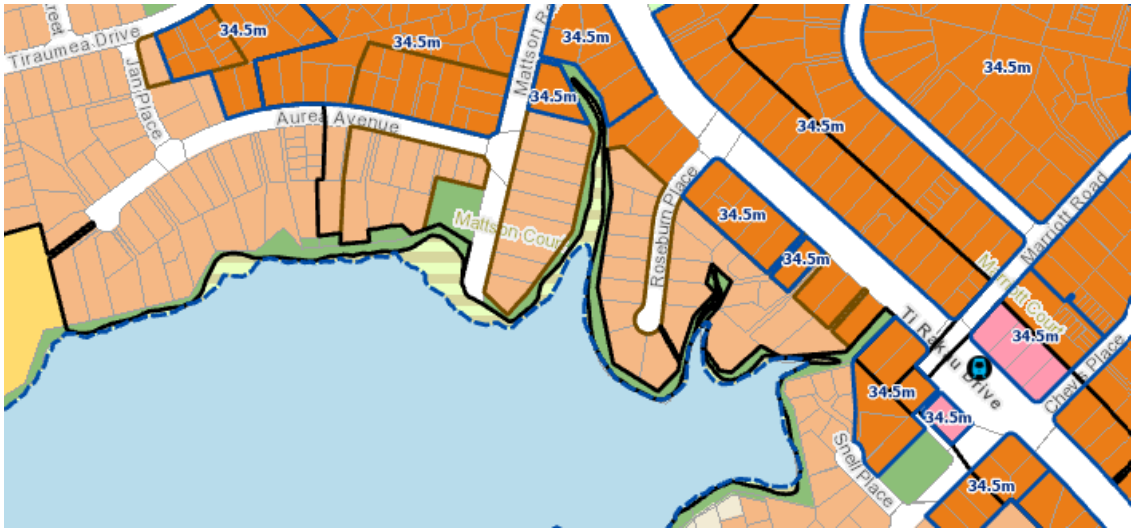
5.18 Properties within the coastal environment retain the existing AUP:OP zoning through the 100m buffer. Where the THAB zone / 34.5m HVC is provided for further back from the coast, this development height will have insignificant adverse effects on the coastal character and amenity in my opinion due to the low natural character and landscape sensitivity within the landward extent of the coastal environment set back from the coast.




*Pakuranga - A with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Pakuranga - B*

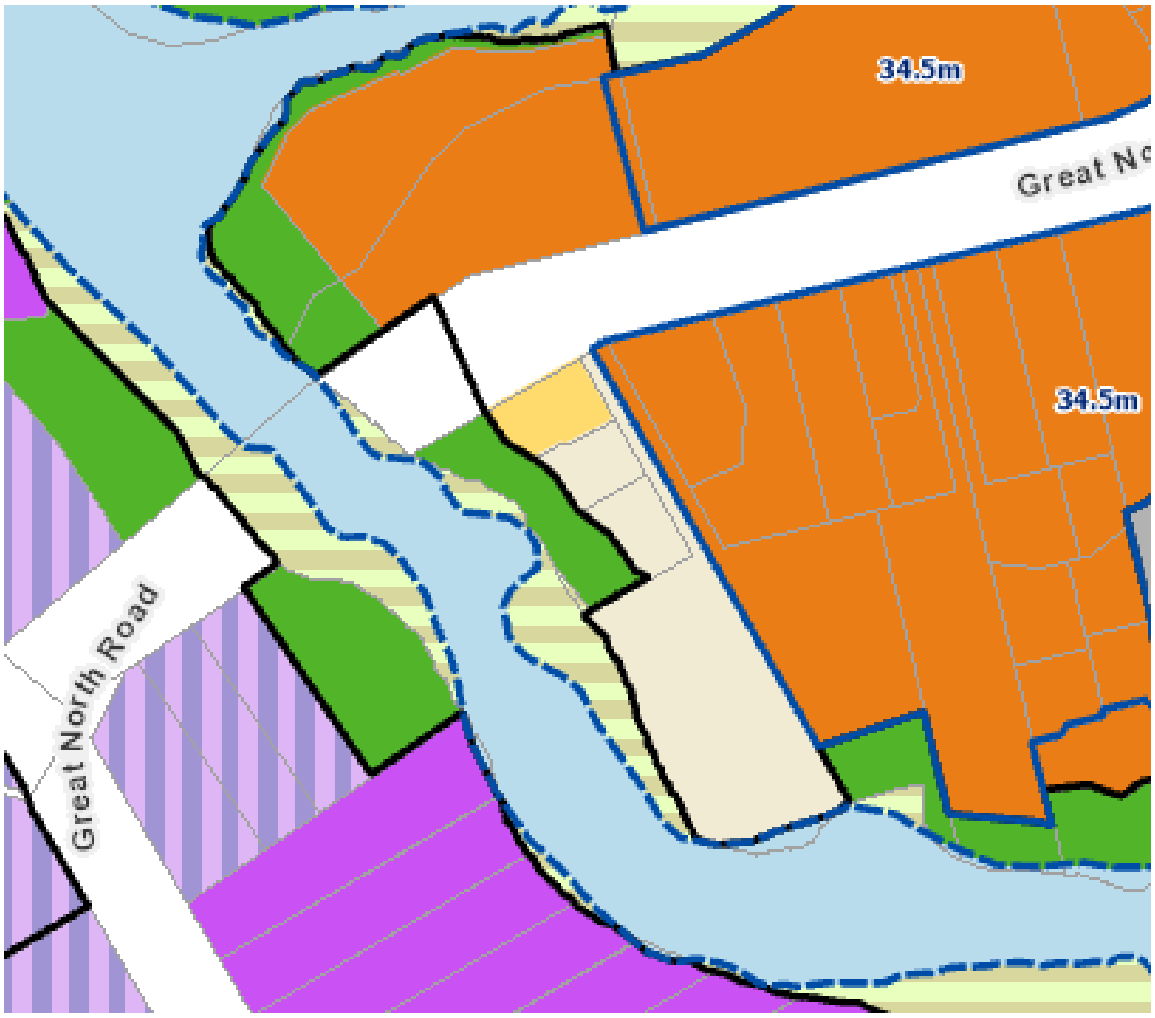
5.19 This area scored low in the MCA due to the limited coastal access opportunities, the limited landward natural characteristics, including landscape features and coastal vegetation, and the extent of built modification associated with Ti Rakau Drive. As such, I consider that beyond the 100m buffer, there is opportunity for THAB / 34.5m HVC on the western side of Ti Rakau Drive to be provided with very low adverse effects on the coastal environment.




*Pakuranga - B with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Avondale*

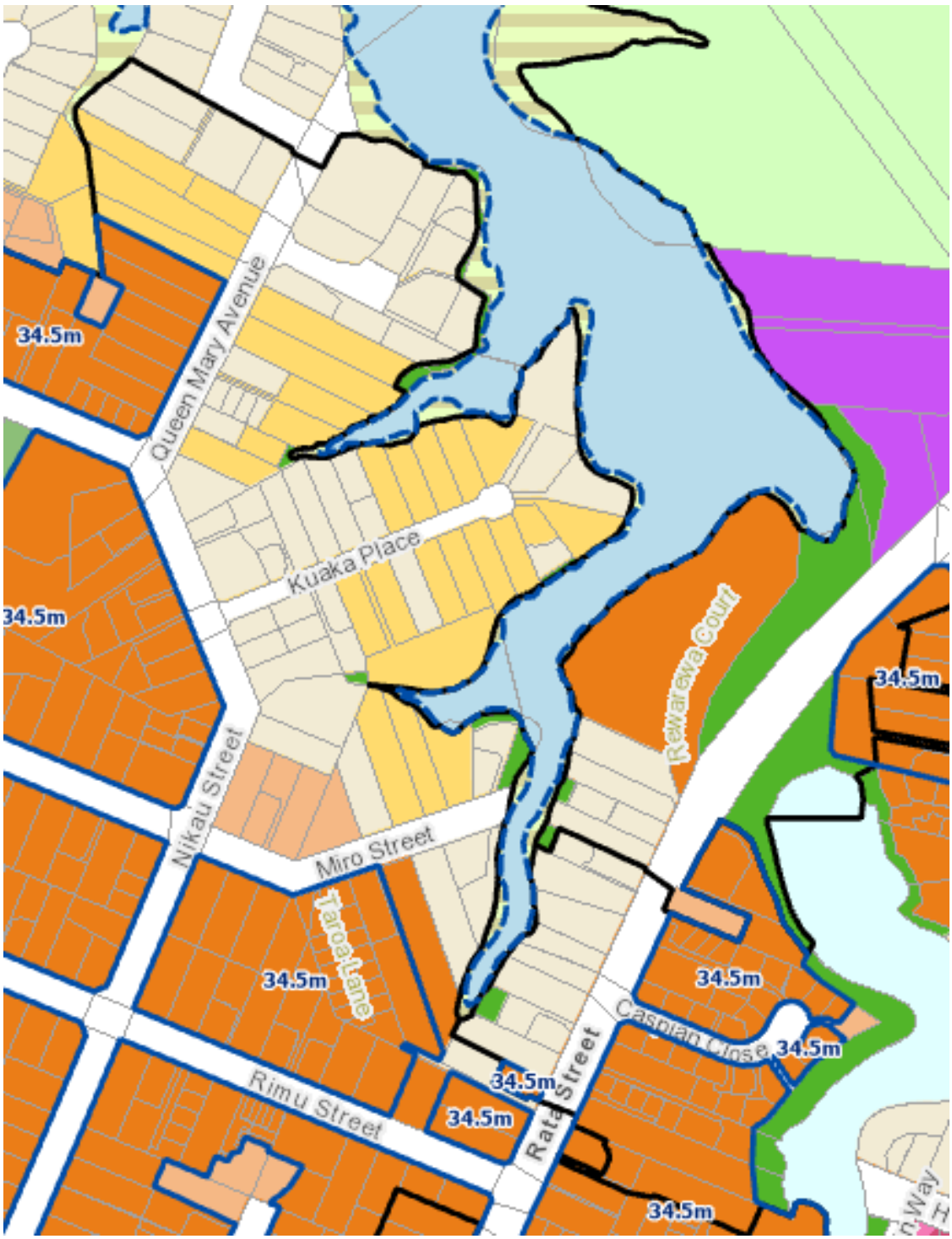
5.20 This area also scored low in the MCA due to the limited coastal access opportunities (albeit noting this could change subject to implementation of a future stage of Te Whau Pathway), as well as the limited landward natural characteristics and landscape sensitivity due to the narrowness of the adjacent tidal stream and the influence of power pylons and Great North Road. As such, I consider that beyond the 100m buffer, the development of THAB / 34.5m HVC would have insignificant / very low adverse effects on coastal character and amenity.




*Avondale with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*New Lynn*

5.21 As with Pakuranga – A and B and Avondale, this area also scored low in the MCA due to the limited landward natural characteristics, including landscape features (noting the flat topography) and coastal vegetation. In my opinion, beyond the 100m buffer the development of THAB / 34.5m HVC would create insignificant to very low adverse effects of coastal character and amenity. I consider this built development pattern would provide an appropriate transition of heights back to the New Lynn Metropolitan Centre Zone.

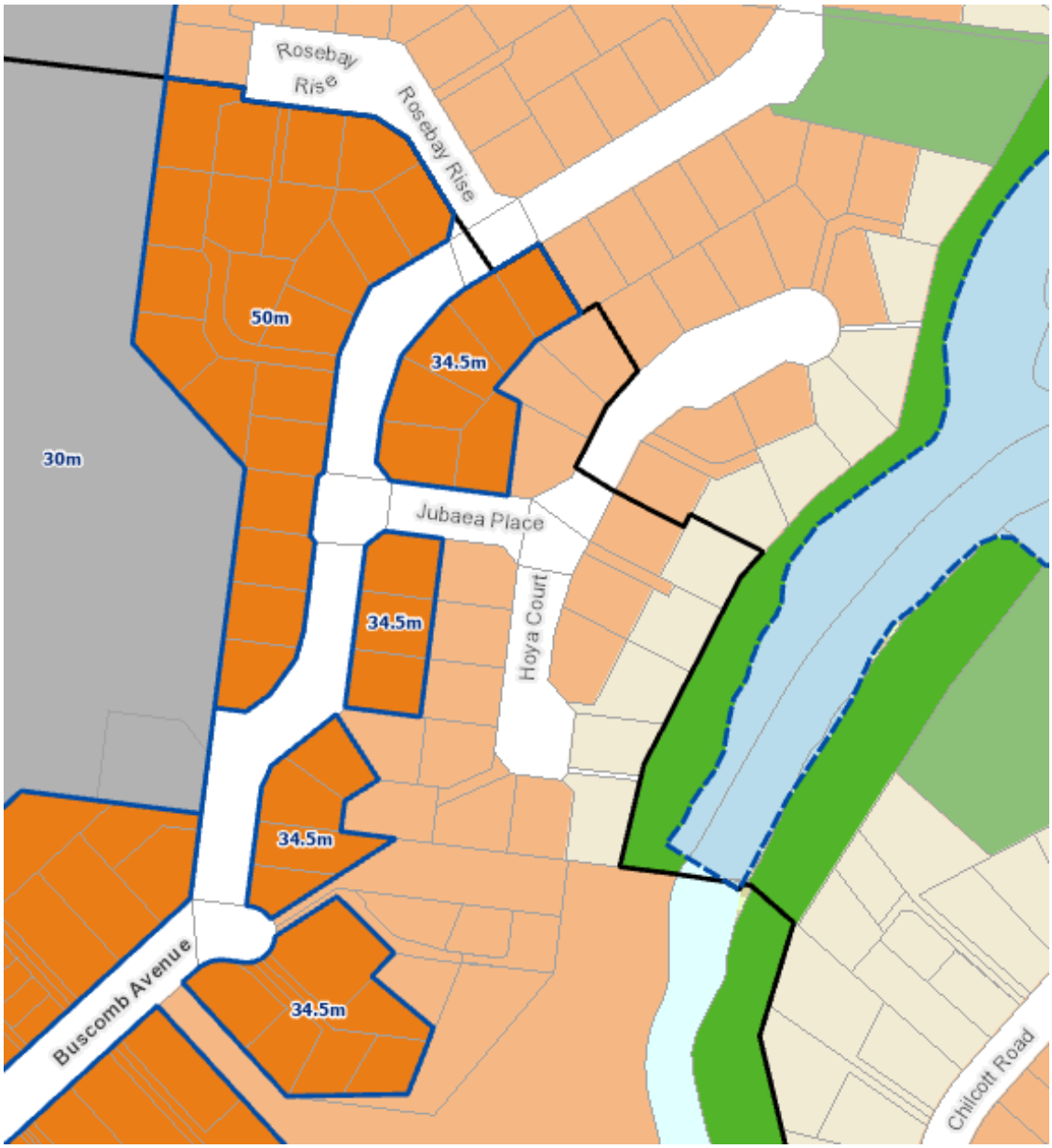



*New Lynn with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Henderson*

5.22 This area is on the banks of Te Wai-o-Pareira / Henderson Creek, which is a tidal river. It enjoys a good level of amenity through the provision of vegetated open spaces adjoining the river. The low-density scale of housing on the river margins ensures that built form is integrated amongst the vegetation. Further back from the river (beyond the 100m buffer), I consider there is opportunity for tall buildings, but I consider the heights should transition

down to the coast to be responsive to the coastal river environment and sloping landform. I consider this area should have a 34.5m HVC to allow a transition down from the 50m HVC that is provided further back in the vicinity of the Waitākere Hospital.

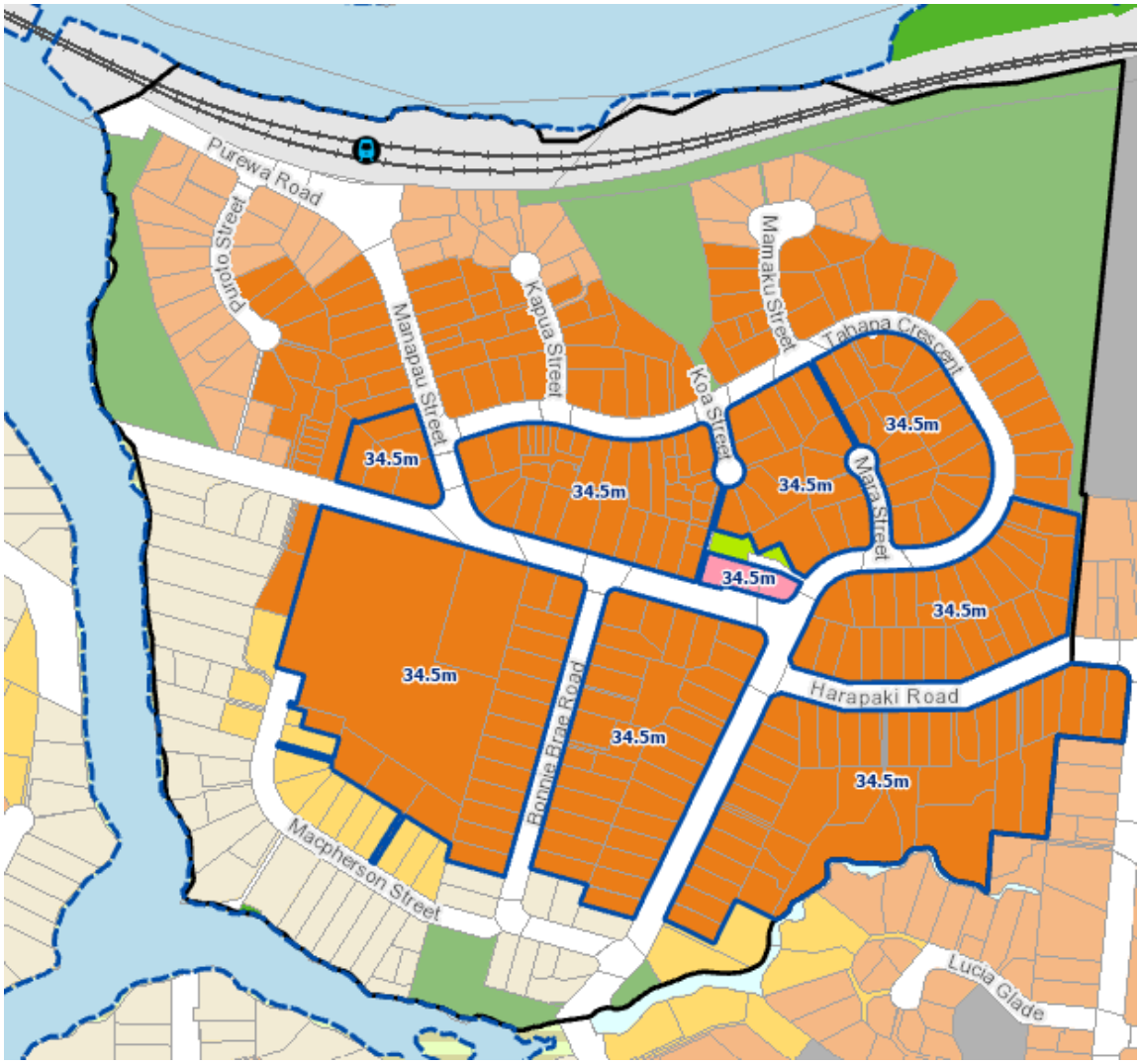



*Henderson with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Meadowbank*

5.23 I consider the slopes that descend down to Ōrākei Basin and Pourewa Estuary are moderately sensitive to the effects of development due to their proximity and topographical relationship with the outstanding natural features, and the ability of tall buildings to impact on the experiential values of the ONFs and natural character. This sensitivity is moderated by the modification and buffer from the railway line. I consider a transition of building

heights from the 100m buffer to an area of THAB with no HVC will align built form to the natural landform, avoid dominance effects, and is responsive to the coastal environment.




*Meadowbank with CEQM applied within the walkable catchment extent (indicated by bold, black outline)*

*Summary*

5.24 Overall, I consider the application of the CEQM responses as outlined in **Table 3**, and summarised above, to be an appropriate response to protect coastal environments within walkable catchments from inappropriate development, including adverse effects on the experiential qualities of natural character, and tall buildings creating adverse visual and physical dominance effects in sensitive coastal landscapes.

5.25 These findings take into account the application of the 100m buffer, which in conjunction with the HVC responses will, in my opinion, protect the coastal environments in walkable catchments from inappropriate development and preserve natural character, features and landscapes not otherwise protected by the AUP:OP.

## 6 RATIONALE FOR THE 100M BUFFER

6.1 I consider the 100m buffer, in conjunction with the CEQM HVC response, is an appropriate and precautionary approach to avoiding significant adverse effects in the coastal environment.

6.2 I do not consider a nominal 100m buffer to be a definitive or representative measure of the landward extent of the coastal environment, as this extent is highly location-specific and must be determined with reference to the characteristics outlined in Policy 1 of the New Zealand Coastal Policy Statement (NZCPS). That said, in many locations, I consider 100m to represent at least the minimum landward extent of the coastal environment. Accordingly, most areas within the 100m buffer are likely to fall within the coastal environment, though this should not be assumed without site-specific assessment.

6.3 I therefore consider that an alternative approach could be to undertake a detailed analysis of all coastal environments in the walkable catchments and develop an appropriate zoning response specific to each location. However, there was insufficient time and resources to undertake such a detailed analysis as part of this proposed plan change. There is a degree of contextual built environment response within the buffer as it retains AUP:OP zoning, which was previously considered appropriate to the different contexts[11]. This ensures a greater contextual response than applying the same zone, such as SHZ, in all buffer areas.

6.4 The restriction of up-zoning (from the existing AUP:OP zoning) within the buffer ensures that development of apartment buildings within the coastal environment are not enabled, except where THAB zoning is currently provided in the AUP:OP. This precautionary approach will help to protect coastal environments within walkable catchments from inappropriate development, including adverse effects on natural character and cultural values, and to avoid visual and physical dominance effects in sensitive coastal landscapes.

## 7 CONCLUSION

7.1 In conclusion, I consider the CEQM that is proposed to manage and reduce development intensity and density in and adjoining the coastal environment, will:

- deliver a clear distinction in the expectations for development to ensure the character of the coast is maintained within an appropriate limit[12];

[11] Through the Proposed Auckland Unitary Plan.
[12] New Zealand Coastal Policy Statement 2010, Policy 6(f).

- ensure that overly tall development is avoided in landscape-sensitive and high amenity coastal environments that are not necessarily managed or controlled by an existing overlay or control in the AUP:OP[13];
- set height of development back from the coastal marine area, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment[14];
- preserve natural character, including those values and areas not otherwise scheduled for protection, from inappropriate subdivision, use, and development[15];
- protect natural features and natural landscapes of the coastal environment, including those values and areas not otherwise scheduled for protection, from inappropriate subdivision, use, and development[16]; and
- ensure the coastal environment is not dominated by built form, and people's experience of natural character and sense of openness is maintained.

7.2 Overall, the application of the proposed CEQM is consistent with the landscape-related provisions of the NZCPS and the AUP:OP, and will ensure Auckland's unique and valued coastal environments are safeguarded from potentially significant adverse effects from unconstrained intensification. The proposed CEQM will enable a more balanced and context sensitive and precautionary approach to urban growth – one that is responsive to natural character and coastal landscape values.

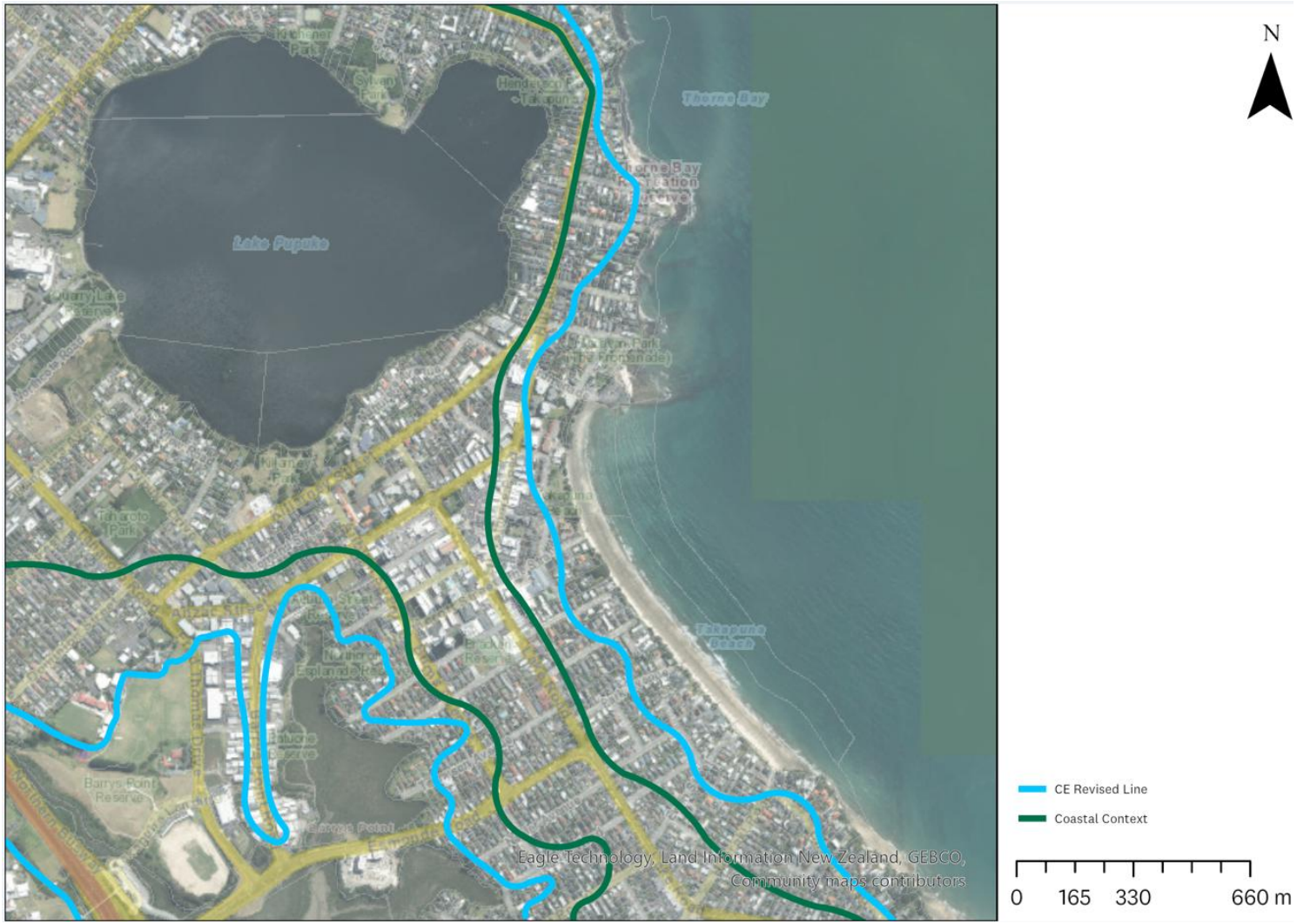
**Stephen Quin**

Principal Landscape Architect
Auckland Council

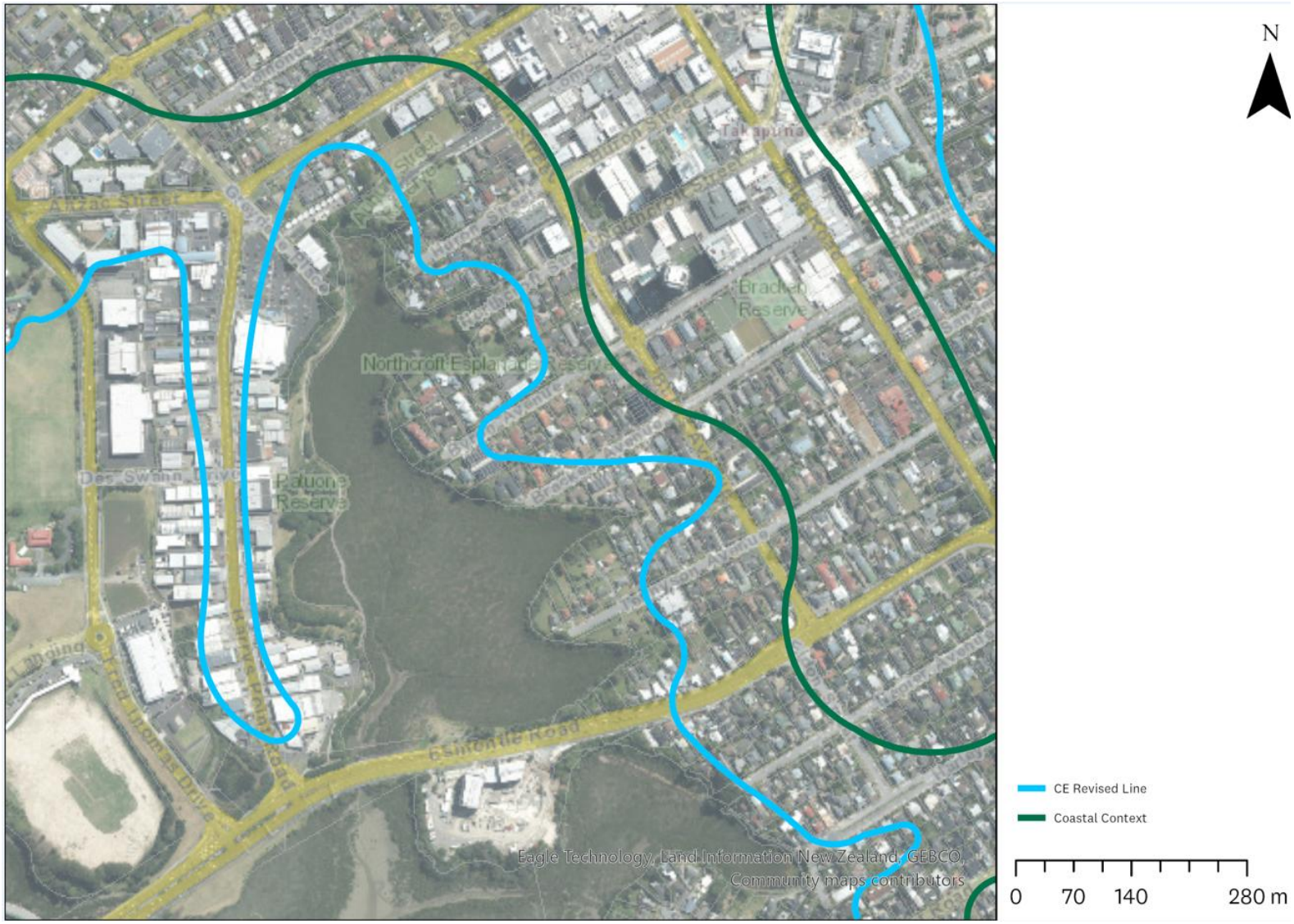
[13] Ibid. Policy 6(1)(h).
[14] Ibid. Policy 6(1)(i).
[15] Ibid. Policy 13(1)(b).
[16] Ibid. Policy 15(1)(b).

## APPENDIX 1: INDICATIVE LANDWARD EXTENTS OF COASTAL ENVIRONMENTS IN WALKABLE CATCHMENTS

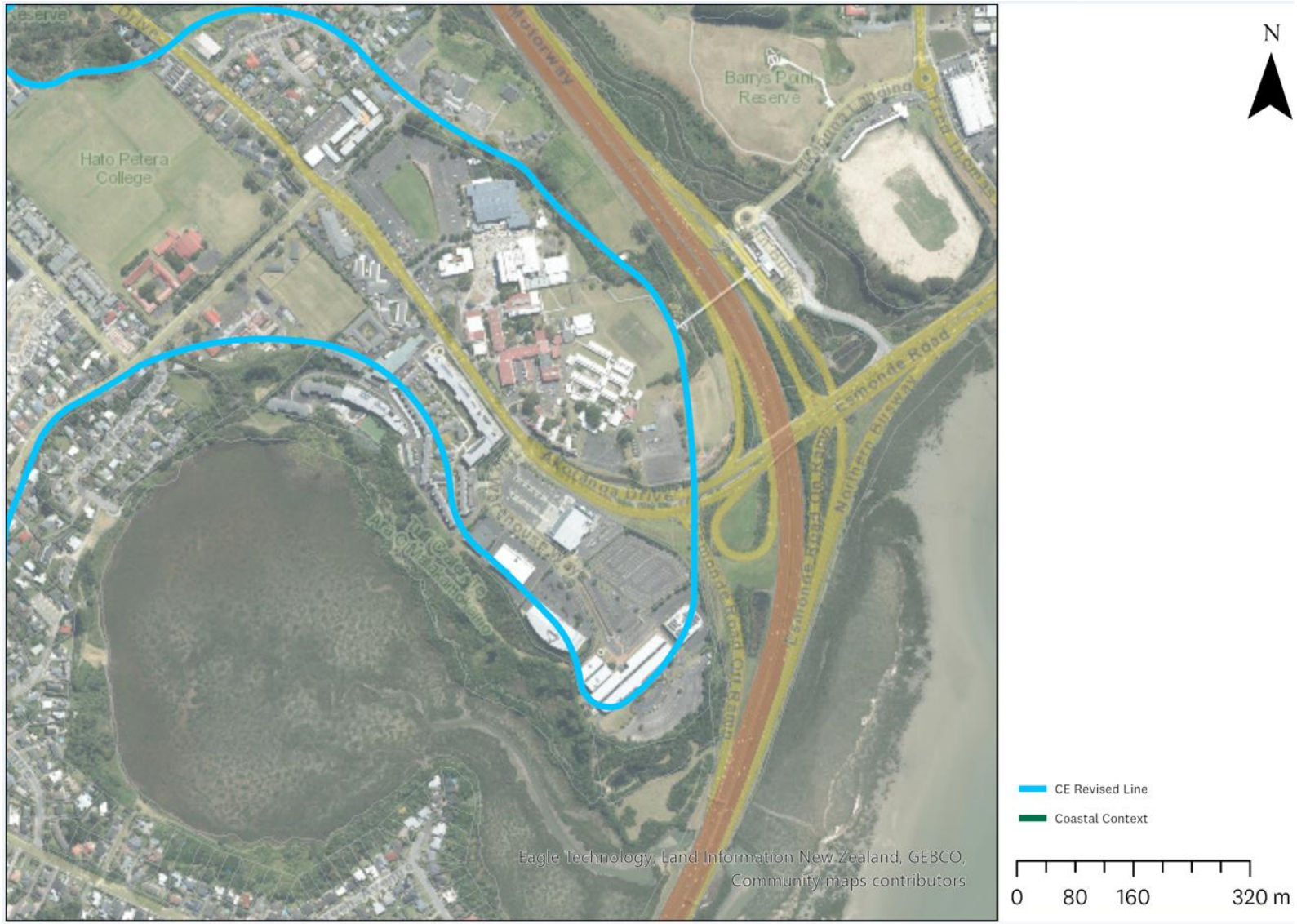
### Takapuna - A



**Takapuna - B**


N
Takapuna
Bracken Reserve
Northcroft Esplanade Reserve
Paluoa Reserve
Esmonde Road
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
CE Revised Line
Coastal Context
0
70
140
280 m

**Akoranga**


Hato Petera College
Barrys Point Reserve
Akoranga Drive
Esmonde Road
Northern Busway
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
N
CE Revised Line
Coastal Context
0
80
160
320 m

**St Mary's Bay**

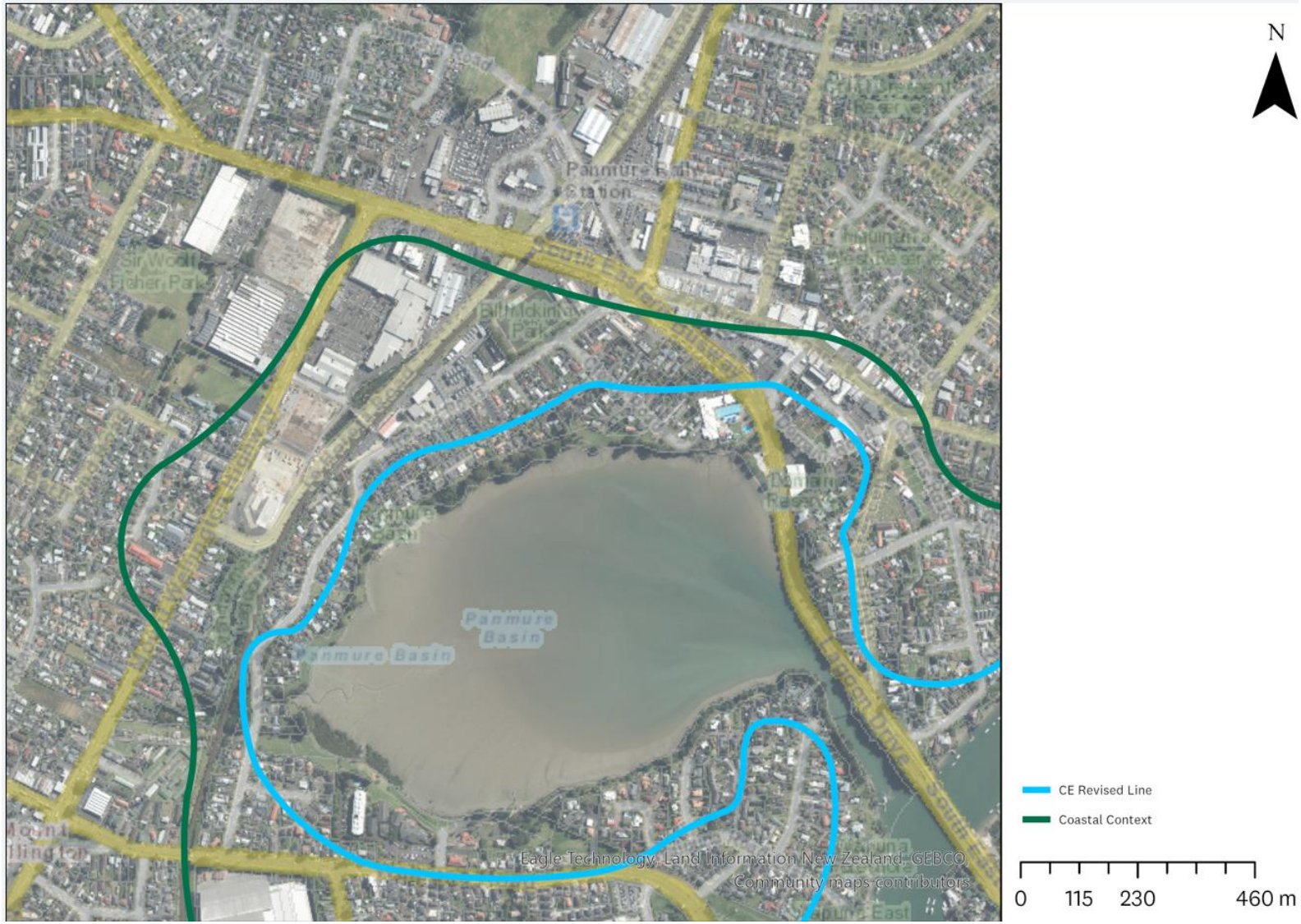
Northern Motorway
Jacobs Ladder And St Mary's Bay Walkway
London Street
Dunedin Street
Vine Street
St Francis De Sales Street
Waitemata Street
Fanshawe Street
Green Street
Dublin Street
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
N
CE Revised Line
Coastal Context
0 45 90 180 m

**Parnell**

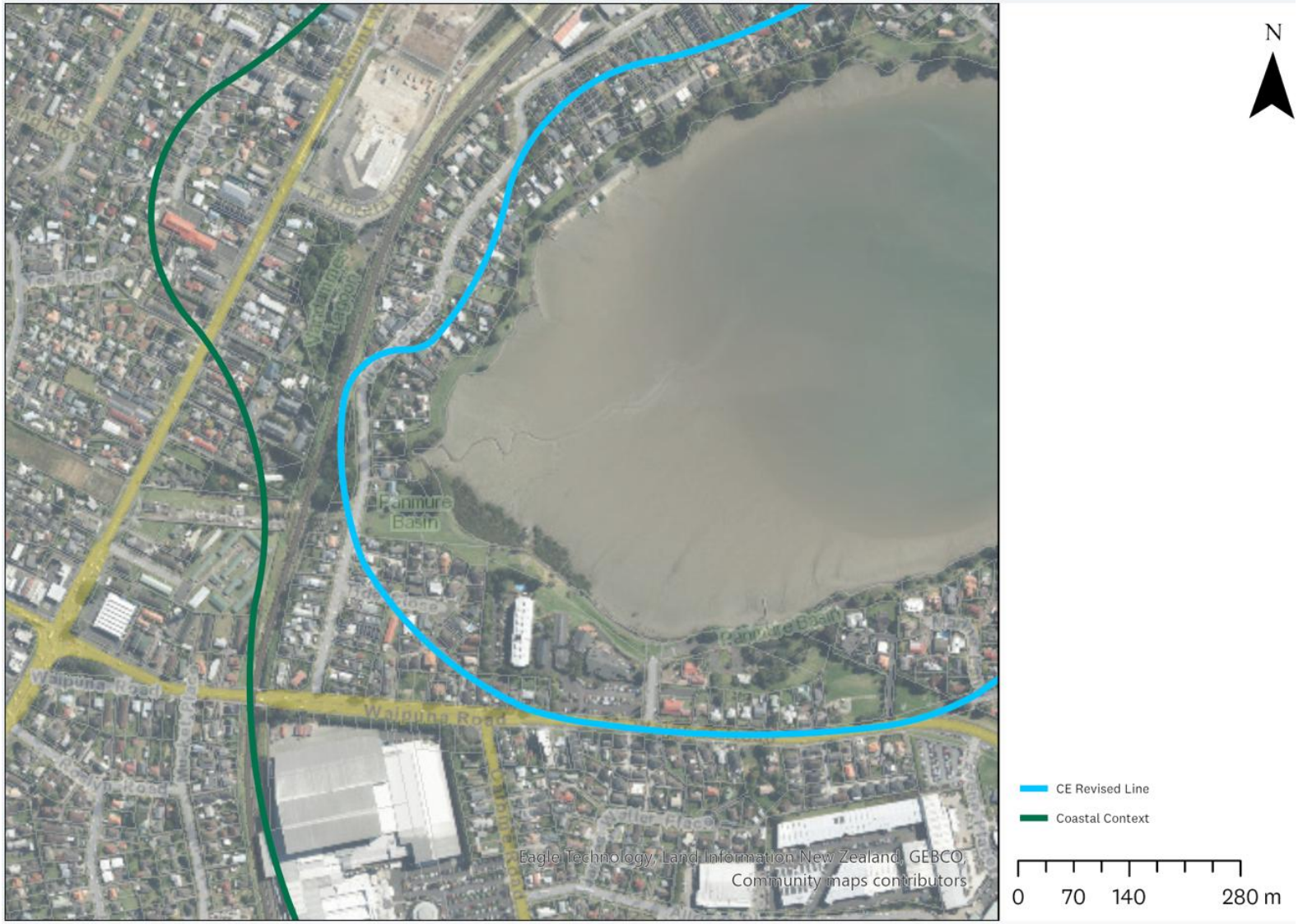
N
Gladstone Park
Dove Myer Robinson Park
Judges Bay Road
Point Resolution
St Stephens Cemetery
Canterbury Place
Alberon Reserve
Awatea Reserve
CE Revised Line
Coastal Context
0
70
140
280 m
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

**Ōrākei Point**

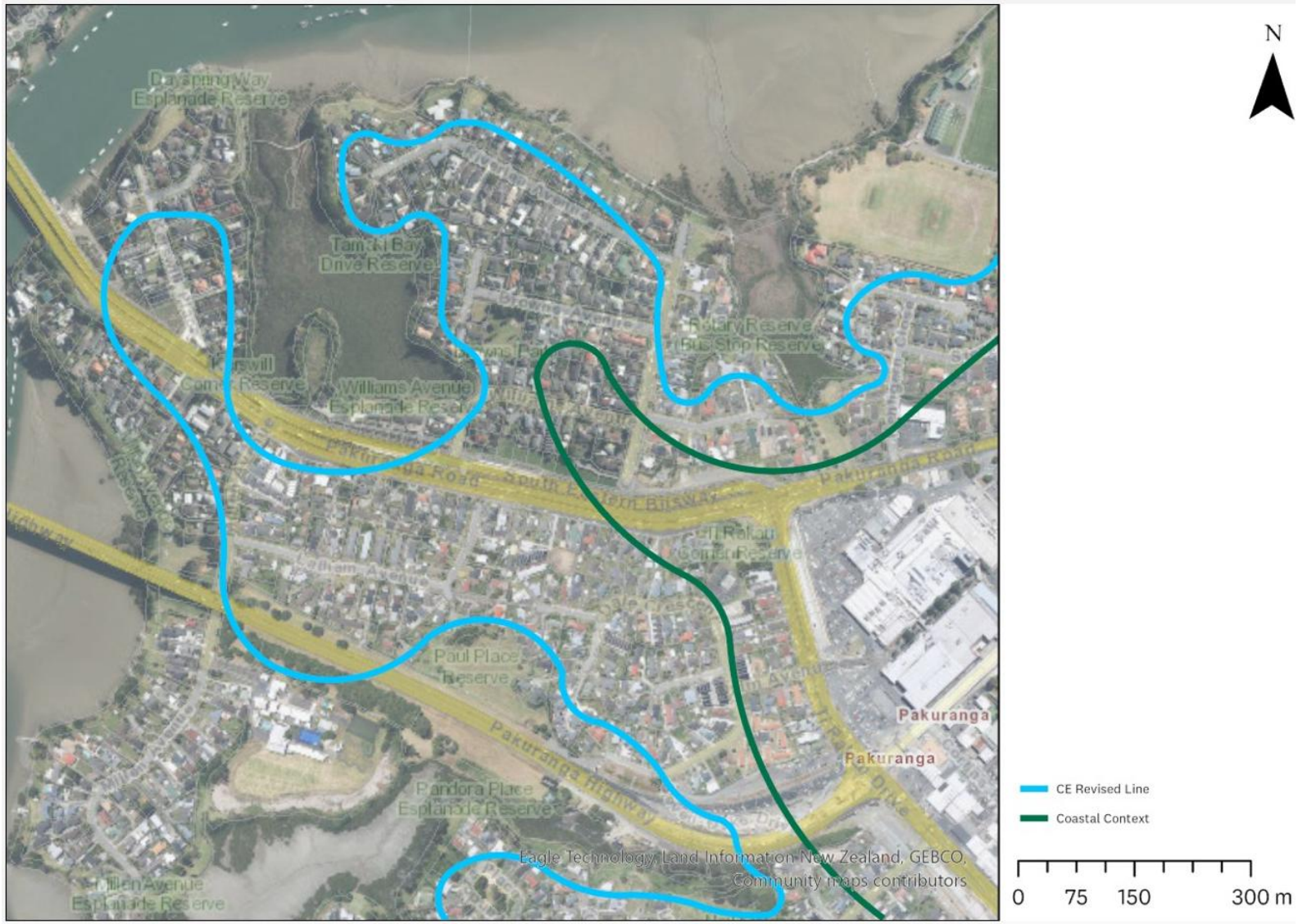
**Panmure**


N
Panmure Basin
Panmure Basin
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
CE Revised Line
Coastal Context
0
115
230
460 m

**Sylvia Park**


N
Panmure Basin
Walpuna Road
CE Revised Line
Coastal Context
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
0
70
140
280 m

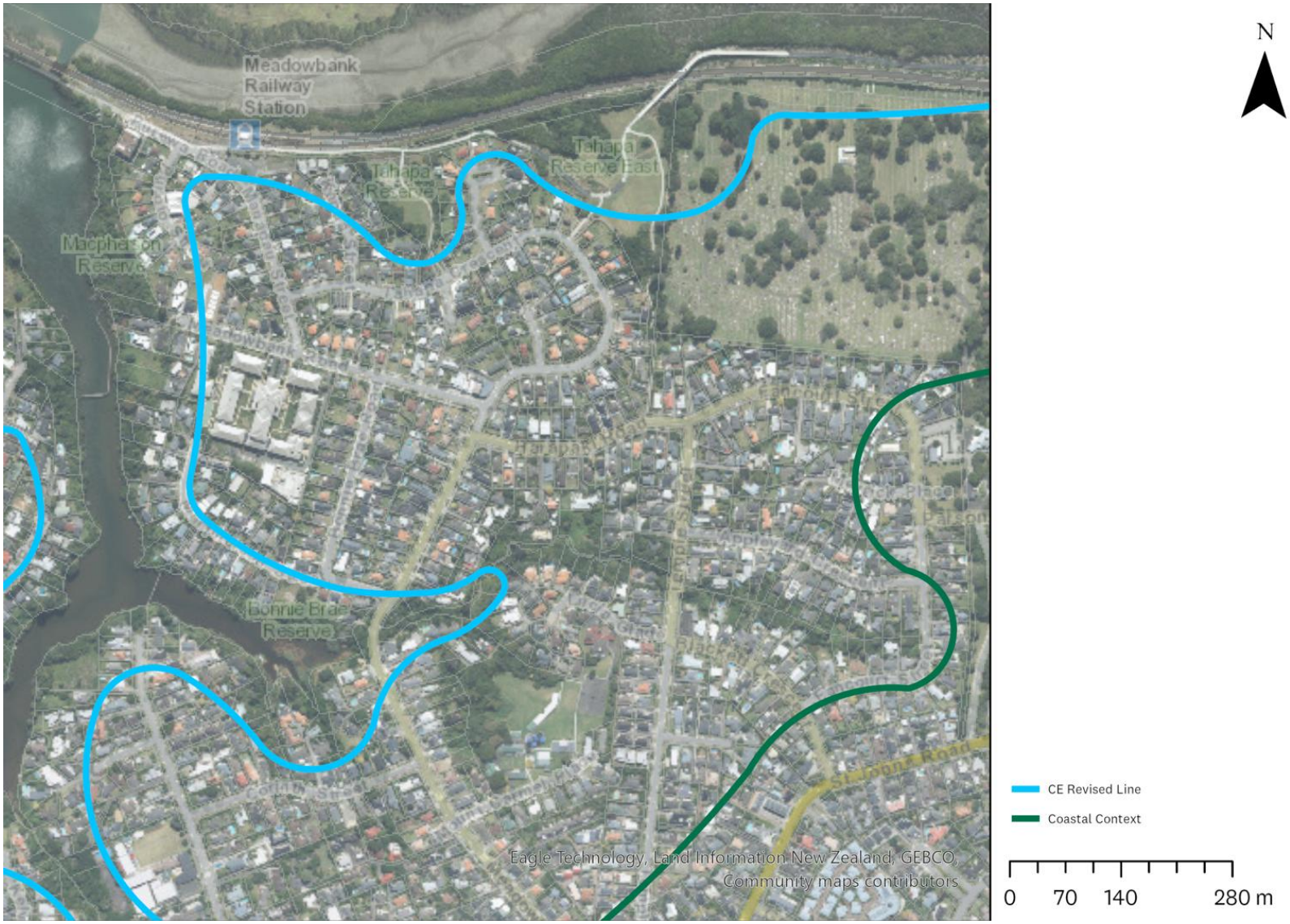
**Pakuranga – A and B**



**Henderson**

Buscombe Avenue
Coletta Esplanade
Chilcott Brae
Central Park Drive
Edmonton Road
Henderson
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
N
CE Revised Line
Coastal Context
0
37.5
75
150 m

**Meadowbank**


Meadowbank Railway Station
Tahapa Reserve East
Tahapa Reserve
Macpherson Reserve
Bonnie Brae Reserve
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
N
CE Revised Line
Coastal Context
0
70
140
280 m

## APPENDIX 2: COASTAL ENVIRONMENT DESCRIPTIONS AND LANDSCAPE ASSESSMENTS

### Takapuna

#### Natural Character

The coastal edge includes ONF – ID 200 encompassing the Takapuna Reef fossil forest and cliff lava exposures:

*This site encompasses two contiguous areas of lava flows from Pupuke volcano in which there are well preserved lava moulds and casts of trees, many of which appear to have been in growth position at the time of the eruption. Takapuna Reef Fossil Forest is one of the best examples in the world of a lava- preserved fossil forest. There is evidence that multiple lava flows passed through a standing forest here. In the cliffs to the north, there are tree moulds up to 2m in diameter as well as good examples of gas blisters and segregation vesicles in the lava.*

This ONF has a corresponding significant ecological area – marine, whilst additional marine SEAs are located around the peninsula.

The natural character of Takapuna is associated with the legibility and integrity of its coastal landforms and ecology (including processes). With the coastal environment on either side, Takapuna expresses natural character and amenity at the coastal interfaces.

**Landscape Sensitivity**

The natural characteristics of the Takapuna coastal environment provide for a very high amenity, particularly on Takapuna Beach, which is a regional destination. A key component of this amenity is that very tall buildings are located further back in the metropolitan zone, whilst buildings in closer proximity are of a lower height where they are integrated within the tree line of the mature pohutukawa that line the beach. This ensures that built form is not visually and physically dominant over the beach or detracts from privacy. It ensures that natural character is not dominated by built form.

Additionally, the Takapuna reef extending north to Milford Beach and its bays and headlands provide for a unique and expressive natural character, as does the tuff ring of the volcanic crater to the immediate west. This presence of natural character on either side means the narrow strip of land that separates them is sensitive to change. Whereas currently the built environment is integrated with the vegetation, tall buildings on this strip of land would appear to loom over and be dominant in the coastal landscape. The natural character would become more subservient to the built form.

The estuarine coastal landscape on the south side of Takapuna is less sensitive to change. It contains less notable natural features and landforms, is extensively modified by transport infrastructure and has less openness, comparative to the Hauraki Gulf on the eastern side.

**Public Use & Enjoyment**

Takapuna Beach is a regional recreation destination. There are walkways along the estuarine coastal environment to the south.

View looking north towards Takapuna Beach boat ramp from Takapuna Beach.

## Akoranga

### Natural Character

The natural character associated with the coastal environment is derived from the volcanic crater and tidal lagoon of Te Kōpua a Matakamokamo / Tuff Crater or sometimes colloquially known as ‘Tank Farm’. It is identified as an ONF ID:203, which describes it as:

*Tank Farm volcano is a simple but well- preserved explosion crater and tuff ring (about 800m diameter), breached by the sea to the southeast and partially filled with intertidal mud. No lava or scoria appears to have been erupted.*

The natural character is also contributed to by the ecology, including the marine SEA as well as the terrestrial SEA on the crater’s northern tuff (noting vegetation covers almost all the crater’s margins).

### Landscape Sensitivity

The crater has integrity and legibility as an important coastal and volcanic feature. The ecology contributes to its natural character and amenity. The built form to the immediate east of the crater is a somewhat distracting presence to the coherence of the natural character but is visually buffered by the vegetation. However, extending the building height in this area would create dominance over the crater and the experiential qualities of the natural character.

### Public Use & Enjoyment

A walkway exists around the crater.

View towards Waitematā Harbour across Te Kōpua a Matakamokamo / Tuff Crater from St Peters Street, Northcote.

## St Mary's Bay

### Natural Character

St Mary's Bay is developed above the coastal bluffs that frame the bay. Whilst much of the natural character, including the former beach, have been degraded over time with the development of the Wynard Quarter / wharf reclamation, Westhaven Marina and State Highway 1, the coastal bluffs and their pohutukawa provide natural character as they maintain legibility as a natural coastal feature. This legibility is maintained through the integration and scale of the low-density / detached housing typology within the topography and vegetation.

### Landscape Sensitivity

Tall buildings would loom above the coastal landform, becoming the visually dominant feature, further diminishing the natural coastal character. This relationship of tall buildings on the coastal bluffs would adversely affect the existing visual amenity, whereby St Mary's Bay offers a visual relief and juxtaposition from the more solid, vertical massing of the city centre. A key aspect of this is the visibility of the ridgeline that frames the coastal environment and the stepping back of dwellings interspersed with vegetation that gives legibility of natural landform. This coastal character would be significantly reduced by tall buildings on the sloping interface with the coast. Much of the coastal bluffs have been eroded in recent years, and stabilisation works on some properties have either recently been completed or are under construction.

### Public Use & Enjoyment

The bluffs provide the interface for the walkway adjacent to the State Highway and provide part of the coastal context from St Mary's Beach and Westhaven. They also provide an important component of the coastal landscape when viewed from the Harbour Bridge as approaching the city.

View towards St Mary’s Bay cliffs from St Mary’s Bay beach.

## Parnell

### Natural Character

The reserves and associated open space zoning that surround Taurarua / Judges Bay help to maintain a moderate degree of natural character to the coastal bay environment. This is also maintained through the integration of predominantly low-density detached housing and medium-density three-four storey apartments within and adjacent to the coastal environment. The built form is largely subservient to the natural characteristics of the bay.

### Landscape Sensitivity

Enabling tall buildings within and adjacent to the Taurarua / Judges Bay coastal environment would reduce the coastal character and amenity as tower forms become dominant features in the coastal landscape. Tall buildings would be seen rising above the coastal headland, further diminishing the experiential qualities of natural character from Auckland's inner-city suburbs

### Public Use & Enjoyment

Judges Bay is a popular beach destination as is the adjacent Parnell Baths at the foot of the Taurarua / Pt Resolution headland. Above is the Taurarua / Pt Resolution Reserve, which offers a lookout over Te Waitematā to Rangitoto, and connects to Tamaki Drive via a footbridge.

View towards Taurarua / Judges Bay from Waitematā Harbour (photo sourced from Coastal Monitoring layer on Auckland Council Geomaps).

## Ōrākei Point

### Natural Character

Ōrākei Point is situated within and adjacent to ONF 143: Ōrākei Basin volcano, described as:

*Ōrākei Basin is a volcanic explosion crater and large tuff ring (1km in diameter). The tidal inlet was formed when the sea entered Purewa Creek valley and breached a former freshwater lake that occupied the crater…*

The site area exhibits natural character associated with the relationship of volcanic and coastal geomorphology, coastal processes, including tides, and land based and mangrove vegetation. Much of the point is extensively modified but the northern portion, covered by the ONF overlay, remains relatively unmodified.

### Landscape Sensitivity

Ōrākei Point was subject of a plan change that created a Precinct enabling mixed uses with building heights up to 38.2m in the core and transitioning down to a height of 19.2m adjoining the coastline. Additional building heights, above those enabled by the Precinct, would create additional visual and physical dominance effects that detract from the experiential qualities of the natural character and associated amenity.

### Public Use & Enjoyment

Ōrākei Basin is enjoyed via a shared path alongside the railway, and walkway via Ōrākei Basin West Reserve and the Basin is used for water sports.

View towards Ōrākei Point from Hobson Bay / Te Waitaramoa.

## Panmure

### Natural Character

Panmure Basin is identified as ONF ID 143 in the AUP:OP and described as: *a volcanic explosion crater and associated tuff ring (about 1400m diameter) formed in relatively soft alluvial ground by a series of explosive eruptions. It is still relatively complete and was naturally breached by postglacial sea level rise to form a tidal lagoon. Lapilli deposits from Mt Wellington mantle the northwest rim of the crater*.

Although the site area is modified by built form adjoining the ONF, it is legibly connected as being part of the tuff ring around the Basin. The natural character is contributed to by the vegetation in the adjoining reserve, which helps to integrate the low-medium density built form in the landscape.

### Landscape Sensitivity

Tall buildings in this site would loom over the Basin. They would exert a physical and visual dominance, rising above the vegetation, and reducing the experiential qualities of the associated natural character, including the legibility of the tuff ring and integration of built form within the tree line. The landscape sensitivity on the north side of the Basin is elevated due to the physical, visual and cultural connection to Maungarei / Mt Wellington.

### Public Use & Enjoyment

The Basin has a contiguous walkway and reserve areas on the coastal edge, which are popular. It is also used for non-motorised water sports.

View towards Maungarei across the Panmure Basin from Peterson Road, Mt Wellington.

## Sylvia Park

### Natural Character

As above for Panmure.

### Landscape Sensitivity

Tall buildings in this site would loom over the Basin. They would exert a physical and visual dominance, rising above the vegetation, and reducing the experiential qualities of the associated natural character, including the legibility of the tuff ring and integration of built form within the tree line.

There is some context of tall buildings in Sylvia Park, but they are set back from the coast. Maximum height of buildings (Waipuna Hotel and Conference Centre) around the coast are 5 storeys. The stepping back of building heights is important to maintain legibility of the tuff ring and preserve natural character.

### Public Use & Enjoyment

As above for Panmure.

View towards Sylvia Park from the north-east margin on the Panmure Basin.

## Pakuranga

### Natural Character

Natural character relates to the tidal waters and coastal ecology. The landward extent of the coastal environment has relatively low natural character.

### Landscape Sensitivity

The landward extent of the coastal environment, setback from the Tāmaki River, is relatively flat and has minimal coastal vegetation set back from the coastal edge. The built character is typically low-density housing and often built in close proximity to the coastal edge. There are historic and newer structures on the coastal edge. Significant transport infrastructure bisects the coastal environment in two places. The coastal character and amenity set back from the edge is low.

### Public Use & Enjoyment

There are some coastal reserves, and the Rotary Walk provides public access and amenity. The public are ‘locked out’ of southern areas from subdivision patterns.

View towards Pakuranga overlooking the Tāmaki River from the nexus of Queen Street and Bridge Street, Panmure.

## Avondale

### Natural Character

This area is within the coastal environment being adjacent to the inter-tidal Avondale Stream that is connected to Whau River. Natural character is provided by tidal waters and ecology that includes mangroves. The margins are extensively modified by built form and include many exotic species.

### Landscape Sensitivity

The area is modified by predominantly low-density housing and the presence of tall power pylons. The landscape character is influenced by industrial activities on the other side of the stream, that in combination with the narrowness of the channel, a lack of public access along the stream and the presence of weed species on its margins, contributes to an estuarine landscape with relatively low amenity and sensitivity.

### Public Use & Enjoyment

There is minimal public access currently, being constrained to where the Great North Road crosses the stream as shown in the photo below. Future development of the adjacent section of the planned Te Whau Pathway will bring public access to and along this part of Avondale Stream / Whau River.

View towards Avondale from Great North Road bridge crossing Te Whau.

## New Lynn

### Natural Character

The Whau River is an inter tidal and tidal river and part of the coastal environment as a main tributary to Waitematā Harbour. The ecology includes marine birds, shellfish and fish. The section of the Whau River adjacent to the site area is upstream, which is characterised by tidal movements, narrow channels and mangrove habitation.

### Landscape Sensitivity

The coastal landscape character and amenity is similar to that described for Pakuranga above. It is predominantly flat landform with minimal coastal vegetation set back from the coastal edge. The built character is typically low-density housing and often built in close proximity to the coastal edge.

### Public Use & Enjoyment

Due to the subdivision patterns extending to the coastal edge there is limited coastal reserve provision and public coastal access, although Ken Maunder Park is in close proximity. Future (currently unfunded) stages of Te Whau Pathway would improve public access to this part of the coast.

View towards New Lynn from bridge crossing Te Whau at Ken Maunder Park.

## Henderson

### Natural Character

The site area is adjacent to Te Wai-o-Pareira / Henderson Creek, which begins at the point when the Opanuku Stream and Oratia Stream intersect at Henderson. This is where tidal estuarine water from the Waitematā Harbour begins and as such Te Wai-o-Pareira / Henderson Creek is part of the coastal environment. The site area includes the banks of the river, which have been modified by the construction of low-density detached housing typology and local roads.

### Landscape Sensitivity

Te Wai-o-Pareira / Henderson Creek is a relatively narrow channel and is tidal, such that it does not present an open coastal water character (although the degree of open water varies dependent on the tide). The reserve provision on either side of the river contributes to the openness and amenity experienced. These reserves, and their vegetation, buffer the dwellings in the site area. 50m high buildings in the site would extend far above the tree line and up into the skyline. The buffering provided by the reserves, the context of tall buildings to the west and the limited expanse of open coastal waters, mean the area has low sensitivity to accommodate additional building height but 50m would create inappropriate dominance effects.

### Public Use & Enjoyment

The site area is adjacent to a reserve with no formed public access but is also readily visible from the reserves and formed access on the other side of the river, as well as the adjacent Central Park Drive, as per the photo below.

View towards Te Wai-o-Pareira / Henderson Creek and embankment from Central Park Drive, Henderson.

## Meadowbank

### Natural Character

The western portion of the site area is adjacent to the ONF 143: Ōrākei Basin volcano, described under Ōrākei Point above. On its northern side, the site area is in near proximity to ONF 171: Purewa Estuary, which is described in the AUP:OP as follows:

*This is the best example of a small, drowned stream valley estuary on the Auckland isthmus, where near pristine estuaries are rare. The mud and mangrove-filled estuary remains unmodified upstream of Meadowbank Railway Station. The estuary played an important role in the geological history of Ōrākei Basin.*

The site area exhibits natural character associated with the relationship of volcanic and coastal geomorphology, coastal processes, including tides, marine ecology and land-based vegetation. The site area is influenced by the relationship with these characteristics, but the degree of naturalness is moderated by the modification from the railway, as well as low-density housing and local roads. Natural character is also modified by the sluice gates that control the discharge of water and by extension influence the level of water that enters the estuary. However, despite these modifications, the natural characteristics including the tidal estuary, basin / volcanic crater, and coastal vegetation have a strong influence on the coastal environment and the experiential qualities of natural character and associated amenity.

### Landscape Sensitivity

The slopes that descend down to Ōrākei Basin and Pourewa Estuary are moderately sensitive due to their proximity and topographical relationship with the outstanding natural features. This sensitivity is moderated by the modification and setback from the railway line.

**Public Use & Enjoyment**

The site area is adjacent to Ōrākei Basin Walk and Te Ara Ki Uta Ki Tai, a shared walking and cycling path which links Glen Innes to Tāmaki Drive. The site area incorporates local parks Tahapa West and East Reserves and adjoins Purewa Cemetery.

View towards Meadowbank overlooking the Pourewa Estuary from Te Pourewa adjoining Kepa Road, Ōrākei.

## APPENDIX 3: VISUAL IMAGES OF TAKAPUNA SHOWING BUILDING ENVELOPES WITH AND WITHOUT APPLICATION OF THE CEQM

View from Takapuna CMA towards Takapuna Beach Boat Ramp showing building envelopes created by the plan change without the application of the CEQM

View from Takapuna CMA towards Takapuna Beach Boat Ramp showing building envelopes created by the plan change with the application of the CEQM

View from Takapuna Beach towards Takapuna Boat Ramp showing building envelopes created by the plan change without the application of the CEQM

View from Takapuna Beach towards Takapuna Boat Ramp showing building envelopes created by the plan change with the application of the CEQM

# Memorandum

August 2025

**Subject:** Coastal Environment Qualifying Matter – Cultural Narrative

## 1. Introduction

1. The purpose of this memorandum is to outline the known values of the coastal environment to mana whenua and how this understanding has informed the approach adopted for applying the Coastal Environment as a qualifying matter in the Integrated Intensification Plan Change ("**IIPC**").
2. It is due to the time pressure in developing the IIPC that this memo has been drafted - to confirm the significance and positions held by mana whenua with respect to the coastal environment, and how these known values have informed the approach adopted for managing and moderating intensification in the coastal environment through the IIPC development process.

## 2. Setting the Stage: The Planning Context Steering the IIPC

1. The Auckland Unitary Plan (AUP) enables significant development, especially housing intensification in suitable areas. Under the previous government, Auckland Council was required to amend the AUP to allow for greater intensification, resulting in **Proposed Plan Change 78 ("PC 78")**.
2. Since early 2023, Auckland Council has advocated for a more balanced approach—supporting development while addressing natural hazard risks like flooding and coastal erosion.
3. With the passing of the Resource Management (Consenting and Other System Changes) Amendment Act, Council can now partially withdraw PC 78 and introduce a replacement plan change. This new plan (known as the IIPC) must enable at least the same development capacity as PC 78 and meet specific intensification requirements.
4. These specific intensification requirements relate to:

- Enabling 15-storey (50m) buildings within at least walkable catchments of Maungawhau, Kingsland, and Morningside Stations.
- Enable 10-storey (34.5m) buildings within at least walkable catchments of Baldwin Avenue and Mount Albert Stations.
- Reflect housing demand and accessibility to services.
- Give effect to Policy 3 of the National Policy Statement on Urban Development ("**NPS-UD**").[1]

5. In giving effect to Policy 3, the approach to intensification around town, and local centres has largely been retained with some adjustments to the areas subject to rezoning to enable greater densities and heights. The potential to extend intensification along key arterial road corridors that provide for bus priority is also addressed through the IIPC.
6. Policy 4 of the NPS-UD allows council to ease intensification requirements where one or more specified 'qualifying matters' (or "**QMs**") apply.
7. The Amendment Bill retains Auckland Council's discretion to lower the building heights set for the five train-station areas and other Policy 3 areas — but only to the extent necessary to accommodate one or more of qualifying matters specified in section 77I(a) to (i).

[1] These specific intensification requirements are set out under Schedule 3C, Part 1, section 4 of the Resource Management (Consenting and Other System Changes) Amendment Act.

8. The Coastal Environment has been introduced as a new qualifying matter under the IIPC.
9. The purpose of the Coastal Environment as a new qualifying matter is to moderate the impact of high residential densities and taller buildings within and adjoining a coastal environment and respond to the provisions in the New Zealand Coastal Policy Statement ("**NZCPS**"), the Hauraki Gulf Marine Park Act 2000 and the Regional Policy Statement ("**RPS**") – Chapter B8 objectives and policies.
10. The effect of the Amendment Bill is that all QMs, must be accompanied by an evaluation that considers their broader costs and impacts.
11. The IIPC has been developed rapidly amid shifting RMA reforms (Going for Housing Growth, Amendment Bill), limiting the time available for Local Board and iwi input, and thorough public engagement.

## 3. Defining the Coastal Environment: Boundaries, Features, and Functions

3. The coastal environment refers to the broader area where the land and sea meet, resulting in a special set of environments where marine and terrestrial areas influence one another.[2] The coastal environment is identified in the RMA as requiring special management, but the term itself if not defined. The uncertainty around the definition and extent of the coastal environment is recognised as an impediment to effective coastal management.[3]
4. To date, experience including case law has helped to inform assessments around the extent and characteristics of the coastal environment in policy statements and plans as well as on a case-by-case basis.[4] Policy 1 of the NZCPS codifies this experience and lists factors to consider in identifying the extent of the coastal environment – see **figure 1**.
5. These matters are also referred to in the RPS Chapter B8.6 - Toitū te taiwhenua - Coastal environment: Explanation and principal reasons for adoption in the AUP:

> *"The coastal environment includes the coastal marine area, islands within the coastal marine area and the area landward of the line of mean high water springs determined by the natural and physical elements, features and processes associated with the coast, including vegetation, landscape, landforms, coastal processes and the other matters included in Policy 1(2) of the New Zealand Coastal Policy Statement 2010."* (Refer to **figure 2** below)

[2] Environment Foundation. (2020). Introduction to the coastal environment. Refer to https://www.environmentguide.org.nz/issues/coastal/introduction-to-the-coastal-environment/#:~:text=The%20term%20'coastal%20environment'%20refers,term%20itself%20is%20not%20defined.
[3] Department of Conservation. (n.d.). NZCPS 2010 Guidance note – Policy 1: Extent and characteristics of the coastal environment. Refer to page 2 - https://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-1.pdf
[4] Ibid.

**Policy 1 Extent and characteristics of the coastal environment**

(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

(2) Recognise that the coastal environment includes:

(a) the coastal marine area;

(b) islands within the coastal marine area;

(c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;

(d) areas at risk from coastal hazards;

(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;

(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;

(g) items of cultural and historic heritage in the coastal marine area or on the coast;

(h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and

(i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.

***Figure 1: NZCPS Policy 1 extract (Sourced from Department of Conservation, 2010 – see: https://www.doc.govt.nz/about-us/science-publications/conservation-publications/marine-and-coastal/new-zealand-coastal-policy-statement/new-zealand-coastal-policy-statement-2010/policy-1-extent-and-characteristics-of-the-coastal-environment/ )***

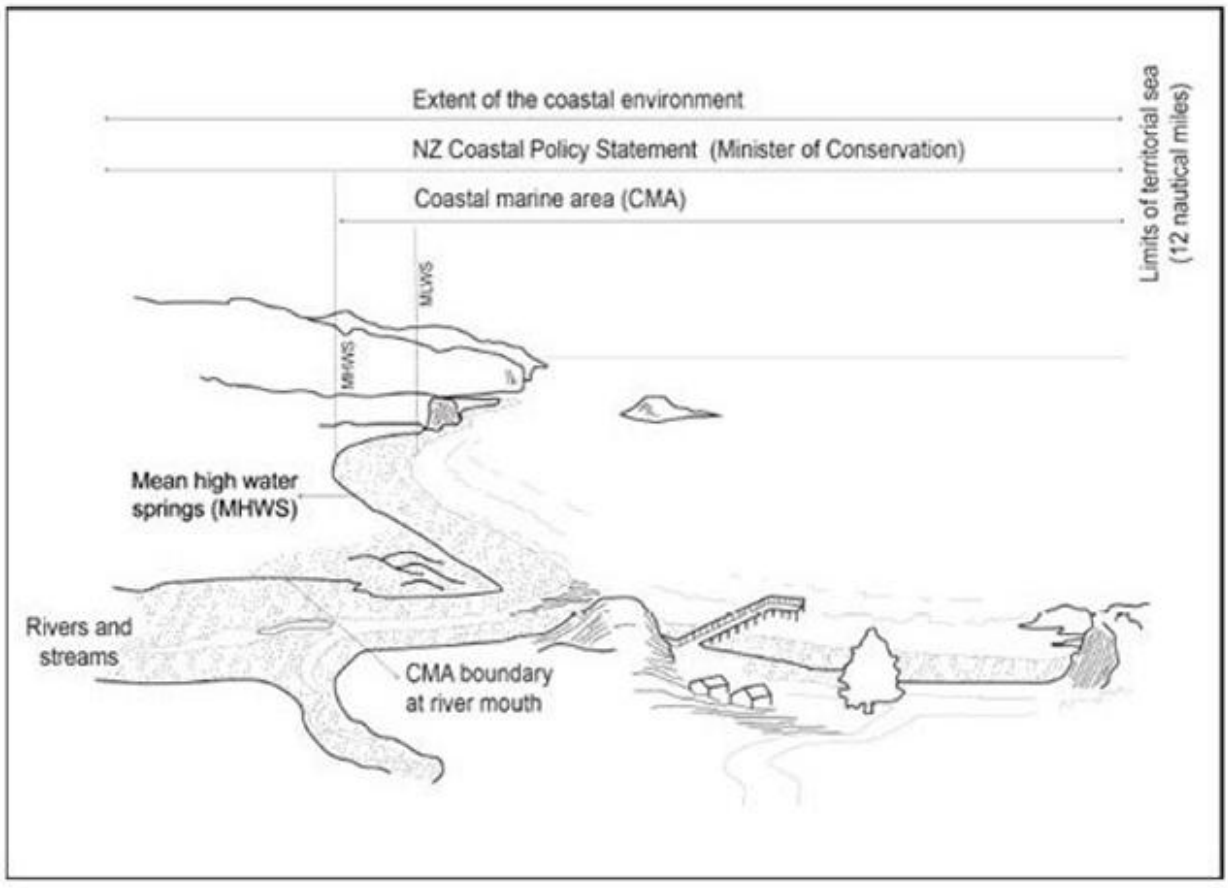



***Figure 2: Extent of the coastal environment (Sourced from B8.6 of the AUP)***

## 4. Te Taiao Takutai: Understanding the Coastal Environment and its Significance to Mana Whenua

6. The coastal environment across Tāmaki Makaurau / Auckland is dynamic, and diverse – maintained by a complex, interrelated web of physical and ecological processes.

7. Auckland's coastal environment has numerous sites of significance, encompassing both natural and cultural values. While the exact number is not specified, Auckland's coastal environment is described as having 3,200 km of coast of high environmental, social, cultural and economic significance.[5]

8. These values are supported by the region's unique marine ecosystems, including three large harbours (Hauraki Gulf, Kaipara, and Manukau) and smaller harbours like Mahurangi and Whangateau. The coastal environment also includes areas of historic significance, such as, the Port of Onehunga and other minor port areas.

9. The coast was also where iwi first arrived in New Zealand by waka and has traditionally for Māori been a place to live, source food and was fundamental to travel and communication.[6] For instance, in-land tribes often accessed kaimoana by way of putanga (corridors to the coast).

10. Important elements of the relationship of Māori with the coastal environment include their ongoing ability to use coastal resources and to associate with important historic sites, natural features and cultural landscapes.

11. In this respect, the coastal environment is deeply connected to Māori culture and heritage - containing numerous (scheduled and unscheduled) sites of significance, archaeological sites, wāhi tapu (sacred places), and traditional fishing grounds.

12. Under Schedule 12: Sites and Places of Significance to Mana Whenua and Schedule 14: Historic Heritage of the AUP, several sites and places of significance to mana whenua are located within a coastal environment. Some examples include Ō Peretu (former Pā, kāinga, urupā, battle site) in Narrow Neck, Te Kōpua a Matakamokamo (a wāhi tapu tuff crater) in Northcote, a headland pa site (referenced; R11_87) in Orakei, and Te Kōpua Kai a Hiku / Panmure Basin, (which includes Mokoia pā site, terrace/midden, and middens referenced; R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158 R11_2263, R11_2264, R11_2265, R11_2266).

13. The AUP recognizes the need to protect the cultural values associated with the coast as provided by the RPS Objectives B6.3.1(1) to (3), B6.5.1(1) to (5), B8.3.1(2), B8.4.1(2) and Policies B6.3.2(1), (2), (4) to (6), B6.4.2(4), B6.5.2(1) to (9), B8.3.2(1), and (3), B8.3.2(2)(b), B8.3.2(3)(d), B8.5.2(5) and (8), (11) to (15).

14. Māori possess an ancestral connection to the natural environment, which is fundamental to identity and underpins their role as kaitiaki.

15. Kaitiakitanga is acknowledged in legislation, being defined *as "…the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship"* (Section 2 RMA).

16. In Auckland, several iwi[7] hold Statutory Acknowledgements covering significant areas of the coastline and have also applied for Customary Marine Titles. These measures reinforce existing requirements to provide for mana whenua values in national and local coastal and conservation policy and ensure the rights and interests of mana whenua in the takutai are secure.

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[5] Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf

[6] Environment Foundation. (2018). Management of the Coastal Environment – Protecting Māori interests. Retrieved from https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/protecting-maori-interests/#:~:text=For%20M%C4%81ori%20the%20coast%20was,natural%20features%20and%20cultural%20landscapes.

[7] Iwi that hold Statutory Acknowledgements covering significant areas of the coastline and the marine environment, with some also having applied for Customary Marine Titles include: Ngāi Tai, Ngāti Tamaoho, Te Patukirikiri, Ngāti Pāoa, Te Ākitai Waiohua, Te Rūnanga o Ngāti Whātua, Ngāti Whanaunga, Te Kawerau a Maki, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, Ngāti Tamaterā, Ngāti Te Ata, Ngāti Maru, Ngāti Manuhiri, Te Kawerau ā Maki, Te Uri o Hau, Waikato-Tainui and Tāmaki Collective.

17. For mana whenua, the domain of Tangaroa (Māori god of the sea) also possesses great diversity of life. A healthy coastal environment that sustains taonga species is therefore critical to the cultural and social wellbeing of mana whenua, with many place names referencing the names of plants and animals that have been harvested by mana whenua there for centuries. It is therefore fundamentally important for these places to continue to be associated with the presence of the particular species these places reference.

18. Conversely, in te ao Māori an unhealthy coastal environment can negatively impact physical, mental, and spiritual health and the ability for mana whenua to manaaki tangata, including providing kaimoana, weaving materials and/or medicinal plants for others.[8]

19. With respect to the coastal environment, it is understood that there are four core concepts to mana whenua as to how cultural values are framed. These four concepts include:

    a. **Whakapapa and tūrangawaewae:**

        Coastlines, harbours and islands are recognised as ancestors or kin – places where identity is grounded and rights / responsibilities flow from occupation and descent (e.g. ahi kā, tauranga ika, tauranga waka, pā, urupā, shell middens). These relationships are recognised in national and regional policy and schedules.

    b. **Mauri and kaitiakitanga:**

        The health (mauri) of the moana and estuaries underpins cultural, spiritual and physical wellbeing. Kaitiakitanga is the duty to safeguard that mauri, including applying tikanga tools, such as, rāhui (temporary closures/embargos). Recent rāhui enforced by Ngāti Pāoa around Hauraki Gulf taiāpure reflects this role.

    c. **Mātauranga Māori:**

        Local knowledge (e.g. currents, spawning grounds, shellfish beds) are to be actively used in decisions in accordance with the NZCPS Policy 2.

    d. **Taonga and wāhi tapu:**

        Many places across the coastal environment are taonga (including kaimoana) and wāhi tapu - with these places identified and protected through the AUP under the Mana Whenua overlay and Schedule 12: Sites and Places of Significance to Mana Whenua

20. In summary, it is understood that the coastal environment is not just a 'place' to mana whenua, but a fundamental part of their identity, culture, and way of life. Protecting and restoring the health of the coastal environment is crucial for the well-being of mana whenua and the preservation of their cultural heritage.

21. Māori culture, and its historic and contemporary features across the coastal environment only exist in New Zealand and are finite in their nature. Without strategic and integrated planning, these irreplaceable cultural heritage resources can be alienated from mana whenua or permanently damaged or lost.

## 5. Troubled Waters: Pressures on the Coastal Environment

22. The coastal environment and character in Tāmaki Makaurau is a fundamental part of the region's identity with high natural, social and cultural values, and economic uses.[9] However, the coastal environment faces many pressures that can produce negative effects.

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[8] Ministry for the Environment. (2019). What the marine environment means to New Zealanders. Retrieved from https://environment.govt.nz/publications/our-marine-environment-2019/what-the-marine-environment-means-to-new-zealanders/#:~:text=Our%20marine%20environment%20supports%20our%20mauri%20and%20wellbeing&text=Conversely%2C%20an%20unhealthy%20mauri%20has,degradation%20caused%20by%20our%20activities. **AND** Environment Foundation. (2018). Management of the Coastal Environment – Protecting Māori interests. Retrieved from https://www.environmentguide.org.nz/issues/coastal/im:88874cc6-616c-46b7-a25f-f1994161f720/protecting-maori-interests/#:~:text=For%20M%C4%81ori%20the%20coast%20was,natural%20features%20and%20cultural%20landscapes.

[9] Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf

23. It is recognised that individually these effects may not be significant, but, when viewed as a whole—or cumulatively— these effects can be very damaging. As such, it is important that we manage and strategically consider development within the coastal environment to ensure it occurs in appropriate locations and is of an appropriate form.

24. Much of the original character of the region's coastal environment has been modified by various human activities and is threatened by the effects of climate change (e.g. sea level rise, coastal inundation and erosion).

25. Human activities modifying or placing pressure on the coastal environment typically arise from subdivision, use and development that can produce effects and contribute to ongoing change. Individually these effects may not be significant, but when viewed as a whole – or cumulatively – these effects can be damaging and progressively erode the natural character, landscape, amenity and cultural values associated with the coastal environment that makes it unique.

26. For example, areas subject to reclamation and erosion protection works have capacity to alter physical coastal processes and change the shape of the shoreline, while residential, commercial and industrial buildings may adjoin water areas, and affect the quality of runoff discharging to the coast or see original indigenous vegetation cover, landforms and landscapes removed in place of hardstand or structures.

27. With respect to cultural values in the coastal environment, subdivision, use, and development (including intensification) are understood to pose the following challenges and threats:

    a. **Reclamation, dredging, and the provision of structures** in the coastal marine area.

    b. **Clearance of indigenous biodiversity.**

    c. **Engineering of urban streams** through culverting, channelling, or piping, which removes their natural restorative ecological functions and fails to address the treatment of contaminants before discharges ultimately reach our harbours.

    d. **Destruction or damage to archaeological sites, urupā, and other places of cultural significance** due to earthworks.

    e. **Effects of climate change** (e.g. sea level rise, increased erosion, and storm events), which can lead to shifts or reductions in ecosystem and habitat ranges, diminishing natural coastal buffers.

    f. **Stormwater discharges and runoff** from roads, private dwellings, industries, and even coastal landfills, which have the potential to pollute waterways, coasts, and harbours. This issue has been recognised as a serious legacy concern in the Iwi Management Plan -*Te Pou o Kāhu Pōkere* by Ngāti Whātua Ōrākei.[10] It is one that can—and should—continue to be addressed through tighter regulations in planning, building, and engineering standards, as well as through the provision of low-impact solutions in new developments.

    g. **Use and over-allocation of groundwater/aquifers** in the coastal environment, which can result in saline intrusion.

    h. **Restricted access to coasts and waterways** due to private land ownership or infrastructure. Waterways, wetlands, estuaries, and marine resources are recognised as fundamental to tūpuna in Tāmaki Makaurau, providing rich resources and being regarded as *te pai me te whai rawa o Tāmaki Makaurau* ("the wealth and abundance of Tāmaki Makaurau"). While esplanade strips or reserves in new subdivisions are a mechanism to re-establish access for mana whenua along the coast, progress in this area remains slow and incremental.

    i. **Substandard wastewater management**, particularly where development is served by combined sewer-stormwater systems, or where infrastructure is outdated or vulnerable to stormwater inundation, resulting in overflow and contamination. Mana whenua are generally

[10] Ngāti Whātua Ōrākei. (2018). Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei 2018. Retrieved from https://knowledgeauckland.org.nz/publications/te-pou-o-kahu-pokere-iwi-management-plan-for-ngati-whatua-orakei-2018/

opposed to the disposal of waste directly into water and prefer land-based treatment systems.

j. **Increased private and commercial occupation and use** of the coastal marine area (e.g. moorings, fishing), which can restrict access and enjoyment for the general public and mana whenua, and create competition for resources.

28. Managing intensification within and adjoining the coastal environment is not about preventing growth or capacity but rather is about ensuring that urban form respects the sensitivities associated with natural character, landscape, amenity, public access, cultural values, and resilience to coastal hazards.

29. Therefore, subdivision, use and development within the coastal environment needs to be managed and strategically considered to ensure it occurs in appropriate locations and is of an appropriate form.

## 6. Kaitiaki of the Coast: Mana Whenua Insights and Views on the Coastal Environment

30. Concerns have been raised by some mana whenua representatives through the PC78 process around the level and intensity of development occurring in the coastal environment (see **Attachment A**).

31. In particular, the concerns were centred around how development / intensification in the coastal environment has the potential to:

    **a.** degrade coastal character;

    **b.** increase risks to the health and safety of people, property and infrastructure posed by erosion and sea level rise (climate change); and

    **c.** negatively impact Māori cultural heritage sites and artefacts through earthworks, which result in either their damage, permanent alteration or complete loss.

32. It is also understood that effective whenua (land) and wai (water) management for mana whenua means ensuring that the coastal receiving environment is not subject to continuing pressure from development, contamination and sedimentation, and that mahinga kai is secure and sustainable.

33. In recognising and responding to the integrated, dynamic nature of the coastal environment and the interactions between whenua and wai, mana whenua representatives recommended that all residential properties affected by coastal hazards be rezoned to the Low Density Residential Zone.

34. In addition, mana whenua also recommended that a height variation control be applied over the non-residential properties currently subject to intensification (those within walkable catchments and other locations required to intensify).

35. At the time, the council expressed that PC78 / the Intensification Planning Instrument ("**IPI**") could not apply density and height standards below the current AUP standards. It was set out that these recommendations could be addressed as part of a coastal hazards plan change that is now proposed to form part of the IIPC.

36. Most mana whenua recognise the impacts of climate change and emphasize the importance of adaptation strategies that align with their values and principles. Key points include:

    **a. Responsive to Iwi Management Plans:** Adaptation strategies should respect iwi management plans and cultural values.

    **b. Naturalization:** Preference for letting nature take its course rather than relying on engineered solutions.

    **c. Emission Consideration:** Address emissions where applicable.

    **d. Protection of Biodiversity and Heritage:** Safeguard indigenous biodiversity, traditional food sources (mahinga kai), and heritage sites.

e. **Reconnection to Ancestral Shorelines:** Strategies should aim to reconnect iwi to their ancestral coastal areas.[11]

37. These principles reflect a holistic approach to adaptation in the coastal environment, emphasizing environmental sustainability, cultural preservation, and partnership with mana whenua to support the well-being of people and the environment.

38. The principles also point to the need for protections on 'both sides' of the coastal environment – which faces pressures from intensification on one side, and the effects of natural processes and climate change (e.g. with sea level rise and coastal erosion) on the other.

## 7. Making the Case: Coastal Environment as a Qualifying Matter in the IIPC

39. The use of the coastal environment as a qualifying matter gives effect to the RPS Chapter B8, the NZCPS and the Hauraki Gulf Marine Park Act 2000, while also ensuring that growth is sustainable, resilient, and consistent with the principles of Te Tiriti o Waitangi.

40. In this way, management of the coastal environment presents both a constraint and an opportunity: a constraint in terms of where and how intensification can occur, and an opportunity to embed better design, restore ecological function, and honour cultural connections.

41. Based on our understanding of the views held by mana whenua as presented through the PC 78 process (see **Attachment A**), the development of the Coastal Management Framework[12], the Shoreline Adaptation Plan Programme[13] and through available iwi management plans[14], a precautionary approach has been adopted to ensure development occurs in appropriate places and is of appropriate forms in the coastal environment.

42. As part of this precautionary approach, the Coastal Environment as a qualifying matter has been introduced to moderate the extent and intensity of intensification in the coastal environment.

43. While the Coastal Environment qualifying matter is recognised as complementing other qualifying matters – particularly, coastal inundation and erosion hazards, its purpose is directed towards preserving natural character, landscape and cultural values in coastal areas where intensification is anticipated.

44. In the development of the IIPC, the Coastal Environment as a qualifying matter has been applied in two ways:

a. **<u>Removal of Height Variation Controls (HVCs)</u>**

The Coastal Environment as a qualifying matter has been used to inform the extent to which a HVC should be removed where it is within or adjoining a coastal environment. HVCs enable heights up to 34.5m or 50m in a Policy 3(c)[15], or Policy 3(d)[16] area, or along transport corridors. These heights are generally greater than what would otherwise be provided for in the underlying zone. To support this approach, a multi-criteria analysis ("**MCA**") framework was developed to assess and score each coastal environment against the following three criteria:

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[11] Auckland Council. (2025). Shoreline Adaptation Plan Volume 1: Understanding Shoreline Adaptation Plans. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/shoreline-adaptation-programme/Documents/sap-vol-1-understanding-shoreline-adaptation-plans.pdf

[12] Auckland Council. (2017). Coastal Management Framework for the Auckland Region. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/coastal-management-framework-2017.pdf

[13] Auckland Council. (2025). Shoreline Adaptation Plan Volume 1: Understanding Shoreline Adaptation Plans. Retrieved from https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/shoreline-adaptation-programme/Documents/sap-vol-1-understanding-shoreline-adaptation-plans.pdf

[14] Ngāti Whātua Ōrākei. (2018). Te Pou o Kāhu Pōkere - Iwi management plan for Ngāti Whātua Ōrākei 2018. Retrieved from https://knowledgeauckland.org.nz/publications/te-pou-o-kahu-pokere-iwi-management-plan-for-ngati-whatua-orakei-2018/

[15] An NPS-UD Policy 3(c) area refers to those areas within a walkable catchment of (i) existing and planned rapid transit stops, (ii) the edge of city centre zones, and (iii) the edge of metropolitan centre zones

[16] An NPS-UD Policy 3(d) area refers to those areas within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent).

I. **Natural character:** This criterion refers to the degree to which the site / area contributes to natural character and includes an assessment of such matters as, landform, vegetation and openness.

II. **Landscape sensitivity:** This criterion assesses the sensitivity of the coastal landscape to visual intrusion from height change anticipated from a HVC and accounts for topography, visibility, degree of existing urbanisation, and the character of the existing built form to assess the impact of proposed height changes on perceptions, sense of openness and to/from key viewshafts to the coast, and to/from public coastal open spaces, roads and accessways. As part of this assessment of capacity for a coastal location to visually absorb any height changes, the ability to mitigate effects (e.g. via design controls, setbacks, materials, landscaping) was considered to determine whether landscape, visual, natural character and cultural values could be permanently or cumulatively harmed via the application of an HVC.

III. **Public use and enjoyment:** This criterion refers to the degree to which the coastal environment is publicly used or valued for recreation or coastal experience.

Where a coastal environment scored more than 3 out of 6, the HVC would be removed to the extent deemed appropriate by council's qualified, in-house landscape architect. Where a select coastal environment scored between 2.00 to 2.90, an HVC could be retained, unless mitigation was not anticipated or possible to reduce effects to the natural character, landscape and cultural values in the coastal environment. If mitigation was not considered reasonably feasible, alternative HVC were investigated. For scores at or less than 1.99, the HVC could be retained.

This assessment was carried out across the following 10 locations in Auckland where HVCs were anticipated in response to Policy 3(c), Policy 3(d) area, or along transport corridors:

- Takapuna
- Akoranga Bus Station
- St Marys Bay
- Parnell
- Meadowbank
- Orakei Train Station
- Panmure
- Sylvia Park
- Pakuranga (including Williams Avenue Station and Te Taha Wai Station)
- Avondale
- New Lynn
- Henderson

Originally, the MCA framework was developed to include the criterion of 'Cultural Heritage and Mana Whenua Values'. See extract of the original MCA framework below in **Figure 3**. This component was intended to be developed in direct and collaborative consultation across all iwi representatives in a joint workshop / discussion forum.

**Qualifying Matter: Coastal Environment (Cultural, Natural Character, Amenity & Landscape Values)**

**Table 1: Criteria Definition and Policy Alignment**

| Criteria | Description | Relevant National and Regional Policy / Policies | Weighting (%) |
|---|---|---|---|
| **1. Natural Character** | Degree to which the site/area contributes to natural character, including landform, vegetation, and openness. | NZCPS Objective 2, Policies 3, 6, 13 and 15; RPS B8.2.1 & B8.2.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **2. Landscape Sensitivity** | Sensitivity of the coastal landscape to visual intrusion from height change. Includes topography and visibility.<br><br>Impact of proposed height changes on key viewshafts to the coast, openness, public coastal access, and perception.<br>(Includes an assessment of capacity for visual absorption – how well the area can visually absorb additional height due to topography, vegetation or existing built form).<br><br>Degree of existing urbanisation, and character of built form (e.g. height, density, and intensity context).<br>(Includes a site specific assessment of existing height, bulk and density in the surrounding environment).<br><br>Ability to mitigate effects (e.g. design controls, setbacks, materials, landscaping)<br>Assessment of whether values (landscape, visual, natural character or cultural) could be permanently or cumulatively harmed via the HVC and/or increased intensity and density of | NZCPS Objectives 1, 2, and 6, Policies 1, 6 (namely 6(1)(b),(e)-(f), (h)-(j)), 7, 13, and 15; RPS B8.2.2(3), (4) and (5), and RPS B8.3.1 and B8.3.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **3. Cultural Heritage and Mana Whenua Values** | Presence of sites of significance to mana whenua, cultural landscapes, or archaeological features (both scheduled and non-scheduled).<br>*Requires consultation with iwi to determine.* | NZCPS Objective 3, Policies 2, 6(1)(d), 14, and 17; RPS B6.2.1, B6.2.2, B6.3.1 and B6.3.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| **4. Public Use and Enjoyment** | Degree to which the coastal area is publicly used or valued for recreation or coastal experience. | NZCPS Objective 4, Policies 3, 4(c)(ii), 6(1)(i), 13(2), 18, and 19; RPS B8.4.1 and B8.4.2<br>(And where relevant refer to Hauraki Gulf Marine Park Act 2000). | 25 |
| TOTAL | | | 100 |

**Table 2: Scoring System (Effect Rating, Use and Definition - Adapted from Usual LVA Effect Rating Scoring)**

| Score Value | Description | Corresponding LVA Effect Rating | Weighted Score (%) |
|---|---|---|---|
| 0 | Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation. | Very low / less than minor | 0% |
| 1 | No material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity | Low / less than minor | 4% |
| 2 | Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape. | Moderate to Low / Minor | 8% |
| 3 | Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree | Moderate / Minor | 13% |
| 4 | Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed. | Moderate to High / Minor | 17% |
| 5 | Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. Concise Oxford English Dictionary Definition High: adjective- Great in amount, value, size, or intensity | High / More than Minor | 21% |
| 6 | Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character | Very High / More than Minor | 25% |

**Table 3: Decision Thresholds**

| Total Weighted Score | Recommendation |
|---|---|
| 5.00 - 6.00 | HVC should be removed - high sensitivity or risk to justify a bespoke response to managing the intensity, density, and form of development. |
| 3.00 - 4.90 | Consider removal of HVC or reducing extent of HVC application – moderate sensitivity or risk. |
| 2.00 - 2.90 | Retain HVC – unless mitigation is not anticipated or possible to reduce effects. Investigate alternative height control variations i.e. Reduced from HVC but higher than zone provisions |
| < 1.99 | Retain HVC – area not sufficiently sensitive or valued to justify the removal of the HVC. |

***Figure 3: Original Multi Criteria Analysis ("MCA") framework - which intended to incorporate mana whenua views to assign values to the different coastal environments***

However, it is understood that assigning a 'score' / numerical value for cultural values would be problematic across the different coastal environments where the values would differ across iwi. Many of the cultural values are also not easily expressed in numerical terms, making it difficult to assess the cultural values associated with the different coastal environments in Auckland purely through a quantitative metrics.

Without space for cultural narratives, planning processes risk sidelining tikanga and kaitiakitanga. Inclusive engagement is essential, but difficult to achieve under statutory timeframes like those imposed in the development of the IIPC. These time constraints also posed another limitation to developing the MCA framework to capture cultural values in a robust and quantitative way.

Instead, the scheduled Sites and Places of Significance to Mana Whenua and the Māori Alert layer were used to determine the relationship between where HVCs should be removed with respect to sites and places of significance to mana whenua, cultural landscapes, or archaeological features (both scheduled and non-scheduled). Copies of the supporting maps to illustrate this relationship are included in **Attachment B.**

b. **Reverting a Residential – Terrace Housing and Apartment Buildings ("THAB") Zone within 100m of the indicative coastline to an operative (and lower intensity) AUP zone**

The second way in which this qualifying matter has been applied has been via a 100m setback from the indicative coastline[17] as a 'zoning response principle' whereby any proposed THAB zone reverts to an operative (and lower intensity) AUP zone.

This zoning principle has exclusively been applied to properties within 100m of the indicative coastline in an NPS-UD Policy 3(c) area, a Policy 3(d) area and along transport corridors where the THAB zone was initially proposed. In circumstances where only part of the site was within 100m of the indicative coastline, the following 'rules' were adopted to deliver a precautionary approach that aligns with Policy 3(1) of the NZCPS. For example:

- Where 25% or more of the site is within the 100m setback from the coastline, the underlying zone must revert to the operative AUP zone.
- Where less than 25% of the site is within the 100m setback from the coastline, the proposed (IIPC) zone applies.

**Why a 100m buffer as a zoning principle?**

There is clear international and national guidance and examples to support a uniform 100m buffer from the coastline (e.g. the Integrated Coastal Zone Management in the Mediterranean (ICZM) Protocol[18], AdriAdapt programme[19], NIWA Coastal Hazard

[17] As outlined in Chapter F1 of the AUP, the indicative coastline, as illustrated on the GIS viewer, is "an approximate representation of mean high water springs-10, which is the level equalled or exceeded by the largest 10% of all high tides. Where the indicative coastline crosses a river mouth, the coastal marine area boundary has been defined by agreement between the Council and Department of Conservation." It is acknowledged in this same chapter of the AUP that the mean high water springs has not been surveyed across the region on account of it having a dynamic and varying location – requiring definition by surveyor on a case-by-case basis.

[18] Official Journal of the European Union. (2009). Protocol on Integrated Coastal Zone Management in the Mediterranean. Retrieved from https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2009:034:0019:0028:EN:PDF

[19] PAP/RAC. (2021). Guidelines for mainstreaming of climate change adaptation into coastal management along Adriatic coasts. INTERREG AdriAdapt project. Retrieved from https://adriadapt.eu/wp-content/uploads/2021/10/Adriadapt-Guidelines-deliverable_FINAL.pdf

Guidance[20], Thames-Coromandel and Waikato District and Regional Council Plans and information[21]).

While this is not a perfect tool – as it does not capture the contextual nuances of the respective coastal environment, it has been easy to implement given the time constraints. It has also been determined that the 100m buffer would be more likely to capture those natural character, amenity and cultural areas and values sensitive to the effects of intensification compared to a 50m buffer that may only capture esplanade reserve areas and public open spaces rather than adjoining residential properties.

A 200m buffer was considered but was discounted given the increased constraints it would pose to development capacity. Overall, the 100m buffer was considered to provide a more balanced outcome between protecting natural character, amenity and cultural values whilst enabling some development capacity to occur within and adjoining the coastal environment.

It is believed that the use of the 100m buffer as a zoning principle in the coastal environment can support mana whenua values in several ways. These ways include:

I. **Protection of Cultural Landscapes:** Many coastal areas are part of ancestral landscapes that hold deep spiritual and historical significance for Mana Whenua. A lower-intensity zone helps reduce visual and physical impacts on these taonga, preserving the mauri of the place. It is understood that many coastal environments in Auckland contain physical and legible remains of cultural sites of significance and values, with a prime example being Rahopara Pā in Castor Bay.
II. **Space for Kaitiakitanga:** The buffer provides a margin where kaitiakitanga can be exercised more meaningfully — allowing for restoration, customary practices, and environmental monitoring without the pressure of high-density development.
III. **Recognition of Tikanga and Tapu:** Some coastal areas may be wāhi tapu or associated with tikanga. A lower-intensity zone helps avoid inappropriate land uses that could conflict with these values, offering a respectful spatial separation and transition from the urban environment to the coastal environment.
IV. **Environmental and Cultural Resilience:** The 100m buffer acts as a transitional zone between the high-intensity urban environment and the sensitive coastal edge. By applying an operative lower-intensity zoning within this buffer, it:
    a. **Reduces development pressure** on the landward side of the coastal environment, where intensification could otherwise push right up to the coast.
    b. **Protects ecological and cultural values** by limiting the scale and density of buildings, which helps maintain the natural character and integrity of the coastal margin.
    c. **Preserves space for customary practices** such as gathering kaimoana, holding wānanga, or maintaining access to wāhi tapu (sacred sites), which could be compromised by dense urban development.

[20] While not prescribing a fixed 100m buffer, the 2017 and 2024 NIWA guidance promotes risk-based planning and precautionary setbacks that often exceed 100m in high-risk areas:

- Encourages Dynamic Adaptive Pathways Planning (DAPP) to manage long-term sea-level rise.
- Supports avoidance of development in areas exposed to erosion and inundation hazards.
- Uses elevation-based exposure mapping (e.g., 0–3m above MHWS) to guide spatial planning

See: https://niwa.co.nz/hazards/coastal-hazards/planning-coastal-adaptation and chrome-https://environment.govt.nz/assets/publications/Coastal-hazards-and-climate-change-guidance-2024-ME-1805.pdf

[21] Examples of a 100m coastal building setback within a Whaanga Coast development specific control area as per Rule PREC5-S3(1)(a)(iii) and Coastal Zone Rules 26.49A.1(a), and 26.76.1(cb) see: https://eplan.waikatodistrict.govt.nz **AND** Waikato Regional Council. (2003). Coastal Hazard Data and Development Setbacks for Coromandel Peninsula Beaches. Retrieved from https://www.waikatocoastaldatabase.org.nz/CoastalDataSet/Details/68#:~:text=On%20the%20eastern%20and%20western%20Coromandel%20coast%2C%20this%20setback%20is%20100%20m&text=Coastal%20areas%20of%20the%20Thames%20Coromandel%20District%20Council%20and%20Hauraki%20District%20Council

d. **Supports climate resilience** by allowing for natural processes like coastal erosion, sea level rise, and stormwater absorption to occur with less interference from hard infrastructure.
e. **Provides a buffer for cultural expression**, enabling Mana Whenua to maintain a visible and spiritual connection to the moana (sea) and coastal landscapes without the dominance of built form.

V. **Enabling Partnership and Co-Design:** The buffer zone can act as a starting point for co-management or co-design opportunities with mana whenua, where development and planning decisions are made in partnership, respecting both cultural and ecological priorities.

45. Overall, by treating the Coastal Environment as a qualifying matter, an attempt is made to balance the competing objectives of enabling urban growth and safeguarding one of the region's most valued and defining environments.
46. Work is currently underway to develop a contextualised coastal environment overlay as part of the plan review process to be implemented through the second generation AUP. This would allow for more robust assessments and enable a more meaningful engagement and agreement process with mana whenua in partnership with Auckland Council.

# Mana  Whenua and Mataawaka Insert into the NPSUD Engagement S32

# 1. Mana Whenua and Mataawaka Engagement

## 1.1. Introduction

1. This section documents the engagement process undertaken with Mana Whenua[1] and Mataawaka[2] within the Auckland Region from the period of October 2021 until August 2022, prior to the IPI and associated plan changes being notified.

2. Council has specific consultation obligations with respect to Māori pursuant to clauses 3, 3B and 4A of Schedule 1 of the RMA. Clause 3B is prescriptive in what appropriate consultation with iwi authorities entails:

   *For the purposes of clause 3(1)(d), a local authority is to be treated as having consulted with iwi authorities in relation to those whose details are entered in the record kept under section 35A, if the local authority—*

   *(a) considers ways in which it may foster the development of their capacity to respond to an invitation to consult; and*

   *(b) establishes and maintains processes to provide opportunities for those iwi authorities to consult it; and*

   *(c) consults with those iwi authorities; and*

   *(d) enables those iwi authorities to identify resource management issues of concern to them; and*

   *(e) indicates how those issues have been or are to be addressed.*

3. Clause 4A goes on to stipulate that prior to notifying a proposed plan, a local authority must provide a copy of the relevant draft proposed plan to iwi authorities and have particular regard to any advice received. Adequate time and opportunity must be provided for iwi authorities to consider the draft and provide advice on it.

4. In addition to the above, recent legislation changes to the RMA introduced section 32(4A):

   *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—*

   *(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*

   *(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.*

[1] Māori with ancestral rights to resources in Tāmaki Makaurau and responsibilities as kaitiaki over their tribal lands, waterways and other taonga. Mana Whenua are represented by iwi authorities.
[2] Māori who live within Tāmaki Makaurau and are not within a Mana Whenua group

5. Objective 5 and Policy 9 of the NPS-UD emphasise the existing requirements in the RMA to take into account the principles of the Treaty of Waitangi (te Tiriti o Waitangi or the Treaty) in urban development and ensure iwi/Māori are engaged in processes to prepare plans and strategies that shape urban environments. The provisions recognise the strong traditional, and continuing, associations iwi/Māori have with urban environments throughout Aotearoa.

6. Objective 5 requires councils to ensure planning decisions relating to urban environments take into account the Treaty.

7. Policy 9 sets out the minimum requirements for local authorities when taking into account the principles of the Treaty in relation to urban environments. This includes consulting with hapū and iwi in a way that is early, meaningful, and in accordance with tikanga Māori.

8. Local authorities must also take into account the values and aspirations of hapū and iwi for urban development, provide opportunities for hapū and iwi involvement in decision-making, and operate in a way that is consistent with iwi participation legislation.

9. Specific attention has been given to each of these matters in the development of the engagement process on the IPI and associated plan changes. The engagement process itself was developed in consultation with Mana Whenua representatives.

10. The legislative requirements of the IPI, which were significantly amended through the the Resource Management (Enabling Housing Supply and Other Matters) Ammendment Act 2021, necessitated an intensive and targeted engagement programme with Mana Whenua and Mataawaka over a period of 10 months.

11. Early discussions with Mana Whenua representatives identified an array of existing work programmes both within and outside of council which Mana Whenua are actively engaging on. An ambitious central government programme of legislative review including RMA reforms, Three Waters reform, the Emissions Reduction Plan, and the National Policy Statement on Freshwater Management has contributed to significant capacity demands being placed on iwi and hapū representatives.

12. This, in combination with what is a complex programme of work to implement the NPS-UD and MDRS and the changing legislative environment toward the end of 2021 had the potential to overwhelm the capacity of iwi mana whenua and Mataawaka to meaningfully engage in the plan changes[3].

13. An awareness of these existing capacity pressures, in addition to the constrained timeframes informed the engagement approach employed.

### 1.2. The Engagement Approach

14. The IPI and associated plan changes and variations presented a complex and interrelated work programme with significant strategic and policy implications. It is a regionally significant programme of work with wide-ranging implications for the urban

[3] This refers to the IPI, complementary plan changes and plan variations.

environment.

15. Accordingly, engagement was facilitated with all 19[4] Mana Whenua iwi authorities of Tāmaki Makaurau at both Governance and Kaitiaki Officer level since October 2021. Targeted engagement was also undertaken with Mataawaka representatives.

16. The engagement goals were as follows:

- To understand, from a mātauranga Māori perspective the effect that intensification of the urban environment could have on matters of cultural significance to mana whenua in Tāmaki Makaurau. This included the potential effect of residential intensification on the boundaries of marae and other sites where Māori express their customs and traditions;
- To confirm the aspirations iwi and hapū have for the urban environment;
- To identify provisions within the Auckland Unitary Plan which require amendment to provide appropriate opportunities for Māori involvement in planning processes;
- To ensure Mana Whenua and Mataawaka have an understanding of, and ability to engage on, the interrelated programmes of work associated with implementing the NPS-UD and MDRS;
- To educate Mana Whenua and Māori more generally on plan change process and points where they can be involved (as submitters);
- To foster positive and productive relationships with Mana Whenua and Mataawaka entities at key points of the plan change preparation process; and,
- To ensure that Mana Whenua are supported to uphold their mana and exercise their customary kaitiaki role in relation to rauemi (resources).

### 1.3. Mana Whenua Overview

17. Engagement has occurred through collective hui and also through individual hui with Mana Whenua representatives in accordance with their tikanga[5].

18. Auckland's regional iwi governance forum, the Tāmaki Makaurau Mana Whenua Forum, has been engaged with, and has been kept informed throughout the development of the IPI. The Independent Māori Statutory Board has also been kept informed of process in accordance with their statutory role.

19. Where the IPI and plan changes are likely to affect the interests of co-governance entities such as the Tūpuna Maunga o Tāmaki Makaurau Authority, or co-management entities such as the Pukekiwiriki Pā Joint Management Committee, targeted engagement has been undertaken. This is discussed in the individual section 32 evaluation reports.

20. The approach has been to involve the Mana Whenua iwi authorities early in the development of the IPI, initially at a stage where both council and Mana Whenua representatives were developing their understanding of the legislation.

[4] This included both of the governance entities currently representing Ngāti Paoa iwi - the Ngāti Paoa Iwi Trust and the Ngāti Paoa Trust Board.
[5] Correct process

21. This has allowed iwi mana whenua representatives to understand the implications of the NPS-UD and MDRS at the same time as council officers. A side benefit of this approach is that is also put Mana Whenua representatives in a stronger position to make submissions on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill in November 2021.

22. Mana Whenua representatives have been involved through the evolutions of council staff thinking and before any drafting occurred, and as drafting has been undertaken.

23. Guidance was sought in the first two Governance and Kaitiaki hui as to the best approach. Advice was received that, given the compressed timeframes and widespread implications of the NPS-UD and MDRS, combined Governance and Kaitaikai hui was preferred to ensure communication was timely and consistent.

24. The engagement approach taken was an iterative one as outlined in Figure 1. Mana Whenua representatives highlighted the importance of pre-circulating information, given the complexity and size of the subject material and this became a feature of the engagement. Detailed hui notes were sent to representatives from all Mana Whenua iwi authorities for the benefit of those that could not attend.

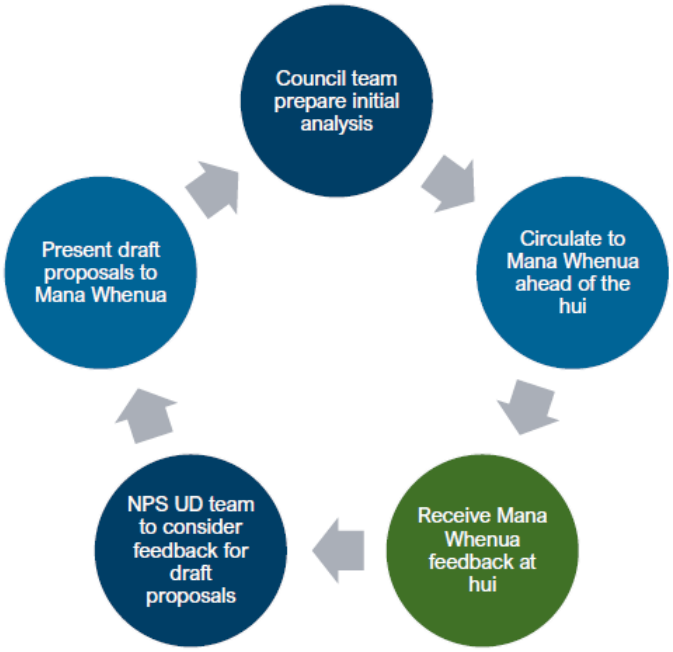


*Figure 1: NPS-UD Iterative Engagement Approach*

25. Related plan changes proposed at the same time, and in response to, the IPI were included in the engagement material to support Mana Whenua's holistic understanding of the changes proposed across the plan. This became known as the NPS-UD Wheke illustrated in Figure 2.

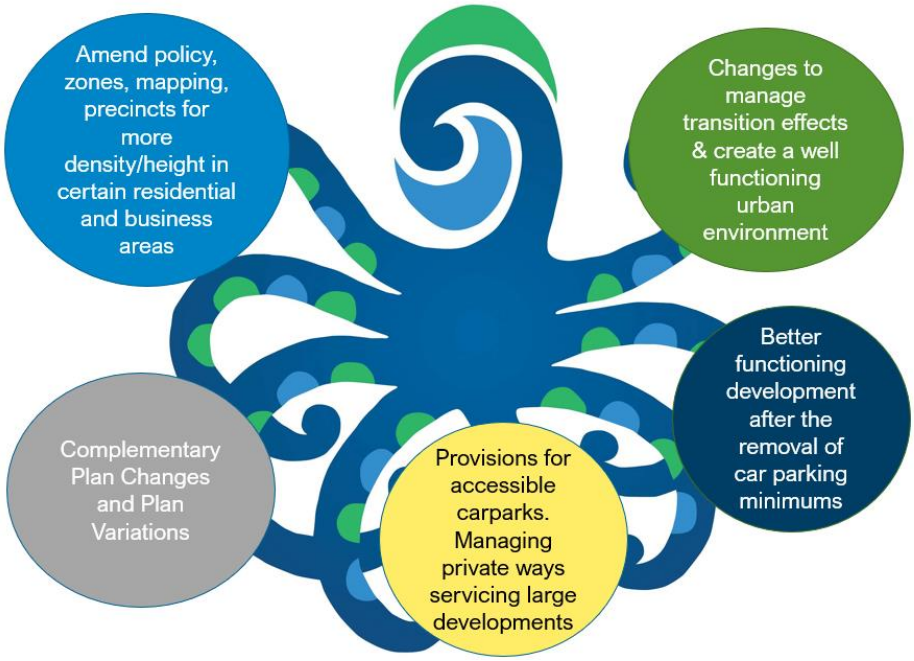


*Figure 2: The NPS-UD Wheke*

26. The engagement timeline and milestones are illustrated in Figure 3. It does not list individual hui held with ten Mana Whenua iwi authorities during this time which occurred at times convenient to the iwi representatives.

27. At key milestones in the project, such as the development of council's Preliminary Response (pre-notification public engagement) and at the draft plan change stage, Mana Whenua representatives were provided these documents in advance of material being finalised by council staff and being considered by the council's Planning Committee. This was to ensure advice could be meaningfully incorporated into the recommendations provided to the committee.

28. At the suggestion of the Independent Māori Statutory Board, an independent planning consultant was arranged to assist Mana Whenua representatives from April 2022 until the date the plan changes were notified in August 2022.

29. Since October 2021, there have been 11 collective hui and two days of facilitated specialist workshops with Mana Whenua representatives. These are summarised as follows:

    a. 27 October 2021: Introduction and whakawhanaungatanga – Governance and Kaitiaki level hui;

    b. 7 December 2021: Governance level hui – more detailed discussion of the mahi components (intensification and residential), resourcing and confirming Mana Whenua representatives interested in participating. At this hui it was suggested by Mana Whenua representatives that in recognition of the short timeframes, all future hui had combined governance and kaitiaki representatives;

    c. 16 December 2021: Kaitiaki level hui – representatives confirmed no opposition to having

combined governance and kaitiaki hui from this date forward. Discussed technical matters of relevance to kaitiaki officers – qualifying matters, residential provisions, discussed information packs pre-circulated to representatives (kete) which were the council team's initial thoughts, including the identification of iwi and hapū urban development values and aspirations;

d. 22 February 2022 (2): Two hui were held this day. One focused on the Residential Zone aspects of the mahi and the second on the locations of the zoning itself (Intensification). Feedback provided to the council team over the holidays was discussed with representatives and further feedback was given to the council team. There was a particular focus on Sites and Places of Significance to Mana Whenua;

e. 10 March 2022: A single hui discussing the council's 'Preliminary Position' (position for pre-notification public engagement) and responded to iwi feedback gathered so far, with further advice received from iwi representatives at hui in advance of being finalised for Planning Committee consideration;

f. 19 May 2022: A hui to discuss the results of public feedback ahead of it being workshopped and presented to the Planning Committee. Iwi advice received and included in the reporting to the Planning Committee to inform their views;

g. 8 and 9 June 2022: Two identical hui arranged to present the draft plan change, including how previous advice provided by Mana Whenua representatives has been addressed and given effect to into the draft plan change and to seek further advice on draft provisions up to 24 June (Matariki). Topics for facilitated workshops were agreed;

h. 14 and 17 June 2022: Facilitated workshops with council staff on agreed topics;

i. 11 and 17 August 2022: Two identical hui to provide feedback to Mana Whenua representatives on the notification version of the IPI in advance of the plan change being notified, including how previous advice provided by Mana Whenua representatives has been addressed in the plan change.

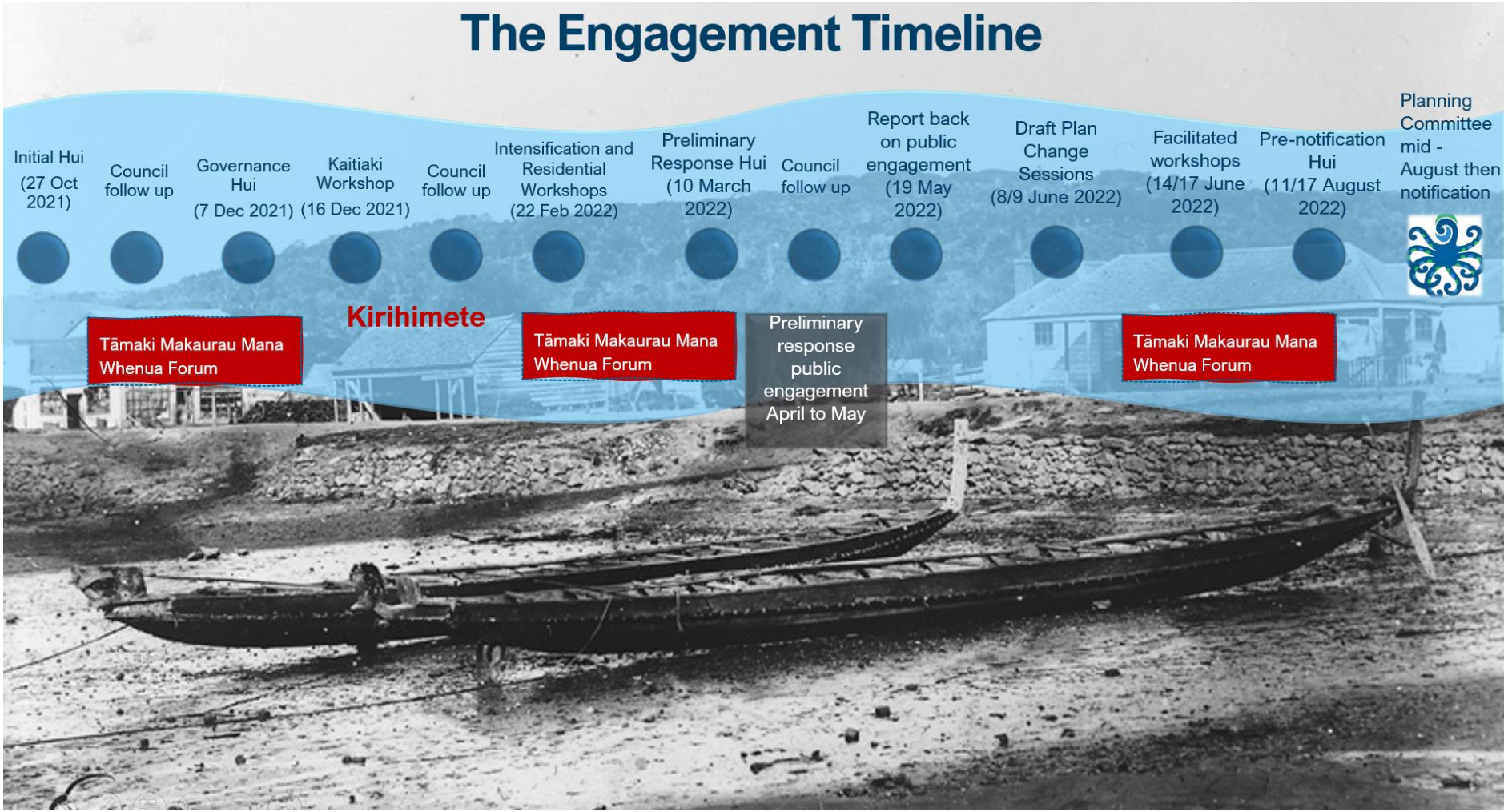


*Figure 3: Mana Whenua Engagement Timeline*

## 1.4. Mana Whenua Advice and Council Responses

30. Table 1 summarises the advice received by Mana Whenua iwi authorities and how the IPI responds to these matters. More detail of the advice and responses is included within the individual section 32 evaluation reports on the specific topics.

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| Sites and Places of Significance to Mana Whenua – scheduled | Do not encourage development of scheduled urupā. Their tapu nature is not compatable with residential activities.<br><br>Avoid effects on sites of significance such as surface flooding, blocking access, views, removal of vegetation, discharges.<br><br>General agreement that already developed sites, such as those under existing buildings and roads can be intensified as required (city centre sites is an example). | A overlay response to scheduled urupā at risk of intensification is proposed in response to this feedback where these sites are affected by intensification.<br><br>The Unitary Plan provisions addressing these other matters either remain intact in the Auckland-wide provisions or are addressed by other qualifying matters. |
| Sites and Places of Significance to Mana Whenua – unscheduled | Protect known but as yet unscheduled sites of cultural significance from intensification.<br><br>Several sites have been identified as being of concern – Pararēkau Island (Pahurehure Inlet), views from Pukekiwiriki Pā (Papakura), Te Uru Tapu (Takapuna), Pukekohe Hill (Pukekohe), Te Maketu Pā, Karearea Pā, Tuihata Pā, Te Maunu a Tu.<br><br>Schedule additional Sites and Places of Significance to Mana Whenua through the IPI. | At the outset, an assessment was undertaken on unscheduled sites of significance where council held information on these sites. This identified the current tranche of nominated Sites and Places of Significance to Mana Whenua (Tranche 2) contained a sufficient level of information to form an immediate planning response. These sites were discussed with the relevant Mana Whenua representatives and the result is the planning response proposed for Pararēkau Island (in the Hingaia Islands) and Pukekiwiriki/Pukekōiwiriki Pā.<br><br>Mana Whenua representatives were asked about specific sites. Advice from the representatives has progressively |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | identified several specific sites. A review of these sites identified that a number of them sat outside the urban area and were therefore unaffected by intensification. In other cases they were already prevented from intensification due to existing controls in the plan (Te Uru Tapu). In one instance, Pukekohe Hill, insufficient evidence exists on the site to progress a planning response at this time.<br><br>It is also relevant to note that council is following legal advice that it is not possible to downzone properties from their current zoning through the application of Qualifying Matters. The legal interpretation is that while Qualifying Matters can be used to prevent further intensification, they cannot be used to remove development rights that currently existing under the operative plan. This is relevant to the wider extent of Pukekōiwiriki Pā raised by some iwi.<br><br>The council position is that scheduling under existing overlays is not appropriate under the IPI due, in part, to a lack of appeal rights. |
| Historic Heritage Overlay | Feedback from Te Ahiwaru Trust Board requested the amendment of the category of three scheduled historic heritage places at Ihumātao to provide greater protection to these sites. They also request that urupā currently scheduled as Sites and Places of Significance to Mana Whenua be upgraded to Category A Historic Heritage Sites. | With respect to Ihumātao, it is not clear which places are referred to, as there are more than three scheduled places in the Ihumātao area. None of these historic heritage places are part of this plan change or the companion plan changes (PC81 and PC82 – additions and amendments to the Historic Heritage schedule). Council heritage staff will clarify this feedback with Te Ahiwaru Trust Board to understand their request, and any potential amendment as part of a future programme of work.<br><br>With respect to scheduled urupā, the council position is that scheduling additional sites under existing overlays is |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | not appropriate through the IPI due, in part, to a lack of appeal rights. |
| Volcanic Viewshafts and Height Sensitive Areas | All iwi who have attended the engagement support their retention and recognise them as section 6(e) matters.<br><br>Mana Whenua representatives understand the added pressure the viewshafts through the city centre are under from development and support their retention.<br><br>The ability to recognise the cultural landscape is very important.<br><br>Some iwi have requested no development (exclusion zone) at the lowest contour of the maunga. | The recommended response is to retain all volcanic viewshafts at current locations and heights. Retaining all height sensitive areas in current locations. Proposing to introduce new density controls (coverage and landscape).<br><br>No intensification of public open space is proposed in the IPI. |
| Waitakere Ranges Heritage Area | Support, particularly from Te Kawerau ā Maki, of retaining the existing protections and addressing boundary effects along the full length of the heritage area. | The Waitakere Ranges Heritage Area (WRHA) is its own Qualifying Matter and the IPI proposes changes to the zoning or overlay to protect this area.<br><br>There is approximately 24km of boundary between the urban area and the WRHA. Approximately half of this will be provided some form of buffer protection through the situation of the Large Lot zoned land around Titirangi, open space zones along the length, some roads situated inside the boundary of the overlay, and 27 properties that are recommended to be zoned the new Low Density Residential Zone.<br><br>In addition there are approximately another 2kms of properties proposed to receive the new low density zone |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
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| | | through other QMs – such as SEAs. Of the remaining length the subdivision patterns adjoining reflect the local legacy of protection – small lots with predominantly large single houses/homes on them.<br><br>There is a single site of Large Lot zoned land within the walkable catchment for the Swanson Train Station that is also subject to the WRHA overlay. The recommendation is that this property retain its zone and that the NPS-UP provisions not apply. The property is subject to a separate subdivision plan as part of the Waitakere Ranges Heritage Area which acknowledges its location in proximity to the Swanson train station but also its relationship to the heritage area. The IPI position is that the anticipated intensification under NPS-UD is inappropriate for this property. |
| Significant Ecological Areas, Outstanding Natural Features, Outstanding Natural Landscapes, Outstanding Natural Character Areas, High Natural Character Areas, Ridgeline Protection Areas. | Support protection of these areas as important components of the cultural landscape.<br>Seeking to avoid boundary effects on SEAs.<br>Support the application of lower density zones to avoid degradation of these sites and features. | The application of a Low Density Residential Zone is proposed for residential properties containing Outstanding Natural Features, Outstanding Natural Landscapes, and High Natural Character sites. There are no Outstanding Natural Character areas within the urban environment. The overlay provisions for Ridgeline Protection Areas have been modified to address effects arising from more intensive development.<br>Existing overlays and controls are maintained in the IPI response.<br><br>With respect to Significant Ecological Areas, a Low Density Residential Zone is proposed for sites containing over 30% SEA coverage where the site is currently zoned Single House. |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | Where an SEA is located within a (new) Mixed Housing Urban or Terraced Housing and Apartment Building zone, additional building coverage rules apply. The purpose of these is to manage the extent of buildings and to provide for the protection and management of significant ecological areas. |
| Infrastructure | This has been raised as a significant concern by several Mana Whenua representatives. Concern about how water is managed and whether infrastructure will be able to cope with increased demand, including in more remote locations. A qualifying matter to address water and wastewater constraints is been supported by iwi mana whenua.<br><br>Some concern has been raised about whether intensification in Auckland could place added demand on water takes from the Waikato River, thereby not giving effect to Te Ture Whaimana o Te Awa o Waikato (The Vision and Strategy for the Waikato River) | Not all areas of Tāmaki Makaurau are subject to the intensification required by the NPS-UD legislation. Areas with fewer than 5,000 people as a permanent population at the 2018 census are exempt, as are offshore islands (including Waiheke Island and Aotea/ Great Barrier Island).<br><br>There are 92 rural and coastal settlements in the region, of which only four will have the MDRS applied. These four are: Waiuku, Pukekohe, Beachlands, and Warkworth.<br><br>All other rural settlements such as Clevedon, Kawakawa Bay and Maraetai are exempt from the MDRS.<br><br>Two qualifying matters are proposed to more strictly manage development in several areas where infrastructure capacity is limited. One addresses constraints in the combined wastewater network (stormwater/wastewater network). The second considers longer term water and wastewater network limitations that may arise due to intensification.<br><br>With respect to Te Ture Whaimana o Te Awa o Waikato, a granted resource consent for taking water from Waikato River is subject to remaining within relevant flow limits, and Watercare currently investigating alternative long-term |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | water supply sources e.g. recycled potable water and desalination plants. Watercare has engaged directly with Waikato-Tainui on these matters. |
| Stormwater and flooding | The appropriate management of water through the proper treatment of stormwater and avoidance of flooding areas has been raised as a matter of concern.<br><br>Ensuring that intensification will not worsen adverse stormwater runoff effects. | The IPI contains qualifying matters for areas where there are stormwater infrastructure related constraints. This includes areas that connect into the combined stormwater network where there is a capacity issue, where a connection to the public stormwater line is not available, and where ground soakage is poor.<br><br>In addition to the stormwater qualifying matter and relying on existing Unitary Plan provisions, council are also proposing to apply the Low Density Residential Zone in some cases. The Low Density Residential Zone is proposed to apply to existing Single House zoned sites that do not meet criteria identified by Healthy Waters – they either cannot achieve a suitable building platform outside of the floodplain, and/or cannot achieve safe egress during a flood event. |
| Coastal Areas | Some Mana Whenua representatives have expressed concern about development occuring in the coastal environment. Concern about degrading the coastal character, increased erosion, sea-level rise, and encountering Māori artefacts have been cited as reasons for concern. | The recommended approach is to rezone all residential properties affected by coastal hazards to the Low Density Residential Zone and apply a height variation control over the non-residential properties currently subject to intensification (those within walkable catchments and other locations required to intensify).<br><br>As the council position is that the IPI is unable to apply density and height standards below the current AUP standards, some residential properties will be addressed as part of a coastal hazards plan change which is planned for 2023. |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | In addition to the above, the Auckland-wide standards and the Accidential Discovery Rule are proposed to be retained to protect these sensitive areas. |
| Walkable catchments | Concern about accessibility, equity and well-being - that many people, including Māori, will not be able to walk the distances used for walkable catchments e.g. less able bodied people, large families with lots of kids and multiple jobs etc (will not get the benefits, rather will be disadvantaged).<br><br>This is related to transport and a lack of parking and congestion making accessibility difficult. | The walkable catchments has been based on an 'average' of what people will walk. Some athletic people could walk a lot further than 800m for a train station, while others with limited mobility would struggle with under half of that. The distance has therefore been set as a mid-range. |
| Transport | Transport and a lack of on-site parking has been raised as a concern on several occasions by Mana Whenua representatives. Concerns have also been raised on the Auckland Draft Parking Strategy which is currently being consulted on by AT. An overall increase in congestion and diminished ability for whānau to move around are issues.<br><br>The mandatory removal of on-site carparking requirements in the Unitary Plan required by the NPS-UD without any ability for Mana Whenua representatives to change the outcome has been met with disappointment from a Treaty partnership perspective.<br><br>Related to the comments on walkable catchments, not having on-site parking limits opportunities for larger whānau and those with restricted mobility. | The NPS-UD legislation removed any discretion for council with respect to the removal of on-site parking. The complementary Transport Plan Change includes some matters to relieve the concerns of Mana Whenua. These include a requirement for accessible parking and additional on-site loading spaces which can be used as pick-up and drop-off points for residents requiring this vehicle access. There are also improvements to private accessways to enhance pedestrian safety.<br><br>To note, a council identified qualifying matter is proposed to be included in the IPI for the Beachlands location. The QM seeks to more strictly manage development in an area where significant transport infrastructure constraints will not be able to be addressed in the next 10 years.<br><br>Beachlands is predominantly a car-reliant coastal settlement positioned on a peninsula with limited |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
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| | | employment opportunities and education and communities services. Although there are ferry and bus options these are limited and infrequent with capacity constraints. There is only one road connection to the wider regional destinations to the west and has limited capacity to accommodate additional traffic. Significant investment would be required to upgrade the road and the surrounding rural roading network. |
| Māori design principles in an intensifying city | Quite early on, some Mana Whenua representatives raised a desire to see Māori design principles being used to integrate mātauranga and tikanga into the design of new buildings. | The requirement for city centre developments to go through the Urban Design Panel is proposed to be retained. It is through this process that the Te Aranga Design Principles (and eventually the *Ngā Iwi Mana Whenua o Tāmaki Makaurau Design Principles*) are applied. |
| Culturally Sensitive Precincts | Māngere Gateway Sub-Precinct E (Ihumātao site) has been raised as being of particular concern to Te Ahiwaru Waiohua. They have sought a low density zoning over that site. | Each precinct has had its own individual assessment. Where these precincts recognise and protect Māori cultural values, those aspects are being treated as Qualifying Matters and those protections are proposed to be retained.<br><br>In the case of Ihumātao, this is Crown owned land. A Kīngitanga led group, Te Roopu Whakahere, are currently considering the future of this site. This group consists of iwi representatives, Crown representatives and a Kīngitanga representative. The future of the site for housing purposes is an option being considered.<br><br>Māngere Gateway Sub-precinct E is also a Special Housing Area (SHA) precinct. In response to legal advice, no SHA precincts are being amended, so the current precinct provisions and zoning are proposed to remain. |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
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| | | |
| Small lots and on site mitigation | Some iwi representatives have raised concern that smaller lots presents less opportunity to undertake on-site mitigation. This is related to concerns about cross-boundary effects and the capacity of infrastructure to manage discharges. | The MDRS does not allow for minimum lot sizes provided a new development can meet the density standards.<br><br>The application of Qualifying Matters will assist in managing significant cross-boundary effects. Beyond this, Council proposes to retain Auckland-wide and overlay controls and is also proposing to retain maximum impervious area controls within the new zones. |
| Non-residential land | Two iwi have an interest in the rezoning of non-residential land in response to Treaty arrangements with the Crown. | According to legal advice, the rezoning of non-residential to residential land is not within the scope of the IPI. |
| Open Space | Open space must be retained as it is important for the health and wellbeing of people in an intensifying city.<br><br>Many scheduled sites of significance are on open space sites and must be protected.<br><br>An ability to access the coast, rivers and other sites to undertake customary activities is important. | Public open space is to be retained and controls put in place to maintain the quality of that space (such as controls to maintain sunlight access). |
| Special Purpose – Māori Purpose Zone | One iwi has expressed concern that the NPS-UD may encourage inappropriate development on privately owned sites within the Māori Purpose Zone.<br><br>Concern raised that intensification next to one MSPZ site would result in reverse sensitivity effects during culturally sensitive activities (such as tangihanga) | The Māori Purpose Zone is not proposed to be amended through the IPI as it is not within walkable catchments or considered to be a relevant residential zone.<br><br>All the existing policies and controls to ensure these areas are sustainably developed and used in accordance with mātauranga and tikanga Māori remain intact. |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
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| | | The site of potential reverse sensitivity is not in an area where the surrounding land will be intensified under the NPS-UD or MDRS. |
| Papakāinga | No concern has been expressed regarding an ability to develop papakāinga under the intensified residential zones.<br><br>A matter was raised about inappropriate development adjacent to papakāinga in the Māori Special Purpose Zone as discussed earlier. | The changes proposed by council staff will not change any of the Māori Land, Treaty Settlement Land or Māori Special Purpose Zone provisions. Papakāinga on these sites therefore remain enabled in a manner which allows flexibility for iwi/hapū to develop the housing in accordance with their tīkanga.<br><br>In general residential zones in the urban environment, engagement with Mana Whenua and Matawaaka, and council's Māori housing team has not identified the existing residential standards are an issue. The proposed zones under the NPS-UD and MDRS are more permissive in enabling density and height than they are currently, something that provides greater design flexibility for communal types of housing.<br><br>The proposed zones contain an option of Integrated Residential Development and Marae developments. |
| Accidential Discovery Rule | Some iwi representatives have rised concerns that the existing accidential discovery rules contained in various sections of the Unitary Plan will not effectively manage discoveries in the face of widespread intensification and development. | This rule is both a regional and district rule. It operates at the interface of both the Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga Act 2014.<br><br>Efficiency and effectiveness monitoring is being undertaken on the performance of this rule in advance of the development of the next Unitary Plan. The rule does not directly implement or suppress intensification and is more appropriately addressed as a separate plan change or as part of the next proposed Unitary Plan. |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
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| | | |
| Special Character | This has been of passing interest to Mana Whenua representatives although some feedback received was positive of enabling more housing in some special character areas closer to the city centre. | In response to the NPS-UD and MDRS, council staff have undertaken site-specific analyses of all properties in the Special Character Areas Overlay – both in Business and Residential zones. Individual site data was compiled and analysed to arrive at an area-based recommendation for each overlay area. Recommendations are detailed in a findings report for each overlay area.<br><br>For special character residential, the recommendation was reached based on a numeric threshold. Within walkable catchments, areas needed to have at least 75% of properties strongly contributing to the character qualities of the area. Outside of walkable catchments, the threshold was 66% of properties strongly contributing. Where areas do not meet the threshold as a whole, smaller sub-areas may be identified. For special character business, the recommendation was reached based on a qualitative threshold. Individual properties were assessed and found to be character-defining, character supporting, neutral or detracting. An area-based determination of value was made based on the overall quality of the character of each area.<br><br>The findings, which are based on special character values only, show that the majority (around 75%) of special character has retained its value, and has been proposed to be identified as a qualifying matter. There are some changes proposed to the extents of areas where they have been found to no longer have sufficient special character values. Some of the areas where the overlay is proposed to be retained include: Grey Lynn, Ponsonby, Devonport, Manurewa and Ōtāhuhu. These areas have retained their |

| Topic | He kōrero me ngā whakaaro o Mana Whenua<br>The discussion and thoughts of Mana Whenua | He whakautu<br>The response |
|---|---|---|
| | | special character quality. Some of the areas where the extent of the overlay is proposed to be reduced include: Remuera, Birkenhead, Ellerslie Town Centre, Ōrakei and Papatoetoe. The character quality of these areas has eroded over time. |

*Table 1: Iwi Authority Advice and IPI Responses*

### 1.5. Mataawaka Overview

31. The council team, in consultation with Council's Māori Outcomes directorate, Ngā Mātārae, developed a targeted engagement approach for Mataawaka.

32. One area of potential risk identified was the extent to which intensification on the boundaries of marae and other culturally important centres may affect their ability to be used for customary practices.

33. Eight mataawaka and taurahere marae were identified that may be affected by residential intensification on their boundaries.

34. Using the relationships and contacts of a Ngā Mātārae Kaitohutohu Marae / Marae Advisor, the council team made contact with all of these marae representatives. Individual hui were held with those representatives who sought further discussion and information. No widespread potential issue justifying a policy response was identified.

35. In addition, the team met with co-chair of Te Kotahi ā Tāmaki Marae Collective. This collective has 26 formal member marae and outreach to over 70 in the wider region. They have supported the educating and raising awareness across marae by providing communications and advisory support to their marae whanau via Facebook and communications.

36. The Waipareria Trust and Manukau Urban Māori Authority (MUMA) were approached by the council team for their perspectives representing Mataawaka more generally within the region.

37. While no response was received from the Waipareria Trust, discussions were held with the CEO of MUMA. MUMA works closely with the Waipareria Trust on housing issues.

38. Concerns raised reflect those of Mana Whenua regarding the provision of open space and appropriate facilities in an intensifying environment, and how effective the NPS-UD would be in creating quality higher density developments.

39. Similar to the views of iwi mana whenua, the provision of papakāinga in the Auckland urban area is not seen as an issue as Māori don't own residential land of a suitable size and ownership structure (i.e. collective ownership) to consider developing papakāinga.

Affected sites
Height Variation Control
Amended Height Variation Control
Community
Mataawaka
Mana Whenua
Māori Heritage Alert Layer - MCHP
Landscape
Site
Treaty settlement alert layer
Commercial redress land
Cultural redress land
Land subject to RFR
Archaeology
Heritage Area
Mana Whenua Site
Maritime
Structure
HeritageBotanicPoint
Heritage Botanic Line
Archaeology
Heritage Area
Mana Whenua Site
Maritime
Structure
Heritage Botanic Extent
Archaeology
Heritage Area
Mana Whenua Site
Maritime
Structure
Historic Area
Historic Place Category 1
Historic Place Category 2
Wahi Tapu
Wahi Tapu Area
Wahi Tupuna/Tipuna
Heritage New Zealand Covenants
NZAA ArchSite Archaeological Sites
NZAA ArchSite Archaeological Areas
Ambury Walls
Priority Coastal Areas For Survey
Historic Tracks And Tramlines in the Waitakeres
Archaeological Surveyed
Incomplete Archaeological Surveyed
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Zones
Residential - Large Lot Zone
Residential - Rural and Coastal Settlement Zone
Residential - Single House Zone
Residential - Mixed Housing Suburban Zone
Residential - Mixed Housing Urban Zone
Residential -Terrace Housing and Apartment Buildings Zone
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Coastal - Marina Zone [rcp/dp]
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Coastal - Defence Zone [rcp]
Coastal - Coastal Transition Zone
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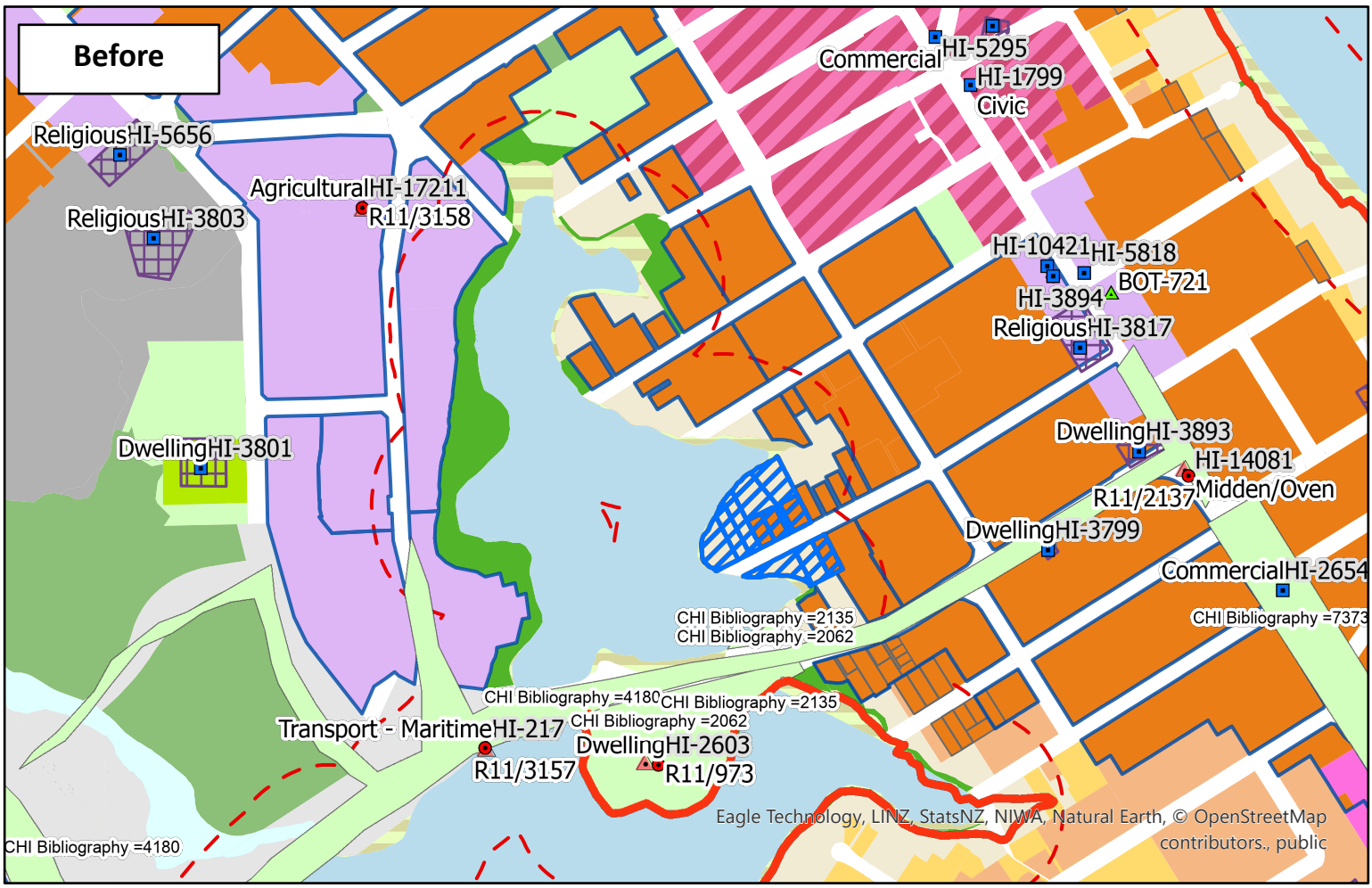
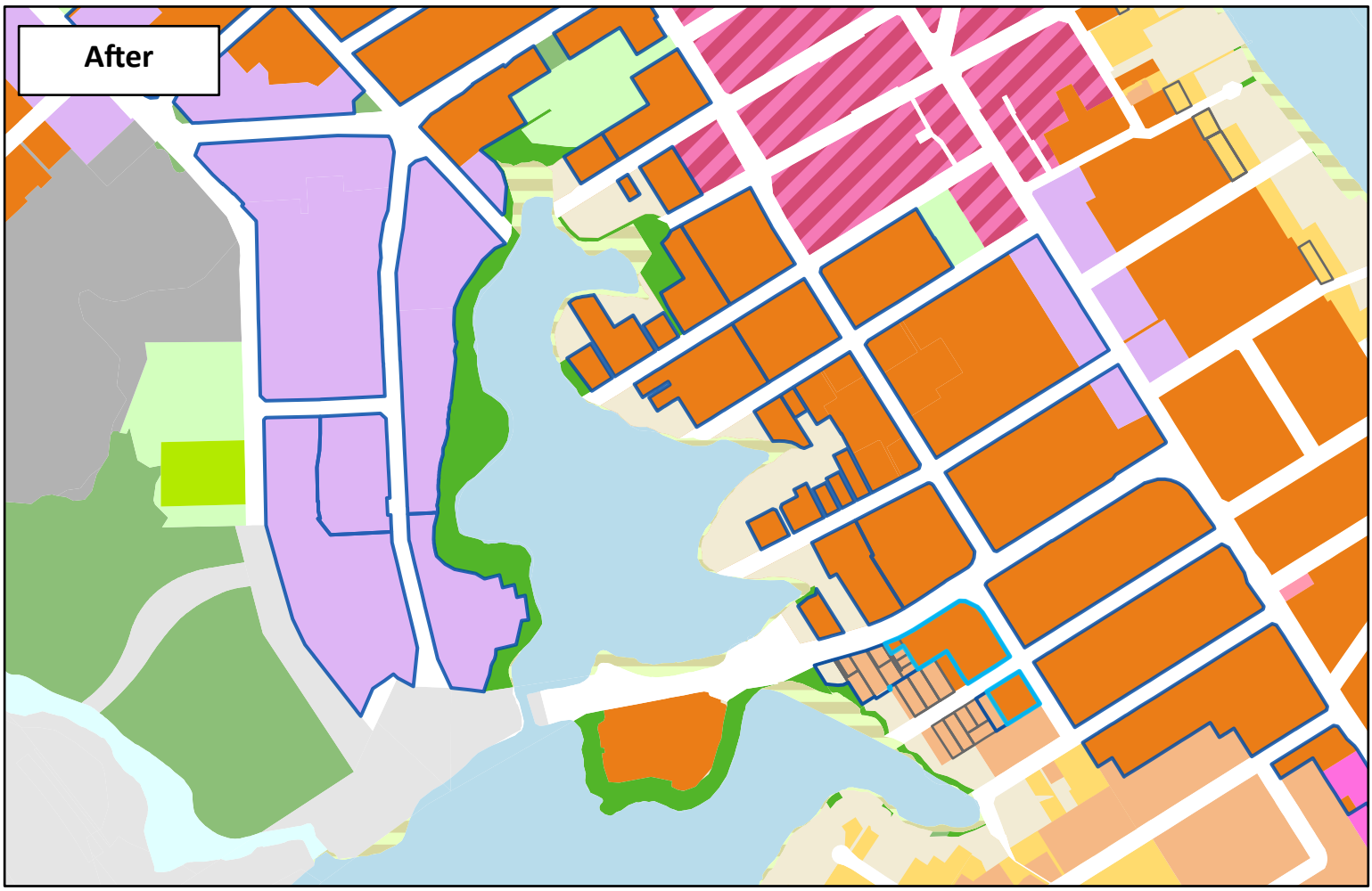
Hauraki Gulf Islands
Road [i]




N

0 70 140 280 m

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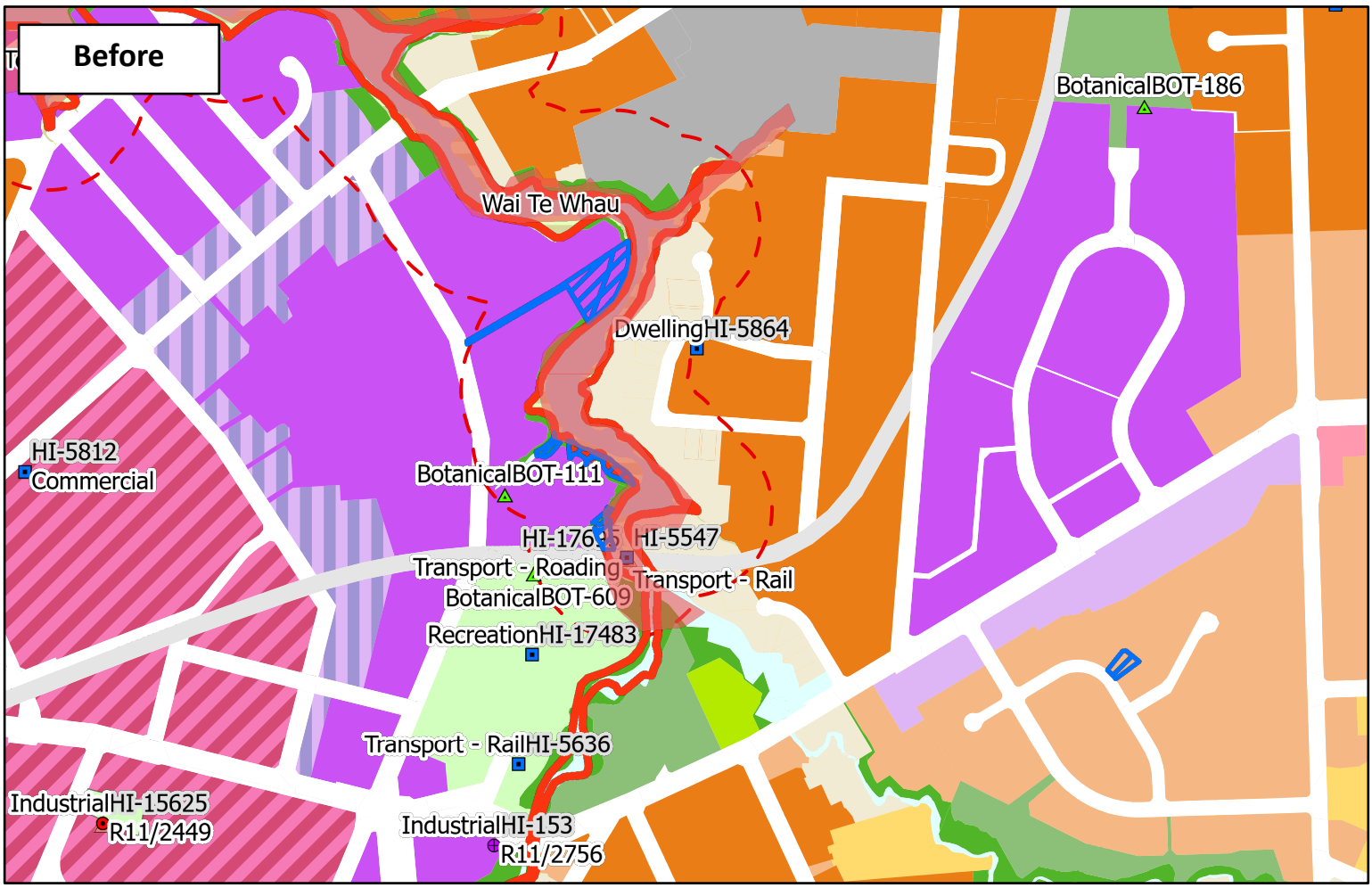
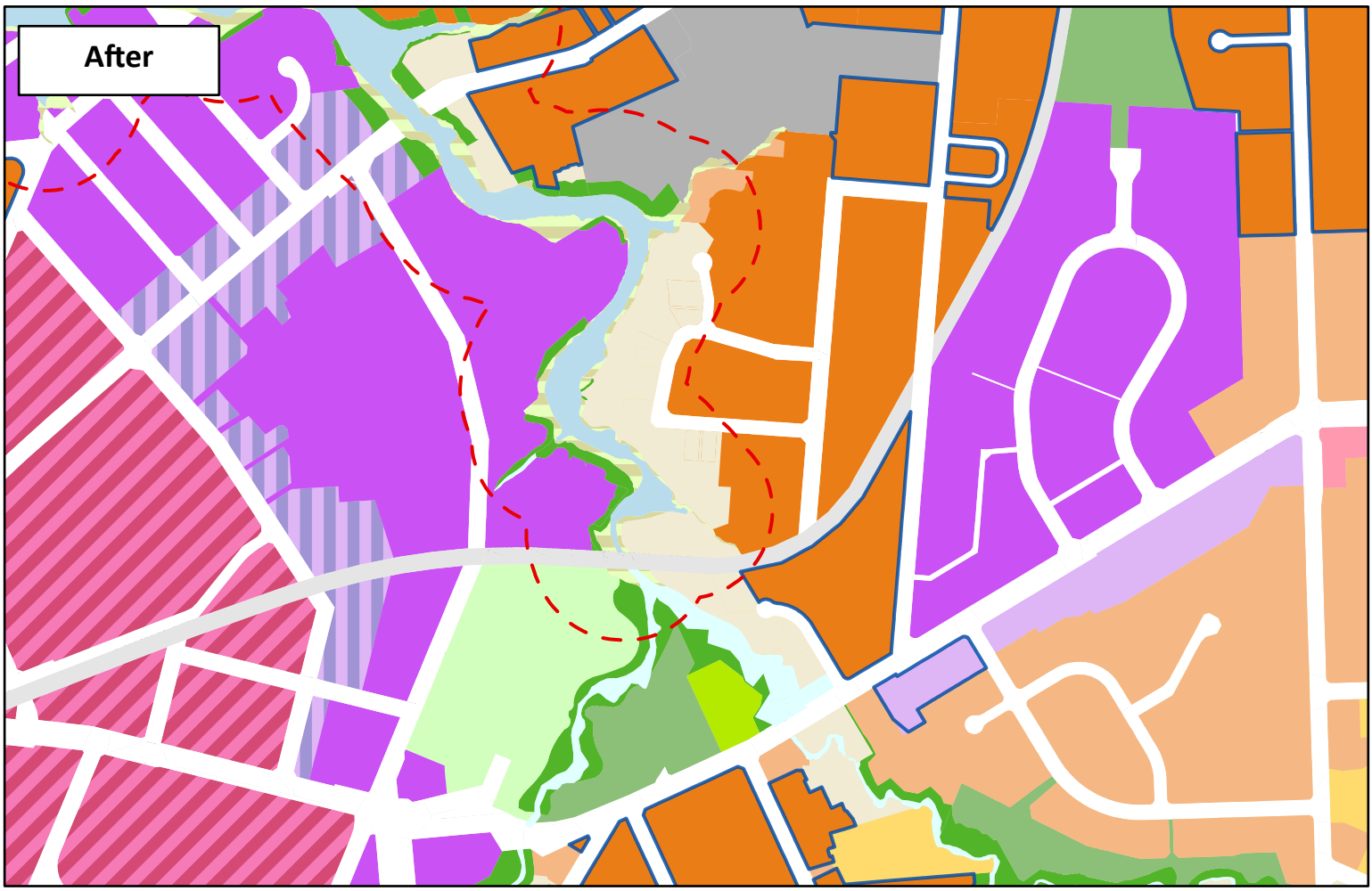
# Before and After Akoranga

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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# Before and After Avondale

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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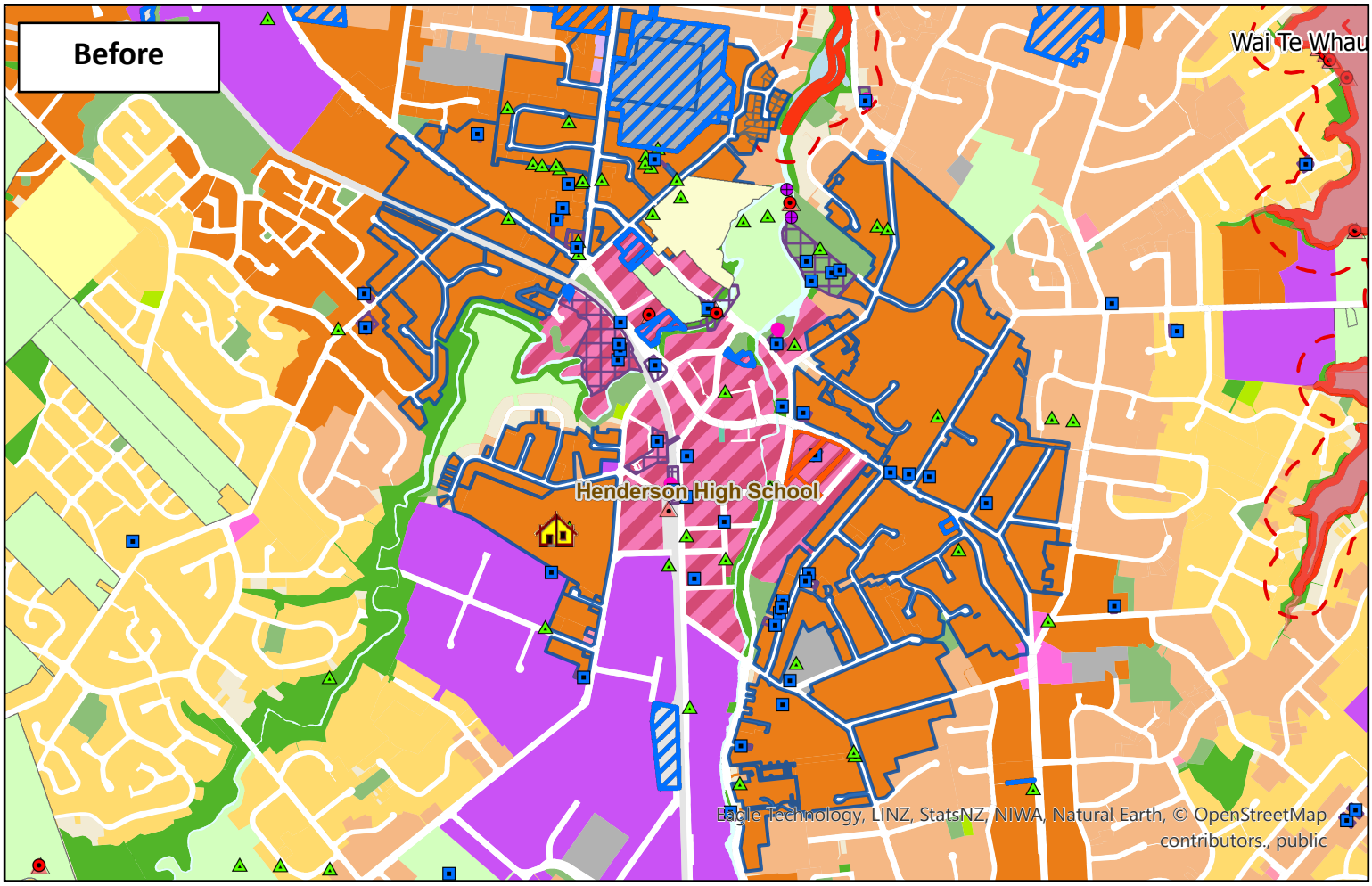


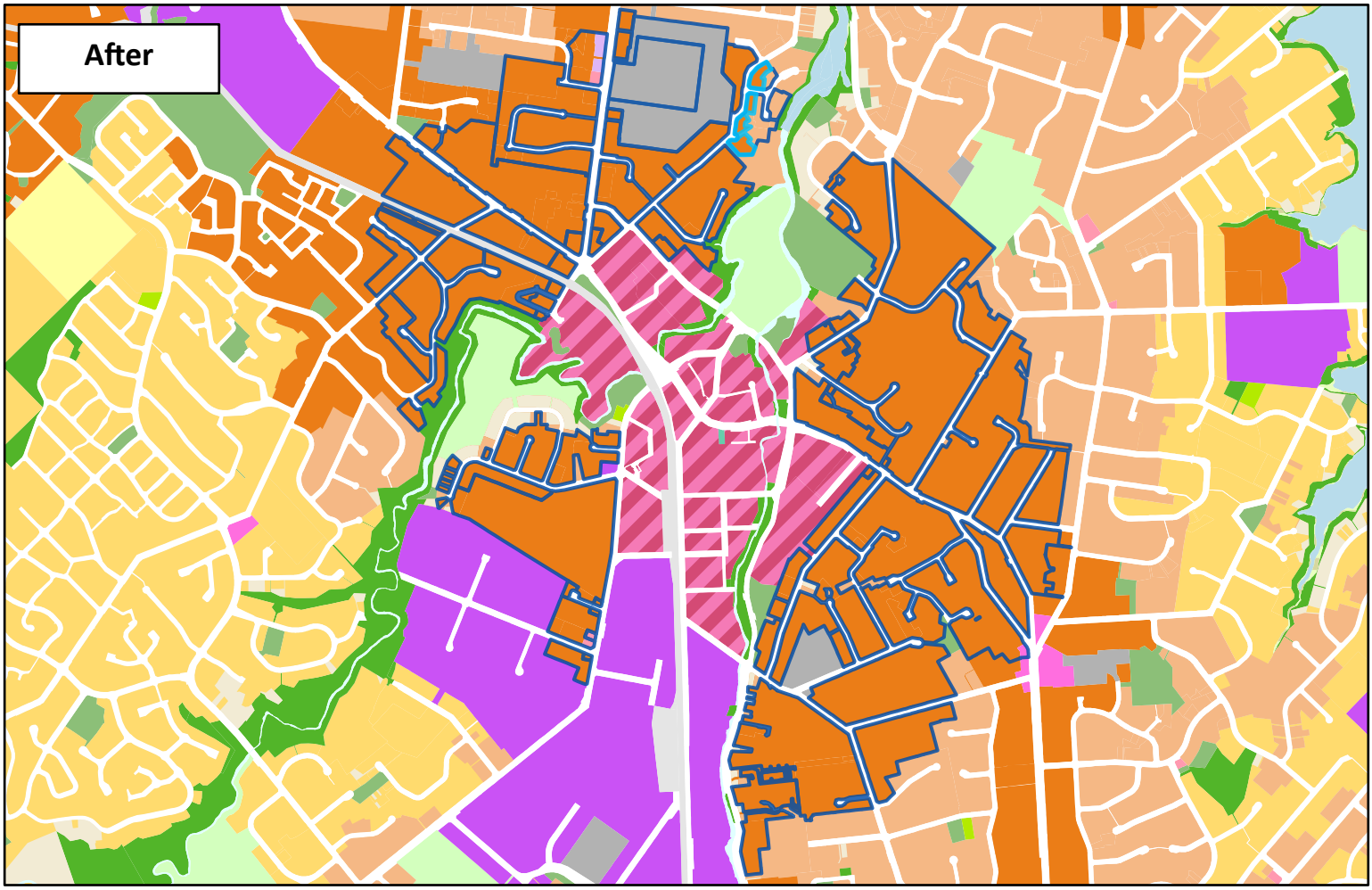


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0 200 400 800 m

# Before and After Henderson

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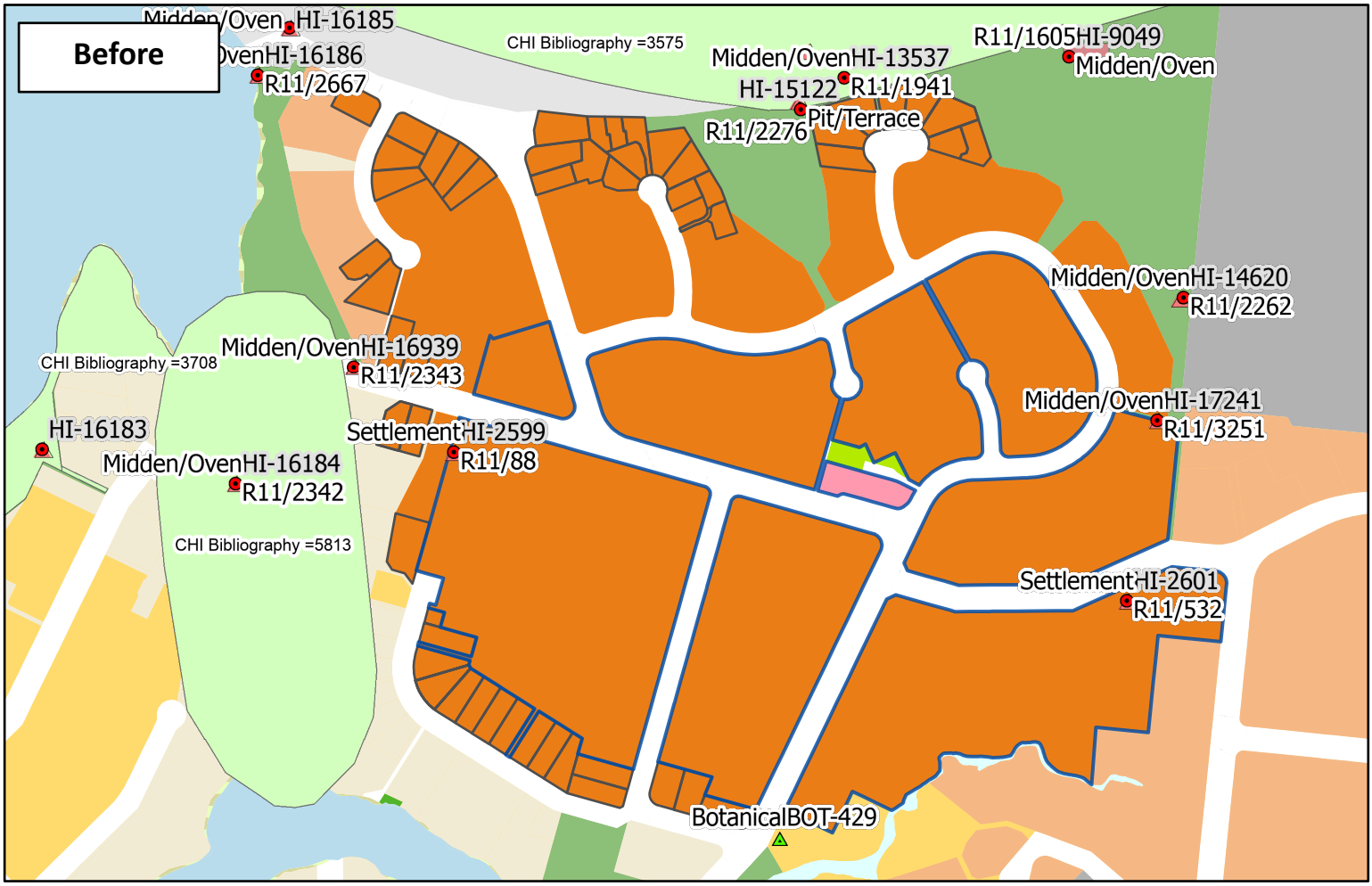
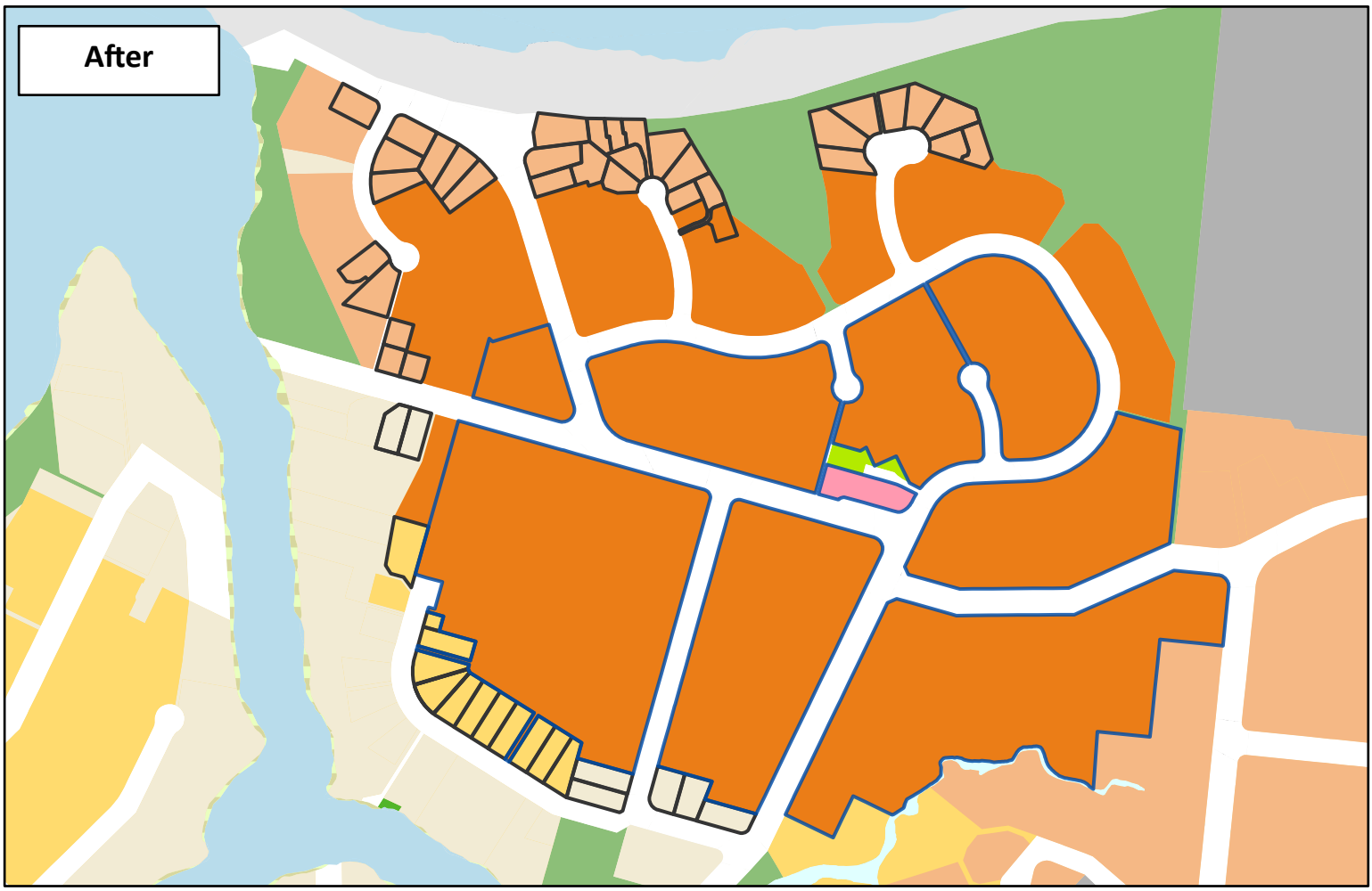
Auckland Council
Te Kaunihera o Tāmaki Makaurau

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0 45 90 180 m

# Before and After Meadowbank

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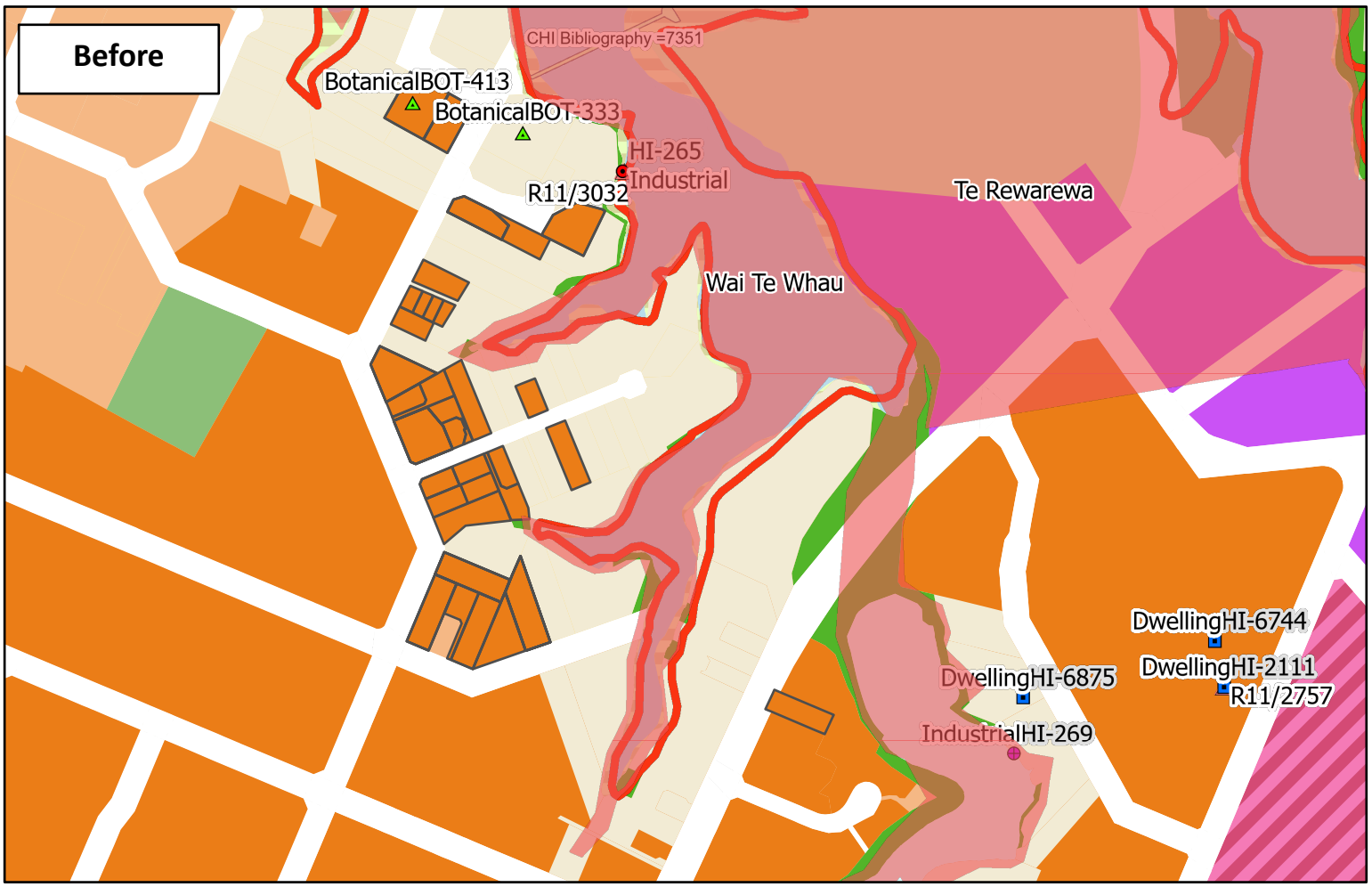
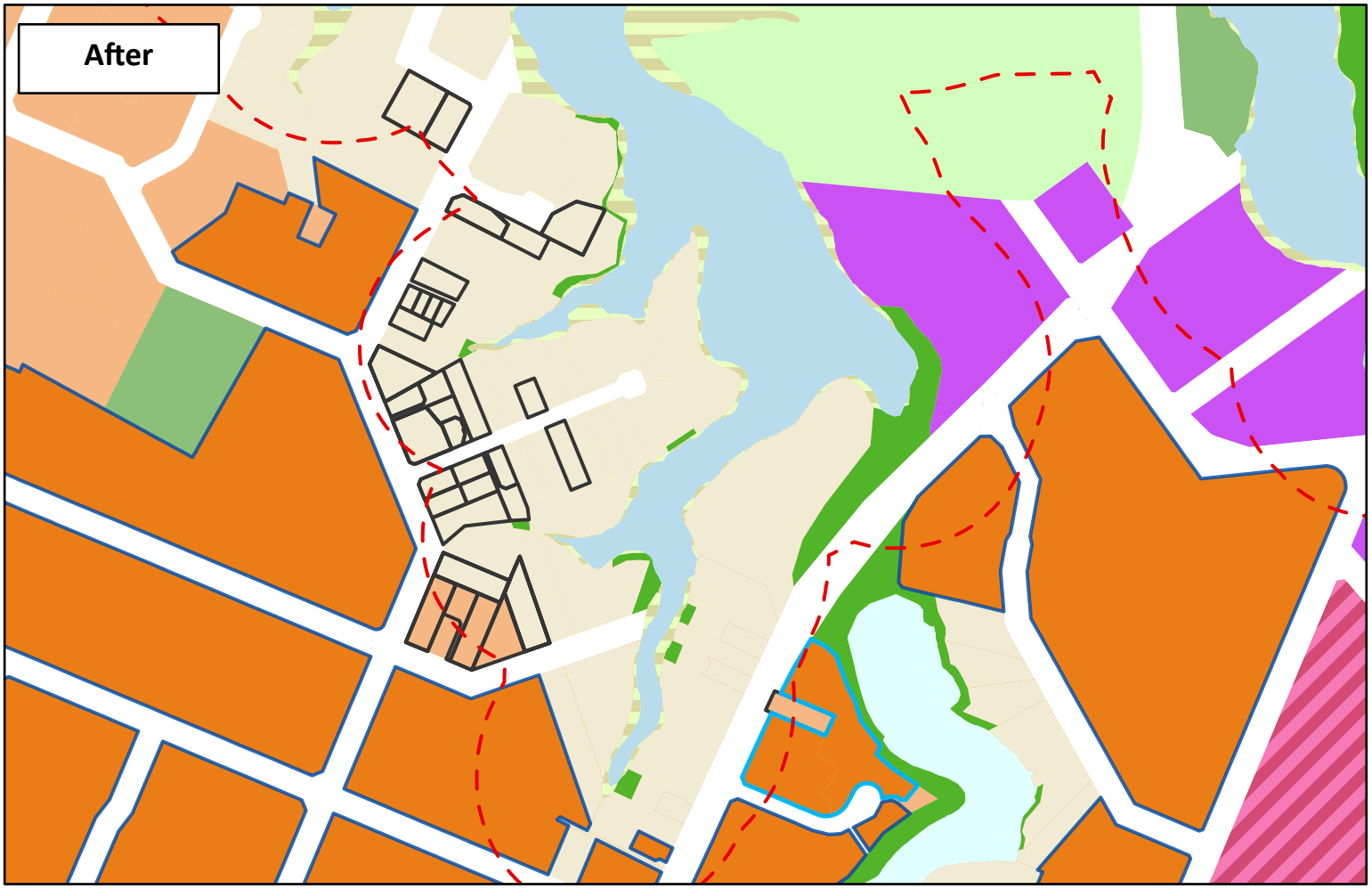
Te Kaunihera o Tāmaki Makaurau

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0 45 90 180 m

# Before and After

## New Lynn

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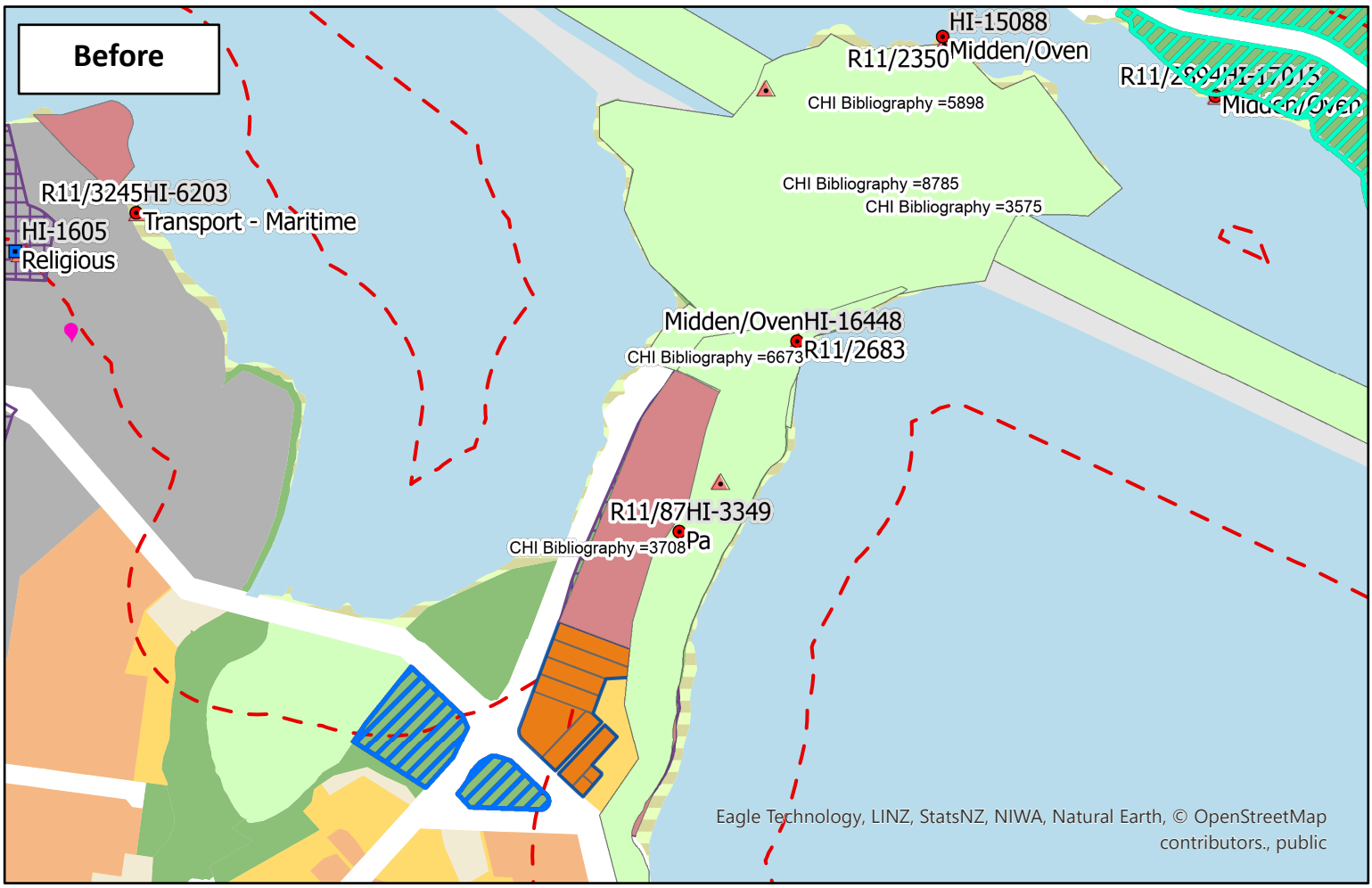
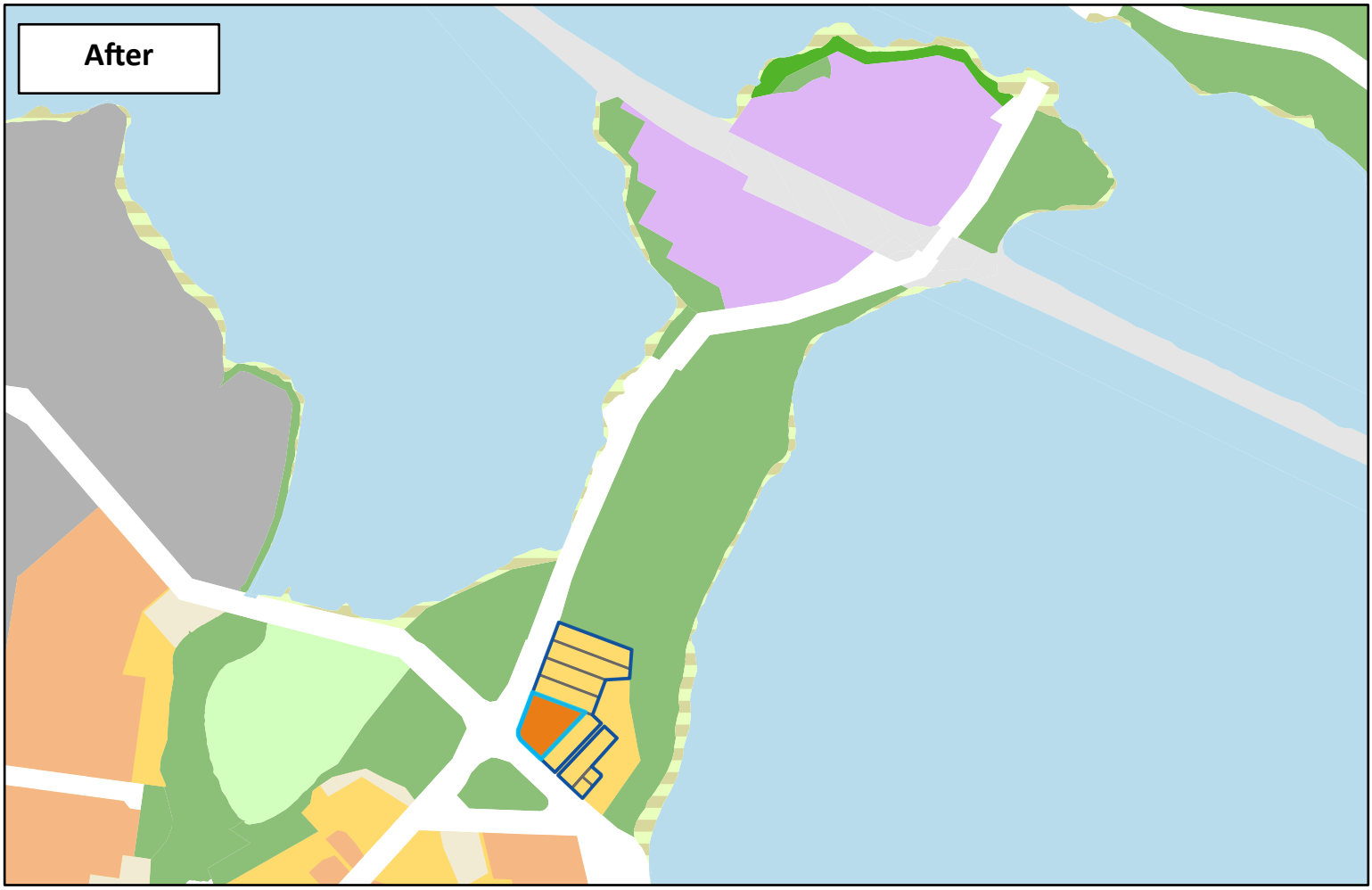
Te Kaunihera o Tāmaki Makaurau

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# Before and After Orakei

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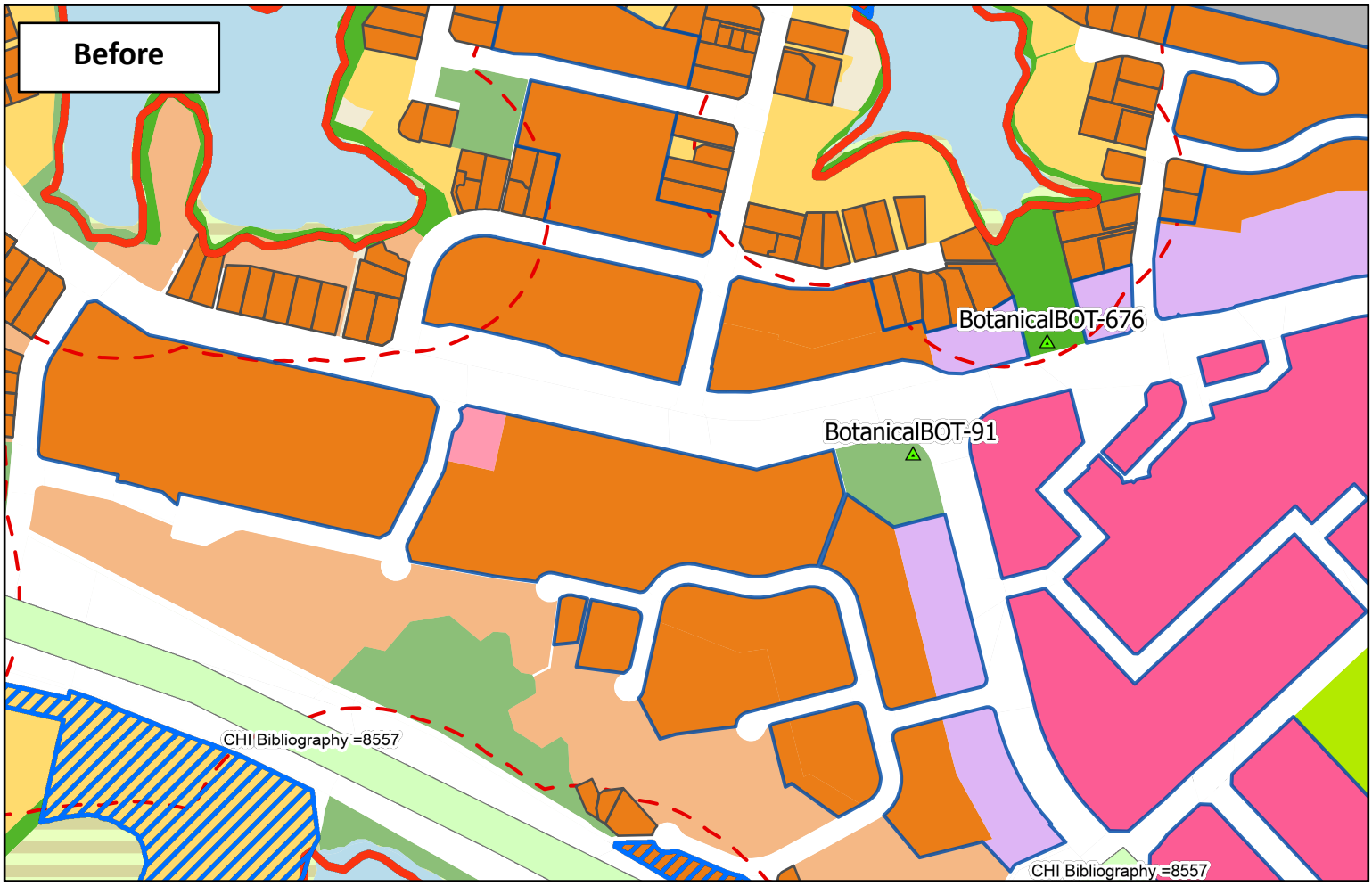
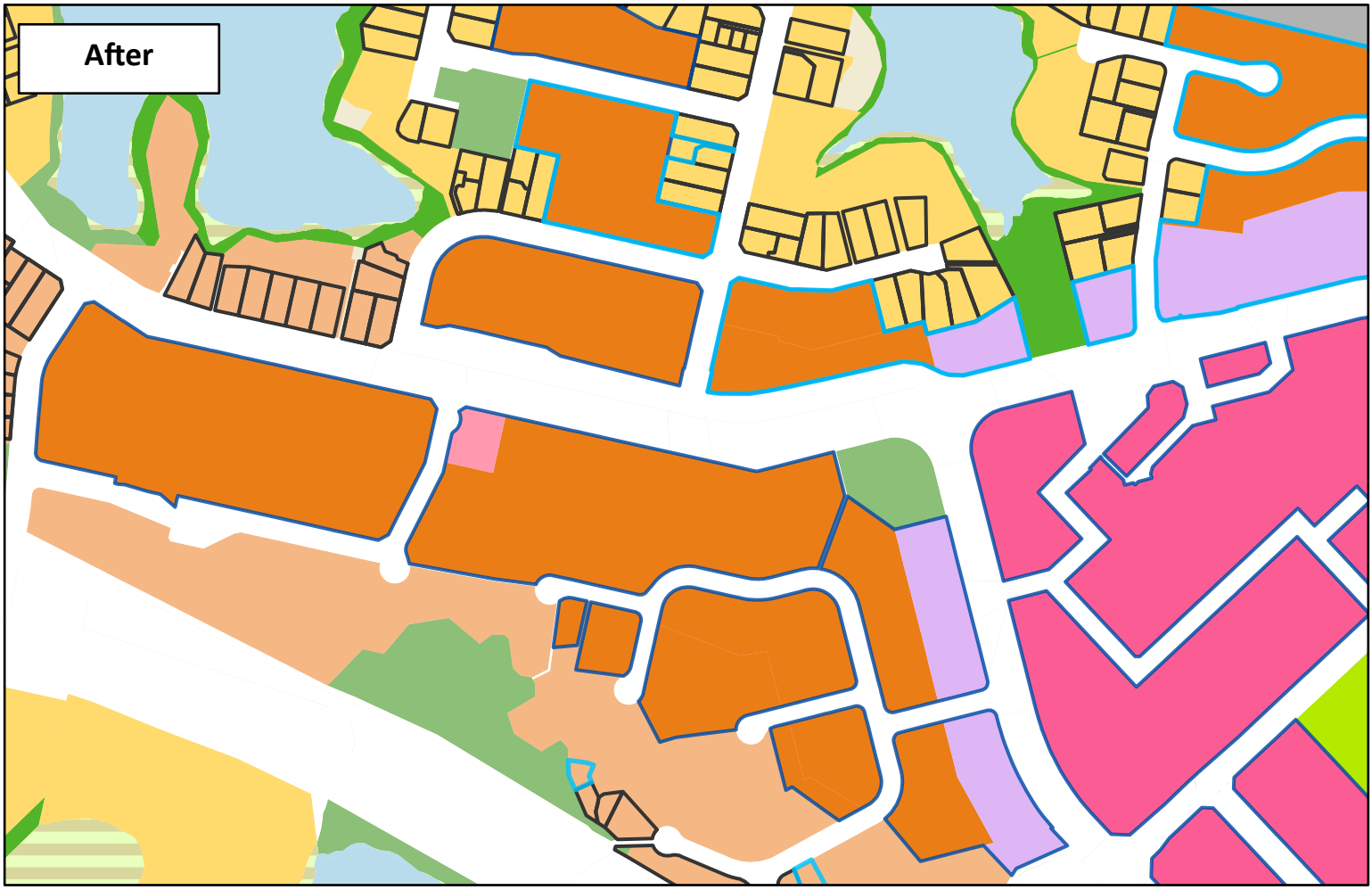
Te Kaunihera o Tāmaki Makaurau




N

0 45 90 180 m

# Before and After Pakuranga

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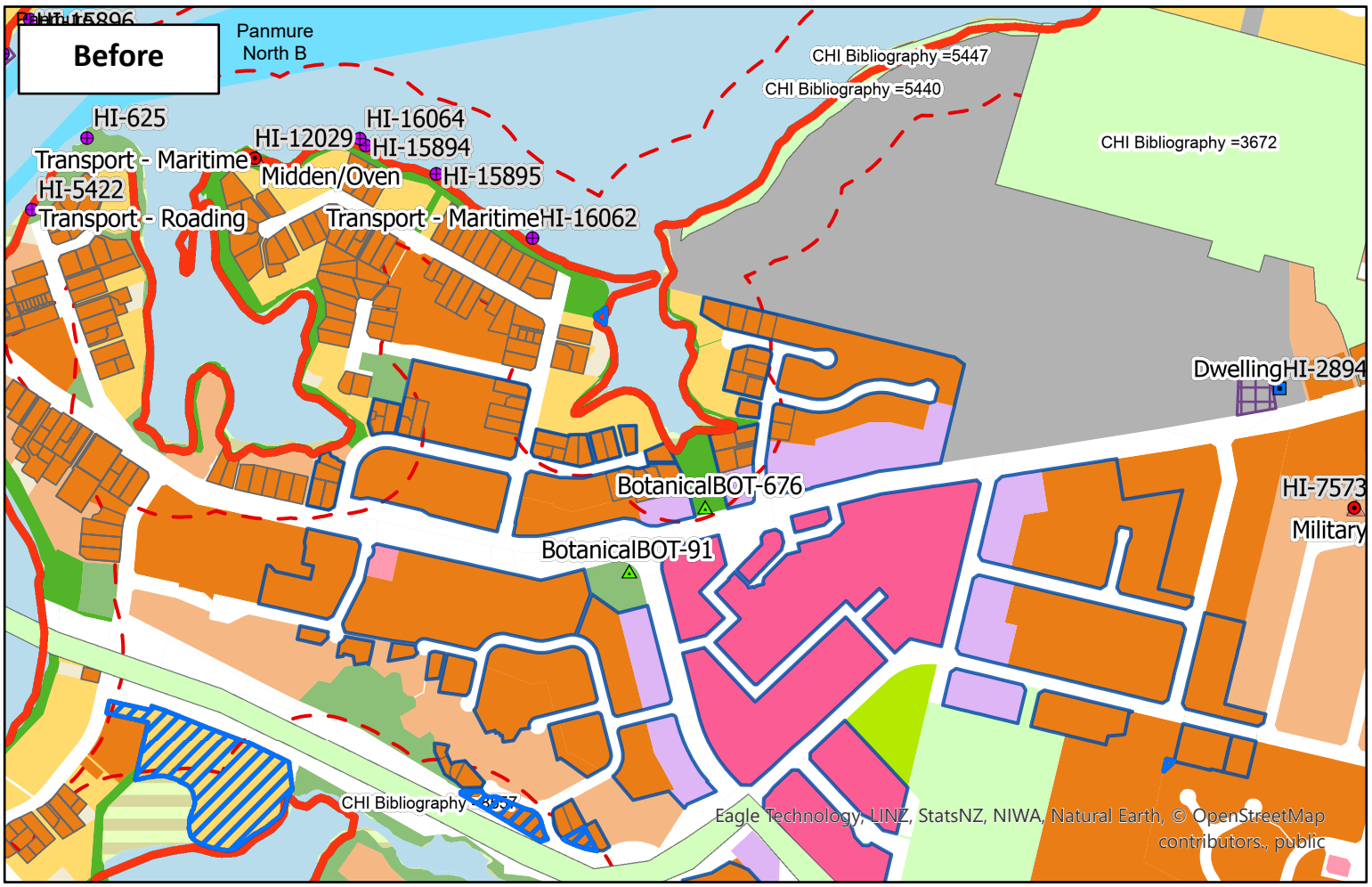
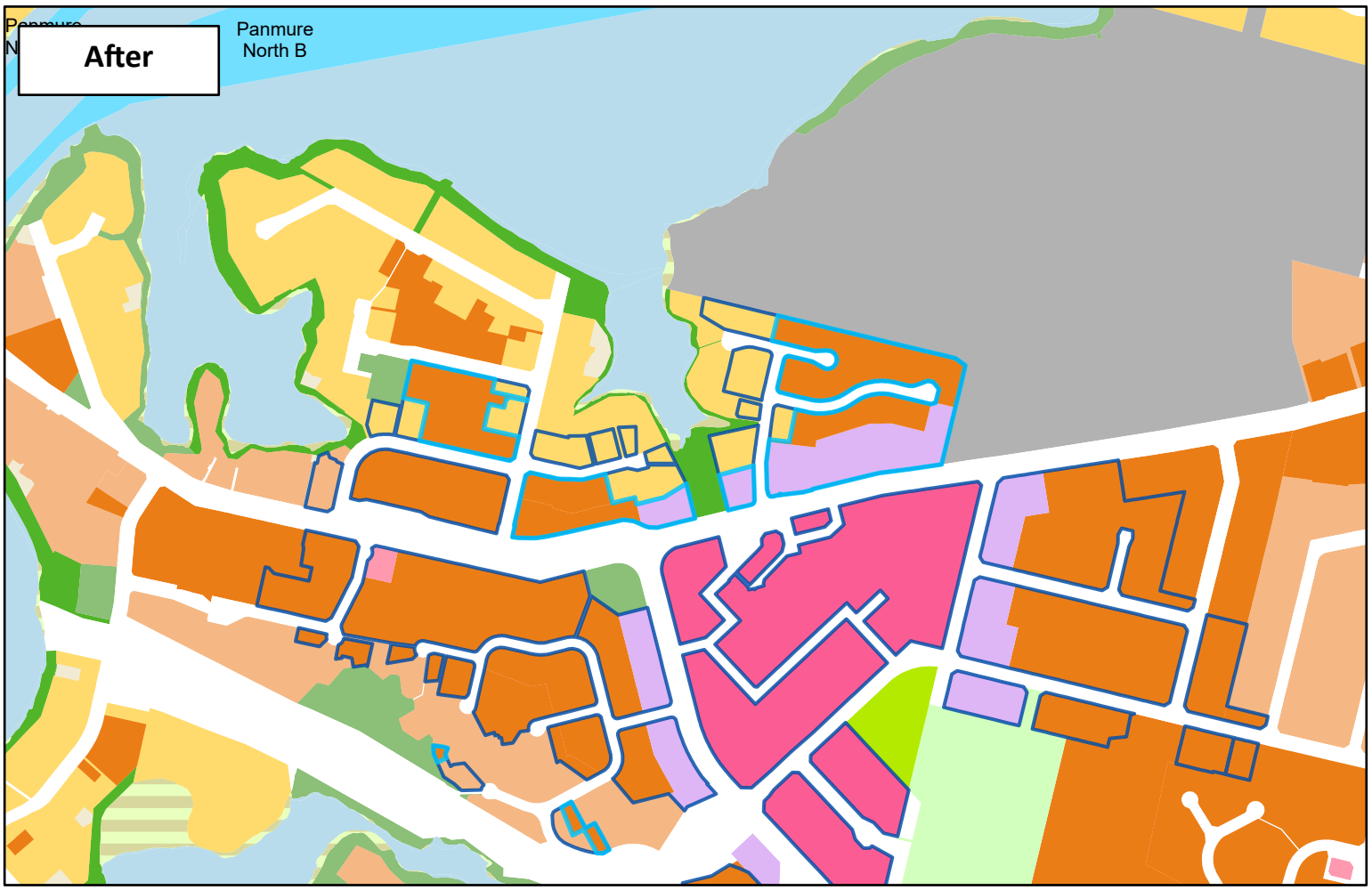
Auckland Council
Te Kaunihera o Tāmaki Makaurau

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0 80 160 320 m

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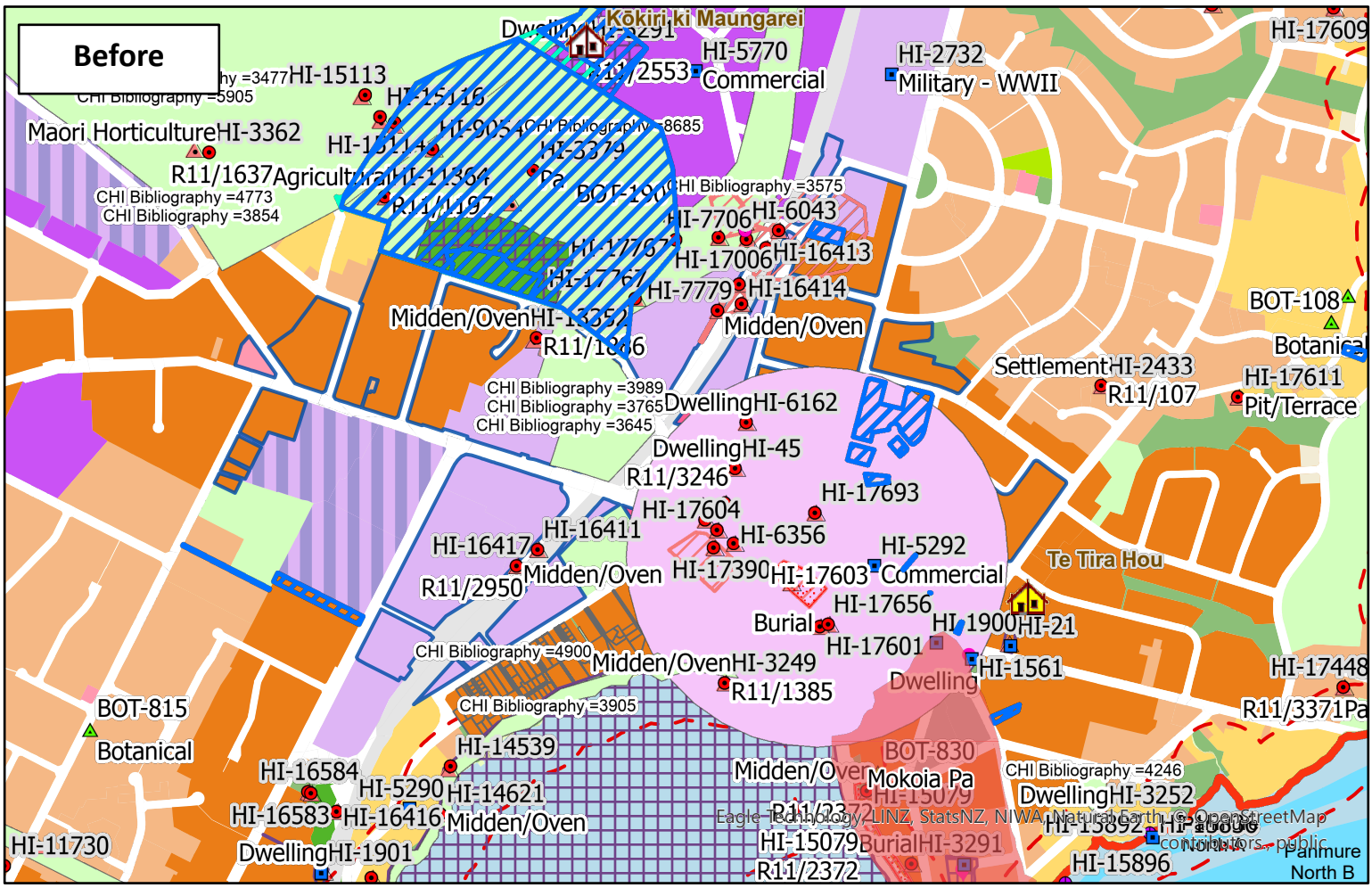
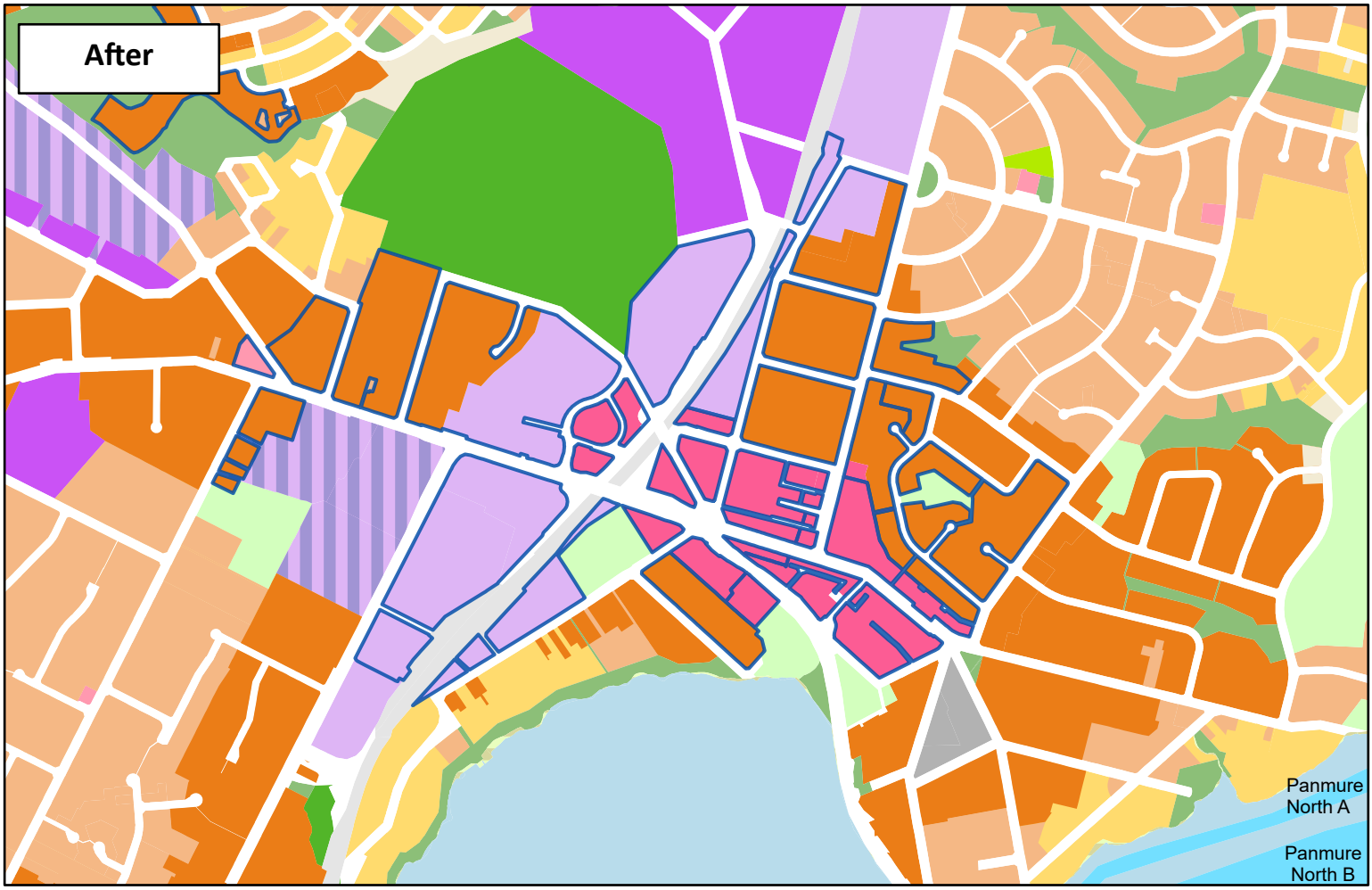
# Before and After Pakuranga

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 125 250 500 m

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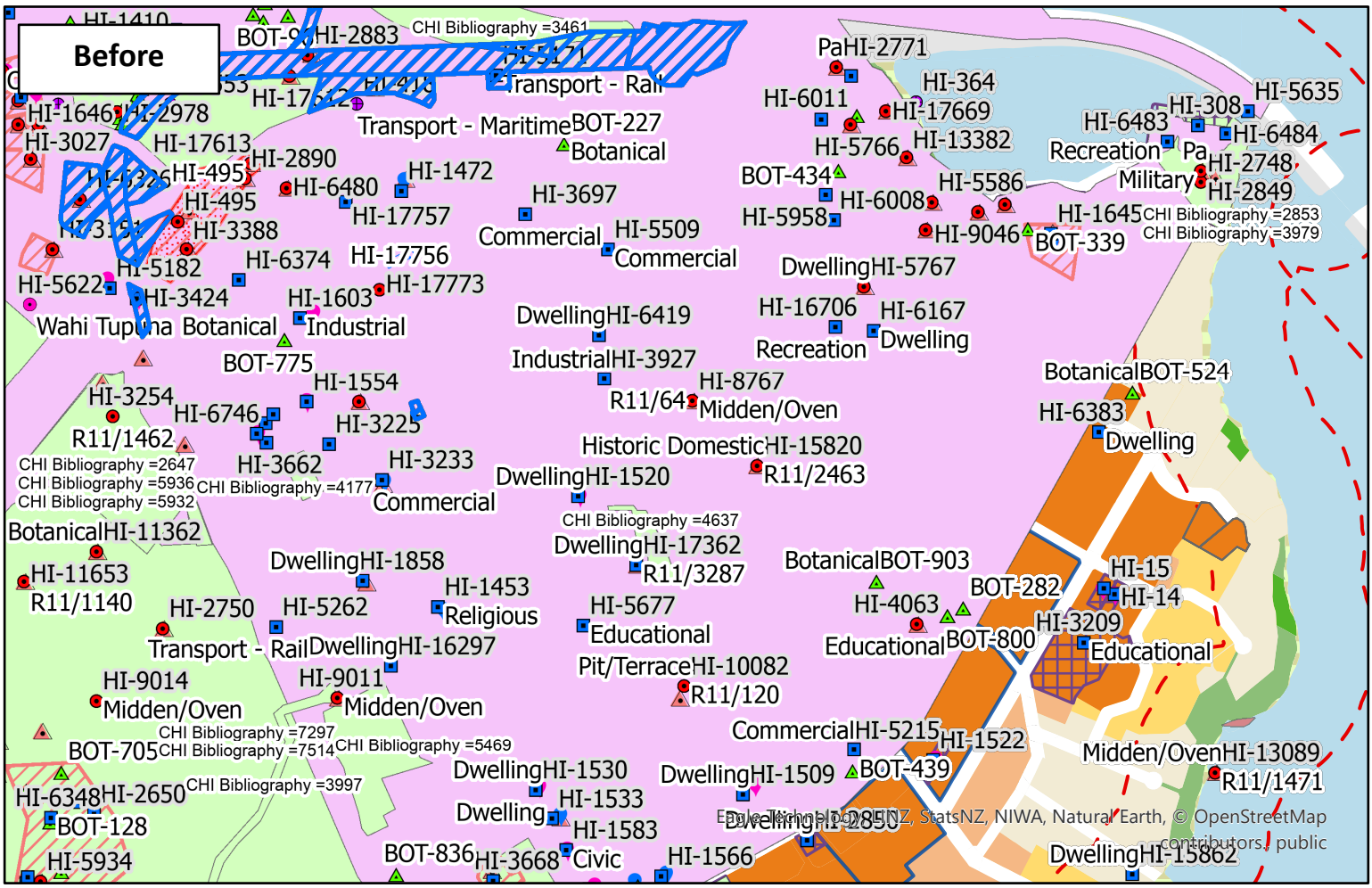
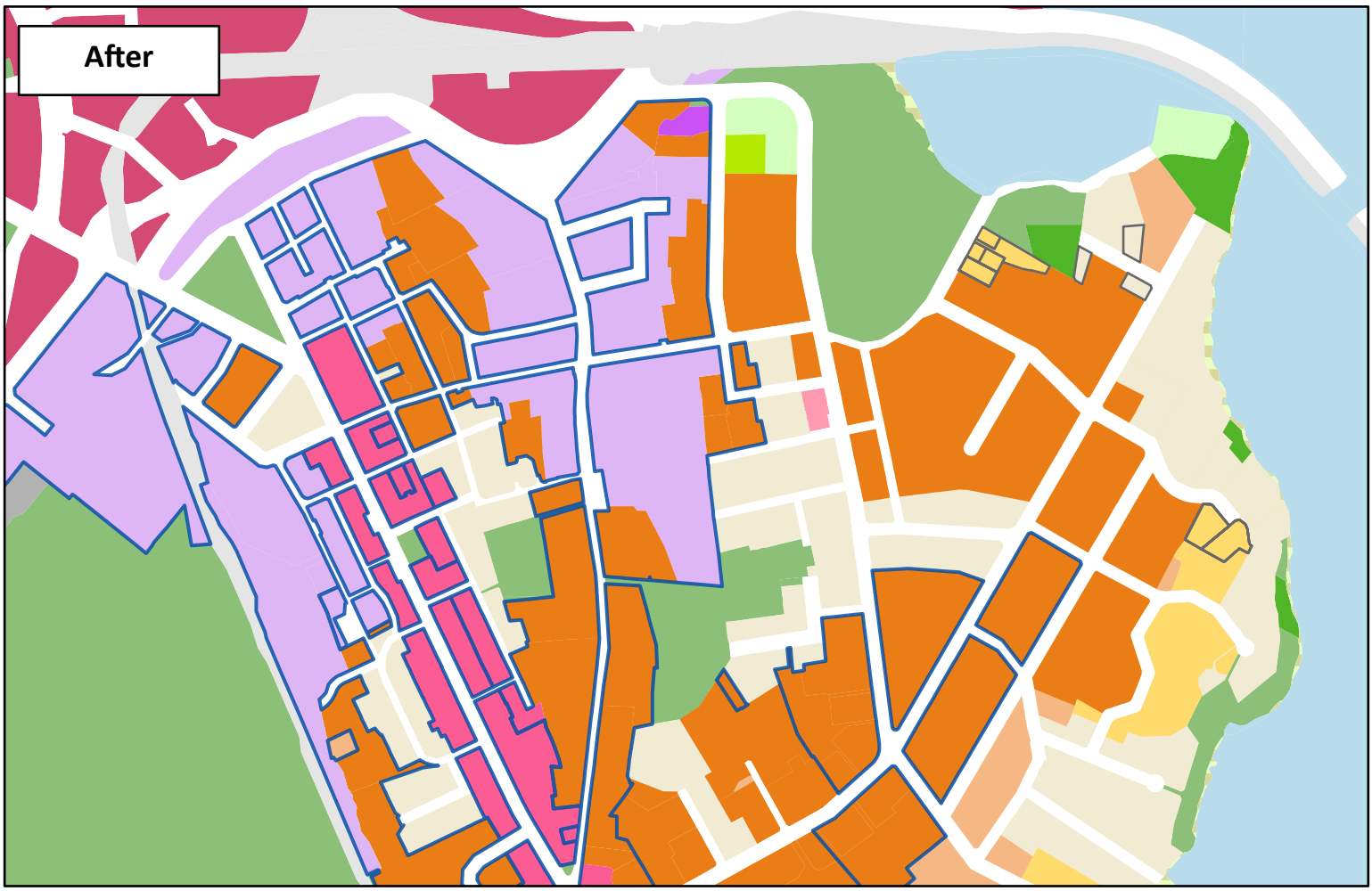
# Before and After Panmure

Plan Change 120: Housing Intensification and Resource Consent Section 32

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 80 160 320 m

# Before and After Parnell

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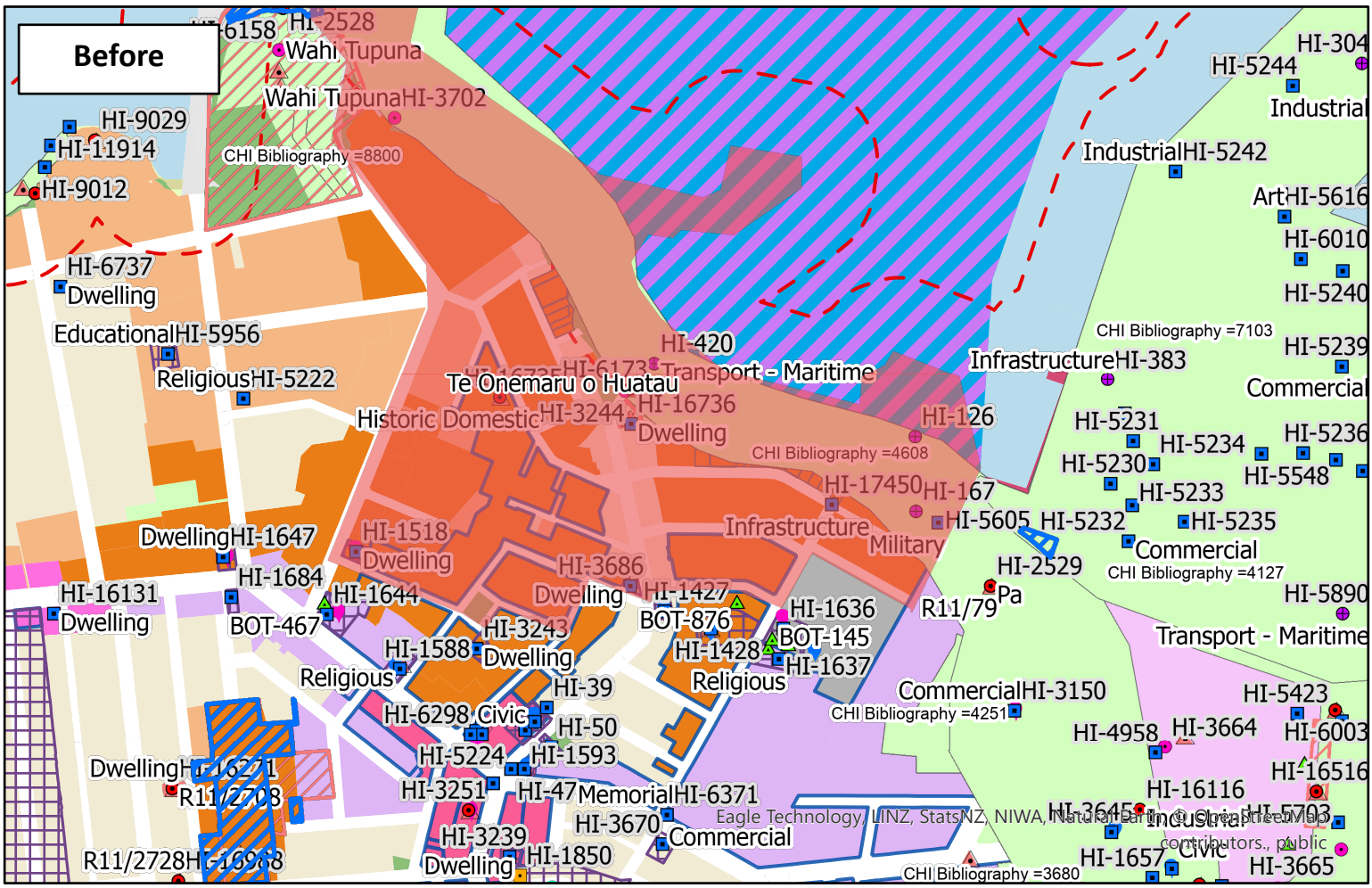


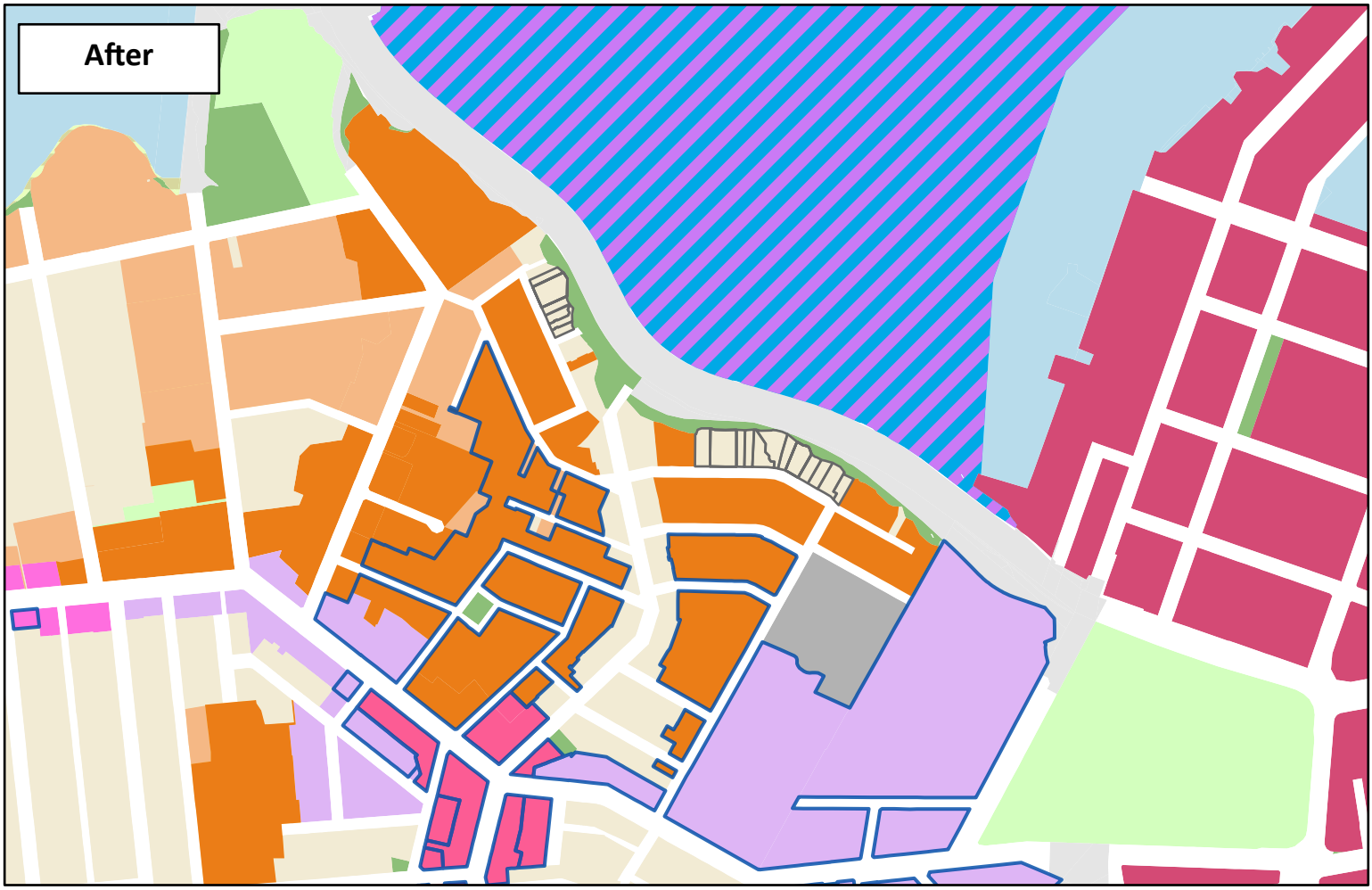


N

0 80 160 320 m

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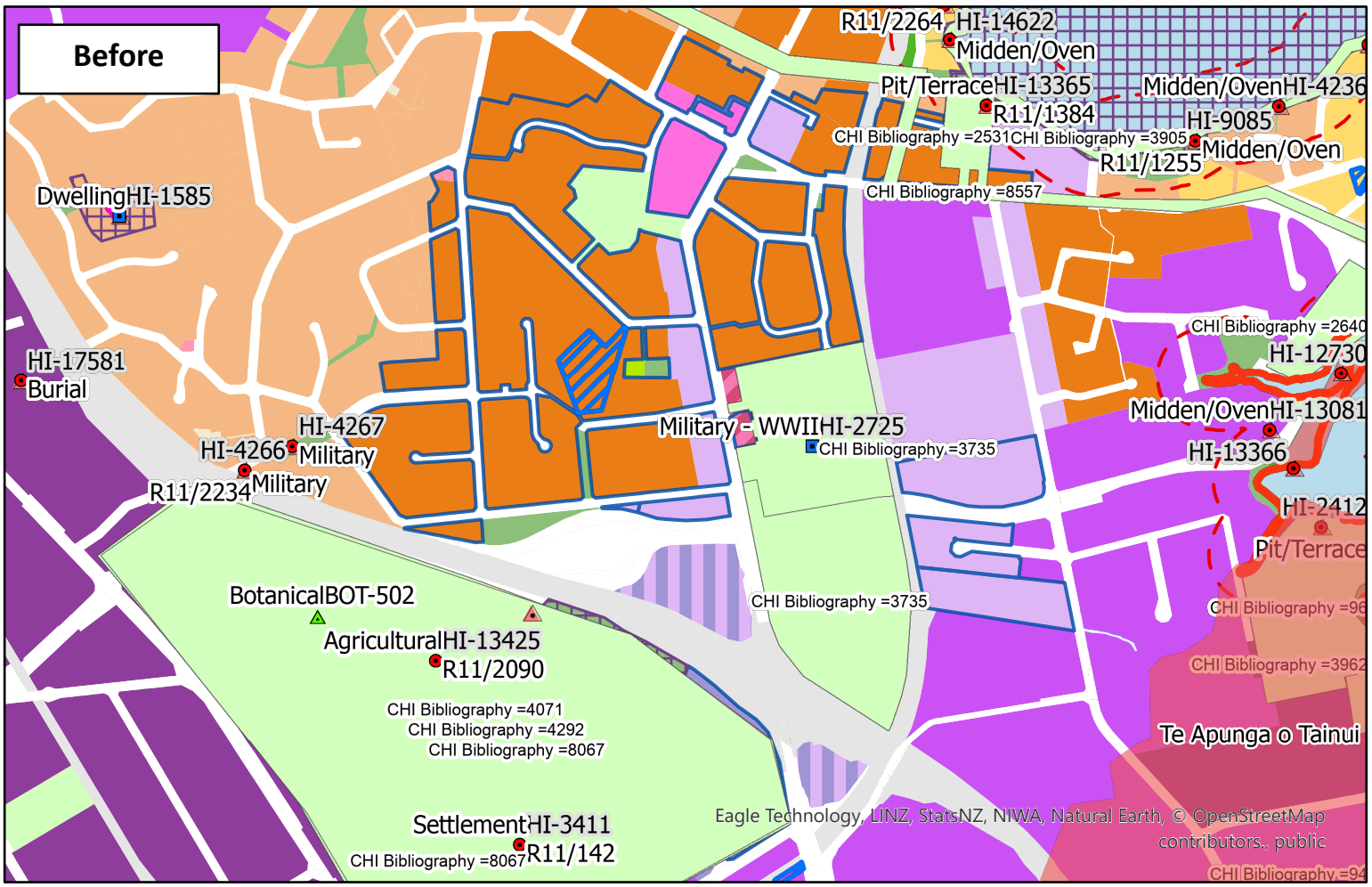
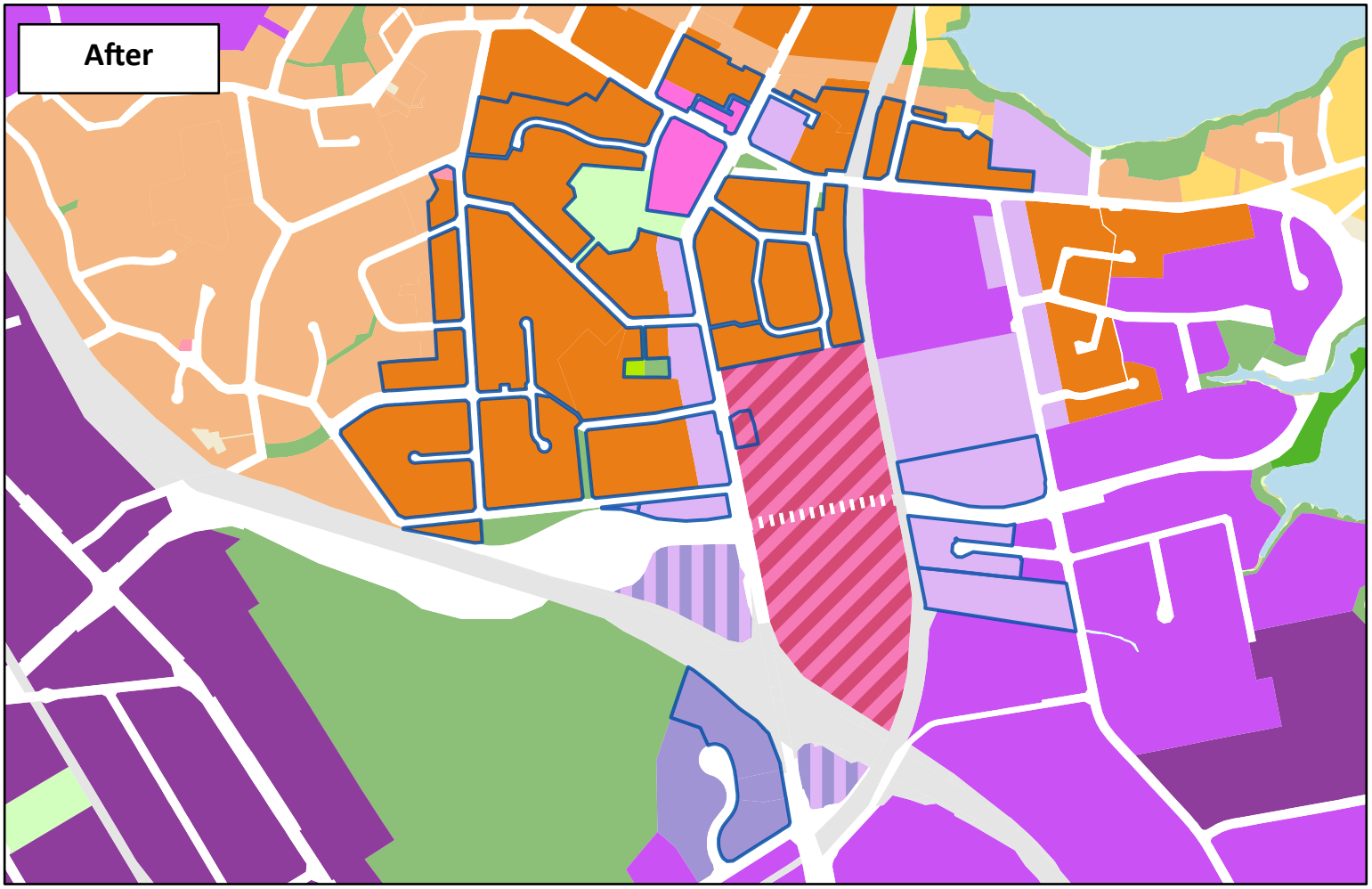
# Before and After Saint Marys Bay

Plan Change 120: Housing Intensification and Precinct Provisions

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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0 125 250 500 m

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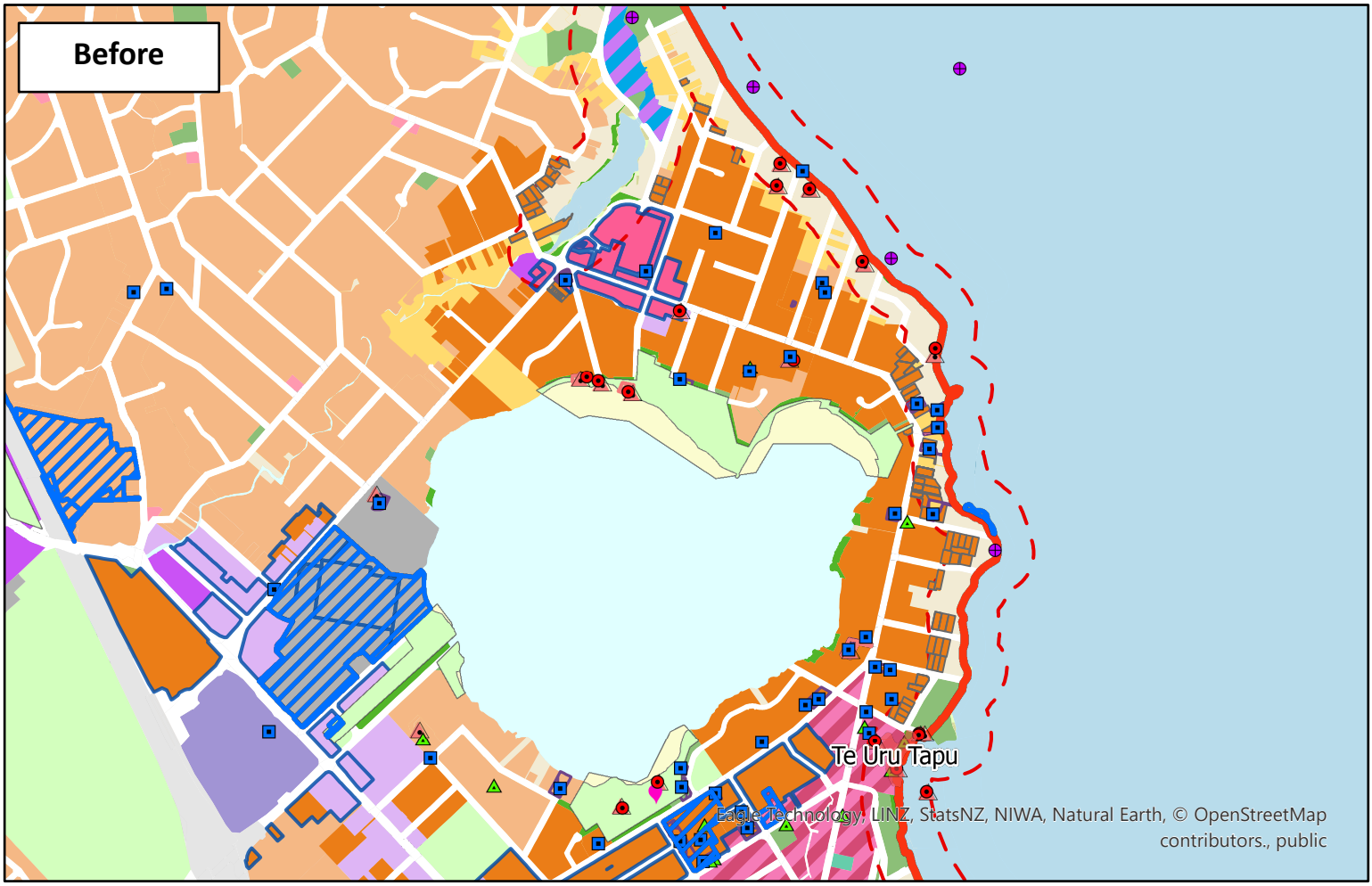
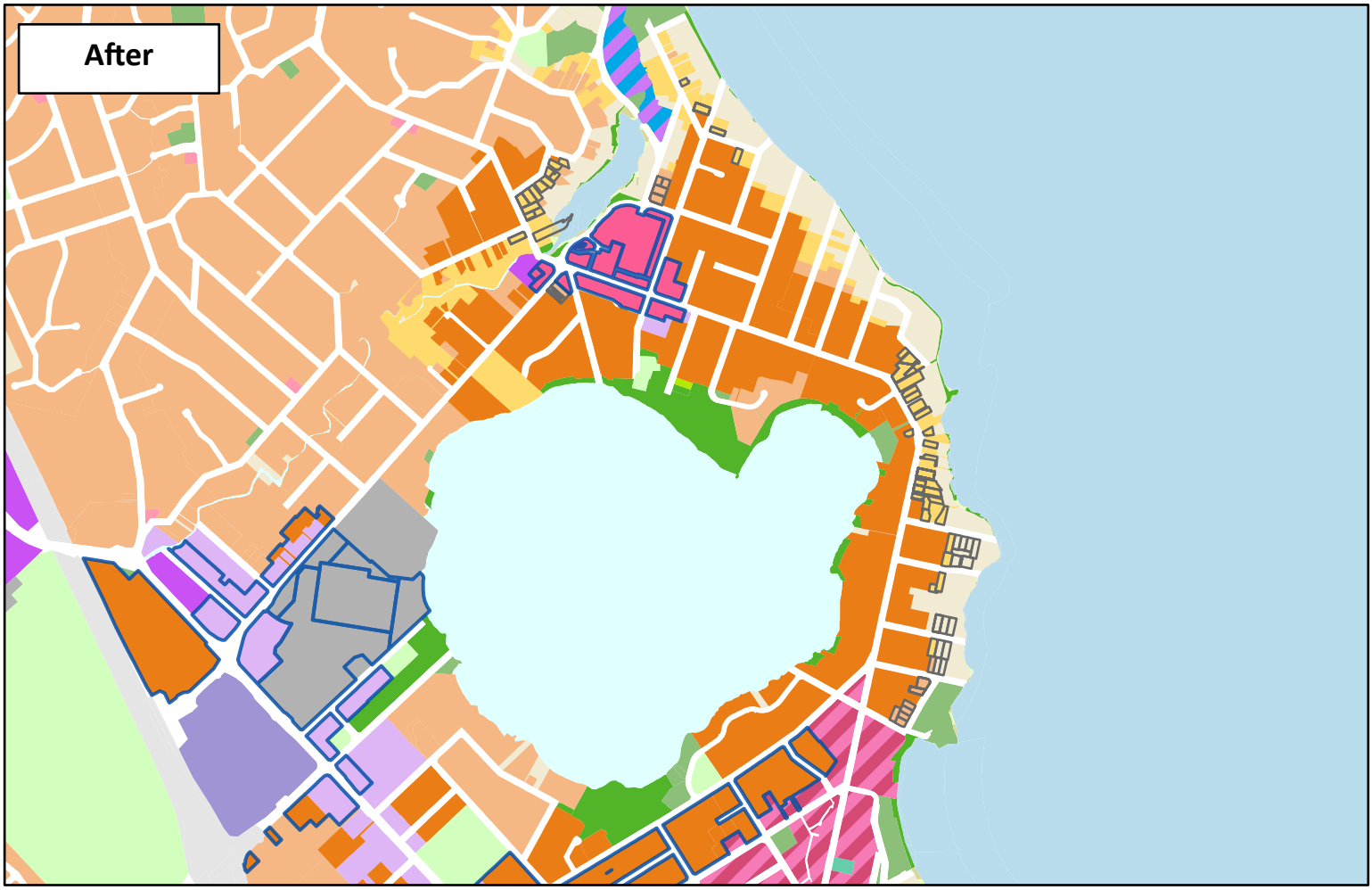
# Before and After
## Sylvia Park

Plan Change 120: Housing Intensification and Resilience - Section 32

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 175 350 700 m

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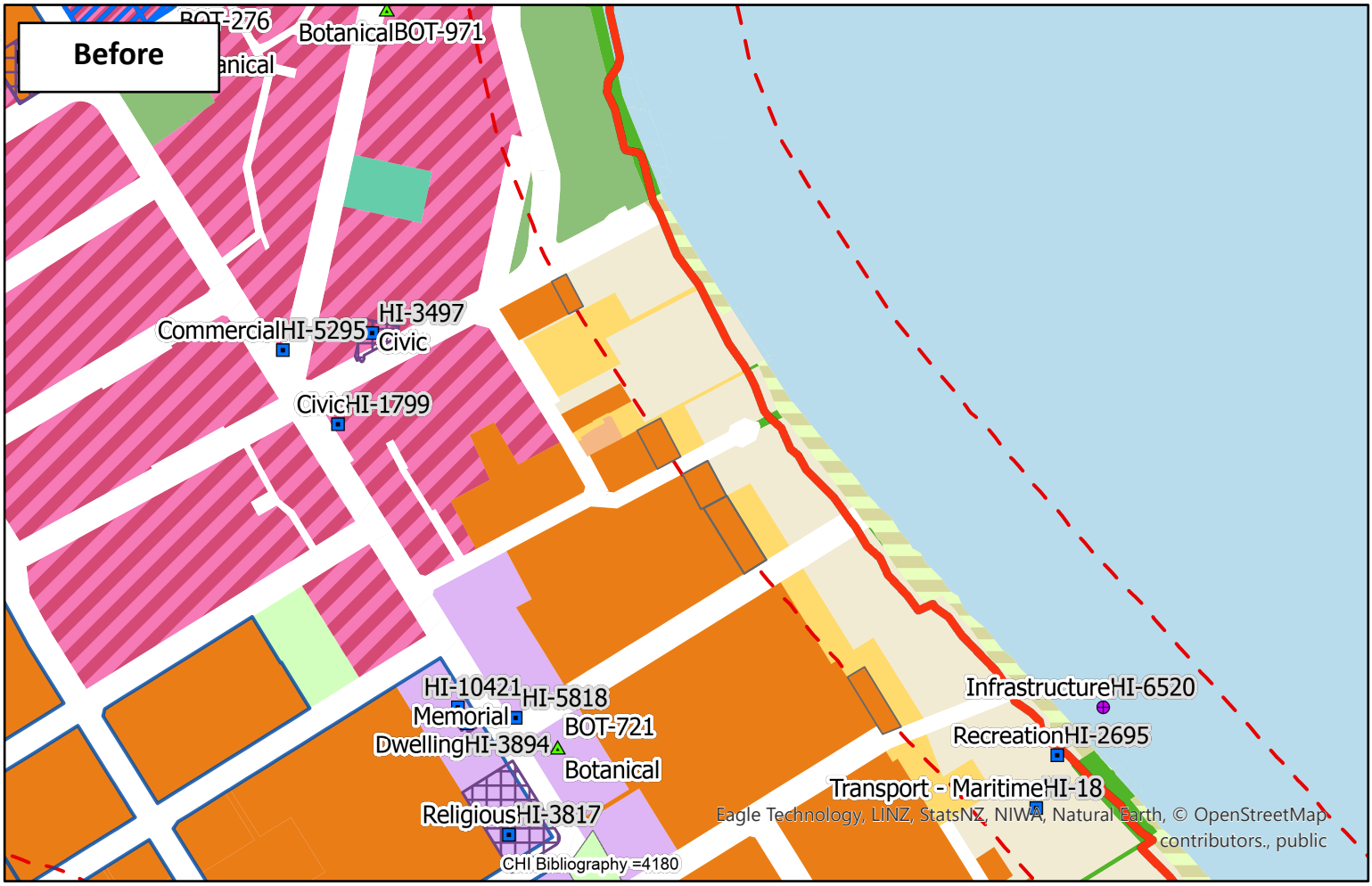
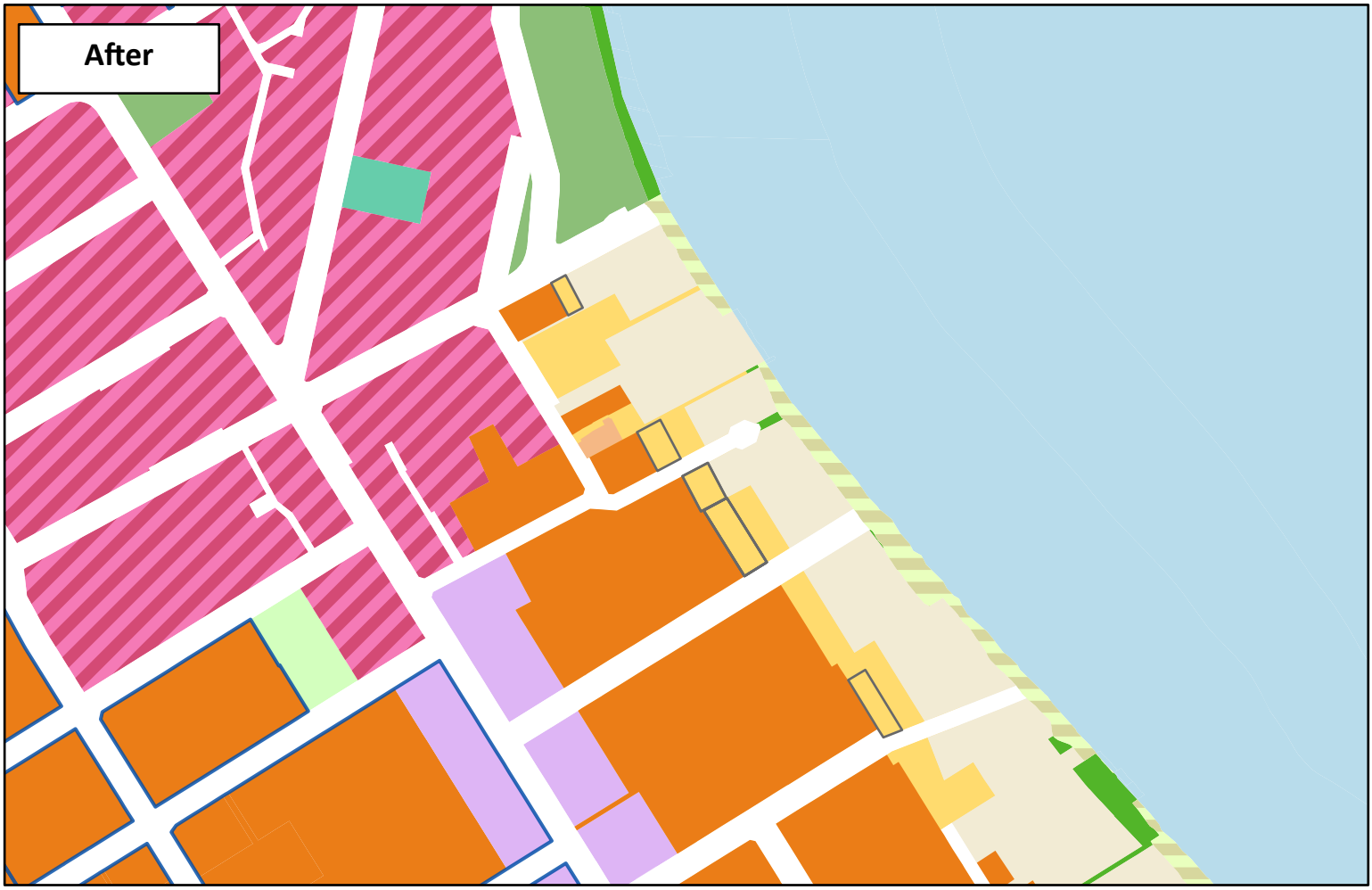
# Before and After Takapuna

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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# Before and After Takapuna

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Site
Treaty settlement alert layer
Commercial redress land
Cultural redress land
Land subject to RFR
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Heritage Area
Mana Whenua Site
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Heritage Botanic Line
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Mana Whenua Site
Maritime
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Heritage Botanic Extent
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Heritage Area
Mana Whenua Site
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Historic Place Category 2
Wahi Tapu
Wahi Tapu Area
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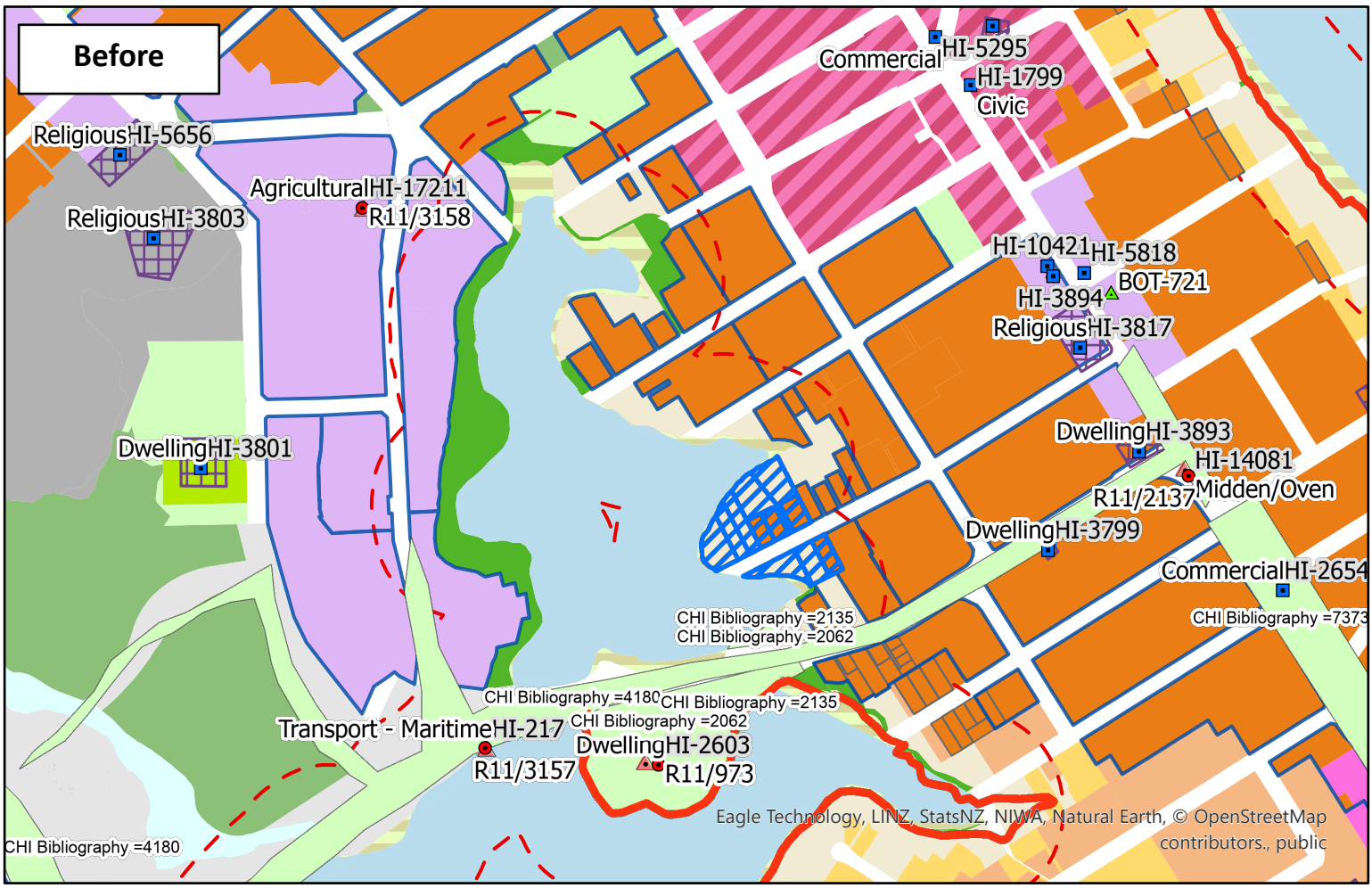
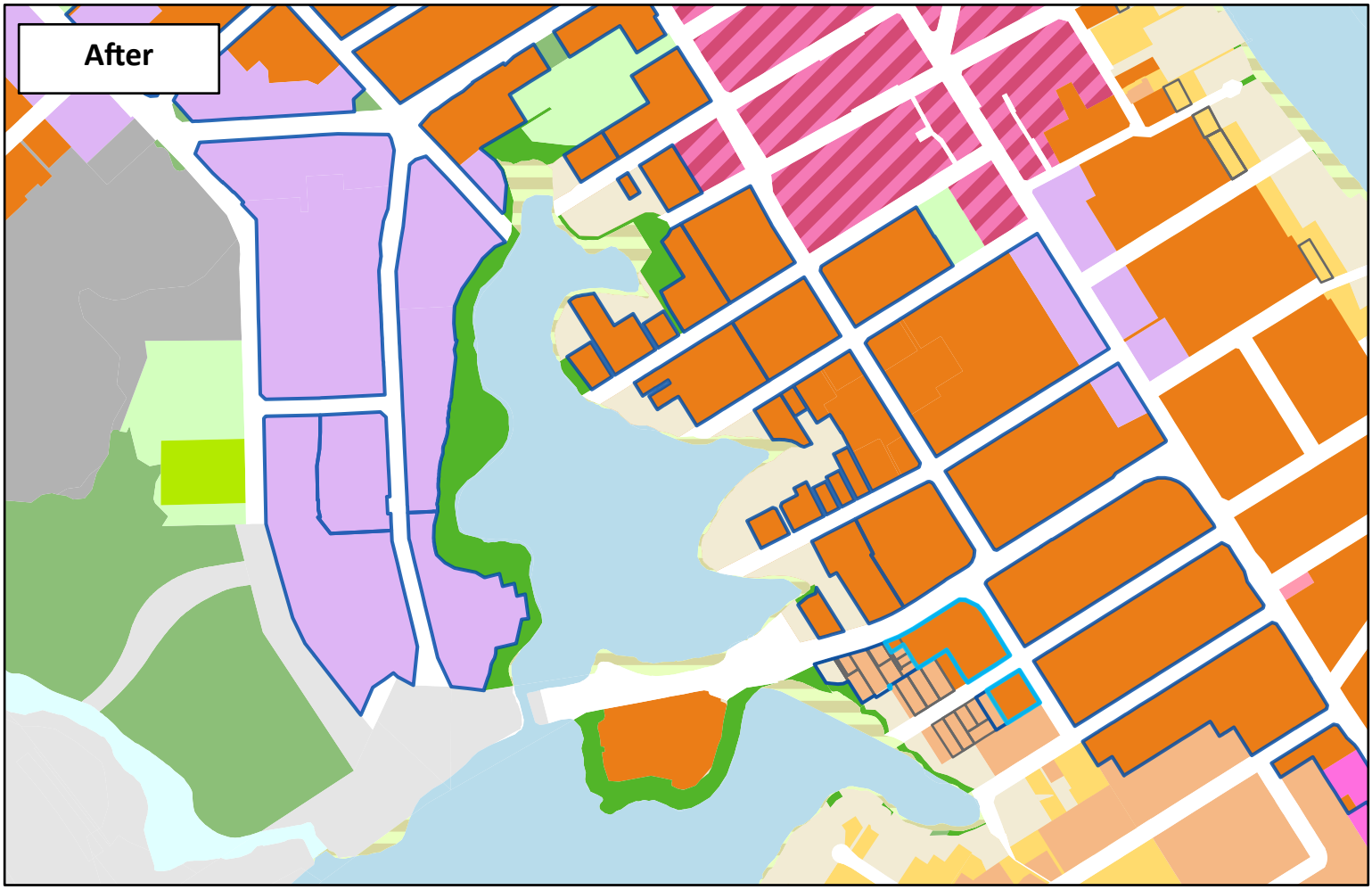
Road [i]




N

0 70 140 280 m

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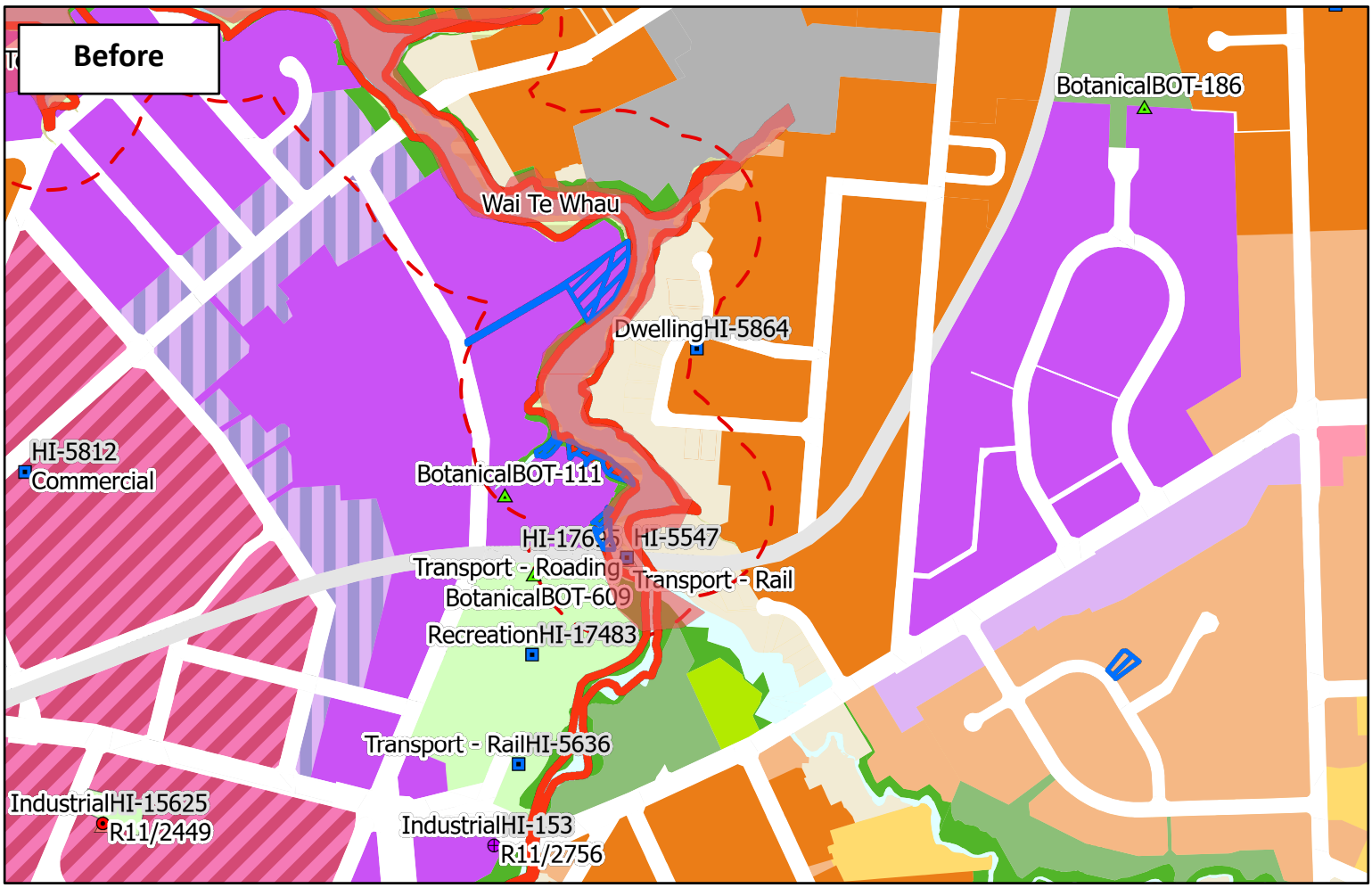
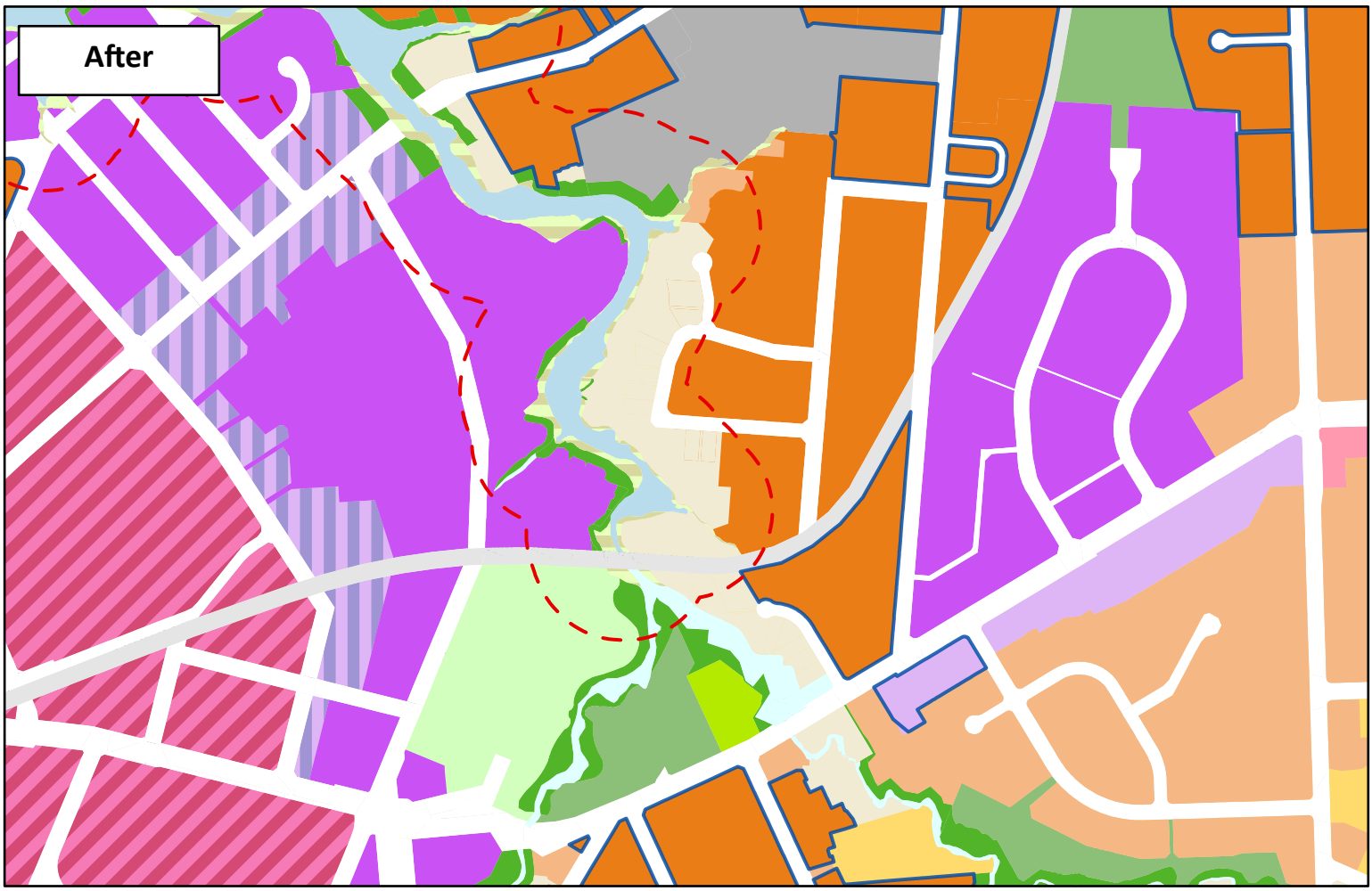
# Before and After Akoranga

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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# Before and After Avondale

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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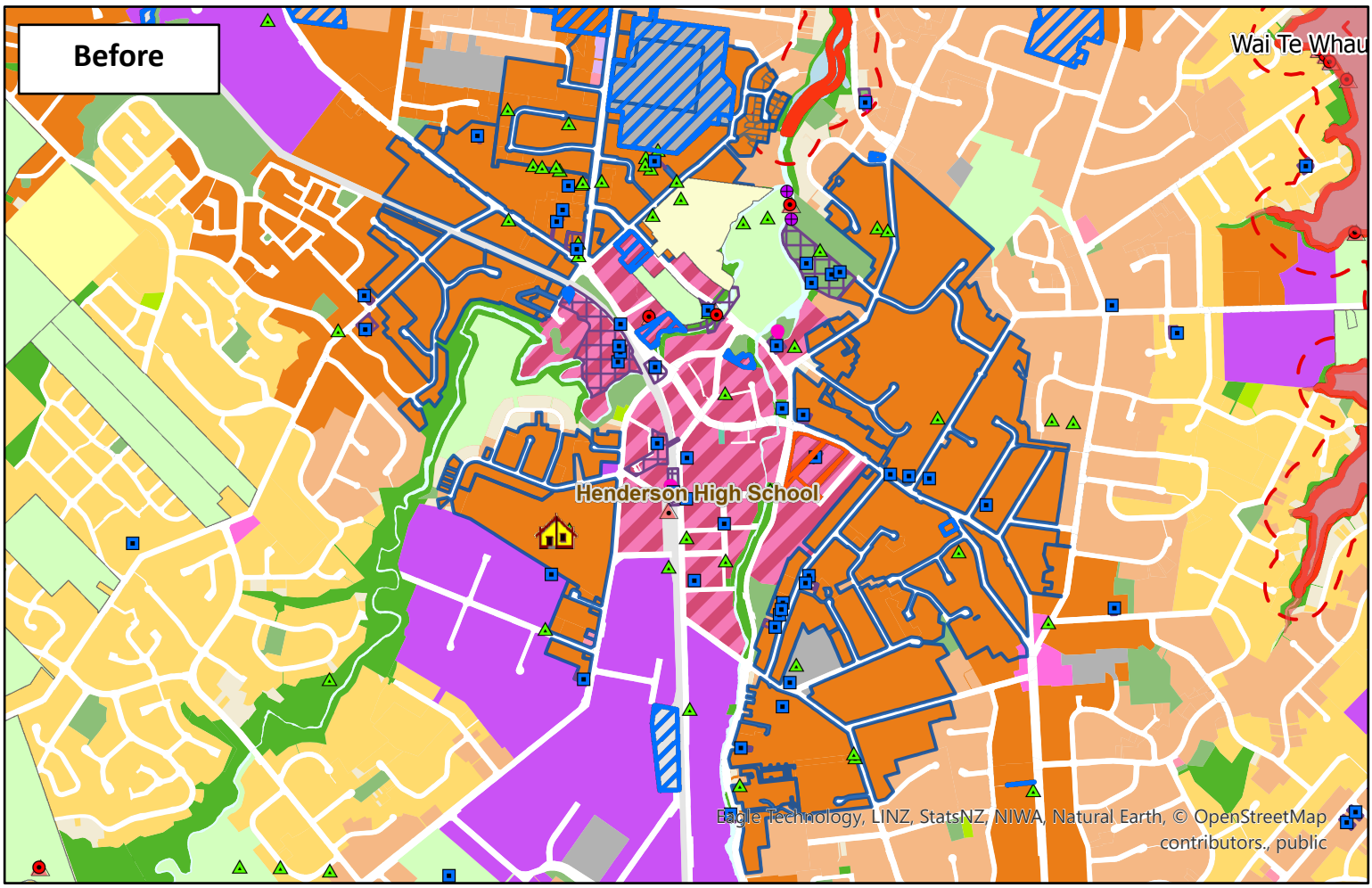


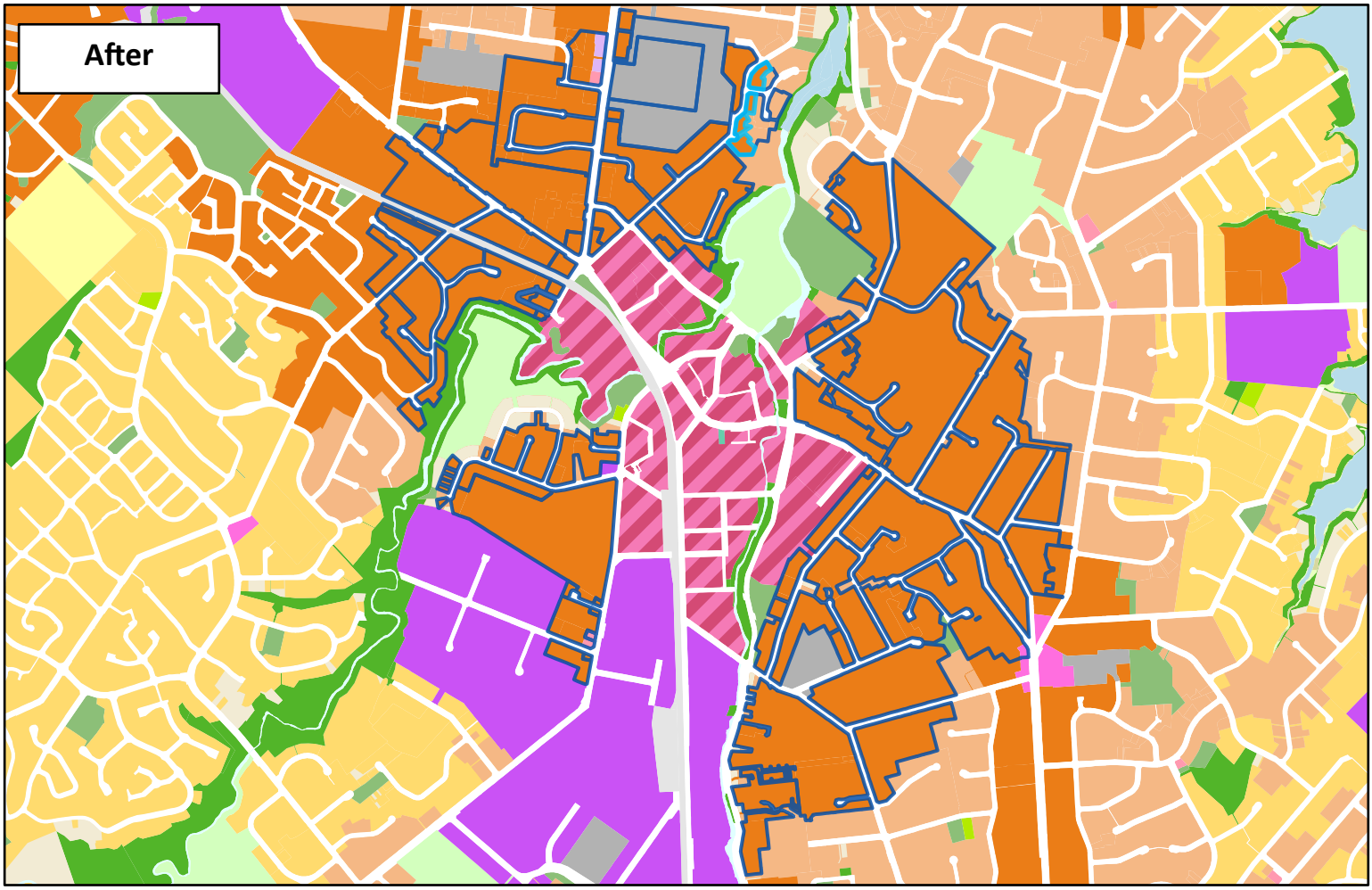


N

0 200 400 800 m

# Before and After Henderson

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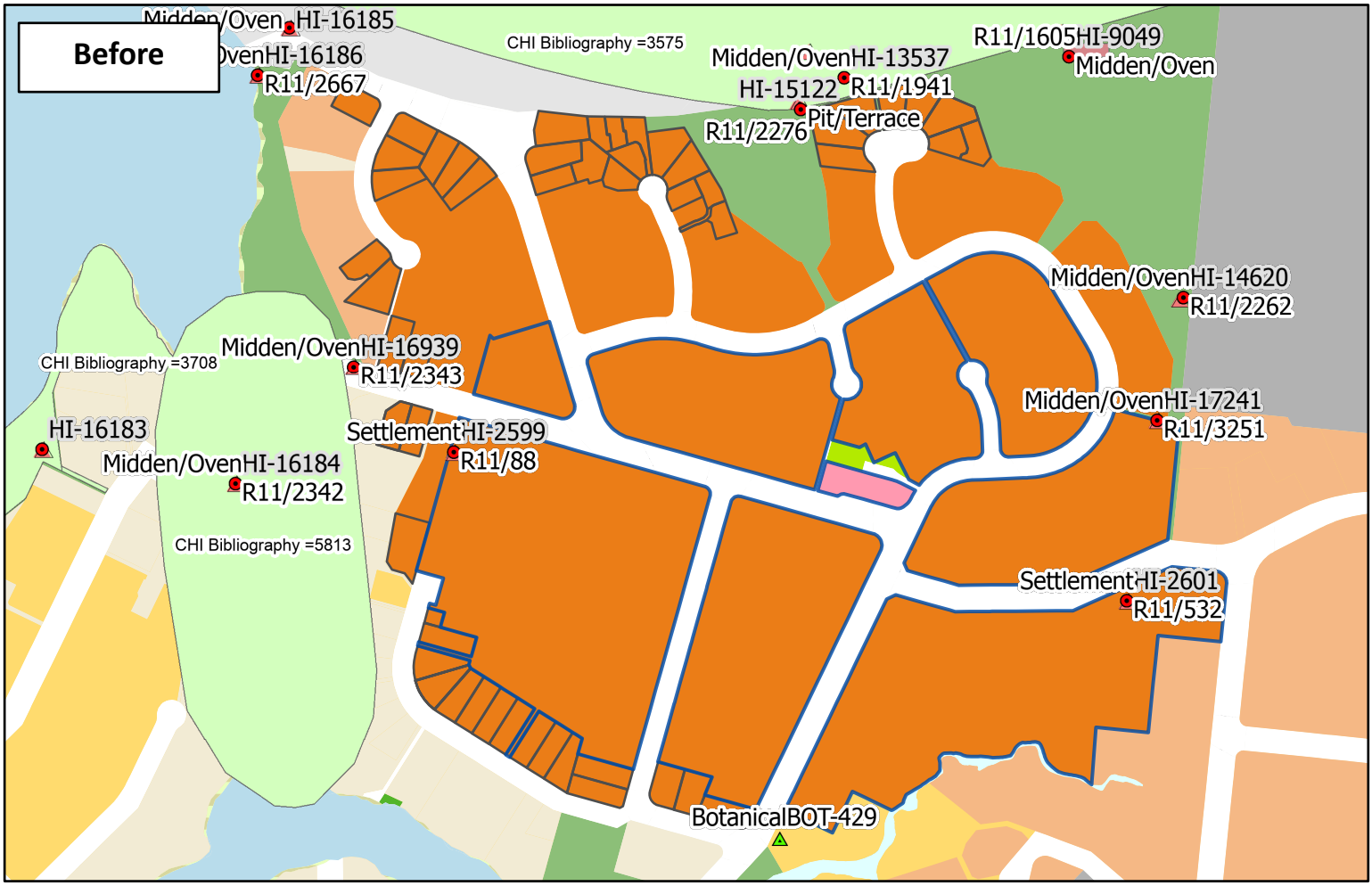
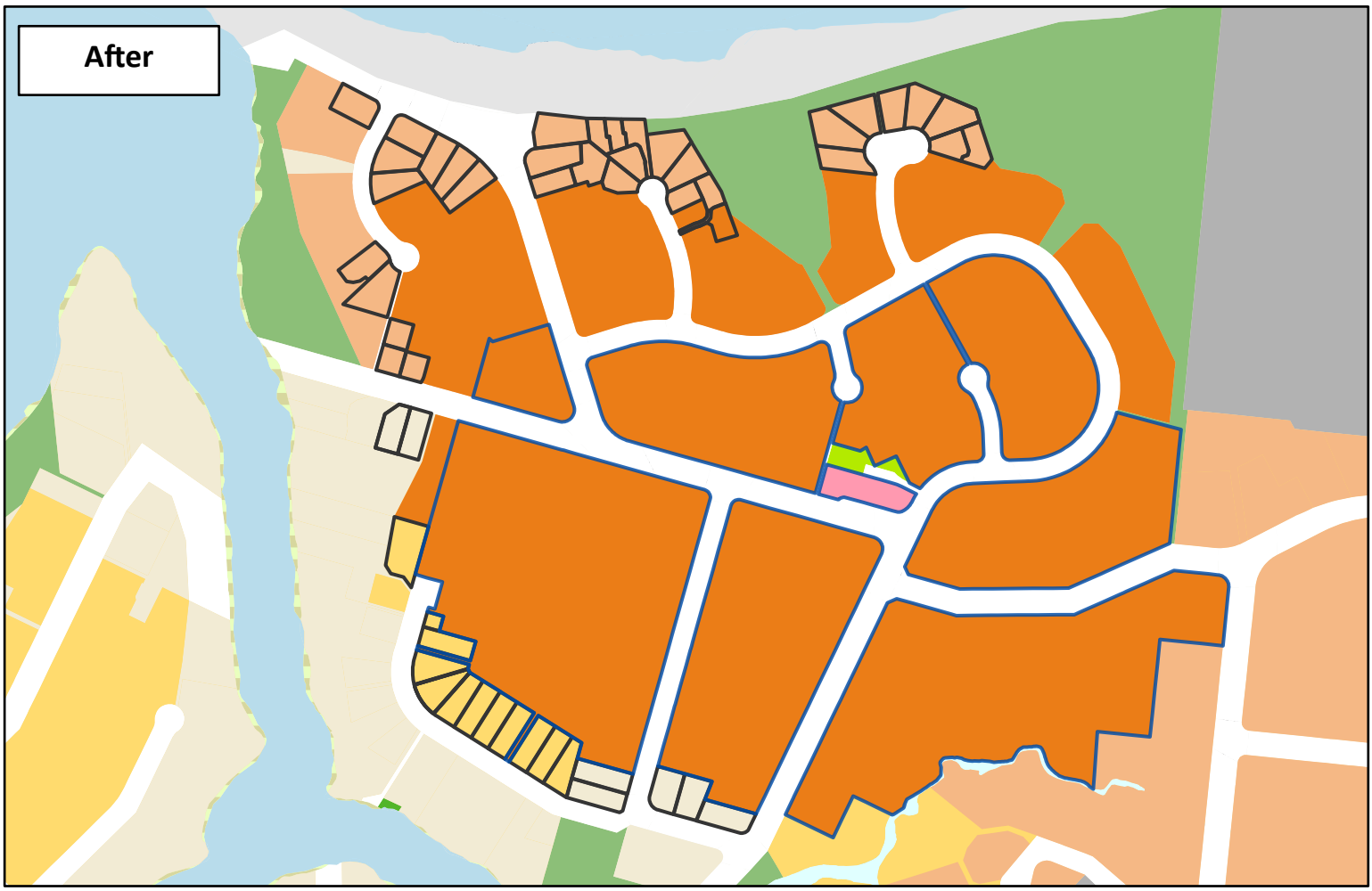
Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 45 90 180 m

# Before and After Meadowbank

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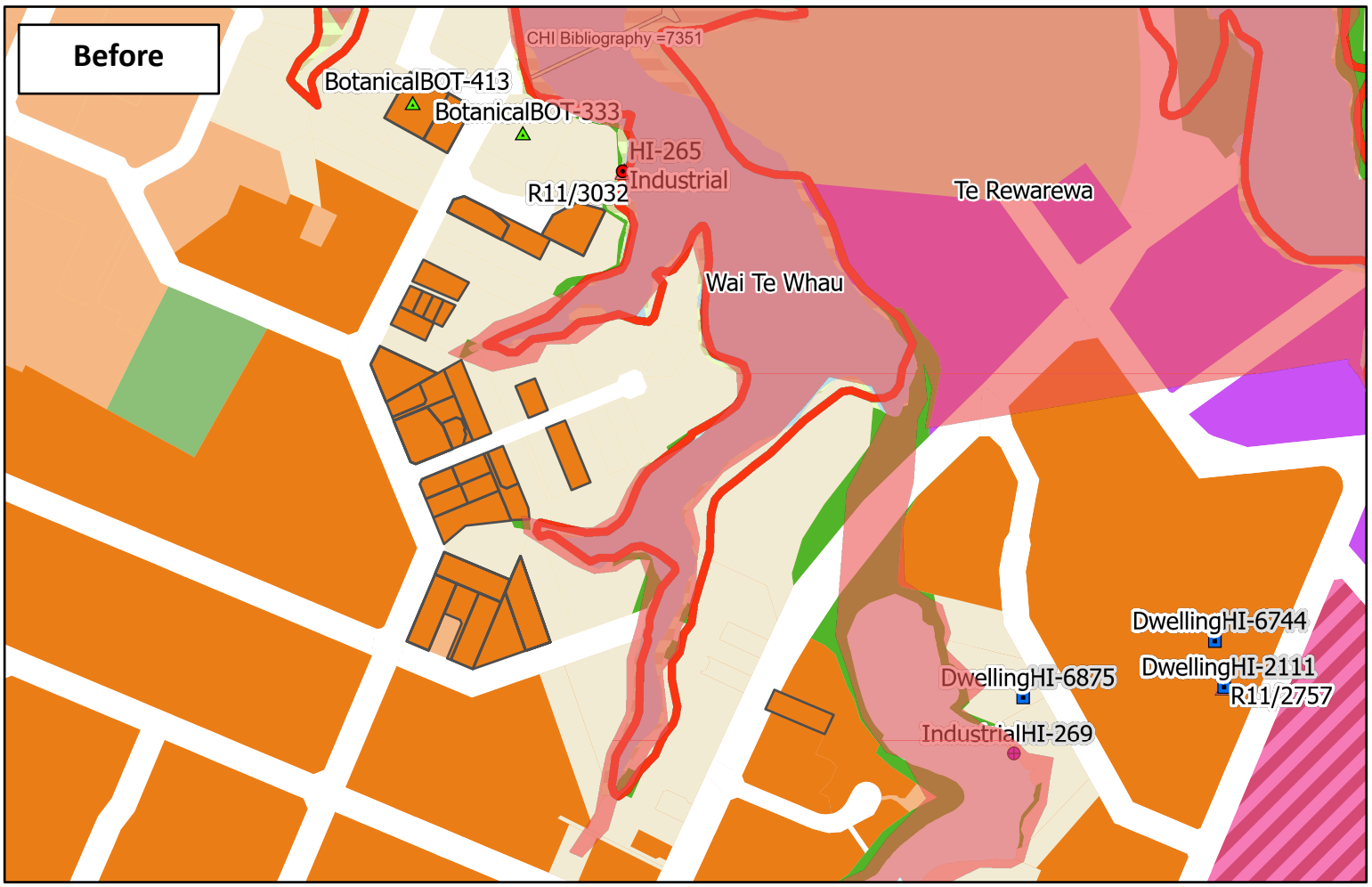
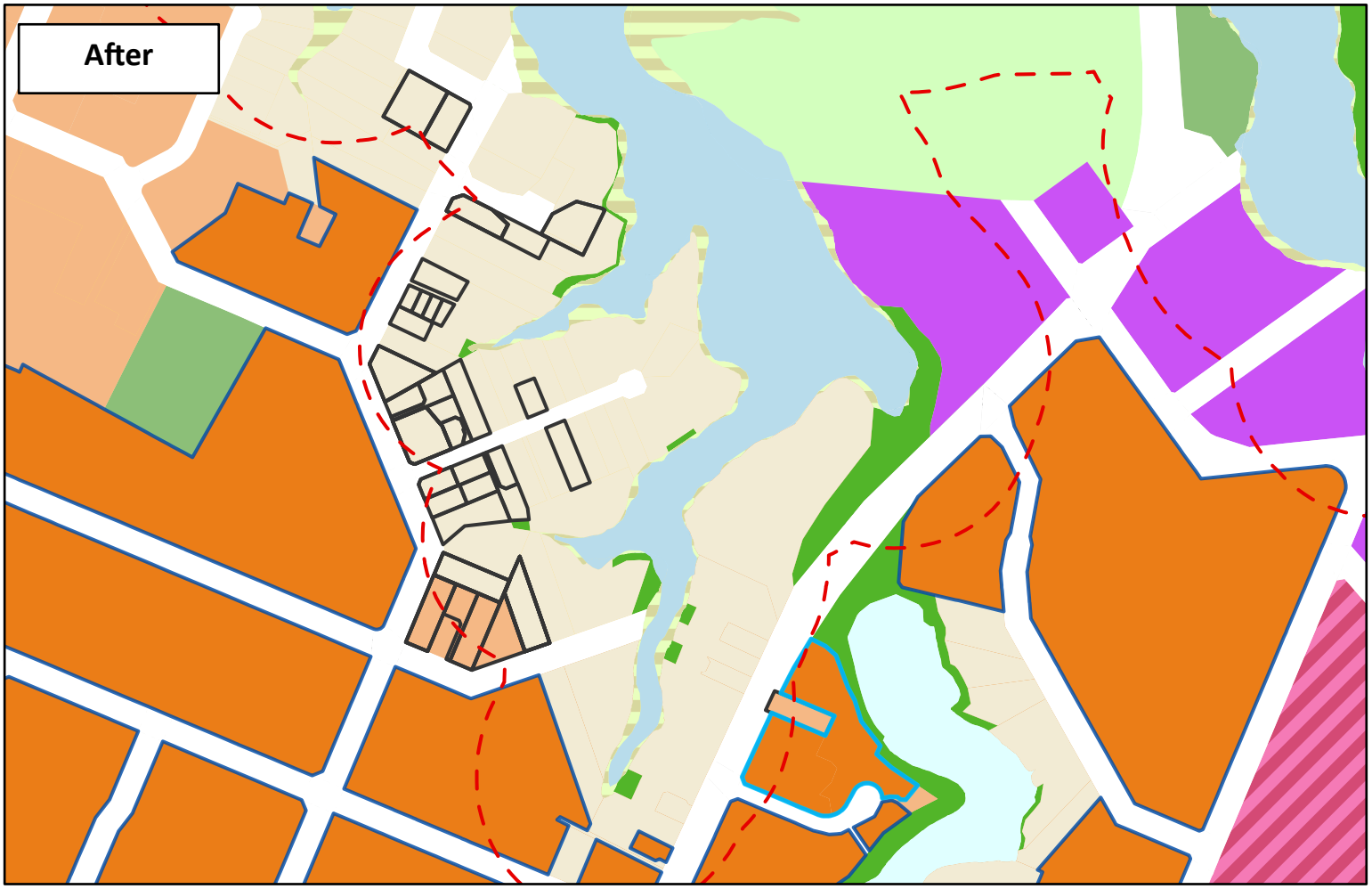
Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 45 90 180 m

# Before and After

## New Lynn

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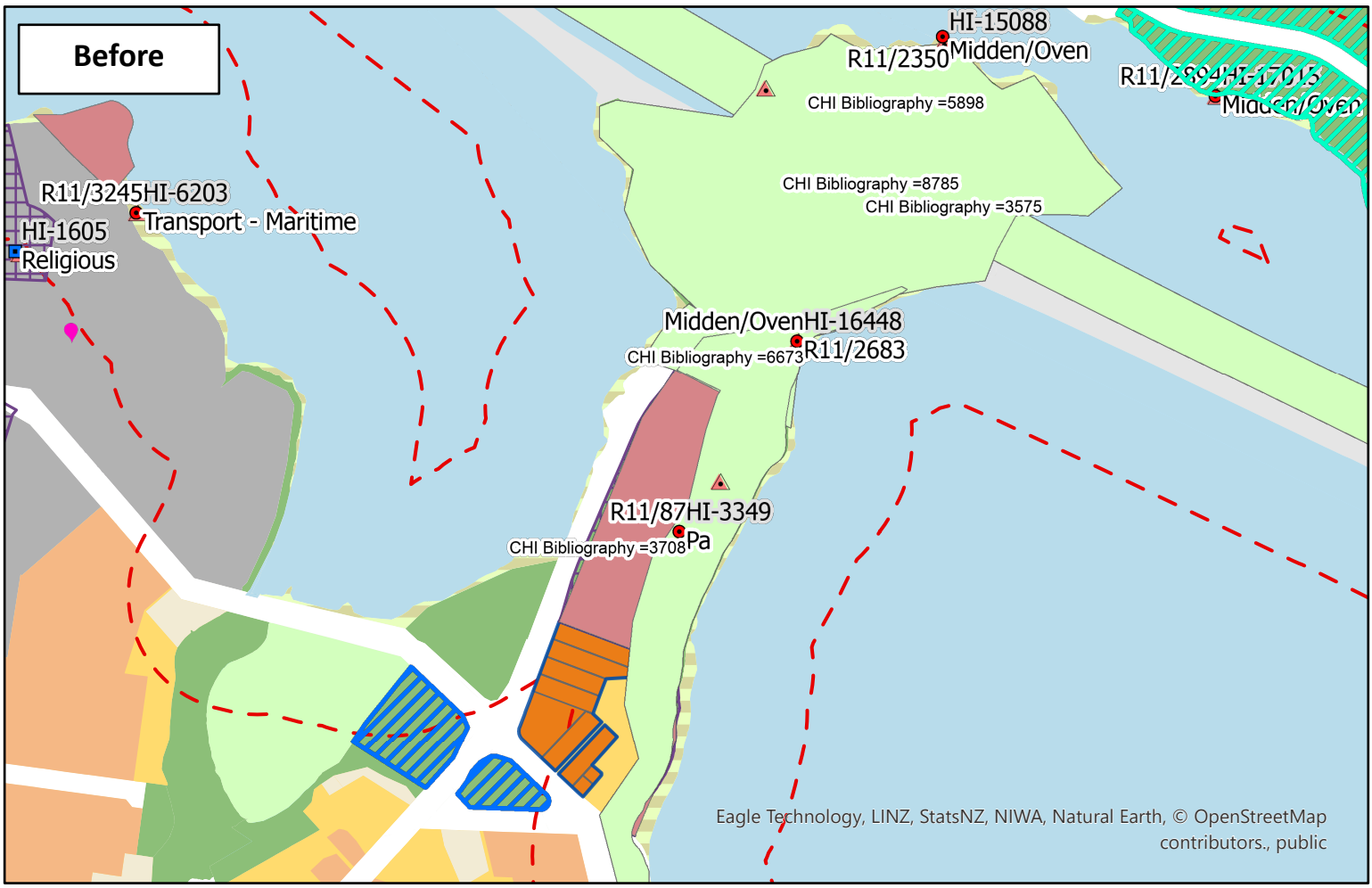
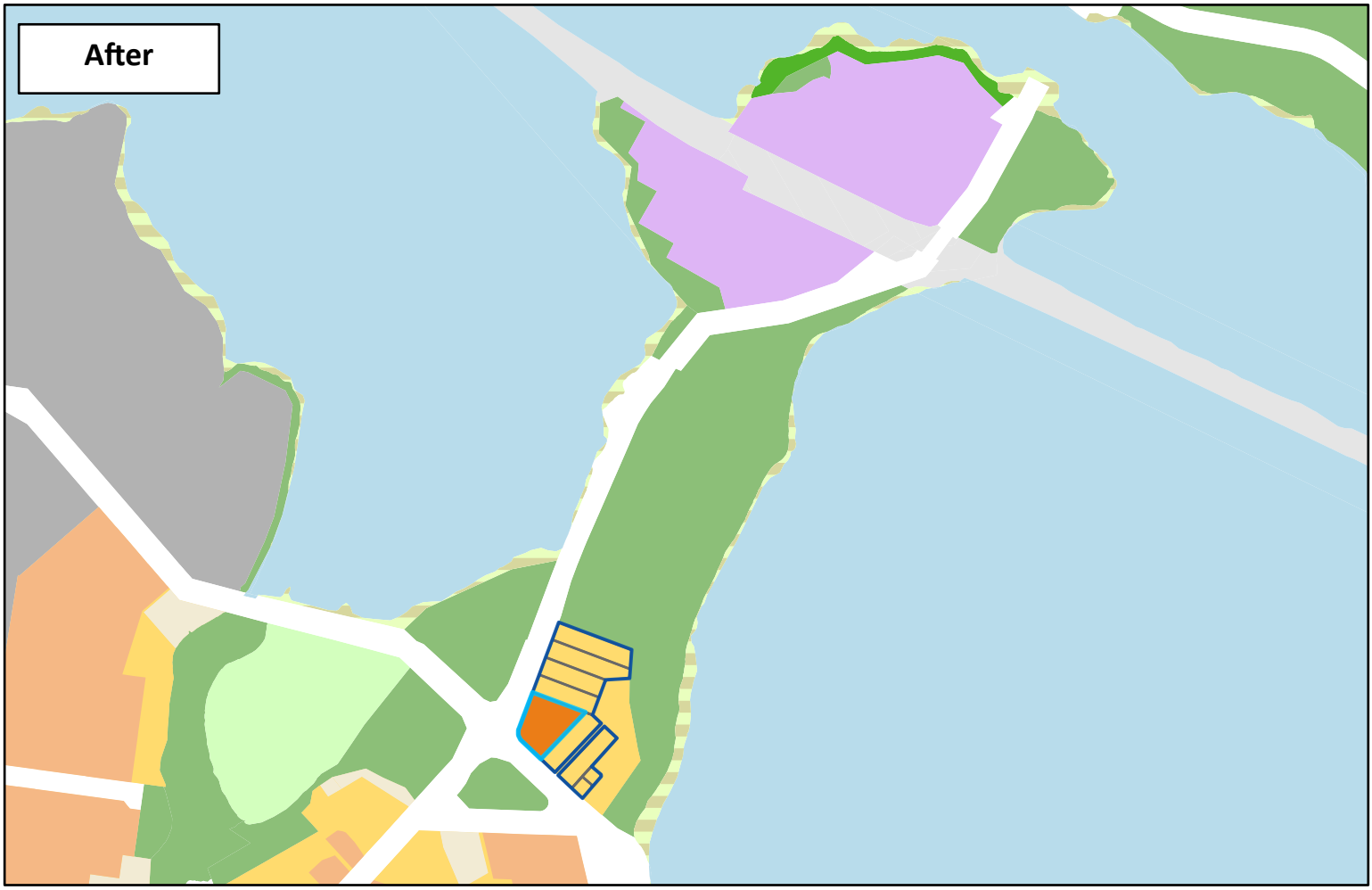
Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 50 100 200 m

# Before and After Orakei

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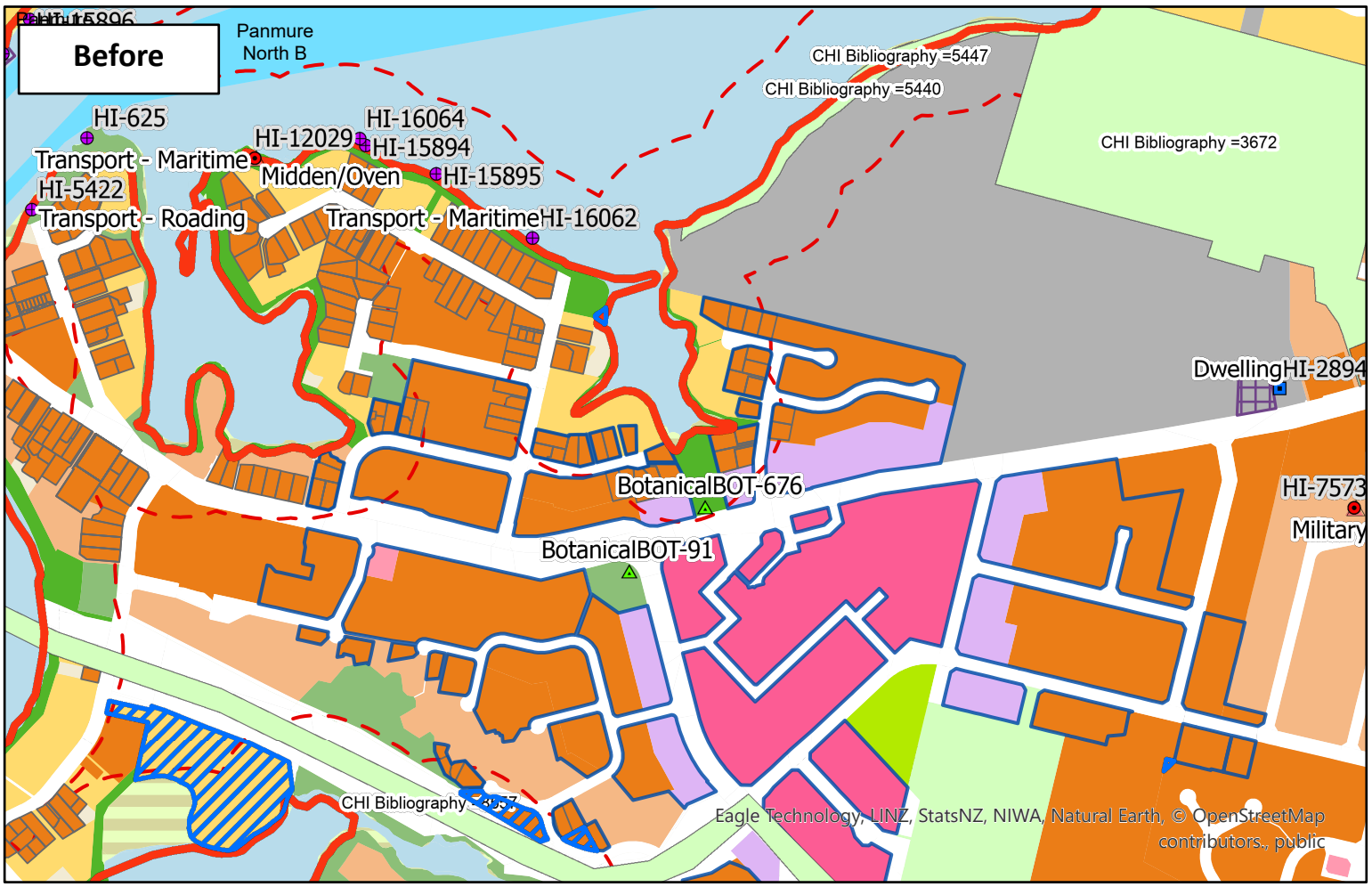
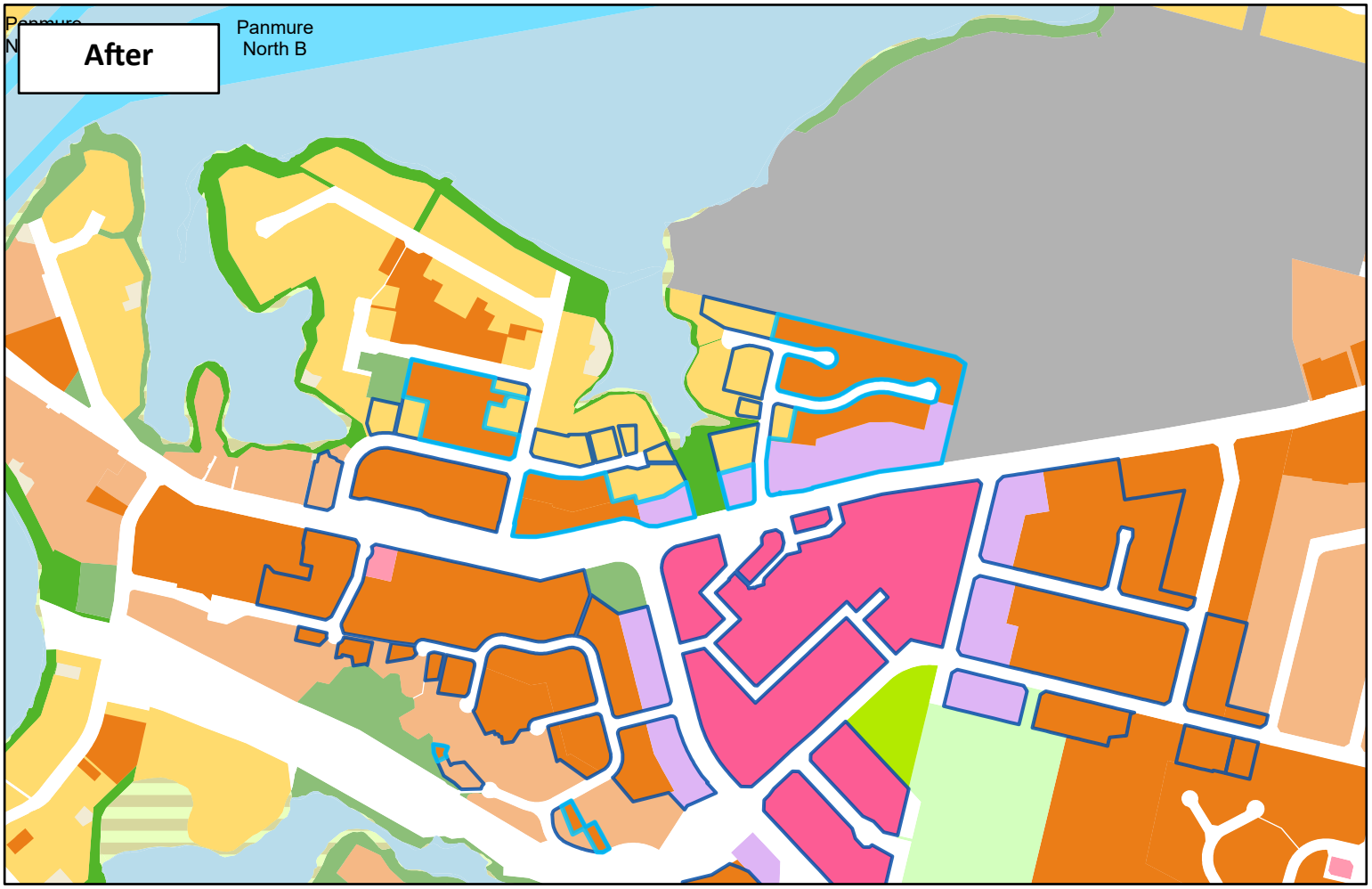
Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 80 160 320 m

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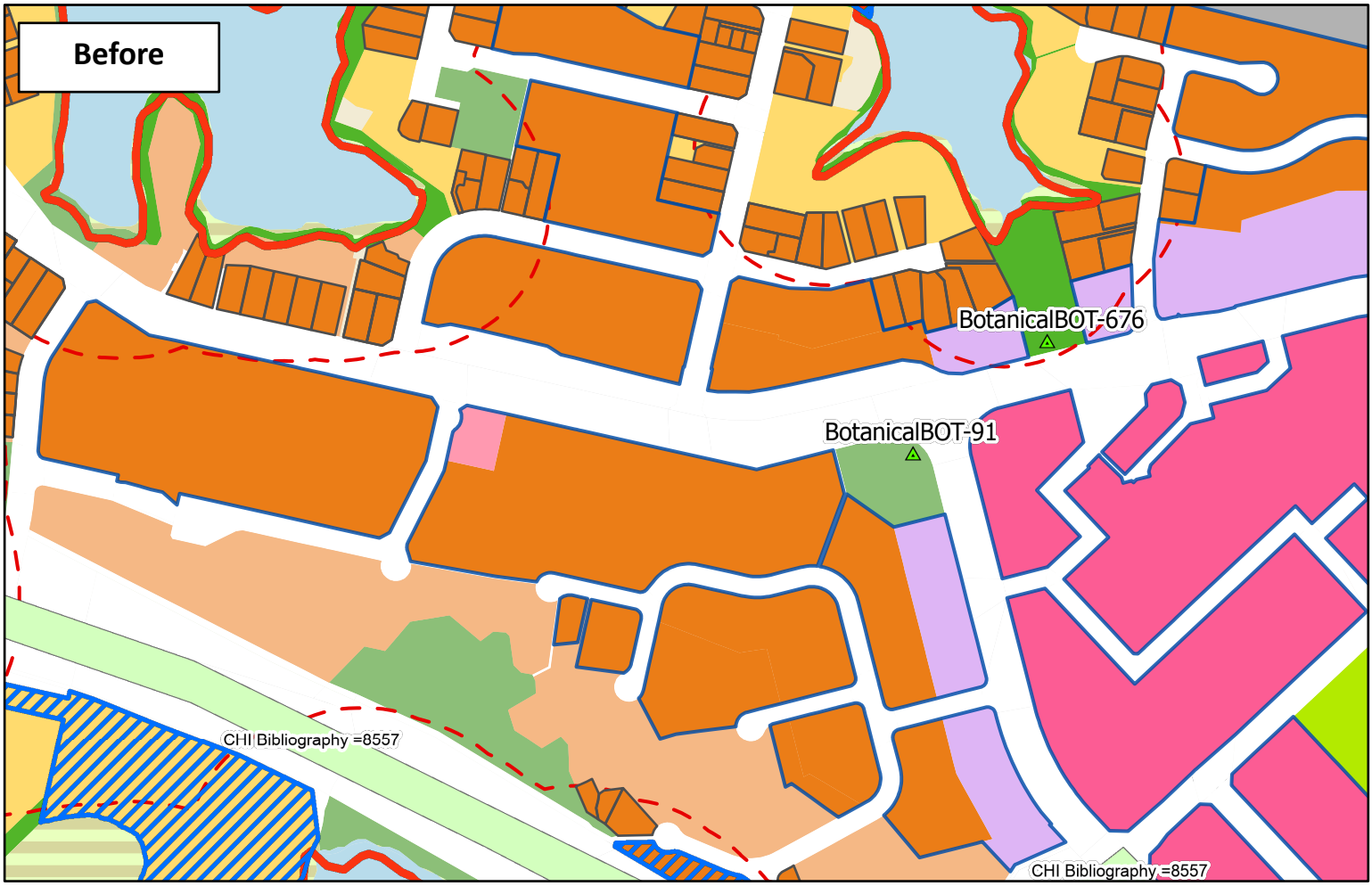
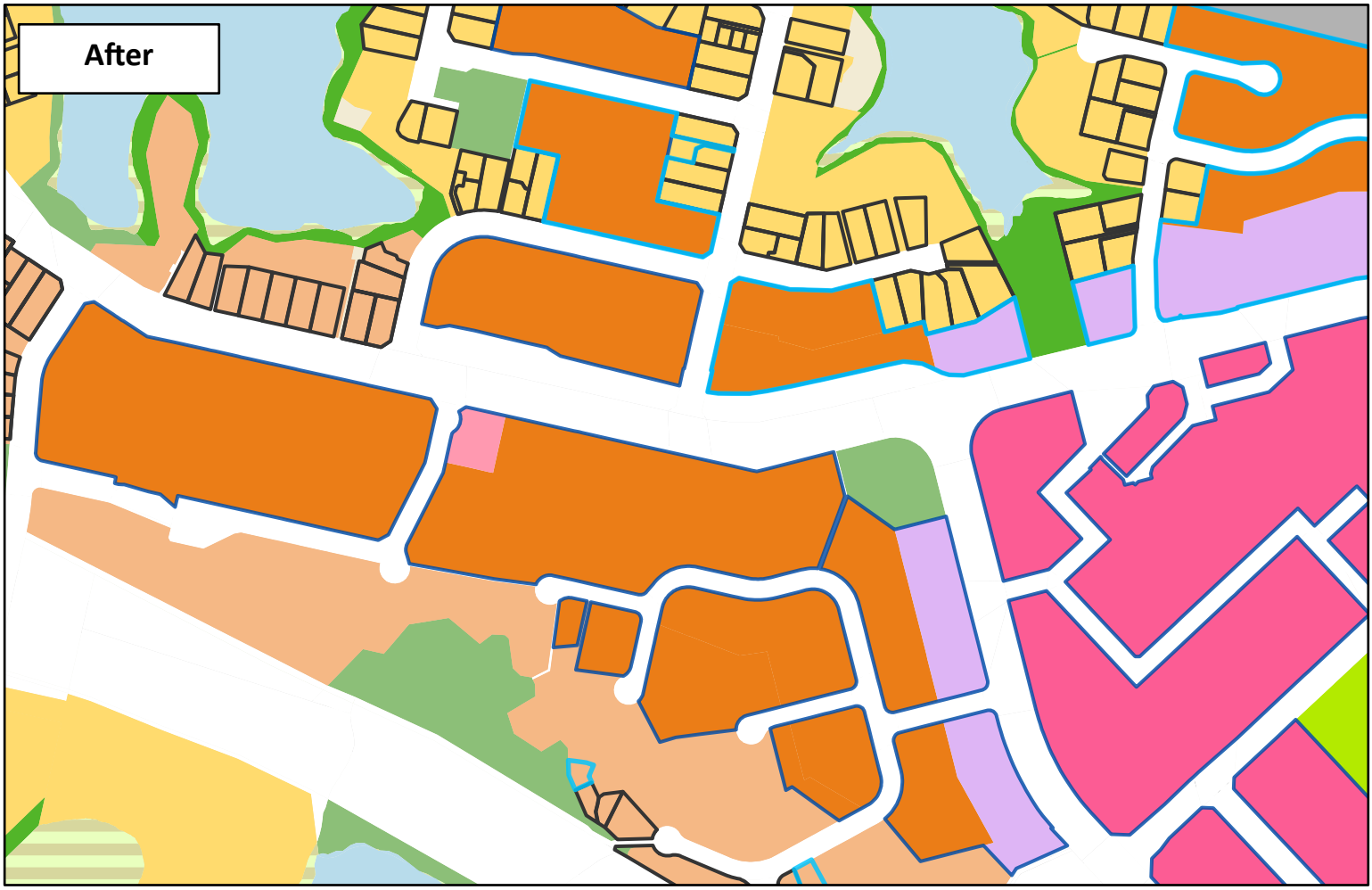
# Before and After Pakuranga

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 45 90 180 m

# Before and After Pakuranga

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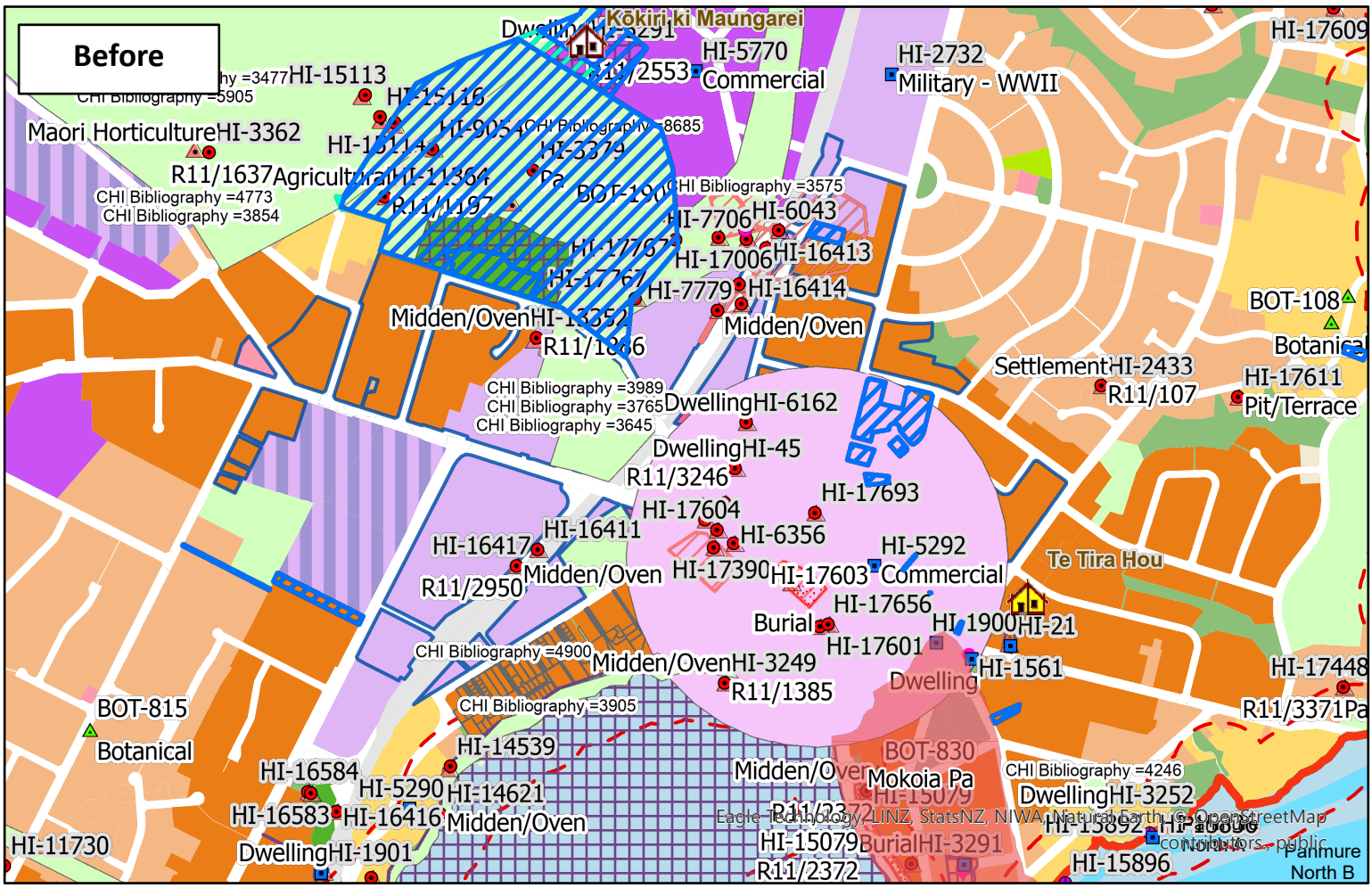
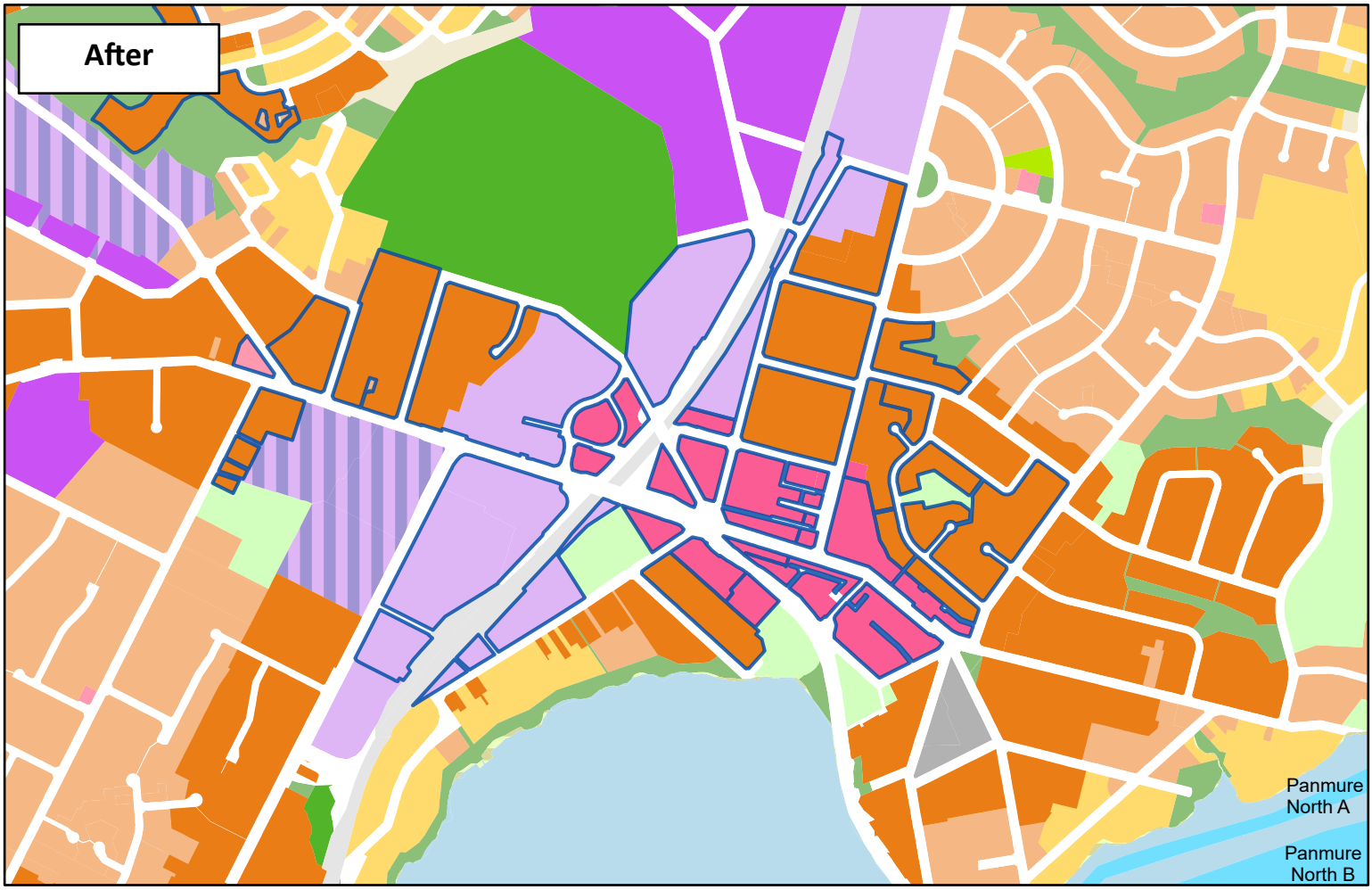
Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 125 250 500 m

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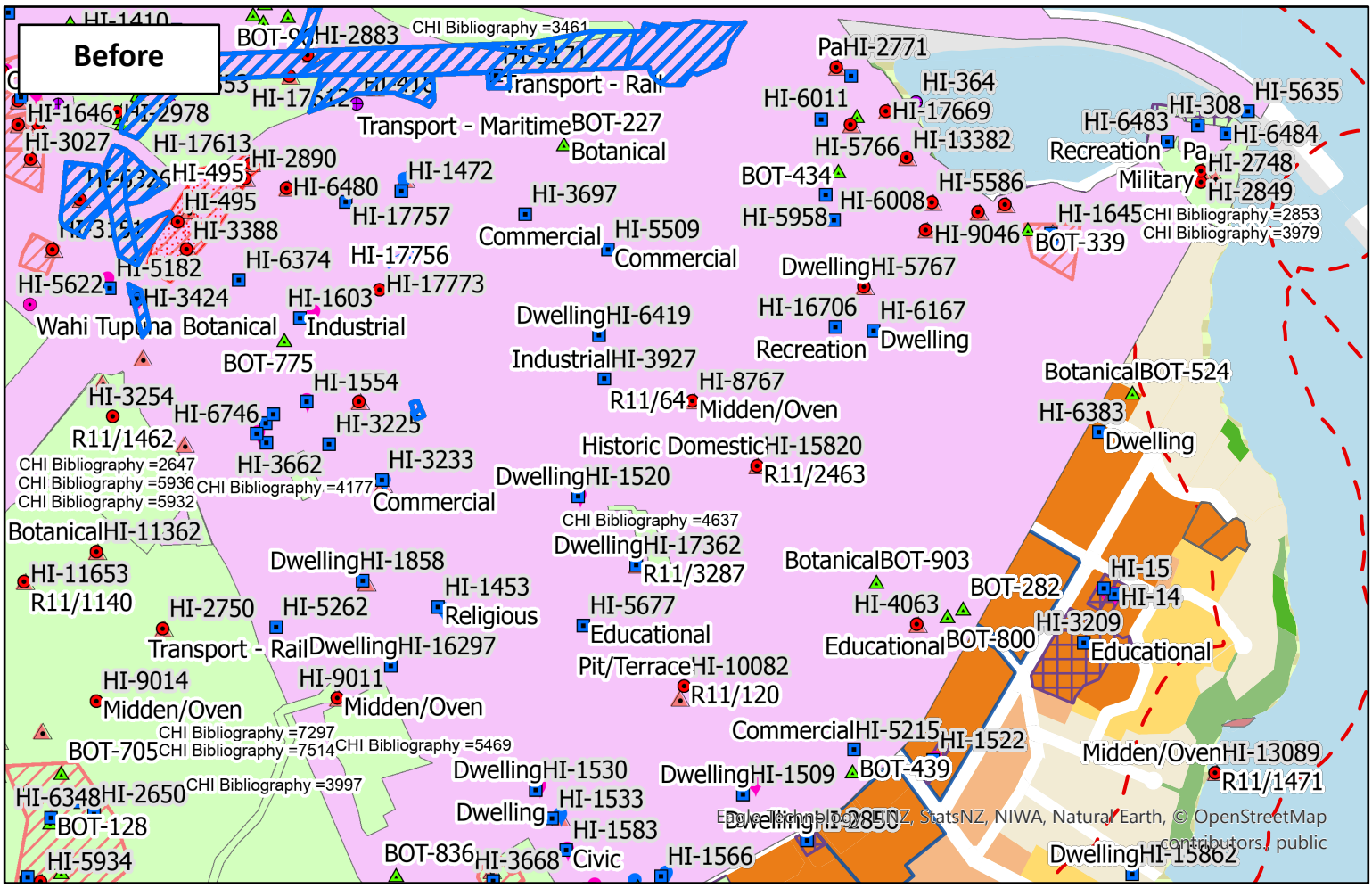
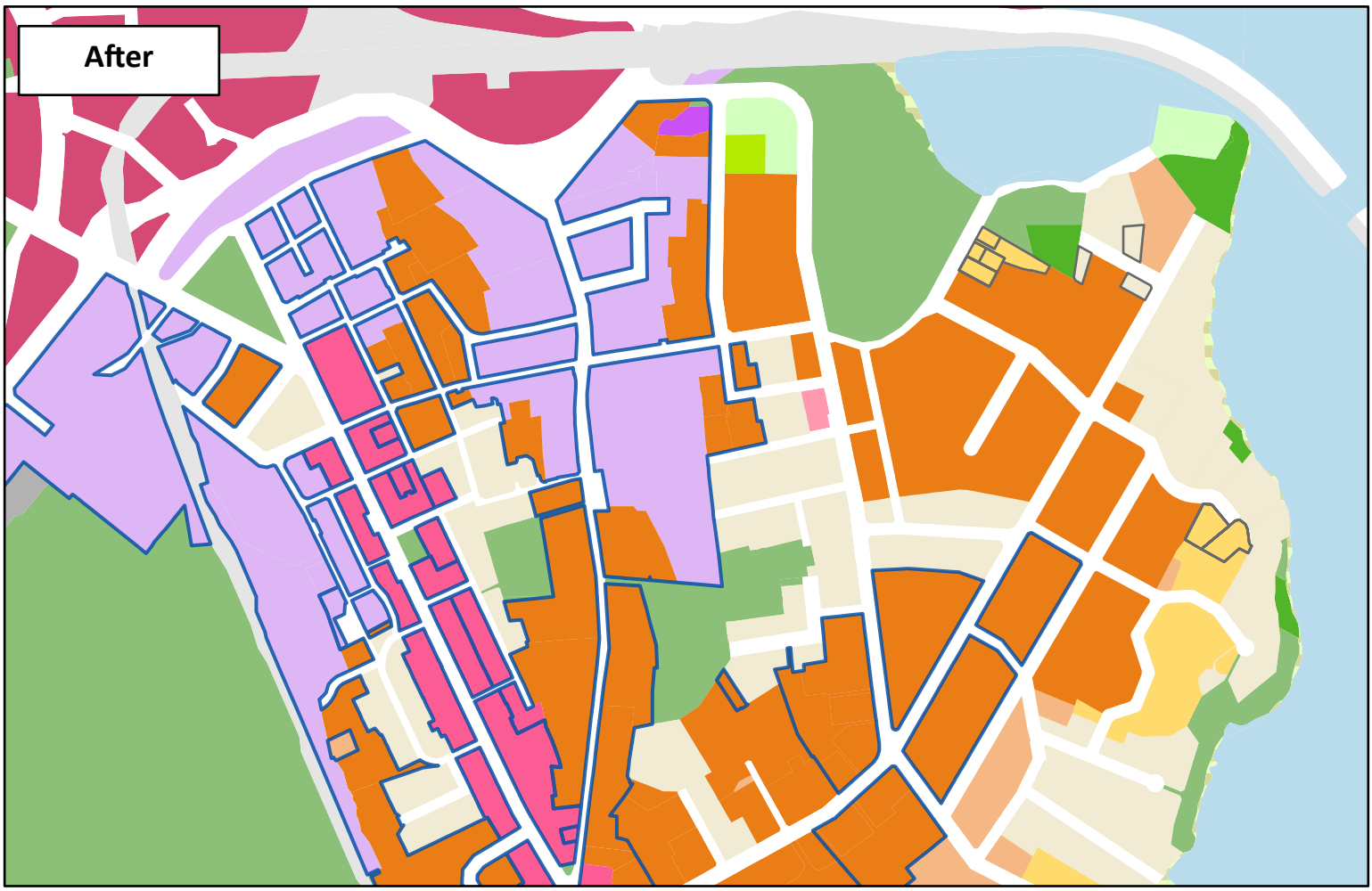
# Before and After Panmure

Plan Change 120: Housing Intensification and Resource Management Section 32

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 80 160 320 m

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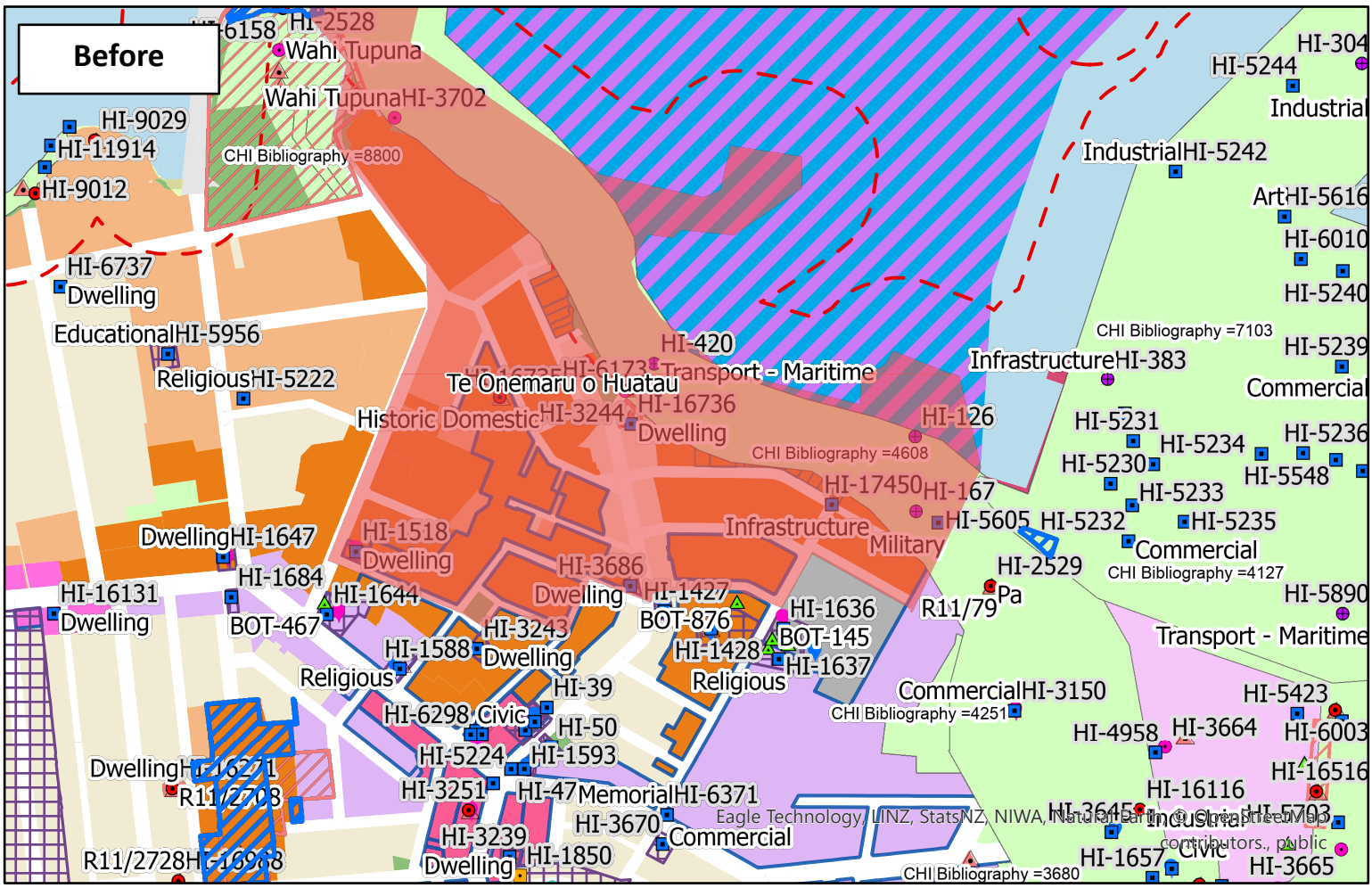
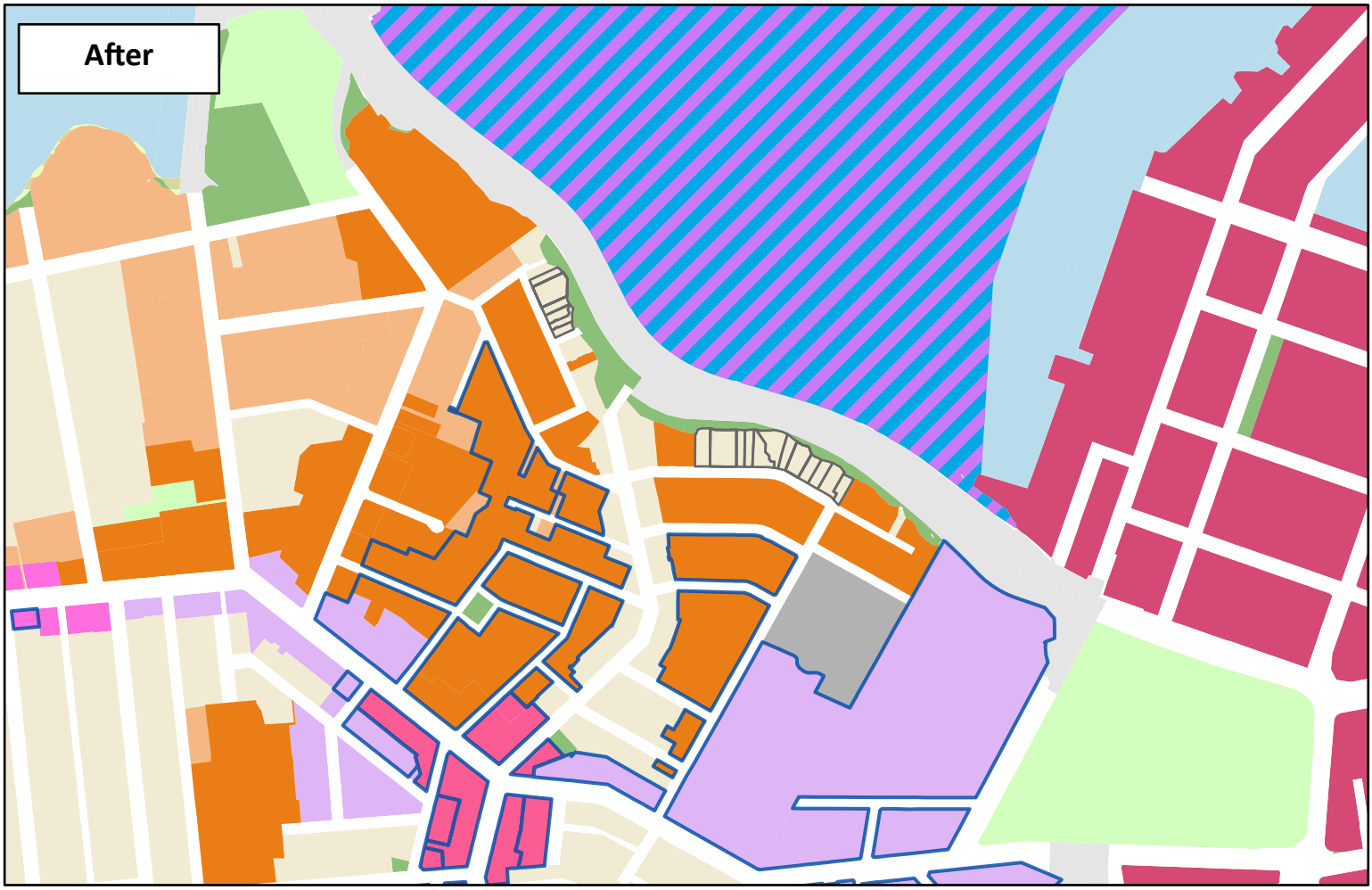
# Before and After Parnell

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 80 160 320 m

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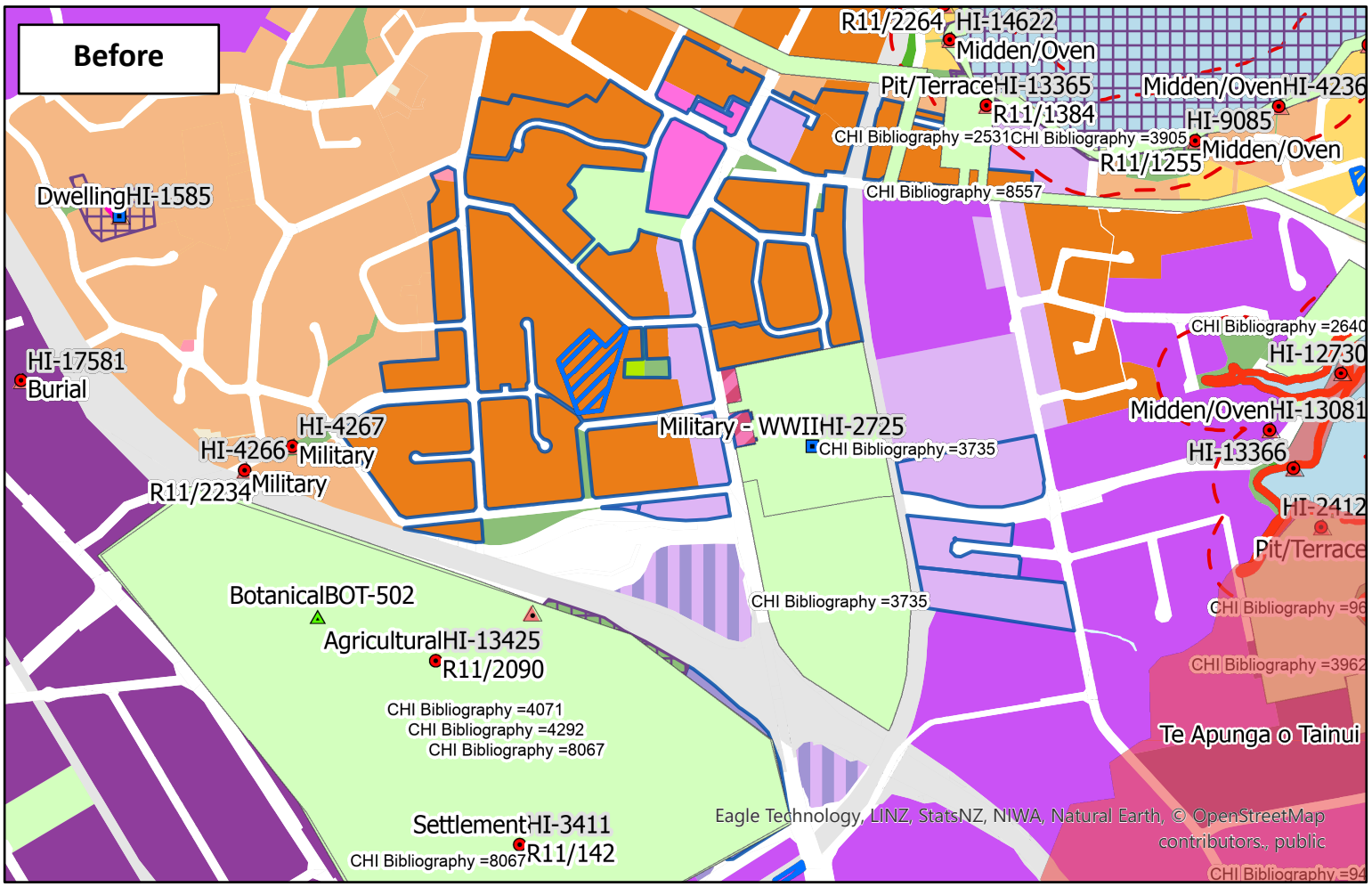
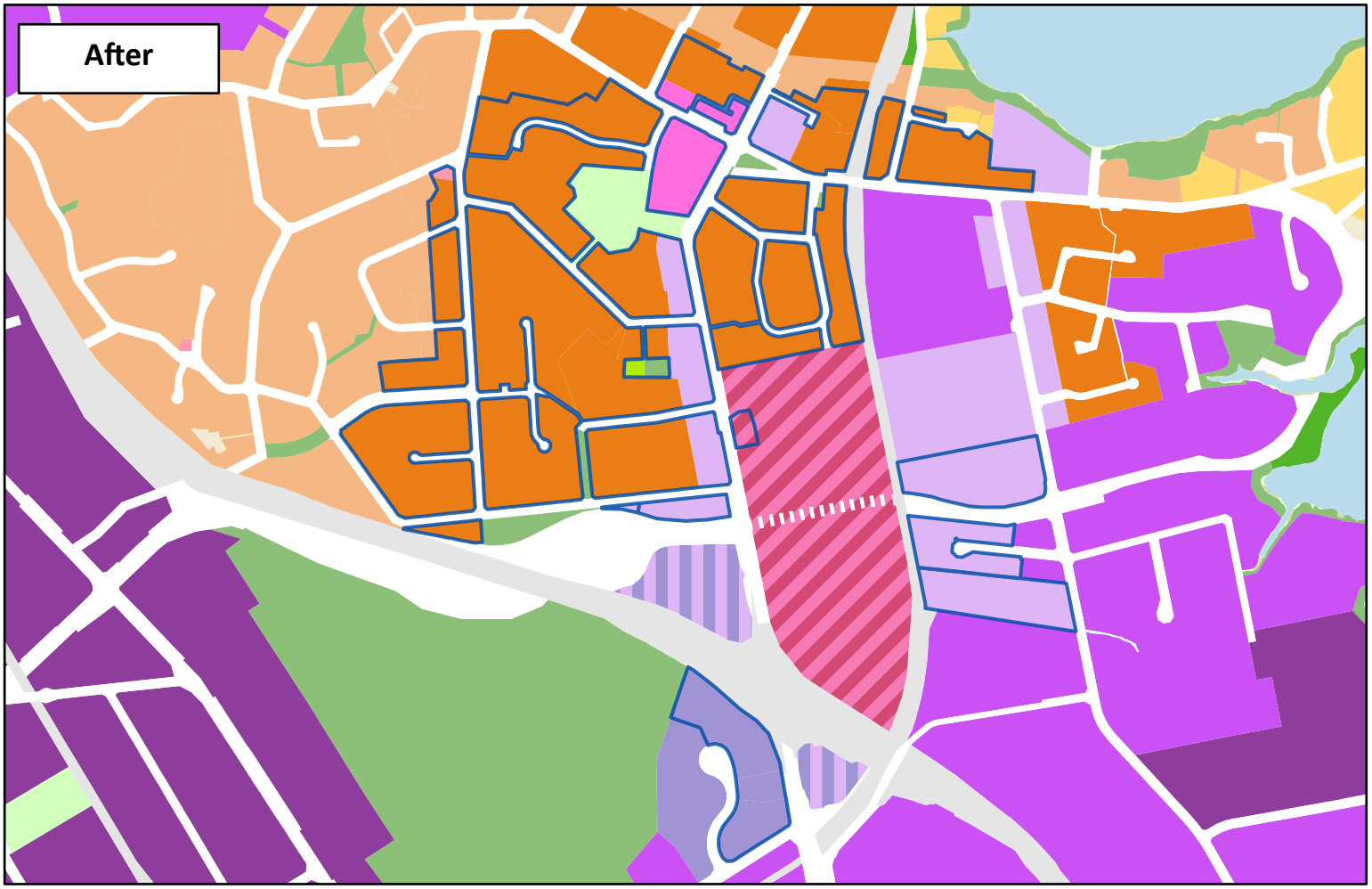
# Before and After
# Saint Marys Bay

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 125 250 500 m

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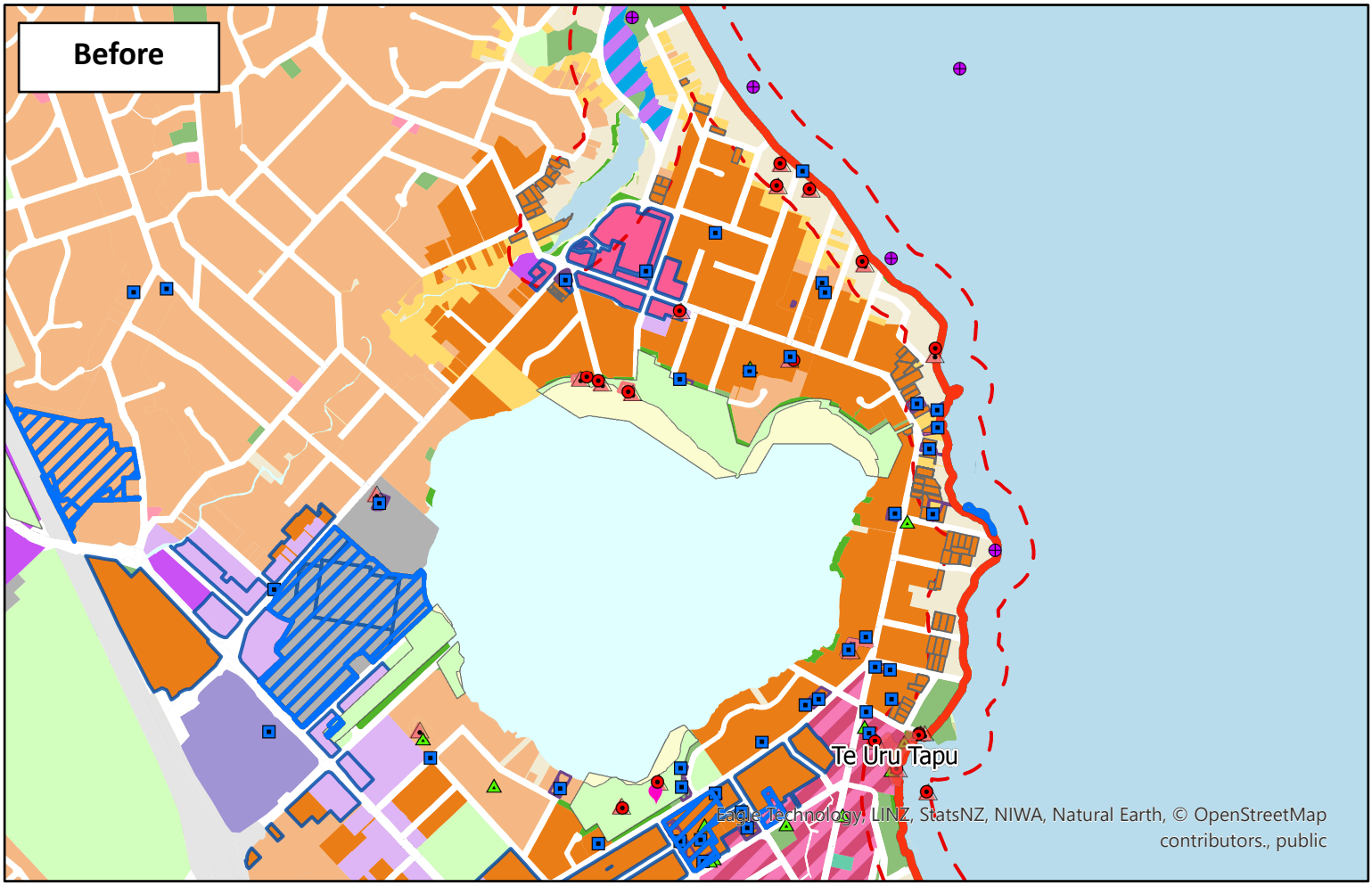
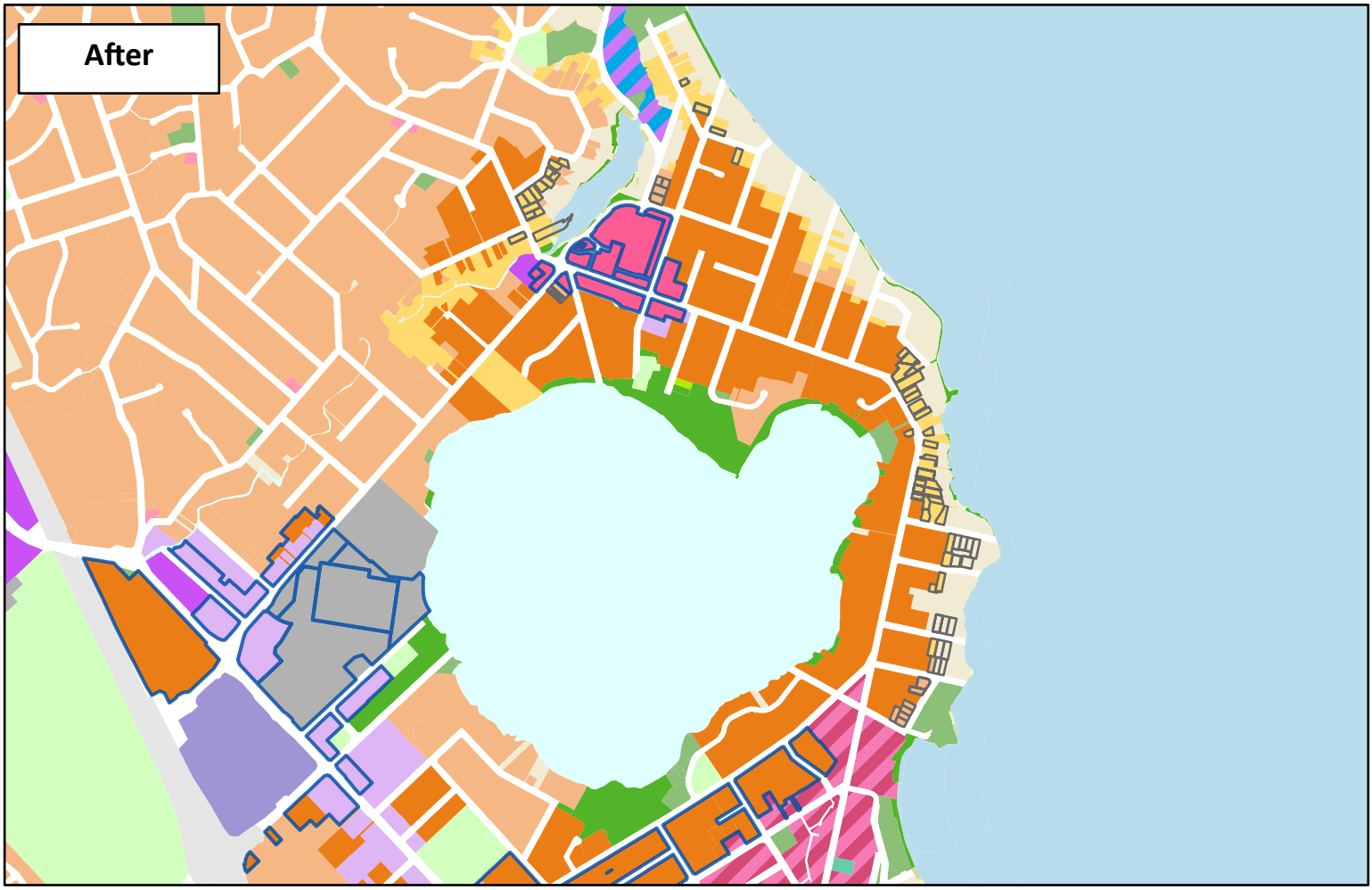
# Before and After
## Sylvia Park

Plan Change 120: Housing Intensification and Precinct Provisions



Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 175 350 700 m

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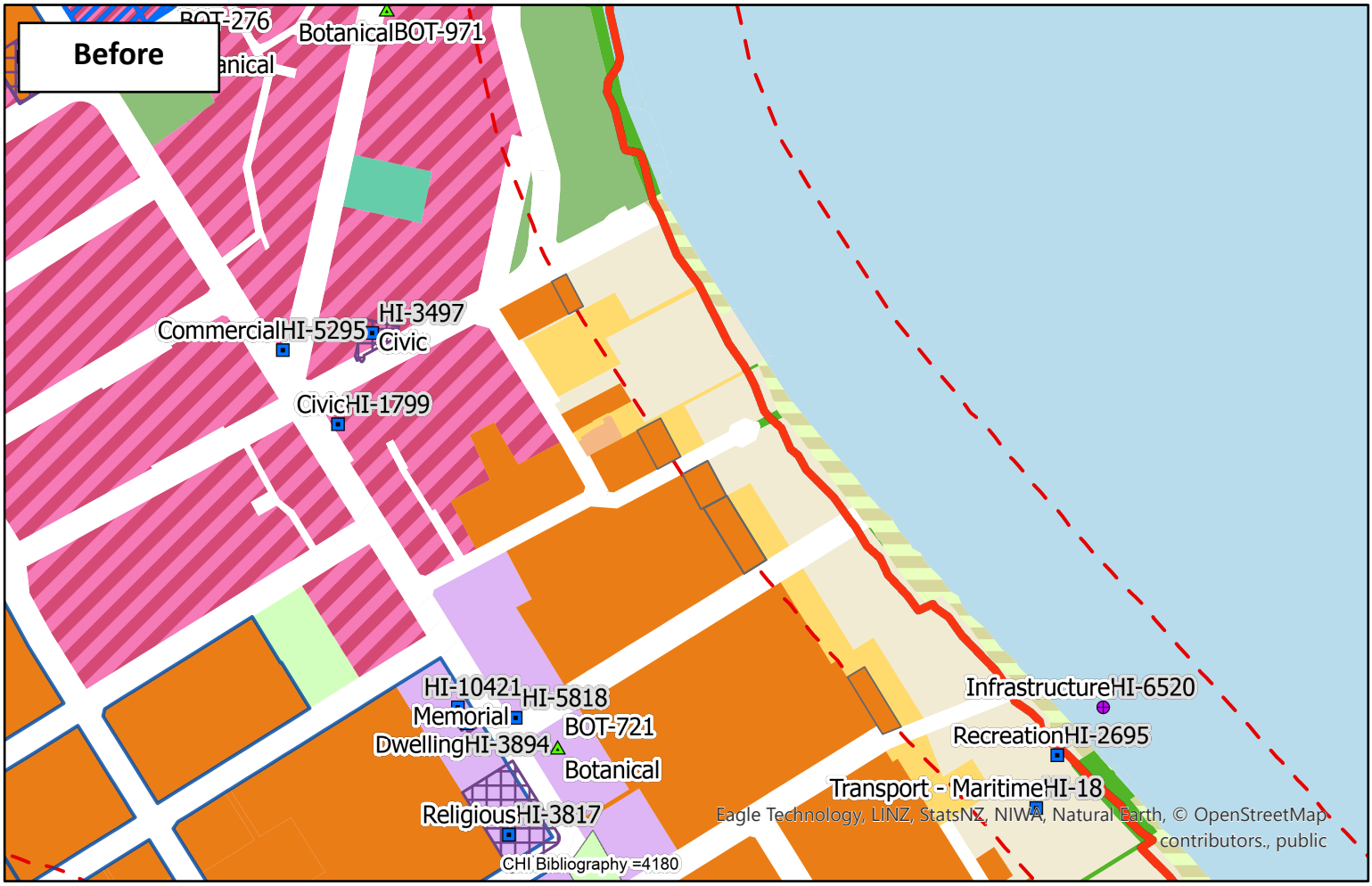
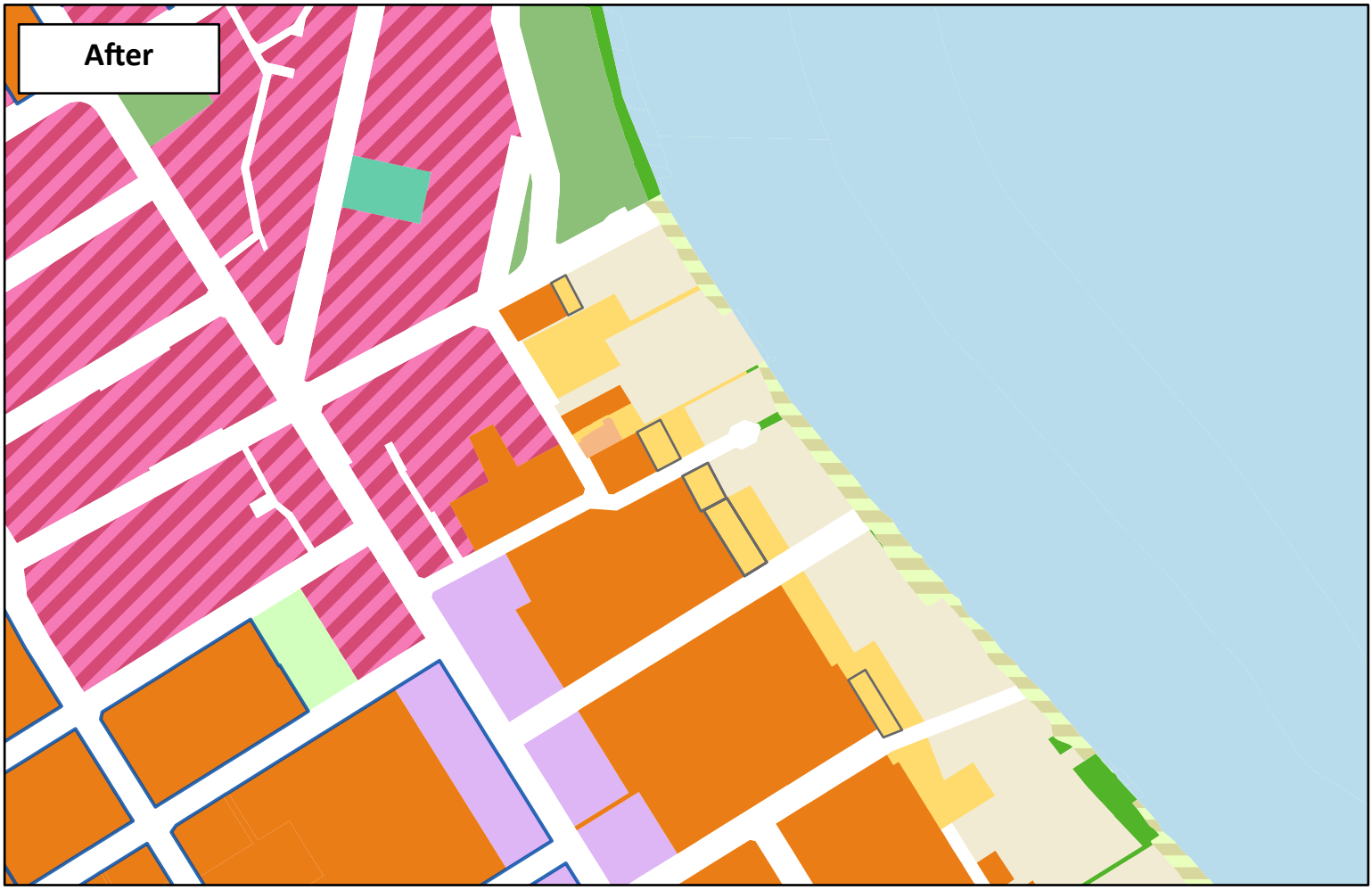
# Before and After Takapuna

Auckland Council
Te Kaunihera o Tāmaki Makaurau




N

0 45 90 180 m

# Before and After Takapuna

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Auckland Council
Te Kaunihera o Tāmaki Makaurau

| Name | Address | AUP_Zone | IIPC_Zone | Area_sqm |
|---|---|---|---|---|
| Reverted to AUP zone | 5 East Coast Road Milford 0620 | Coastal - Coastal Transition Zone, Coastal - General Coastal Marine Zone, Residential - Mixed Housing Suburban Zone | Coastal - Coastal Transition Zone, Coastal - General Coastal Marine Zone, Residential - Mixed Housing Suburban Zone | 2639.152 |
| Reverted to AUP zone | 189 Orakei Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1092.724 |
| Reverted to AUP zone | 80 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.113 |
| Reverted to AUP zone | 46 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 682.417 |
| Reverted to AUP zone | 4 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 666.32 |
| Reverted to AUP zone | 233 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 579.693 |
| Reverted to AUP zone | 16A Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 473.922 |
| Reverted to AUP zone | 8 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 751.56 |
| Reverted to AUP zone | 74E Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1767.221 |
| Reverted to AUP zone | 3 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 630.575 |
| Reverted to AUP zone | 50 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.678 |
| Reverted to AUP zone | 9 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.19 |
| Reverted to AUP zone | 10 Dayspring Way Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 843.253 |
| Reverted to AUP zone | 6 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.317 |
| Reverted to AUP zone | 29 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.554 |
| Reverted to AUP zone | 1 The Spinney Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 736.926 |
| Reverted to AUP zone | 13 Dowling Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 562.792 |
| Reverted to AUP zone | 20 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.826 |
| Reverted to AUP zone | 25 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.332 |
| Reverted to AUP zone | 94 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.05 |
| Reverted to AUP zone | 46D Burswood Drive EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 202.193 |
| Reverted to AUP zone | 50A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1232.65 |
| Reverted to AUP zone | 14 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1647.575 |
| Reverted to AUP zone | 56 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1175.406 |
| Reverted to AUP zone | 12 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.239 |
| Reverted to AUP zone | 55 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 593.754 |
| Reverted to AUP zone | 128A Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 467.939 |
| Reverted to AUP zone | 4 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 650.891 |
| Reverted to AUP zone | 14 Waikaremoana Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 753.09 |
| Reverted to AUP zone | 3 Wanaka Place PAKURANGA HEIGHTS 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 351.096 |
| Reverted to AUP zone | 18 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 375.318 |
| Reverted to AUP zone | 19 Audrey Road Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 438.374 |
| Reverted to AUP zone | 88A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 468.137 |
| Reverted to AUP zone | 90 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 682.393 |
| Reverted to AUP zone | 90 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 788.036 |
| Reverted to AUP zone | 12 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1020.494 |
| Reverted to AUP zone | 13C O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 401.277 |
| Reverted to AUP zone | 22 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1849.27 |
| Reverted to AUP zone | 73 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 662.795 |
| Reverted to AUP zone | 74J Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1708.902 |
| Reverted to AUP zone | 4 East Coast Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 910.453 |
| Reverted to AUP zone | 61 Lake Road Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 605.28 |
| Reverted to AUP zone | 5 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 574.822 |
| Reverted to AUP zone | 59 Fernbrook Close East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 573.335 |
| Reverted to AUP zone | 32 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 725.845 |
| Reverted to AUP zone | 11 Tamaki Bay Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.46 |
| Reverted to AUP zone | 142 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 593.695 |
| Reverted to AUP zone | 1B Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 400.063 |
| Reverted to AUP zone | 60 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.203 |

| | | | | |
|---|---|---|---|---|
| Reverted to AUP zone | 12 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 769.708 |
| Reverted to AUP zone | 18 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 490.613 |
| Reverted to AUP zone | 13A Dowling Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 128.507 |
| Reverted to AUP zone | 1 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 649.98 |
| Reverted to AUP zone | 19A Audrey Road Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 505.666 |
| Reverted to AUP zone | 54 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1159.167 |
| Reverted to AUP zone | 20 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 669.573 |
| Reverted to AUP zone | 5 Wanaka Place Pakuranga Heights 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 702.736 |
| Reverted to AUP zone | 72A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1856.652 |
| Reverted to AUP zone | 61A Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 517.934 |
| Reverted to AUP zone | 69 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1003.742 |
| Reverted to AUP zone | 5 The Spinney Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 691.089 |
| Reverted to AUP zone | 77 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 701.966 |
| Reverted to AUP zone | 3 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1654.705 |
| Reverted to AUP zone | 33 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.117 |
| Reverted to AUP zone | 55 Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 710.091 |
| Reverted to AUP zone | 21 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 321.313 |
| Reverted to AUP zone | 6 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 522.649 |
| Reverted to AUP zone | 7 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 384.952 |
| Reverted to AUP zone | 19 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 507.784 |
| Reverted to AUP zone | 50 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 787.141 |
| Reverted to AUP zone | 15 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.488 |
| Reverted to AUP zone | 1 Prospect Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 502.272 |
| Reverted to AUP zone | 8B Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 170.878 |
| Reverted to AUP zone | 30 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 810.072 |
| Reverted to AUP zone | 152 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 596.217 |
| Reverted to AUP zone | 51 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1131.704 |
| Reverted to AUP zone | 30B Riverlea Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 447.319 |
| Reverted to AUP zone | 3 Susanne Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.009 |
| Reverted to AUP zone | 50B Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 481.75 |
| Reverted to AUP zone | 1 Steeple Rise Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 681.833 |
| Reverted to AUP zone | 92 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.147 |
| Reverted to AUP zone | 18 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1659.62 |
| Reverted to AUP zone | 183 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 576.536 |
| Reverted to AUP zone | 7 Dayspring Way Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 816.171 |
| Reverted to AUP zone | 102 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 689.218 |
| Reverted to AUP zone | 4/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 456.893 |
| Reverted to AUP zone | 22 Cliff Road Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 481.629 |
| Reverted to AUP zone | 66 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1009.992 |
| Reverted to AUP zone | 6 Riverina Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 289.273 |
| Reverted to AUP zone | 151 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 566.828 |
| Reverted to AUP zone | 190 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.923 |
| Reverted to AUP zone | 27 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 819.666 |
| Reverted to AUP zone | 5 The Avenue Albany 0632 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2274.384 |
| Reverted to AUP zone | 176 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 610.37 |
| Reverted to AUP zone | 25 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.876 |
| Reverted to AUP zone | 8 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 864.662 |
| Reverted to AUP zone | 58F Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 412.422 |
| Reverted to AUP zone | 50A Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 505.334 |
| Reverted to AUP zone | 1C Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 222.681 |
| Reverted to AUP zone | 11 Riverina Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.308 |
| Reverted to AUP zone | 13 Audrey Road Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 510.935 |

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| Reverted to AUP zone | 20 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1666.257 |
| Reverted to AUP zone | 21C Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 557.568 |
| Reverted to AUP zone | 7/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 474.192 |
| Reverted to AUP zone | 1/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 472.185 |
| Reverted to AUP zone | 12 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.774 |
| Reverted to AUP zone | 8 The Spinney Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 829.198 |
| Reverted to AUP zone | 16 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 415.37 |
| Reverted to AUP zone | 3 Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 604.965 |
| Reverted to AUP zone | 48 Millen Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 966.415 |
| Reverted to AUP zone | 24 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 561.257 |
| Reverted to AUP zone | 13 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 842.539 |
| Reverted to AUP zone | 1B Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 216.305 |
| Reverted to AUP zone | 23 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 671.28 |
| Reverted to AUP zone | 31 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 631.842 |
| Reverted to AUP zone | 6 Kalgan Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.043 |
| Reverted to AUP zone | 99 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1003.277 |
| Reverted to AUP zone | 17 Kerswill Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 912.699 |
| Reverted to AUP zone | 29 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 784.717 |
| Reverted to AUP zone | 7 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 688.038 |
| Reverted to AUP zone | 5 Mangos Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.267 |
| Reverted to AUP zone | 3 Mangos Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.052 |
| Reverted to AUP zone | 40 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.098 |
| Reverted to AUP zone | 85 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.67 |
| Reverted to AUP zone | 24 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.195 |
| Reverted to AUP zone | 1/41 Nikau Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1184.411 |
| Reverted to AUP zone | 22 Queen Mary Avenue New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 842.993 |
| Reverted to AUP zone | 46 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 473.513 |
| Reverted to AUP zone | 6 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 719.945 |
| Reverted to AUP zone | 26 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.104 |
| Reverted to AUP zone | 17 Waikaremoana Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 802.08 |
| Reverted to AUP zone | 2 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 649.729 |
| Reverted to AUP zone | 8D Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 141.305 |
| Reverted to AUP zone | 13 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 739.668 |
| Reverted to AUP zone | 148 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 591.589 |
| Reverted to AUP zone | 54 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.884 |
| Reverted to AUP zone | 1 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1660.806 |
| Reverted to AUP zone | 5 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.341 |
| Reverted to AUP zone | 32 Corta Bella Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 649.881 |
| Reverted to AUP zone | 231 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1085.104 |
| Reverted to AUP zone | 52 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2172.164 |
| Reverted to AUP zone | 14 Riverina Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 823.344 |
| Reverted to AUP zone | 130 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 591.13 |
| Reverted to AUP zone | 96A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 467.476 |
| Reverted to AUP zone | 3 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 604.599 |
| Reverted to AUP zone | 15A Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 467.946 |
| Reverted to AUP zone | 1 Dayspring Way Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 752.487 |
| Reverted to AUP zone | 13 Williams Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 822.253 |
| Reverted to AUP zone | 58E Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.778 |
| Reverted to AUP zone | 74F Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1689.389 |
| Reverted to AUP zone | 1 Queen Mary Avenue New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1078.134 |
| Reverted to AUP zone | 165 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 581.129 |
| Reverted to AUP zone | 50B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 611.66 |

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| Reverted to AUP zone | 1 Fernbrook Close East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 583.816 |
| Reverted to AUP zone | 158 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 578.494 |
| Reverted to AUP zone | 2 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1652.451 |
| Reverted to AUP zone | 24C Tamaki Bay Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 271.94 |
| Reverted to AUP zone | 27 Kerswill Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.033 |
| Reverted to AUP zone | 96 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.416 |
| Reverted to AUP zone | 8 Kalgan Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.813 |
| Reverted to AUP zone | 184 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 562.193 |
| Reverted to AUP zone | 22 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 923.368 |
| Reverted to AUP zone | 15 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.661 |
| Reverted to AUP zone | 8B Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 483.142 |
| Reverted to AUP zone | 8 Riverina Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.627 |
| Reverted to AUP zone | 160 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 581.157 |
| Reverted to AUP zone | 147 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.498 |
| Reverted to AUP zone | 82 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1009.716 |
| Reverted to AUP zone | 1D Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 501.778 |
| Reverted to AUP zone | 1 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 783.049 |
| Reverted to AUP zone | 9 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 294.554 |
| Reverted to AUP zone | 7A Queen Mary Avenue New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 191.301 |
| Reverted to AUP zone | 74G Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1695.561 |
| Reverted to AUP zone | 14 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.9 |
| Reverted to AUP zone | 34 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 705.348 |
| Reverted to AUP zone | 2/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.251 |
| Reverted to AUP zone | 78 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.506 |
| Reverted to AUP zone | 72 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1896.967 |
| Reverted to AUP zone | 7 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 555.975 |
| Reverted to AUP zone | 30 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 745.074 |
| Reverted to AUP zone | 6 Corfield Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 620.313 |
| Reverted to AUP zone | 21 Judges Bay Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1712.226 |
| Reverted to AUP zone | 40 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 752.449 |
| Reverted to AUP zone | 24 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 876.354 |
| Reverted to AUP zone | 31 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 587.862 |
| Reverted to AUP zone | 23 Judges Bay Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 506.221 |
| Reverted to AUP zone | 5/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.089 |
| Reverted to AUP zone | 43A Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 465.98 |
| Reverted to AUP zone | 17 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1255.094 |
| Reverted to AUP zone | 12 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 825.075 |
| Reverted to AUP zone | 6 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 610.618 |
| Reverted to AUP zone | 42 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.071 |
| Reverted to AUP zone | 9 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 529.885 |
| Reverted to AUP zone | 121 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 582.85 |
| Reverted to AUP zone | 115 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 586.891 |
| Reverted to AUP zone | 45 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 770.606 |
| Reverted to AUP zone | 2 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 413.525 |
| Reverted to AUP zone | 14 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 815.762 |
| Reverted to AUP zone | 4 Corfield Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 668.974 |
| Reverted to AUP zone | 74K Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1713.094 |
| Reverted to AUP zone | 5 Susanne Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 692.196 |
| Reverted to AUP zone | 9 Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.587 |
| Reverted to AUP zone | 48 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 735.673 |
| Reverted to AUP zone | 44 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 773.732 |
| Reverted to AUP zone | 10 Kenwick Place East Tamaki 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1110.256 |

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| Reverted to AUP zone | 6 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 286.713 |
| Reverted to AUP zone | 9 Miro Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1182.518 |
| Reverted to AUP zone | 182 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 563.482 |
| Reverted to AUP zone | 2 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 465.527 |
| Reverted to AUP zone | 30 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 811 |
| Reverted to AUP zone | 8E Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 89.186 |
| Reverted to AUP zone | 45 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 566.08 |
| Reverted to AUP zone | 196 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 611.506 |
| Reverted to AUP zone | 56 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.538 |
| Reverted to AUP zone | 53A Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 289.882 |
| Reverted to AUP zone | 137 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 720.29 |
| Reverted to AUP zone | 34 Corta Bella Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 411.565 |
| Reverted to AUP zone | 4A Kuaka Place New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 391.924 |
| Reverted to AUP zone | 4 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 477.384 |
| Reverted to AUP zone | 3/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 451.895 |
| Reverted to AUP zone | 101 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.277 |
| Reverted to AUP zone | 8A San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 458.114 |
| Reverted to AUP zone | 119 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 587.962 |
| Reverted to AUP zone | 15 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 417.059 |
| Reverted to AUP zone | 10 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1641.726 |
| Reverted to AUP zone | 16 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1653.851 |
| Reverted to AUP zone | 12 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 621.539 |
| Reverted to AUP zone | 15 Audrey Road Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1012.312 |
| Reverted to AUP zone | 18 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 529.499 |
| Reverted to AUP zone | 104A Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 199.463 |
| Reverted to AUP zone | 4 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1707.458 |
| Reverted to AUP zone | 9 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 877.017 |
| Reverted to AUP zone | 88C Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 330.751 |
| Reverted to AUP zone | 8 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 598.546 |
| Reverted to AUP zone | 47 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 851.026 |
| Reverted to AUP zone | 3/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 449.317 |
| Reverted to AUP zone | 36 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 696.712 |
| Reverted to AUP zone | 40 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 733.022 |
| Reverted to AUP zone | 33A MacPherson Street MEADOWBANK 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 150.64 |
| Reverted to AUP zone | 7 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 763.745 |
| Reverted to AUP zone | 6 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 619.44 |
| Reverted to AUP zone | 98 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 753.534 |
| Reverted to AUP zone | 42 Corta Bella Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 650.523 |
| Reverted to AUP zone | 76A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 977.523 |
| Reverted to AUP zone | 60B Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 308.308 |
| Reverted to AUP zone | 171 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 569.838 |
| Reverted to AUP zone | 7 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 581.703 |
| Reverted to AUP zone | 79 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.41 |
| Reverted to AUP zone | 25 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 787.908 |
| Reverted to AUP zone | 22-28 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1972.961 |
| Reverted to AUP zone | 58 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 328.031 |
| Reverted to AUP zone | 49 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 885.826 |
| Reverted to AUP zone | 61 Burswood Drive East Tamaki 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 860.347 |
| Reverted to AUP zone | 74C Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1677.258 |
| Reverted to AUP zone | 14 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 735.993 |
| Reverted to AUP zone | 1 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 488.852 |
| Reverted to AUP zone | 70 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.903 |

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| Reverted to AUP zone | 18A Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 511.166 |
| Reverted to AUP zone | 12 Waikaremoana Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 773.793 |
| Reverted to AUP zone | 75 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 588.032 |
| Reverted to AUP zone | 6 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 462.177 |
| Reverted to AUP zone | 249 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 568.391 |
| Reverted to AUP zone | 57 Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 723.304 |
| Reverted to AUP zone | 7 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 543.107 |
| Reverted to AUP zone | 19 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.723 |
| Reverted to AUP zone | 12 Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 422.945 |
| Reverted to AUP zone | 7D Queen Mary Avenue New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 169.796 |
| Reverted to AUP zone | 179 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 525.748 |
| Reverted to AUP zone | 58C Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.986 |
| Reverted to AUP zone | 1 Sunshine Place Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 766.409 |
| Reverted to AUP zone | 62 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 444.986 |
| Reverted to AUP zone | 12 Tamaki Bay Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 815.847 |
| Reverted to AUP zone | 2 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 585.312 |
| Reverted to AUP zone | 28 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 619.049 |
| Reverted to AUP zone | 1A Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 273.085 |
| Reverted to AUP zone | 6/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 455.905 |
| Reverted to AUP zone | 1 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1021.885 |
| Reverted to AUP zone | 8C Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 134.52 |
| Reverted to AUP zone | 56 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 864.443 |
| Reverted to AUP zone | 172 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.623 |
| Reverted to AUP zone | 22 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.109 |
| Reverted to AUP zone | 19 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 734.905 |
| Reverted to AUP zone | 20 Arahia Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 970.399 |
| Reverted to AUP zone | 108 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 688.3 |
| Reverted to AUP zone | 88B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 511.283 |
| Reverted to AUP zone | 33 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1145.613 |
| Reverted to AUP zone | 15 Waikaremoana Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 729.316 |
| Reverted to AUP zone | 53 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 581.688 |
| Reverted to AUP zone | 5 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 634.943 |
| Reverted to AUP zone | 58B Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 331.445 |
| Reverted to AUP zone | 241 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1188.85 |
| Reverted to AUP zone | 17 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1007.927 |
| Reverted to AUP zone | 8A Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 363.189 |
| Reverted to AUP zone | 30 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 556.534 |
| Reverted to AUP zone | 35 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 625.448 |
| Reverted to AUP zone | 38 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 732.995 |
| Reverted to AUP zone | 10 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 888.398 |
| Reverted to AUP zone | 37 Kitchener Road Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1951.439 |
| Reverted to AUP zone | 19 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.322 |
| Reverted to AUP zone | 4 Kuaka Place New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 283.193 |
| Reverted to AUP zone | 88 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 684.083 |
| Reverted to AUP zone | 12 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 676.083 |
| Reverted to AUP zone | 183 Orakei Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 886.218 |
| Reverted to AUP zone | 22 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.038 |
| Reverted to AUP zone | 10 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.214 |
| Reverted to AUP zone | 156 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 553.895 |
| Reverted to AUP zone | 146 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.665 |
| Reverted to AUP zone | 7 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 292.69 |
| Reverted to AUP zone | 1 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 866.807 |

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| Reverted to AUP zone | 17 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 903.821 |
| Reverted to AUP zone | 8A Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.381 |
| Reverted to AUP zone | 22 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 804.658 |
| Reverted to AUP zone | 16 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 878.461 |
| Reverted to AUP zone | 106 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 687.935 |
| Reverted to AUP zone | 28 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 925.19 |
| Reverted to AUP zone | 20 Tamaki Bay Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.003 |
| Reverted to AUP zone | 2B Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.208 |
| Reverted to AUP zone | 35 Nikau Street New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1053.085 |
| Reverted to AUP zone | 74L Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1743.909 |
| Reverted to AUP zone | 98 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.996 |
| Reverted to AUP zone | 144 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.739 |
| Reverted to AUP zone | 1 Sheldon Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 576.398 |
| Reverted to AUP zone | 120 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 591.128 |
| Reverted to AUP zone | 23 Arahia Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2038.753 |
| Reverted to AUP zone | 118 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 591.583 |
| Reverted to AUP zone | 8 Dayspring Way Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 784.965 |
| Reverted to AUP zone | 189 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 656.681 |
| Reverted to AUP zone | 15 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.842 |
| Reverted to AUP zone | 5/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.917 |
| Reverted to AUP zone | 74H Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1702.29 |
| Reverted to AUP zone | 3 Durrant Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 603.104 |
| Reverted to AUP zone | 187 Upland Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 942.77 |
| Reverted to AUP zone | 15 East Coast Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 937.595 |
| Reverted to AUP zone | 7 The Spinney Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 720.982 |
| Reverted to AUP zone | 174 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 613.663 |
| Reverted to AUP zone | 3 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 559.416 |
| Reverted to AUP zone | 8 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 492.32 |
| Reverted to AUP zone | 28B Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 878.801 |
| Reverted to AUP zone | 24A Tamaki Bay Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 272.771 |
| Reverted to AUP zone | 5/2 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 378.917 |
| Reverted to AUP zone | 16 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 720.817 |
| Reverted to AUP zone | 120 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 786.81 |
| Reverted to AUP zone | 2 Dayspring Way PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 417.905 |
| Reverted to AUP zone | 19 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 912.614 |
| Reverted to AUP zone | 1 Kalgan Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.727 |
| Reverted to AUP zone | 8 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 565.739 |
| Reverted to AUP zone | 10 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 891.437 |
| Reverted to AUP zone | 30A Riverlea Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 361.402 |
| Reverted to AUP zone | 16 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 464.256 |
| Reverted to AUP zone | 58B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.509 |
| Reverted to AUP zone | 10 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 925.951 |
| Reverted to AUP zone | 126B Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 197.789 |
| Reverted to AUP zone | 11 East Coast Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 493.104 |
| Reverted to AUP zone | 43 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 400.245 |
| Reverted to AUP zone | 16 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 413.196 |
| Reverted to AUP zone | 181 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 534.615 |
| Reverted to AUP zone | 188 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 580.945 |
| Reverted to AUP zone | 11B East Coast Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.747 |
| Reverted to AUP zone | 6 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 739.775 |
| Reverted to AUP zone | 98 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1175.637 |
| Reverted to AUP zone | 15 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1032.986 |

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| Reverted to AUP zone | 29 Browns Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1173.332 |
| Reverted to AUP zone | 8F Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 139.126 |
| Reverted to AUP zone | 8 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 893.778 |
| Reverted to AUP zone | 48F Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 403.499 |
| Reverted to AUP zone | 3 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 774.958 |
| Reverted to AUP zone | 9 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 877.412 |
| Reverted to AUP zone | 17 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.207 |
| Reverted to AUP zone | 36 Corta Bella Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 396.644 |
| Reverted to AUP zone | 28A Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 875.947 |
| Reverted to AUP zone | 8 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1649.888 |
| Reverted to AUP zone | 2 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 636.155 |
| Reverted to AUP zone | 32 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 713.93 |
| Reverted to AUP zone | 7 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.865 |
| Reverted to AUP zone | 100 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 761.203 |
| Reverted to AUP zone | 94B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 345.779 |
| Reverted to AUP zone | 58 Edgewater Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.437 |
| Reverted to AUP zone | 7 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.223 |
| Reverted to AUP zone | 36 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 835.432 |
| Reverted to AUP zone | 27 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 634.953 |
| Reverted to AUP zone | 40 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1115.23 |
| Reverted to AUP zone | 4 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.311 |
| Reverted to AUP zone | 3 Dayspring Way Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.601 |
| Reverted to AUP zone | 37 Nikau Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 437.876 |
| Reverted to AUP zone | 5 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 812.68 |
| Reverted to AUP zone | 58 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.311 |
| Reverted to AUP zone | 11 Cricklewood Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 707.826 |
| Reverted to AUP zone | 37 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 647.261 |
| Reverted to AUP zone | 192 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 602.146 |
| Reverted to AUP zone | 186 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 550.851 |
| Reverted to AUP zone | 6 Dayspring Way Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 860.59 |
| Reverted to AUP zone | 19A Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 453.571 |
| Reverted to AUP zone | 21 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 691.312 |
| Reverted to AUP zone | 42 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 748.37 |
| Reverted to AUP zone | 50 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 524.954 |
| Reverted to AUP zone | 35 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 639.12 |
| Reverted to AUP zone | 29 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1164.212 |
| Reverted to AUP zone | 4 Raewyn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 685.44 |
| Reverted to AUP zone | 10 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 764.634 |
| Reverted to AUP zone | 2 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 605.69 |
| Reverted to AUP zone | 183 Upland Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 896.326 |
| Reverted to AUP zone | 23 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.356 |
| Reverted to AUP zone | 12 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 532.401 |
| Reverted to AUP zone | 10 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 650.077 |
| Reverted to AUP zone | 8B Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.347 |
| Reverted to AUP zone | 7 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 838.04 |
| Reverted to AUP zone | 90B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 326.631 |
| Reverted to AUP zone | 25A Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 817.868 |
| Reverted to AUP zone | 67 Edgewater Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 880.592 |
| Reverted to AUP zone | 2 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.305 |
| Reverted to AUP zone | 8 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 838.78 |
| Reverted to AUP zone | 93 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1007.874 |
| Reverted to AUP zone | 21B Kenwick Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 226.03 |

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| Reverted to AUP zone | 74A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1702.822 |
| Reverted to AUP zone | 16 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 608.623 |
| Reverted to AUP zone | 30 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.422 |
| Reverted to AUP zone | 2 Riverina Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 707.809 |
| Reverted to AUP zone | 46A Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 258.455 |
| Reverted to AUP zone | 1C Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 400.158 |
| Reverted to AUP zone | 17 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 618.182 |
| Reverted to AUP zone | 11 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 618.768 |
| Reverted to AUP zone | 16 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 638.847 |
| Reverted to AUP zone | 65 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 957.161 |
| Reverted to AUP zone | 194 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 613.16 |
| Reverted to AUP zone | 22 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.774 |
| Reverted to AUP zone | 1/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 464.156 |
| Reverted to AUP zone | 53 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 960.053 |
| Reverted to AUP zone | 15 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 873.208 |
| Reverted to AUP zone | 2/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.913 |
| Reverted to AUP zone | 46 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 688.714 |
| Reverted to AUP zone | 4/2 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 299.725 |
| Reverted to AUP zone | 10 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 561.765 |
| Reverted to AUP zone | 31 Nikau Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1006.929 |
| Reverted to AUP zone | 3 Kalgan Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 579.809 |
| Reverted to AUP zone | 26 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 905.381 |
| Reverted to AUP zone | 32 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.636 |
| Reverted to AUP zone | 1/42 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 744.791 |
| Reverted to AUP zone | 2 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 592.746 |
| Reverted to AUP zone | 34 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 976.483 |
| Reverted to AUP zone | 104B Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 157.309 |
| Reverted to AUP zone | 20 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 678.736 |
| Reverted to AUP zone | 185 Orakei Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 869.717 |
| Reverted to AUP zone | 1 Lutana Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 636.302 |
| Reverted to AUP zone | 112 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 687.925 |
| Reverted to AUP zone | 7C Queen Mary Avenue New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 162.343 |
| Reverted to AUP zone | 124A Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 367.5 |
| Reverted to AUP zone | 26 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 526.394 |
| Reverted to AUP zone | 53 Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1114.902 |
| Reverted to AUP zone | 2/2 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 299.611 |
| Reverted to AUP zone | 110 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 688.237 |
| Reverted to AUP zone | 10 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 843.455 |
| Reverted to AUP zone | 17 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 737.985 |
| Reverted to AUP zone | 46A Burswood Drive EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 220.533 |
| Reverted to AUP zone | 169 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 563.914 |
| Reverted to AUP zone | 127 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 620.354 |
| Reverted to AUP zone | 13B Dowling Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 138.145 |
| Reverted to AUP zone | 26 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.304 |
| Reverted to AUP zone | 11 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.689 |
| Reverted to AUP zone | 21 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.257 |
| Reverted to AUP zone | 75 Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 350.911 |
| Reverted to AUP zone | 1D Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 239.517 |
| Reverted to AUP zone | 23 Millen Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 400.478 |
| Reverted to AUP zone | 46 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 709.533 |
| Reverted to AUP zone | 19A Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 390.333 |
| Reverted to AUP zone | 5 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1790.948 |

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| Reverted to AUP zone | 12 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 839.828 |
| Reverted to AUP zone | 21A Kenwick Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 244.237 |
| Reverted to AUP zone | 68 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.593 |
| Reverted to AUP zone | 48 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1073.891 |
| Reverted to AUP zone | 2A Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 341.979 |
| Reverted to AUP zone | 3 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 569.725 |
| Reverted to AUP zone | 6 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 552.096 |
| Reverted to AUP zone | 60 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1010.519 |
| Reverted to AUP zone | 213 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 661.255 |
| Reverted to AUP zone | 181B Upland Road REMUERA 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 144.973 |
| Reverted to AUP zone | 2 The Spinney Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 708.407 |
| Reverted to AUP zone | 46C Burswood Drive EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 183.921 |
| Reverted to AUP zone | 128 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 391.148 |
| Reverted to AUP zone | 257 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 673.954 |
| Reverted to AUP zone | 12 Nedlands Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 916.05 |
| Reverted to AUP zone | 44 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 735.023 |
| Reverted to AUP zone | 135 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 687.931 |
| Reverted to AUP zone | 3 The Avenue Albany 0632 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 4300.723 |
| Reverted to AUP zone | 2 Elderberry Road East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 671.238 |
| Reverted to AUP zone | 5 Dayspring Way Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 754.615 |
| Reverted to AUP zone | 19 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 521.434 |
| Reverted to AUP zone | 223A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 763.035 |
| Reverted to AUP zone | 105 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 678.159 |
| Reverted to AUP zone | 14 Nedlands Place East Tamaki 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1220.649 |
| Reverted to AUP zone | 47 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1227.319 |
| Reverted to AUP zone | 5 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.061 |
| Reverted to AUP zone | 223 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 459.738 |
| Reverted to AUP zone | 8A Riverlea Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 270.982 |
| Reverted to AUP zone | 44 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.152 |
| Reverted to AUP zone | 39 Nikau Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 421.715 |
| Reverted to AUP zone | 37A Nikau Street New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 388.934 |
| Reverted to AUP zone | 235 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1072.961 |
| Reverted to AUP zone | 4 Dayspring Way Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 602.46 |
| Reverted to AUP zone | 9 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 620.592 |
| Reverted to AUP zone | 74B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1694.379 |
| Reverted to AUP zone | 60 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 309.654 |
| Reverted to AUP zone | 200 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.188 |
| Reverted to AUP zone | 6A San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 431.211 |
| Reverted to AUP zone | 104C Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 157.316 |
| Reverted to AUP zone | 225 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 695.167 |
| Reverted to AUP zone | 5 Nedlands Place East Tamaki 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 940.882 |
| Reverted to AUP zone | 123 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 605.59 |
| Reverted to AUP zone | 12 Kenwick Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 765.019 |
| Reverted to AUP zone | 16 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 615.021 |
| Reverted to AUP zone | 24 Gills Avenue Papakura Auckland | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 861.512 |
| Reverted to AUP zone | 173 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 608.056 |
| Reverted to AUP zone | 45 Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 746.743 |
| Reverted to AUP zone | 4-6 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 772.303 |
| Reverted to AUP zone | 8 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 559.574 |
| Reverted to AUP zone | 74D Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1674.294 |
| Reverted to AUP zone | 11-19 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1937.326 |
| Reverted to AUP zone | 5 Kororo Street Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 643.935 |

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| Reverted to AUP zone | 4 Kalgan Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 592.499 |
| Reverted to AUP zone | 22 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 585.062 |
| Reverted to AUP zone | 45 Milford Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 646.592 |
| Reverted to AUP zone | 8 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.308 |
| Reverted to AUP zone | 76 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1013.033 |
| Reverted to AUP zone | 235A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 500.509 |
| Reverted to AUP zone | 50 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.299 |
| Reverted to AUP zone | 1 Susanne Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 701.988 |
| Reverted to AUP zone | 6 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.855 |
| Reverted to AUP zone | 8A Nedlands Place EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 179.467 |
| Reverted to AUP zone | 6 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1646.724 |
| Reverted to AUP zone | 22 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 459.334 |
| Reverted to AUP zone | 18 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 723.43 |
| Reverted to AUP zone | 14 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1012.399 |
| Reverted to AUP zone | 141 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 692.147 |
| Reverted to AUP zone | 7A Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 428.06 |
| Reverted to AUP zone | 10 Riverina Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.21 |
| Reverted to AUP zone | 35 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2150.919 |
| Reverted to AUP zone | 20 Wanaka Place Pakuranga Heights 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 749.571 |
| Reverted to AUP zone | 91 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 590.957 |
| Reverted to AUP zone | 44 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.406 |
| Reverted to AUP zone | 114 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 593.021 |
| Reverted to AUP zone | 46 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.12 |
| Reverted to AUP zone | 49 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 727.354 |
| Reverted to AUP zone | 130 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 787.794 |
| Reverted to AUP zone | 15B Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 438.713 |
| Reverted to AUP zone | 175 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 572.481 |
| Reverted to AUP zone | 62 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2045.888 |
| Reverted to AUP zone | 23 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 749.581 |
| Reverted to AUP zone | 20 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 505.202 |
| Reverted to AUP zone | 10 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 537.95 |
| Reverted to AUP zone | 58A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 285.723 |
| Reverted to AUP zone | 31 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 743.432 |
| Reverted to AUP zone | 44 Corta Bella Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 665.074 |
| Reverted to AUP zone | 58D Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.245 |
| Reverted to AUP zone | 19B Williams Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 535.367 |
| Reverted to AUP zone | 181A Upland Road REMUERA 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 168.986 |
| Reverted to AUP zone | 199 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 535.368 |
| Reverted to AUP zone | 6 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 576.974 |
| Reverted to AUP zone | 13 Queen Mary Avenue New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.814 |
| Reverted to AUP zone | 7 Atworth Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 581.024 |
| Reverted to AUP zone | 9 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 471.558 |
| Reverted to AUP zone | 88D Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 421.708 |
| Reverted to AUP zone | 4/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 449.563 |
| Reverted to AUP zone | 116 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 589.197 |
| Reverted to AUP zone | 9 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 961.248 |
| Reverted to AUP zone | 3 Robina Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 577.293 |
| Reverted to AUP zone | 132 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 577.517 |
| Reverted to AUP zone | 15 Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 764.026 |
| Reverted to AUP zone | 5 San Luis Place Howick Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 318.137 |
| Reverted to AUP zone | 51 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 839.686 |
| Reverted to AUP zone | 128 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 582.731 |

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| Reverted to AUP zone | 126 Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 353.403 |
| Reverted to AUP zone | 33 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 335.127 |
| Reverted to AUP zone | 11 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 812.008 |
| Reverted to AUP zone | 3 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 820.457 |
| Reverted to AUP zone | 3 Rangitoto Terrace Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 810.819 |
| Reverted to AUP zone | 19 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 632.219 |
| Reverted to AUP zone | 12 Purakau Lane PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1642.815 |
| Reverted to AUP zone | 7/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 493.932 |
| Reverted to AUP zone | 2 Browns Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 821.75 |
| Reverted to AUP zone | 8 Ifield Court East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 753.78 |
| Reverted to AUP zone | 4 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 974.677 |
| Reverted to AUP zone | 92 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1010.457 |
| Reverted to AUP zone | 24 Queen Mary Avenue New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1368.34 |
| Reverted to AUP zone | 24 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.367 |
| Reverted to AUP zone | 6 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 742.963 |
| Reverted to AUP zone | 10 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 810.04 |
| Reverted to AUP zone | 97 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 691.578 |
| Reverted to AUP zone | 7B Queen Mary Avenue New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 159.299 |
| Reverted to AUP zone | 1 Elderberry Road East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 630.291 |
| Reverted to AUP zone | 24B Tamaki Bay Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 259.195 |
| Reverted to AUP zone | 90A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 341.948 |
| Reverted to AUP zone | 6/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 456.587 |
| Reverted to AUP zone | 150 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 602.684 |
| Reverted to AUP zone | 113 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 627.45 |
| Reverted to AUP zone | 5 Queen Mary Avenue New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 444.417 |
| Reverted to AUP zone | 187 Orakei Road Remuera Auckland 1050 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1099.55 |
| Reverted to AUP zone | 97 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1016.108 |
| Reverted to AUP zone | 6 Kuaka Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 908.223 |
| Reverted to AUP zone | 14 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 611.258 |
| Reverted to AUP zone | 47 Elliot Street Papakura Auckland 2113 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 711.541 |
| Reverted to AUP zone | 27 Browns Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 740.983 |
| Reverted to AUP zone | 101 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 680.225 |
| Reverted to AUP zone | 11 Wanaka Place Pakuranga Heights Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 702.806 |
| Reverted to AUP zone | 154 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.645 |
| Reverted to AUP zone | 16 Davington Way East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 531.702 |
| Reverted to AUP zone | 24D Tamaki Bay Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 341.349 |
| Reverted to AUP zone | 1/2 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 374.035 |
| Reverted to AUP zone | 198 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 603.964 |
| Reverted to AUP zone | 43A Nikau Street New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 403.731 |
| Reverted to AUP zone | 2 Sheldon Place East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 620.666 |
| Reverted to AUP zone | 46E Burswood Drive EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 214.551 |
| Reverted to AUP zone | 11 Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.314 |
| Reverted to AUP zone | 15A Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 464.243 |
| Reverted to AUP zone | 54 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 676.967 |
| Reverted to AUP zone | 52 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.959 |
| Reverted to AUP zone | 17 Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1078.271 |
| Reverted to AUP zone | 9 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 711.178 |
| Reverted to AUP zone | 43 Nikau Street New Lynn 0600 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 519.059 |
| Reverted to AUP zone | 25 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 800.978 |
| Reverted to AUP zone | 19 Queen Mary Avenue New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 730.485 |
| Reverted to AUP zone | 46B Burswood Drive EAST TAMAKI 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 220.329 |
| Reverted to AUP zone | 5 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 514.822 |

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| Reverted to AUP zone | 19A Williams Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 504.224 |
| Reverted to AUP zone | 3/2 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 300.13 |
| Reverted to AUP zone | 26 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1170.432 |
| Reverted to AUP zone | 126A Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 182.238 |
| Reverted to AUP zone | 67 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1031.954 |
| Reverted to AUP zone | 10A Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 400.023 |
| Reverted to AUP zone | 124 Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 367.513 |
| Reverted to AUP zone | 56 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.143 |
| Reverted to AUP zone | 71 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1003.973 |
| Reverted to AUP zone | 3 Gills Avenue PAPAKURA 2110 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 383.4 |
| Reverted to AUP zone | 25 MacPherson Street Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 639.219 |
| Reverted to AUP zone | 34 Browns Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 729.576 |
| Reverted to AUP zone | 14 Riverlea Avenue Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 809.667 |
| Reverted to AUP zone | 168 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 566.545 |
| Reverted to AUP zone | 95 Burswood Drive East Tamaki Auckland 2013 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1024.356 |
| Reverted to AUP zone | 29 Riverlea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 851.529 |
| Reverted to AUP zone | 8 Holiday Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 831.08 |
| Reverted to AUP zone | 19 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 439.453 |
| Reverted to AUP zone | 42 Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 714.319 |
| Reverted to AUP zone | 40A Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 729.998 |
| Reverted to AUP zone | 9 Argyle Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1389.339 |
| Reverted to AUP zone | 32 Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 649.745 |
| Reverted to AUP zone | 15A Miro Street New Lynn | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 550.164 |
| Reverted to AUP zone | 43 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 691.587 |
| Reverted to AUP zone | 15 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 984.443 |
| Reverted to AUP zone | 20 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 694.145 |
| Reverted to AUP zone | 181 Ti Rakau Drive Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 698.952 |
| Reverted to AUP zone | 4 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 852.147 |
| Reverted to AUP zone | 111 Kindergarten Drive Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 388.709 |
| Reverted to AUP zone | 40 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1620.084 |
| Reverted to AUP zone | 48 Queen Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.49 |
| Reverted to AUP zone | 1/6 Shakespeare Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 314.363 |
| Reverted to AUP zone | 5 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 562.128 |
| Reverted to AUP zone | 405 Beach Road Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1172.816 |
| Reverted to AUP zone | 11 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 800.602 |
| Reverted to AUP zone | 109 Kindergarten Drive Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 303.596 |
| Reverted to AUP zone | 3 Whitby Crescent Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 808.726 |
| Reverted to AUP zone | 19A Dale Crescent, Pakuranga, Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 64.42 |
| Reverted to AUP zone | 2/28 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 432.176 |
| Reverted to AUP zone | 16 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 716.715 |
| Reverted to AUP zone | 46 Queen Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1013.126 |
| Reverted to AUP zone | 38 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 691.275 |
| Reverted to AUP zone | 177A Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 489.112 |
| Reverted to AUP zone | 31 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 920.3 |
| Reverted to AUP zone | 17 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 969.876 |
| Reverted to AUP zone | 23 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 954.206 |
| Reverted to AUP zone | 2 Snell Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 697.362 |
| Reverted to AUP zone | 10 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 579.6 |
| Reverted to AUP zone | 19 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1045.109 |
| Reverted to AUP zone | 8/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 283.965 |
| Reverted to AUP zone | 21 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 540.45 |
| Reverted to AUP zone | 9 Wharf Street Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1213.978 |

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| Reverted to AUP zone | 10 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 565.609 |
| Reverted to AUP zone | 10 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 512.023 |
| Reverted to AUP zone | 177 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 506.311 |
| Reverted to AUP zone | 13 Wharf Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.768 |
| Reverted to AUP zone | 6 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 648.159 |
| Reverted to AUP zone | 11 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 705.314 |
| Reverted to AUP zone | 8 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 656.279 |
| Reverted to AUP zone | 1 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 575.836 |
| Reverted to AUP zone | 146 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 708.224 |
| Reverted to AUP zone | 14A Omana Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 552.461 |
| Reverted to AUP zone | 2/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 129.299 |
| Reverted to AUP zone | 14 Omana Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 459.934 |
| Reverted to AUP zone | 17 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 642.304 |
| Reverted to AUP zone | 3/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.724 |
| Reverted to AUP zone | 4 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 678.035 |
| Reverted to AUP zone | 25 Coles Crescent Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1311.154 |
| Reverted to AUP zone | 3 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 592.3 |
| Reverted to AUP zone | 2E Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 590.387 |
| Reverted to AUP zone | 49 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 393.115 |
| Reverted to AUP zone | 6A Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 368.471 |
| Reverted to AUP zone | 185 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1115.763 |
| Reverted to AUP zone | 64 Dale Crescent Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 306.583 |
| Reverted to AUP zone | 35 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 899.86 |
| Reverted to AUP zone | 5 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 541.382 |
| Reverted to AUP zone | 5 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1012.494 |
| Reverted to AUP zone | 16 Kerswill Place Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1074.381 |
| Reverted to AUP zone | 23 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 792.477 |
| Reverted to AUP zone | 27 Williams Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 672.84 |
| Reverted to AUP zone | 62 Dale Crescent Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 305.35 |
| Reverted to AUP zone | 176 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 871.241 |
| Reverted to AUP zone | 1 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 707.229 |
| Reverted to AUP zone | 18 Omana Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 994.06 |
| Reverted to AUP zone | 19 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 774.344 |
| Reverted to AUP zone | 52 Gills Avenue Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 872.523 |
| Reverted to AUP zone | 28B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1106.788 |
| Reverted to AUP zone | 7 Millen Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 910.431 |
| Reverted to AUP zone | 36 Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 659.643 |
| Reverted to AUP zone | 50 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.2 |
| Reverted to AUP zone | 35 Beechwood Road Rothesay Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.522 |
| Reverted to AUP zone | 61 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 740.191 |
| Reverted to AUP zone | 40 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 698.017 |
| Reverted to AUP zone | 4 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 684.363 |
| Reverted to AUP zone | 6 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 568.758 |
| Reverted to AUP zone | 165B Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 273.253 |
| Reverted to AUP zone | 36A Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 570.612 |
| Reverted to AUP zone | 10A Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 499.039 |
| Reverted to AUP zone | 2 Dale Crescent Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 813.188 |
| Reverted to AUP zone | 187 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 698.96 |
| Reverted to AUP zone | 9 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 725.955 |
| Reverted to AUP zone | 45 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 599.954 |
| Reverted to AUP zone | 6 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 656.317 |
| Reverted to AUP zone | 188 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 708.137 |

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| Reverted to AUP zone | 2 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 707.585 |
| Reverted to AUP zone | 1/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 309.956 |
| Reverted to AUP zone | 16 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.366 |
| Reverted to AUP zone | 34D Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 344.25 |
| Reverted to AUP zone | 5 Sunshine Place Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 753.741 |
| Reverted to AUP zone | 16 Mattson Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 979.635 |
| Reverted to AUP zone | 83C Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 699.999 |
| Reverted to AUP zone | 9A Mamaku Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 521.676 |
| Reverted to AUP zone | 2/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.576 |
| Reverted to AUP zone | 6 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 602.051 |
| Reverted to AUP zone | 79 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1542.145 |
| Reverted to AUP zone | 47 Rata Street New Lynn | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 811.339 |
| Reverted to AUP zone | 149 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 677.416 |
| Reverted to AUP zone | 17B Wharf Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 279.581 |
| Reverted to AUP zone | 36A Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 492.785 |
| Reverted to AUP zone | 9 Millen Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 879.912 |
| Reverted to AUP zone | 27A Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 2084.943 |
| Reverted to AUP zone | 9 Purewa Road Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 621.547 |
| Reverted to AUP zone | 207 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 687.878 |
| Reverted to AUP zone | 21 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 740.382 |
| Reverted to AUP zone | 48 Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 691.03 |
| Reverted to AUP zone | 183 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 373.308 |
| Reverted to AUP zone | 190 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 694.317 |
| Reverted to AUP zone | 1B Whitby Crescent Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 447.249 |
| Reverted to AUP zone | 28 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 672.605 |
| Reverted to AUP zone | 22D Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 166.527 |
| Reverted to AUP zone | 17A Wharf Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 731.984 |
| Reverted to AUP zone | 27 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 2023.038 |
| Reverted to AUP zone | 22 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 665.045 |
| Reverted to AUP zone | 4 Shakespeare Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1012.027 |
| Reverted to AUP zone | 77A Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 661.929 |
| Reverted to AUP zone | 9 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 822.831 |
| Reverted to AUP zone | 11 Argyle Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 669.382 |
| Reverted to AUP zone | 11 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 729.208 |
| Reverted to AUP zone | 24E Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 146.017 |
| Reverted to AUP zone | 34C Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 312.253 |
| Reverted to AUP zone | 13 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 642.449 |
| Reverted to AUP zone | 9 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 675.835 |
| Reverted to AUP zone | 3 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1101.839 |
| Reverted to AUP zone | 117 Kindergarten Drive Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 397.532 |
| Reverted to AUP zone | 49A Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 234.373 |
| Reverted to AUP zone | 54 Gills Avenue Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1184.583 |
| Reverted to AUP zone | 17 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 743.023 |
| Reverted to AUP zone | 13 Miro Street New Lynn | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.442 |
| Reverted to AUP zone | 179 Ti Rakau Drive Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 695.867 |
| Reverted to AUP zone | 4B Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 475.703 |
| Reverted to AUP zone | 1 Argyle Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1353.795 |
| Reverted to AUP zone | 10A Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 628.512 |
| Reverted to AUP zone | 167 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 970.554 |
| Reverted to AUP zone | South Eastern Highway Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 591.689 |
| Reverted to AUP zone | 1A Whitby Crescent Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 399.721 |
| Reverted to AUP zone | 3 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 566.808 |

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| Reverted to AUP zone | 31 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 605.425 |
| Reverted to AUP zone | 30 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 700.082 |
| Reverted to AUP zone | 13 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 671.21 |
| Reverted to AUP zone | 27 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 525.336 |
| Reverted to AUP zone | 21 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 947.828 |
| Reverted to AUP zone | 16 Osprey Street Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 731.818 |
| Reverted to AUP zone | 15 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 613.044 |
| Reverted to AUP zone | 15 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.291 |
| Reverted to AUP zone | 180 Ti Rakau Drive Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1232.638 |
| Reverted to AUP zone | 2F Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 573.756 |
| Reverted to AUP zone | 178 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 609.453 |
| Reverted to AUP zone | 12 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 651.306 |
| Reverted to AUP zone | 15 Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.8 |
| Reverted to AUP zone | 31 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 973.89 |
| Reverted to AUP zone | 83A Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 778.395 |
| Reverted to AUP zone | 24C Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 131.539 |
| Reverted to AUP zone | 57 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 835.626 |
| Reverted to AUP zone | 25B Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 921.235 |
| Reverted to AUP zone | 5 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 684.384 |
| Reverted to AUP zone | 15 Mattson Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 330.554 |
| Reverted to AUP zone | 35 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 639.928 |
| Reverted to AUP zone | 19 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 743.201 |
| Reverted to AUP zone | 38 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 2105.498 |
| Reverted to AUP zone | 7B Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 464.735 |
| Reverted to AUP zone | 11 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 406.03 |
| Reverted to AUP zone | 6 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 737.357 |
| Reverted to AUP zone | 183A Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 373.966 |
| Reverted to AUP zone | 13 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 678.739 |
| Reverted to AUP zone | 1 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 623.545 |
| Reverted to AUP zone | 17 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 489.427 |
| Reverted to AUP zone | 16 Omana Road Milford 0620 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1012.1 |
| Reverted to AUP zone | 2A Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 341.412 |
| Reverted to AUP zone | 5 Whitby Crescent Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1236.115 |
| Reverted to AUP zone | 12 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 998.42 |
| Reverted to AUP zone | 7 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 777.195 |
| Reverted to AUP zone | 17B Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.997 |
| Reverted to AUP zone | 3 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.168 |
| Reverted to AUP zone | 22C Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 143.51 |
| Reverted to AUP zone | 33 Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 953.268 |
| Reverted to AUP zone | 8 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 596.408 |
| Reverted to AUP zone | 10 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 640.951 |
| Reverted to AUP zone | 2D Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 586.01 |
| Reverted to AUP zone | 5/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 150.475 |
| Reverted to AUP zone | 87 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 557.14 |
| Reverted to AUP zone | 13A Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 774.033 |
| Reverted to AUP zone | 29 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 888.265 |
| Reverted to AUP zone | 19 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 916.021 |
| Reverted to AUP zone | 12 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 469.794 |
| Reverted to AUP zone | 9 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 760.333 |
| Reverted to AUP zone | 11 Miro Street New Lynn | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.155 |
| Reverted to AUP zone | 7A Undine Street Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 280.805 |
| Reverted to AUP zone | 16B Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 302.095 |

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| Reverted to AUP zone | 181 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 359.503 |
| Reverted to AUP zone | 21 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.567 |
| Reverted to AUP zone | 25 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 528.725 |
| Reverted to AUP zone | 38C Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 287.693 |
| Reverted to AUP zone | 2C Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 646.021 |
| Reverted to AUP zone | 58 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 694.249 |
| Reverted to AUP zone | 15 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 747.291 |
| Reverted to AUP zone | 7A Waiari Road CONIFER GROVE 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 206.017 |
| Reverted to AUP zone | 41 Middlemore Crescent Papatoetoe Auckland 2025 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 518.488 |
| Reverted to AUP zone | 143 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.245 |
| Reverted to AUP zone | 52 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 675.032 |
| Reverted to AUP zone | 6 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 495.777 |
| Reverted to AUP zone | 119 Kindergarten Drive Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 319.199 |
| Reverted to AUP zone | 14 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 472.823 |
| Reverted to AUP zone | 40 Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 339.184 |
| Reverted to AUP zone | 16A Kapua Street Meadowbank 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 452.127 |
| Reverted to AUP zone | 1A Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 658.209 |
| Reverted to AUP zone | 6 Sunshine Place Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 742.05 |
| Reverted to AUP zone | 2C Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 390.994 |
| Reverted to AUP zone | 2B Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 571.82 |
| Reverted to AUP zone | 1/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 179.162 |
| Reverted to AUP zone | 37 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 516.526 |
| Reverted to AUP zone | 2A Wood Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 400.522 |
| Reverted to AUP zone | 177B Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 514.203 |
| Reverted to AUP zone | 6 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.197 |
| Reverted to AUP zone | 13A Brighton Terrace Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.344 |
| Reverted to AUP zone | 9 King Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1350.849 |
| Reverted to AUP zone | 145 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1169.585 |
| Reverted to AUP zone | 18 Don Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 955.557 |
| Reverted to AUP zone | 14 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 930.899 |
| Reverted to AUP zone | 44 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 714.323 |
| Reverted to AUP zone | 40A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1346.551 |
| Reverted to AUP zone | 17F Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 239.116 |
| Reverted to AUP zone | 140 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 797.014 |
| Reverted to AUP zone | 5 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 675.416 |
| Reverted to AUP zone | 12 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1064.586 |
| Reverted to AUP zone | 33B Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 489.092 |
| Reverted to AUP zone | 2 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 665.961 |
| Reverted to AUP zone | 14 Tiaka Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 717.371 |
| Reverted to AUP zone | 6 Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 565.496 |
| Reverted to AUP zone | 36 Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 422.782 |
| Reverted to AUP zone | 4 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 682.404 |
| Reverted to AUP zone | 83B Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 773.531 |
| Reverted to AUP zone | 45 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 575.123 |
| Reverted to AUP zone | 32 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 701.548 |
| Reverted to AUP zone | 24D Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 142.277 |
| Reverted to AUP zone | 31 Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.813 |
| Reverted to AUP zone | 18 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 796.231 |
| Reverted to AUP zone | 9A Undine Street Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 374.072 |
| Reverted to AUP zone | 13 Brighton Terrace Mairangi Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1177.875 |
| Reverted to AUP zone | 2 Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 340.613 |
| Reverted to AUP zone | 19 Dale Crescent Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 677.016 |

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| Reverted to AUP zone | 28A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1015.051 |
| Reverted to AUP zone | 11 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 559.814 |
| Reverted to AUP zone | 7/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 129.109 |
| Reverted to AUP zone | 21 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 906.119 |
| Reverted to AUP zone | 25 Queen Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1010.837 |
| Reverted to AUP zone | 23 Coles Crescent Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1078.981 |
| Reverted to AUP zone | 7 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1026.467 |
| Reverted to AUP zone | 38B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 302.394 |
| Reverted to AUP zone | 22A Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 411.956 |
| Reverted to AUP zone | 1 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 556.518 |
| Reverted to AUP zone | 11A Wheatley Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 347.972 |
| Reverted to AUP zone | 173 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 751.243 |
| Reverted to AUP zone | 3 King Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 912.04 |
| Reverted to AUP zone | 33 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.797 |
| Reverted to AUP zone | 59 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 791.009 |
| Reverted to AUP zone | 18 Osprey Street Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 738.941 |
| Reverted to AUP zone | 34B Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 312.671 |
| Reverted to AUP zone | 8 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 641.756 |
| Reverted to AUP zone | 56 Gills Avenue Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 906.171 |
| Reverted to AUP zone | 29 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 383.488 |
| Reverted to AUP zone | 3 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.874 |
| Reverted to AUP zone | 47 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 599.477 |
| Reverted to AUP zone | 7 Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 645.618 |
| Reverted to AUP zone | 17C Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1091.95 |
| Reverted to AUP zone | 77B Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 761.322 |
| Reverted to AUP zone | 148 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 677.753 |
| Reverted to AUP zone | 10 Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.236 |
| Reverted to AUP zone | 33 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 940.315 |
| Reverted to AUP zone | 15C Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 549.701 |
| Reverted to AUP zone | 19A Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 325.21 |
| Reverted to AUP zone | 183 Ti Rakau Drive Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 983.055 |
| Reverted to AUP zone | 4/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.466 |
| Reverted to AUP zone | 25 Williams Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 737.911 |
| Reverted to AUP zone | 6 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 742.777 |
| Reverted to AUP zone | 27 Queen Street Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.504 |
| Reverted to AUP zone | 1A Lake Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 405.413 |
| Reverted to AUP zone | 34A Esmonde Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 340.931 |
| Reverted to AUP zone | 174 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 720.886 |
| Reverted to AUP zone | 7 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 679.869 |
| Reverted to AUP zone | 7/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.555 |
| Reverted to AUP zone | 5 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 566.792 |
| Reverted to AUP zone | 27 Browns Bay Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 895.021 |
| Reverted to AUP zone | 8 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 799.685 |
| Reverted to AUP zone | 8 Aurea Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.22 |
| Reverted to AUP zone | 6A Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 445.939 |
| Reverted to AUP zone | 25A Coles Crescent Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 497.97 |
| Reverted to AUP zone | 29A Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 427.68 |
| Reverted to AUP zone | 13 Argyle Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 670.005 |
| Reverted to AUP zone | 5 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 995.507 |
| Reverted to AUP zone | 5/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.271 |
| Reverted to AUP zone | 20 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 608.111 |
| Reverted to AUP zone | 142 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 707.449 |

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| Reverted to AUP zone | 1 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 571.95 |
| Reverted to AUP zone | 9 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 742.623 |
| Reverted to AUP zone | 13 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 567.553 |
| Reverted to AUP zone | 16C Kapua Street Meadowbank 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 339.352 |
| Reverted to AUP zone | 25 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.087 |
| Reverted to AUP zone | 15B Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 540.887 |
| Reverted to AUP zone | 8A Waiari Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 485.174 |
| Reverted to AUP zone | 4 Snell Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 893.183 |
| Reverted to AUP zone | 31 Browns Bay Road Browns Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1139.481 |
| Reverted to AUP zone | 3 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 655.727 |
| Reverted to AUP zone | 40 Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 691.28 |
| Reverted to AUP zone | 8 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 694.057 |
| Reverted to AUP zone | 2 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 621.962 |
| Reverted to AUP zone | 17 Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 809.504 |
| Reverted to AUP zone | 26 Don Street Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1866.061 |
| Reverted to AUP zone | 4/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 149.469 |
| Reverted to AUP zone | 25 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 743.219 |
| Reverted to AUP zone | 11 Wharf Street Papakura Auckland 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.724 |
| Reverted to AUP zone | 24B Aurea Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 127.435 |
| Reverted to AUP zone | 2 Waimana Road Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1235.892 |
| Reverted to AUP zone | 36 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 450.325 |
| Reverted to AUP zone | 11 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 567.558 |
| Reverted to AUP zone | 3/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 129.257 |
| Reverted to AUP zone | 77 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 760.659 |
| Reverted to AUP zone | 38A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 580.105 |
| Reverted to AUP zone | 34 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 450.47 |
| Reverted to AUP zone | 141 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.631 |
| Reverted to AUP zone | 6/14 Kerswill Place PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 276.631 |
| Reverted to AUP zone | 23 Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 462.453 |
| Reverted to AUP zone | 5A Roseburn Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 402.565 |
| Reverted to AUP zone | 1/29 Nikau Street New Lynn | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.449 |
| Reverted to AUP zone | 7 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 795.801 |
| Reverted to AUP zone | 144 Edgewater Drive Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1164.304 |
| Reverted to AUP zone | 8 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 678.051 |
| Reverted to AUP zone | 18A Don Street Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1024.296 |
| Reverted to AUP zone | 6/2 Wood Street PAPAKURA 2110 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 129.12 |
| Reverted to AUP zone | 41A Middlemore Crescent Papatoetoe Auckland 2025 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 710.027 |
| Reverted to AUP zone | 113 Kindergarten Drive Conifer Grove Auckland 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 358.266 |
| Reverted to AUP zone | 7B Waiari Road CONIFER GROVE 2112 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 326.539 |
| Reverted to AUP zone | 33 Beechwood Road Rothesay Bay 0630 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1011.378 |
| Reverted to AUP zone | 18 Kerswill Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 880.974 |
| Reverted to AUP zone | 83 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 723.523 |
| Reverted to AUP zone | 23 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 460.905 |
| Reverted to AUP zone | 11 Purewa Road Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 640.106 |
| Reverted to AUP zone | 2 Wheatley Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 677.321 |
| Reverted to AUP zone | 138 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.36 |
| Reverted to AUP zone | 51 Onewa Road Northcote 0627 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 673.974 |
| Reverted to AUP zone | 186 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 681.431 |
| Reverted to AUP zone | 35 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 808.994 |
| Reverted to AUP zone | 17A Pakuranga Road Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 333.395 |
| Reverted to AUP zone | 11 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1783.124 |
| Reverted to AUP zone | 2 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 615.677 |

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| Reverted to AUP zone | 3/28 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 604.284 |
| Reverted to AUP zone | 147 Ti Rakau Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 674.578 |
| Reverted to AUP zone | 48A Aurea Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 546.864 |
| Reverted to AUP zone | 38 Napier Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 711.563 |
| Reverted to AUP zone | 39 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 528.014 |
| Reverted to AUP zone | 7 King Street Papakura Auckland | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1093.664 |
| Reverted to AUP zone | 23A Pakuranga Road PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 438.571 |
| Reverted to AUP zone | 77C Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 710.262 |
| Reverted to AUP zone | 11 Wheatley Avenue PAKURANGA 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 802.307 |
| Reverted to AUP zone | 9 Mamaku Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 484.41 |
| Reverted to AUP zone | 1 Dale Crescent PAKURANGA 2010 | Open Space - Informal Recreation Zone, Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone, Open Space - Informal Recreation Zone | 3274.587 |
| Reverted to AUP zone | 176 Meadowbank Road Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 607.165 |
| Reverted to AUP zone | 16A O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1034.44 |
| Reverted to AUP zone | 9 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 575.989 |
| Reverted to AUP zone | 9 Arahia Street Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 679.399 |
| Reverted to AUP zone | 174 Meadowbank Road Meadowbank Auckland 1072 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 606.964 |
| Reverted to AUP zone | 5 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 546.312 |
| Reverted to AUP zone | 7 Arahia Street Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 858.158 |
| Reverted to AUP zone | 21 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 409.242 |
| Reverted to AUP zone | 9A Craig Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 379.463 |
| Reverted to AUP zone | 34 Beechwood Road Rothesay Bay 0630 | Residential - Single House Zone | Residential - Single House Zone | 550.043 |
| Reverted to AUP zone | 4B Browns Bay Road Rothesay Bay 0630 | Residential - Single House Zone | Residential - Single House Zone | 486.943 |
| Reverted to AUP zone | 32 Deuxberry Avenue Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 933.637 |
| Reverted to AUP zone | 5 Durrant Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 829.338 |
| Reverted to AUP zone | 23 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1011.536 |
| Reverted to AUP zone | 38 Deuxberry Avenue Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 837.019 |
| Reverted to AUP zone | 46 Deuxberry Avenue Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 874.268 |
| Reverted to AUP zone | 21 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 716.251 |
| Reverted to AUP zone | 25 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1334.608 |
| Reverted to AUP zone | 16 O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 828.238 |
| Reverted to AUP zone | 10 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 715.898 |
| Reverted to AUP zone | 15 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1026.99 |
| Reverted to AUP zone | 13 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1025.519 |
| Reverted to AUP zone | 1/17 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 308.512 |
| Reverted to AUP zone | 14 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.216 |
| Reverted to AUP zone | 109 Edgewater Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 680.484 |
| Reverted to AUP zone | 55 Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 791.178 |
| Reverted to AUP zone | 21-23 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1744.473 |
| Reverted to AUP zone | 14 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone | 736.742 |
| Reverted to AUP zone | 7 Durrant Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 886.39 |
| Reverted to AUP zone | 19 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 544.963 |
| Reverted to AUP zone | 11 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 851.71 |
| Reverted to AUP zone | 60 Milford Road Milford 0620 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1015.072 |
| Reverted to AUP zone | 11A London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1108.864 |
| Reverted to AUP zone | 45A Onewa Road Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 615.204 |
| Reverted to AUP zone | 19 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 387.035 |
| Reverted to AUP zone | 15A The Strand Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 355.249 |
| Reverted to AUP zone | 7 Bonnie Brae Road Meadowbank Auckland 1072 | Residential - Single House Zone | Residential - Single House Zone | 630.514 |
| Reverted to AUP zone | 1 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 1099.79 |
| Reverted to AUP zone | 42 Deuxberry Avenue Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 634.804 |
| Reverted to AUP zone | 42 Esmonde Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 724.64 |

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| Reverted to AUP zone | 2/17 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 356.55 |
| Reverted to AUP zone | 28 Deuxberry Avenue Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 952.914 |
| Reverted to AUP zone | 18 O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1011.933 |
| Reverted to AUP zone | 1A London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 530.892 |
| Reverted to AUP zone | 14 Bonnie Brae Road Meadowbank Auckland 1072 | Residential - Single House Zone | Residential - Single House Zone | 695.542 |
| Reverted to AUP zone | 36 Deuxberry Avenue Northcote 0627 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 668.095 |
| Reverted to AUP zone | 17 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 751.501 |
| Reverted to AUP zone | 1 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 841.037 |
| Reverted to AUP zone | 16 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.201 |
| Reverted to AUP zone | 12 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone | 704.977 |
| Reverted to AUP zone | 11 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1024.014 |
| Reverted to AUP zone | 55A Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 472.942 |
| Reverted to AUP zone | 3 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 578.742 |
| Reverted to AUP zone | 130 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 804.266 |
| Reverted to AUP zone | 9 Bonnie Brae Road Meadowbank Auckland 1072 | Residential - Single House Zone | Residential - Single House Zone | 664.702 |
| Reverted to AUP zone | 13 Arahia Street Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 805.864 |
| Reverted to AUP zone | 12 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.426 |
| Reverted to AUP zone | 27 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 430.514 |
| Reverted to AUP zone | 17 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 562.54 |
| Reverted to AUP zone | 25 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 998.9 |
| Reverted to AUP zone | 34A Beechwood Road Rothesay Bay 0630 | Residential - Single House Zone | Residential - Single House Zone | 619.404 |
| Reverted to AUP zone | 40 Deuxberry Avenue Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 922.862 |
| Reverted to AUP zone | 26 Deuxberry Avenue Northcote 0627 | Residential - Single House Zone | Residential - Single House Zone | 996.017 |
| Reverted to AUP zone | 16 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 735.681 |
| Reverted to AUP zone | 19 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 716.282 |
| Reverted to AUP zone | 43 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone | 766.837 |
| Reverted to AUP zone | 3 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 501.613 |
| Reverted to AUP zone | 1 MacPherson Street Meadowbank Auckland 1072 | Residential - Single House Zone | Residential - Single House Zone | 666.935 |
| Reverted to AUP zone | 123 Edgewater Drive PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 309.854 |
| Reverted to AUP zone | 7 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 924.683 |
| Reverted to AUP zone | 55B Millen Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 487.539 |
| Reverted to AUP zone | 100 Meadowbank Road Meadowbank Auckland 1072 | Residential - Single House Zone | Residential - Single House Zone | 684.638 |
| Reverted to AUP zone | 18 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 734.841 |
| Reverted to AUP zone | 9 Durrant Place New Lynn | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone, Residential - Mixed Housing Suburban Zone | 1151.18 |
| Reverted to AUP zone | 9 Paradise Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone, Residential - Mixed Housing Urban Zone | 621.702 |
| Reverted to AUP zone | 41 Fremantle Place Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone, Residential - Mixed Housing Urban Zone | 758.838 |
| Reverted to AUP zone | 38 Esmonde Road Takapuna 0622 | Residential - Single House Zone, Residential - Mixed Housing Urban Zone | Residential - Single House Zone, Residential - Mixed Housing Urban Zone | 1156.745 |
| HVC Removed | 3B Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 358.615 |
| HVC Removed | 80 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.113 |
| HVC Removed | 48A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone | 300.432 |
| HVC Removed | 201E Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 294.033 |
| HVC Removed | 318 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 934.327 |
| HVC Removed | 5/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 351.025 |
| HVC Removed | 21A-21D Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 449.653 |
| HVC Removed | 4 Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1284.269 |
| HVC Removed | 46 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 682.417 |

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| HVC Removed | 5A Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 513.588 |
| HVC Removed | 233 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 579.693 |
| HVC Removed | 416 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 811.015 |
| HVC Removed | 9B Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1037.314 |
| HVC Removed | 74E Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1767.221 |
| HVC Removed | 14 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 258.584 |
| HVC Removed | 49 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 557.367 |
| HVC Removed | 20 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 312.41 |
| HVC Removed | 11 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 710.857 |
| HVC Removed | 69 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 583.215 |
| HVC Removed | 8 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.46 |
| HVC Removed | 1 Park Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1019.717 |
| HVC Removed | 8 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.78 |
| HVC Removed | 9 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 494.402 |
| HVC Removed | 16A William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.971 |
| HVC Removed | 4 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 437.653 |
| HVC Removed | 15 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 482.427 |
| HVC Removed | 8 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 715.668 |
| HVC Removed | 40 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1620.084 |
| HVC Removed | 33 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1088.116 |
| HVC Removed | 5 Ewen Street Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.872 |
| HVC Removed | 12 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 703.517 |
| HVC Removed | 10 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1186.428 |
| HVC Removed | 5 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 562.128 |
| HVC Removed | 9 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 311.039 |
| HVC Removed | 50A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1232.65 |
| HVC Removed | 27 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 423.548 |
| HVC Removed | 1/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 347.896 |
| HVC Removed | 2 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 704.132 |
| HVC Removed | 6/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 351.035 |
| HVC Removed | 56 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1175.406 |
| HVC Removed | 300 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 628.252 |
| HVC Removed | 50A Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 856.351 |
| HVC Removed | 5 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 231.244 |
| HVC Removed | 75 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 274.182 |
| HVC Removed | 34 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.056 |
| HVC Removed | 209 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 667.455 |
| HVC Removed | 16A O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1034.44 |
| HVC Removed | 6 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 715.517 |
| HVC Removed | 9 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 575.989 |
| HVC Removed | 88A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 468.137 |
| HVC Removed | 90 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 788.036 |
| HVC Removed | 12 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1020.494 |
| HVC Removed | 12 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 968.216 |
| HVC Removed | 13C O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 401.277 |
| HVC Removed | 2A Ewen Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 625.97 |
| HVC Removed | 205 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 654.023 |
| HVC Removed | 3A Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 303.956 |
| HVC Removed | 221 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.282 |
| HVC Removed | 74J Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1708.902 |
| HVC Removed | 2/28 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 432.176 |
| HVC Removed | 10 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 738.792 |

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| HVC Removed | 5 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 546.312 |
| HVC Removed | 1 Blomfield Spa Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 630.137 |
| HVC Removed | 4 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1036.299 |
| HVC Removed | 224 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 401.416 |
| HVC Removed | 48A Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 754.491 |
| HVC Removed | 10-12 Waitemata Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 719.097 |
| HVC Removed | 11 Tamaki Bay Drive Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.46 |
| HVC Removed | 358 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 597.752 |
| HVC Removed | 31 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 821.3 |
| HVC Removed | 1 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 717.739 |
| HVC Removed | 14 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 802.147 |
| HVC Removed | 21 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1473 |
| HVC Removed | 1A Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 568.198 |
| HVC Removed | 18 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.084 |
| HVC Removed | 236 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.418 |
| HVC Removed | 31 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 711.066 |
| HVC Removed | 4C Mamaku Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 292.868 |
| HVC Removed | 3 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 426.731 |
| HVC Removed | 72A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1856.652 |
| HVC Removed | 7/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 496.45 |
| HVC Removed | 7 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 645.75 |
| HVC Removed | 19 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1444.432 |
| HVC Removed | 8A Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 622.329 |
| HVC Removed | 15 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 451.763 |
| HVC Removed | 22A Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 719.875 |
| HVC Removed | 2/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 243.376 |
| HVC Removed | 15 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1471.43 |
| HVC Removed | 10 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 579.6 |
| HVC Removed | 4 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 680.13 |
| HVC Removed | 2A Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.14 |
| HVC Removed | 400 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 889.422 |
| HVC Removed | 50 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 787.141 |
| HVC Removed | 47A Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 401.833 |
| HVC Removed | 242A Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 587.526 |
| HVC Removed | 17 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.036 |
| HVC Removed | 25 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 933.421 |
| HVC Removed | 3 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 708.901 |
| HVC Removed | 9A Manapau Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 200.264 |
| HVC Removed | 253 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 792.924 |
| HVC Removed | 17 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1114.151 |
| HVC Removed | 124 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 774.777 |
| HVC Removed | 14 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 502.94 |
| HVC Removed | 1 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 606.924 |
| HVC Removed | 77 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 653.145 |
| HVC Removed | 13B O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 331.75 |
| HVC Removed | 4 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 729.06 |
| HVC Removed | 4/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 456.893 |
| HVC Removed | 66 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1009.992 |
| HVC Removed | 65-67 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | 19812.637 |
| HVC Removed | 27 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 819.666 |
| HVC Removed | 21 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 409.242 |

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| HVC Removed | 24 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1012.96 |
| HVC Removed | 27 New Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1483.925 |
| HVC Removed | 203A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 859.023 |
| HVC Removed | 4 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 363.7 |
| HVC Removed | 52 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 696.065 |
| HVC Removed | 58F Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 412.422 |
| HVC Removed | 19 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 671.625 |
| HVC Removed | 11 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 584.844 |
| HVC Removed | 11 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 705.314 |
| HVC Removed | 3 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 878.422 |
| HVC Removed | 11 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1096.367 |
| HVC Removed | 9 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 1115.195 |
| HVC Removed | 1 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 575.836 |
| HVC Removed | 16 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 452.461 |
| HVC Removed | 106 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 918.673 |
| HVC Removed | 170 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 796.666 |
| HVC Removed | 56 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 822.718 |
| HVC Removed | 20A Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 364.317 |
| HVC Removed | 72 Gladstone Road Parnell Auckland 1052 | Business - Neighbourhood Centre Zone | Business - Neighbourhood Centre Zone | 344.889 |
| HVC Removed | 31 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 692.301 |
| HVC Removed | 7/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 474.192 |
| HVC Removed | 1/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 472.185 |
| HVC Removed | 12 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 491.255 |
| HVC Removed | 4B Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 325.968 |
| HVC Removed | 12 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.774 |
| HVC Removed | 2A O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 805.088 |
| HVC Removed | 187A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 808.852 |
| HVC Removed | 11 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1073.248 |
| HVC Removed | 35 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 321.174 |
| HVC Removed | 4A Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 661.343 |
| HVC Removed | 6 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 683.519 |
| HVC Removed | 17 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 682.968 |
| HVC Removed | 115 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 749.13 |
| HVC Removed | 1 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 505.7 |
| HVC Removed | 6 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 709.426 |
| HVC Removed | 412 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 892.935 |
| HVC Removed | 9 Rota Place Parnell 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 771.941 |
| HVC Removed | 201F Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 312.71 |
| HVC Removed | 41 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 627.178 |
| HVC Removed | 8/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 437.322 |
| HVC Removed | 104 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 914.546 |
| HVC Removed | 15 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 943.532 |
| HVC Removed | 7 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 738.483 |
| HVC Removed | 23 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 671.28 |
| HVC Removed | 5 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1096.153 |
| HVC Removed | 8 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1926.811 |
| HVC Removed | 414 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 893.227 |
| HVC Removed | 246C Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 395.456 |
| HVC Removed | 211 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 667.763 |
| HVC Removed | 19 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.485 |
| HVC Removed | 245 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1411.417 |
| HVC Removed | 18 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 142.586 |

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| HVC Removed | 10A Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 359.733 |
| HVC Removed | 234A Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 876.241 |
| HVC Removed | 104-106 Gladstone Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 4037.717 |
| HVC Removed | 3 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 592.3 |
| HVC Removed | 193 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 629.994 |
| HVC Removed | 2A Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 689.214 |
| HVC Removed | 29 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 784.717 |
| HVC Removed | 3 Blomfield Spa Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 682.402 |
| HVC Removed | 14 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 699.024 |
| HVC Removed | 24 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.656 |
| HVC Removed | 4A Mamaku Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 201.908 |
| HVC Removed | 47 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 707.918 |
| HVC Removed | 13 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1043.247 |
| HVC Removed | 14B William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 331.425 |
| HVC Removed | 10 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1096.766 |
| HVC Removed | 55 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 651.354 |
| HVC Removed | 13 Lake Pupuke Drive Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1221.413 |
| HVC Removed | 95 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1164.368 |
| HVC Removed | 10 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 668.234 |
| HVC Removed | 251 Hurstmere Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1088.642 |
| HVC Removed | 3 Ewen Street Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.954 |
| HVC Removed | 35 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1654.093 |
| HVC Removed | 45 Akoranga Drive Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 58371.319 |
| HVC Removed | 17 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 622.272 |
| HVC Removed | 185 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1408.254 |
| HVC Removed | 23 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1011.536 |
| HVC Removed | 6 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 355.136 |
| HVC Removed | 234A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 445.139 |
| HVC Removed | 6B Awatea Road PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 238.975 |
| HVC Removed | 6 Awatea Road PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 450.177 |
| HVC Removed | 8 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 609.219 |
| HVC Removed | 22 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 480.561 |
| HVC Removed | 29 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 709.032 |
| HVC Removed | 6 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 758.524 |
| HVC Removed | 27 Williams Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 672.84 |
| HVC Removed | 231 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1085.104 |
| HVC Removed | 21 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 870.99 |
| HVC Removed | 26 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 353.032 |
| HVC Removed | 2 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 743.845 |
| HVC Removed | 22 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1447.668 |
| HVC Removed | 52 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2172.164 |
| HVC Removed | 100 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1213.266 |
| HVC Removed | 96A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 467.476 |
| HVC Removed | 12 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.868 |
| HVC Removed | 24 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1477.206 |
| HVC Removed | 12A Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 604.849 |
| HVC Removed | 24 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 310.675 |
| HVC Removed | 13 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 851.281 |

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| HVC Removed | 2 Bridgewater Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 593.208 |
| HVC Removed | 19A-19B Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 807.427 |
| HVC Removed | 8 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1437.181 |
| HVC Removed | 314B Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 250.517 |
| HVC Removed | 39 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1539.517 |
| HVC Removed | 58E Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.778 |
| HVC Removed | 74F Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1689.389 |
| HVC Removed | 246A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 377.152 |
| HVC Removed | 197 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1016.622 |
| HVC Removed | 50B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 611.66 |
| HVC Removed | 3 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 570.145 |
| HVC Removed | 6/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.123 |
| HVC Removed | 3/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.686 |
| HVC Removed | 25 Hackett Street PONSONBY 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 529.887 |
| HVC Removed | 15 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.661 |
| HVC Removed | 228 Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone, Coastal - General Coastal Marine Zone, Open Space - Informal Recreation Zone | Business - Mixed Use Zone, Open Space - Informal Recreation Zone, Coastal - General Coastal Marine Zone | 9894.713 |
| HVC Removed | 27 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 660.255 |
| HVC Removed | 15 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 627.765 |
| HVC Removed | 7 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 902.228 |
| HVC Removed | 1 Ander Place Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 651.188 |
| HVC Removed | 21 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 716.251 |
| HVC Removed | 25 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 870.082 |
| HVC Removed | 3/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 261.949 |
| HVC Removed | 18 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1131.245 |
| HVC Removed | 17 Lake Pupuke Drive Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 611.744 |
| HVC Removed | 1 Sanders Avenue Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 679.557 |
| HVC Removed | 10 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.29 |
| HVC Removed | 25 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 307.585 |
| HVC Removed | 18 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1188.353 |
| HVC Removed | 45 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 190.011 |
| HVC Removed | 27 Glanville Terrace Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 14122.132 |
| HVC Removed | 25 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1334.608 |
| HVC Removed | 82 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1009.716 |
| HVC Removed | 6 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 568.758 |
| HVC Removed | 14 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 836.639 |
| HVC Removed | 2B Brett Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 271.651 |
| HVC Removed | 21 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 650.549 |
| HVC Removed | 1 Ewen Street Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.867 |
| HVC Removed | 4 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 715.365 |
| HVC Removed | 92-102 Gladstone Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 6577.46 |
| HVC Removed | 234B Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1028.445 |
| HVC Removed | 74G Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1695.561 |
| HVC Removed | 2 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 441.799 |
| HVC Removed | 16 Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.106 |
| HVC Removed | 2/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.251 |
| HVC Removed | 78 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.506 |
| HVC Removed | 72 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1896.967 |
| HVC Removed | 6A Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 659.395 |
| HVC Removed | 16 Puroto Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 600.342 |
| HVC Removed | 9 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 725.955 |

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| HVC Removed | 6/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.259 |
| HVC Removed | 3 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 720.437 |
| HVC Removed | 37 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 665.228 |
| HVC Removed | 246B Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 242.671 |
| HVC Removed | 21 Judges Bay Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1712.226 |
| HVC Removed | 30 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1013.122 |
| HVC Removed | 120 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone, Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 2036.49 |
| HVC Removed | 24 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 876.354 |
| HVC Removed | 7 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 248.317 |
| HVC Removed | 5-7 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1050.243 |
| HVC Removed | 24 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1013.931 |
| HVC Removed | 23 Judges Bay Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 506.221 |
| HVC Removed | 5/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.089 |
| HVC Removed | 1 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.594 |
| HVC Removed | 15 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1385.091 |
| HVC Removed | 244 Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 759.322 |
| HVC Removed | 16 O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 828.238 |
| HVC Removed | 2C O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 434.954 |
| HVC Removed | 5 Crescent Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 451.641 |
| HVC Removed | 18 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 857.095 |
| HVC Removed | 2/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 330.838 |
| HVC Removed | 10 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 715.898 |
| HVC Removed | 17 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1255.094 |
| HVC Removed | 15 Lake Pupuke Drive Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1229.138 |
| HVC Removed | 15 Kitchener Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1231.554 |
| HVC Removed | 29 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 734.363 |
| HVC Removed | 7 Bridgewater Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 613.951 |
| HVC Removed | 1 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 802.127 |
| HVC Removed | 54 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.662 |
| HVC Removed | 33 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 830.123 |
| HVC Removed | 12 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 573.675 |
| HVC Removed | 6 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 610.618 |
| HVC Removed | 16 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 590.364 |
| HVC Removed | 242 Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 368.308 |
| HVC Removed | 108 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 842.231 |
| HVC Removed | 53 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 670.345 |
| HVC Removed | 17 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 767.842 |
| HVC Removed | 46B Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 263.568 |
| HVC Removed | 2 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 413.525 |
| HVC Removed | 114 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 606.892 |
| HVC Removed | 74K Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1713.094 |
| HVC Removed | 22 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1126.554 |
| HVC Removed | 19 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 997.057 |
| HVC Removed | 6 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 602.051 |
| HVC Removed | 4A Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 725.039 |
| HVC Removed | 21 Kitchener Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1180.026 |
| HVC Removed | 61 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 652.398 |
| HVC Removed | 79 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1542.145 |
| HVC Removed | 8 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 739.841 |
| HVC Removed | 22 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 505.663 |

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| HVC Removed | 7A Bridgewater Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 286.199 |
| HVC Removed | 22 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 778.352 |
| HVC Removed | 22 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 306.239 |
| HVC Removed | 5 Swift Avenue Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 518.801 |
| HVC Removed | 41 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 719.262 |
| HVC Removed | 18 Papahia Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 599.882 |
| HVC Removed | 1 Judges Bay Road PARNELL 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 837.249 |
| HVC Removed | 388 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1019.759 |
| HVC Removed | 2 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 695.915 |
| HVC Removed | 27A Tahapa Crescent MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 192.951 |
| HVC Removed | 48 Pakuranga Road Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 691.03 |
| HVC Removed | 64 Gladstone Road Parnell Auckland 1052 | Business - Neighbourhood Centre Zone | Business - Neighbourhood Centre Zone | 474.402 |
| HVC Removed | 13 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 689.605 |
| HVC Removed | 29 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 480.92 |
| HVC Removed | 306 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 675.142 |
| HVC Removed | 16A Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 600.94 |
| HVC Removed | 23 Bridgewater Road PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 2798.414 |
| HVC Removed | 9 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 485.935 |
| HVC Removed | 38 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 631.641 |
| HVC Removed | 11 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 723.121 |
| HVC Removed | 21 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 810.475 |
| HVC Removed | 48 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 597.975 |
| HVC Removed | 3B Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 422.943 |
| HVC Removed | 48C Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone | 267.413 |
| HVC Removed | 3/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 451.895 |
| HVC Removed | 4C Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 325.516 |
| HVC Removed | 25 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 637.063 |
| HVC Removed | 5 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 730.705 |
| HVC Removed | 5/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.375 |
| HVC Removed | 21A William Street Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 989.336 |
| HVC Removed | 77A Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 661.929 |
| HVC Removed | 15 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1026.99 |
| HVC Removed | 18 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 627.153 |
| HVC Removed | 9 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 822.831 |
| HVC Removed | 8 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 523.695 |
| HVC Removed | 12 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.482 |
| HVC Removed | 7 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.604 |
| HVC Removed | 8 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 881.429 |
| HVC Removed | 206 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 807.49 |
| HVC Removed | 2A Brett Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 383.118 |
| HVC Removed | 45 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 290.119 |
| HVC Removed | 88C Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 330.751 |
| HVC Removed | 17 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 609.582 |
| HVC Removed | 9B Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 413.499 |
| HVC Removed | 13 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1025.519 |
| HVC Removed | 3/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 449.317 |
| HVC Removed | 11 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 626.241 |
| HVC Removed | 16 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 768.81 |
| HVC Removed | 1/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 290.915 |
| HVC Removed | 45 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 670.593 |

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| HVC Removed | 3 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 690.201 |
| HVC Removed | 1/17 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 308.512 |
| HVC Removed | 7/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 367.107 |
| HVC Removed | 7/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.444 |
| HVC Removed | 14 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.216 |
| HVC Removed | 16 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1410.848 |
| HVC Removed | 11 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 923.122 |
| HVC Removed | 76A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 977.523 |
| HVC Removed | 122 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1133.198 |
| HVC Removed | 25 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 389.145 |
| HVC Removed | 2A Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 742.83 |
| HVC Removed | 1 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 690.054 |
| HVC Removed | 5 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1366.308 |
| HVC Removed | 8 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 728.263 |
| HVC Removed | 8 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 321.425 |
| HVC Removed | 26 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 300.648 |
| HVC Removed | 240 Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 9059.944 |
| HVC Removed | 19 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 556.289 |
| HVC Removed | 175 Meadowbank Road Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 769.558 |
| HVC Removed | 3 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 975.082 |
| HVC Removed | 3 Swift Avenue Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 572.462 |
| HVC Removed | 22-28 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1972.961 |
| HVC Removed | 12 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 809.981 |
| HVC Removed | 10A Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 628.512 |
| HVC Removed | 2 Sanders Avenue Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 891.836 |
| HVC Removed | 352 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 608.393 |
| HVC Removed | 53 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.418 |
| HVC Removed | 4 Bridgewater Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 616.385 |
| HVC Removed | 11 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 431.588 |
| HVC Removed | 74C Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1677.258 |
| HVC Removed | 17 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1003.317 |
| HVC Removed | 3A Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 358.198 |
| HVC Removed | 5A William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 358.913 |
| HVC Removed | 13 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 605.468 |
| HVC Removed | 3 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 566.808 |
| HVC Removed | 70 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.903 |
| HVC Removed | 41 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 308.521 |
| HVC Removed | 96 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 2048.378 |
| HVC Removed | 2 Park Avenue Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1017.722 |
| HVC Removed | 249 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 568.391 |
| HVC Removed | 13 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.491 |
| HVC Removed | 330 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 362.162 |
| HVC Removed | 10 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 2022.641 |
| HVC Removed | 15 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 318.921 |
| HVC Removed | 6 Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1284.122 |
| HVC Removed | 58C Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.986 |
| HVC Removed | 192 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 746.711 |
| HVC Removed | 4 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1014.26 |
| HVC Removed | 5 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1019.025 |
| HVC Removed | 14 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 582.844 |
| HVC Removed | 340B Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 489.775 |
| HVC Removed | 86 Gladstone Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 591.115 |

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| HVC Removed | 138 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 2017.512 |
| HVC Removed | 4B Mamaku Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 174.028 |
| HVC Removed | 30 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 303.637 |
| HVC Removed | 84 Gladstone Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 712.306 |
| HVC Removed | 29 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 793.418 |
| HVC Removed | 51 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 532.286 |
| HVC Removed | 36A Waipuna Road East Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 406.502 |
| HVC Removed | 112 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 371.886 |
| HVC Removed | 8 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 2219.628 |
| HVC Removed | 21 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 711.553 |
| HVC Removed | 4 Ander Place Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 713.964 |
| HVC Removed | 4 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1037.568 |
| HVC Removed | 21-23 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1744.473 |
| HVC Removed | 4/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.444 |
| HVC Removed | 36 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.536 |
| HVC Removed | 4 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 434.313 |
| HVC Removed | 38 Glanville Terrace PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 431.713 |
| HVC Removed | 28 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 619.049 |
| HVC Removed | 15 The Strand Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 435.99 |
| HVC Removed | 107 St Stephens Avenue PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 588.783 |
| HVC Removed | 17 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.584 |
| HVC Removed | 79 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 639.403 |
| HVC Removed | 6/86 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 455.905 |
| HVC Removed | 10 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 354.998 |
| HVC Removed | 350 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 608.007 |
| HVC Removed | 36 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 756.618 |
| HVC Removed | 19 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 734.905 |
| HVC Removed | 207 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1034.826 |
| HVC Removed | 7 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 882.596 |
| HVC Removed | 21 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1094.045 |
| HVC Removed | 14 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 809.341 |
| HVC Removed | 1 Amiria Street Herne Bay Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 243.785 |
| HVC Removed | 270A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 396.013 |
| HVC Removed | 396 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 991.509 |
| HVC Removed | 10 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 456.417 |
| HVC Removed | 88B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 511.283 |
| HVC Removed | 2 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 811.905 |
| HVC Removed | 181A Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 884.286 |
| HVC Removed | 9 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1096.219 |
| HVC Removed | 14 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 810.798 |
| HVC Removed | 5 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 897.226 |
| HVC Removed | 241 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1188.85 |
| HVC Removed | 5 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 187.775 |
| HVC Removed | 14 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 519.447 |
| HVC Removed | 94 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 332.864 |
| HVC Removed | 38 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1617.942 |
| HVC Removed | 17 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1007.927 |
| HVC Removed | 47 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 562.946 |
| HVC Removed | 13 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 643.181 |
| HVC Removed | 1/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 438.821 |
| HVC Removed | 2 Ewen Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 672.797 |

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| HVC Removed | 16 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 925.206 |
| HVC Removed | 12 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 693.832 |
| HVC Removed | 36 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 826.733 |
| HVC Removed | 8 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 832.146 |
| HVC Removed | 15 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 964.569 |
| HVC Removed | 372 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 646.565 |
| HVC Removed | 14A Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 800.399 |
| HVC Removed | 10 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 888.398 |
| HVC Removed | 3/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 352.23 |
| HVC Removed | 2/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 401.069 |
| HVC Removed | 38 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 2105.498 |
| HVC Removed | 342 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1137.082 |
| HVC Removed | 14 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 686.651 |
| HVC Removed | 37 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 633.888 |
| HVC Removed | 14 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.269 |
| HVC Removed | 48-64 New Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 2453.589 |
| HVC Removed | 19 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 600.322 |
| HVC Removed | 88 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 684.083 |
| HVC Removed | 288 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1036.804 |
| HVC Removed | 180 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 809.508 |
| HVC Removed | 22 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.038 |
| HVC Removed | 11 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1016.057 |
| HVC Removed | 9A Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1006.17 |
| HVC Removed | 10 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 474.383 |
| HVC Removed | 44 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 643.135 |
| HVC Removed | 2/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 405.819 |
| HVC Removed | 6 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1290.931 |
| HVC Removed | 10 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.214 |
| HVC Removed | 190 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.923 |
| HVC Removed | 7 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 689.931 |
| HVC Removed | 48D Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone | 267.353 |
| HVC Removed | 9A Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 600.274 |
| HVC Removed | 16 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 930.971 |
| HVC Removed | 286 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1891.434 |
| HVC Removed | 5 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 590.351 |
| HVC Removed | 16 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.252 |
| HVC Removed | 4 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 798.902 |
| HVC Removed | 14 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Single House Zone | 736.742 |
| HVC Removed | 19 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.515 |
| HVC Removed | 3 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1366.095 |
| HVC Removed | 14 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1902.556 |
| HVC Removed | 4/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.578 |
| HVC Removed | 328 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 394.741 |
| HVC Removed | 19 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 544.963 |
| HVC Removed | 19 O'Neills Avenue Takapuna 0622 | Coastal - General Coastal Marine Zone, Residential - Single House Zone | Residential - Single House Zone, Coastal - General Coastal Marine Zone | 4388.924 |
| HVC Removed | 2 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1145.429 |
| HVC Removed | 3 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.54 |
| HVC Removed | 8A Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 599.381 |
| HVC Removed | 370 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 646.341 |
| HVC Removed | 22 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 804.658 |

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| HVC Removed | 128 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 809.323 |
| HVC Removed | 5 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.558 |
| HVC Removed | 37 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 305.148 |
| HVC Removed | 201A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 320.839 |
| HVC Removed | 18 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 678.769 |
| HVC Removed | 49 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1279.17 |
| HVC Removed | 15 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.231 |
| HVC Removed | 46 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 377.771 |
| HVC Removed | 111 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 522.943 |
| HVC Removed | 11 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 851.71 |
| HVC Removed | 14 Waitemata Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 673.911 |
| HVC Removed | 2B Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.208 |
| HVC Removed | 237 Hurstmere Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1651.034 |
| HVC Removed | 20 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1256.219 |
| HVC Removed | 7 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 777.195 |
| HVC Removed | 176B Ireland Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 332.826 |
| HVC Removed | 74L Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1743.909 |
| HVC Removed | 12 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 826.961 |
| HVC Removed | 3 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 699.565 |
| HVC Removed | 9A Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 343.05 |
| HVC Removed | 1 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 663.746 |
| HVC Removed | 238 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.43 |
| HVC Removed | 25 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 705.992 |
| HVC Removed | 3 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 192.821 |
| HVC Removed | 15 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.266 |
| HVC Removed | 10 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 640.951 |
| HVC Removed | 7 Ewen Street Hauraki 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.913 |
| HVC Removed | 1 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 646.022 |
| HVC Removed | 16-22 Taurarua Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 2401.612 |
| HVC Removed | 3 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1041.129 |
| HVC Removed | 5/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.917 |
| HVC Removed | 79 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 177.436 |
| HVC Removed | 74H Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1702.29 |
| HVC Removed | 11A Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.084 |
| HVC Removed | 87 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 557.14 |
| HVC Removed | 88 Gladstone Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 641.457 |
| HVC Removed | 21 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 671.47 |
| HVC Removed | 195 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1019.864 |
| HVC Removed | 234 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 312.961 |
| HVC Removed | 8 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 465.941 |
| HVC Removed | 8 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 328.304 |
| HVC Removed | 14 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 346.498 |
| HVC Removed | 15 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 995.764 |
| HVC Removed | 23 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1472.155 |
| HVC Removed | 103 St Stephens Avenue PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1751.851 |
| HVC Removed | 27 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 607.121 |
| HVC Removed | 40 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1712.735 |
| HVC Removed | 10 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.549 |
| HVC Removed | 44 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.724 |
| HVC Removed | 9 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1560.871 |
| HVC Removed | 24 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 492.172 |

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| HVC Removed | 132 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1076.913 |
| HVC Removed | 7 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 754.708 |
| HVC Removed | 10 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 884.555 |
| HVC Removed | 16 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 720.817 |
| HVC Removed | 38C Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 287.693 |
| HVC Removed | 2A Taurarua Terrace PARNELL 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 462.999 |
| HVC Removed | 4 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 711.185 |
| HVC Removed | 176A Ireland Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 271.262 |
| HVC Removed | 5 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 731.074 |
| HVC Removed | 33 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 326.608 |
| HVC Removed | 10 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 891.437 |
| HVC Removed | 8 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 690.209 |
| HVC Removed | 200 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 800.985 |
| HVC Removed | 7 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 665.63 |
| HVC Removed | 11A London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 1108.864 |
| HVC Removed | 58B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.509 |
| HVC Removed | 14 Puroto Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 716.854 |
| HVC Removed | 113 St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 775.912 |
| HVC Removed | 1/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 441.473 |
| HVC Removed | 39 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 715.552 |
| HVC Removed | 1-11 Shipwright Lane Parnell Auckland 1010 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1858.098 |
| HVC Removed | 4 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1046.66 |
| HVC Removed | 23 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 622.873 |
| HVC Removed | 13 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1041.248 |
| HVC Removed | 21 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 976.633 |
| HVC Removed | 12 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1166.992 |
| HVC Removed | 26 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1013.602 |
| HVC Removed | 228A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 379.425 |
| HVC Removed | 16 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 399.941 |
| HVC Removed | 374 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 645.66 |
| HVC Removed | 398 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 888.612 |
| HVC Removed | 46A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 420.81 |
| HVC Removed | 3-5 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 931.71 |
| HVC Removed | 19 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 387.035 |
| HVC Removed | 5A Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 496.106 |
| HVC Removed | 5 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 661.622 |
| HVC Removed | 1 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 595.649 |
| HVC Removed | 222 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 407.967 |
| HVC Removed | 9 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1136.632 |
| HVC Removed | 10 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 669.934 |
| HVC Removed | 16 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 893.938 |
| HVC Removed | 98 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1175.637 |
| HVC Removed | 15 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1032.986 |
| HVC Removed | 8 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 893.778 |
| HVC Removed | 10 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 980.7 |
| HVC Removed | 48F Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 403.499 |
| HVC Removed | 7 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 602.489 |
| HVC Removed | 15A The Strand Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 355.249 |
| HVC Removed | 8 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1014.568 |
| HVC Removed | 270 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 455.47 |

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| HVC Removed | 99 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 939.458 |
| HVC Removed | 1A William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 325.04 |
| HVC Removed | 15 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.108 |
| HVC Removed | 42 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 745.422 |
| HVC Removed | 14 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 992.531 |
| HVC Removed | 20 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1095.214 |
| HVC Removed | 42 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.681 |
| HVC Removed | 5/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 262.01 |
| HVC Removed | 40A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1346.551 |
| HVC Removed | 38A Glanville Terrace PARNELL 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 336.493 |
| HVC Removed | 14 Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1214.152 |
| HVC Removed | 4 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 727.875 |
| HVC Removed | 5 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 497.081 |
| HVC Removed | 178 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 809.631 |
| HVC Removed | 8 Waitemata Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 506.287 |
| HVC Removed | 23 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 613.663 |
| HVC Removed | 94B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 345.779 |
| HVC Removed | 12 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 300.064 |
| HVC Removed | 7 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1175.324 |
| HVC Removed | 5 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 827.854 |
| HVC Removed | 39 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 607.076 |
| HVC Removed | 40 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1115.23 |
| HVC Removed | 126 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 801.595 |
| HVC Removed | 6 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1025.991 |
| HVC Removed | 7 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1172.192 |
| HVC Removed | 18 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 840.236 |
| HVC Removed | 4 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 675.311 |
| HVC Removed | 15 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.54 |
| HVC Removed | 13 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 519.023 |
| HVC Removed | 17 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 377.332 |
| HVC Removed | 1A-1B Cameron Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 672.64 |
| HVC Removed | 187 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1587.498 |
| HVC Removed | 8 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.9 |
| HVC Removed | 90 Gladstone Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.317 |
| HVC Removed | 40 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 327.517 |
| HVC Removed | 1 Judge Street Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 1099.79 |
| HVC Removed | 176C Ireland Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 329.016 |
| HVC Removed | 14 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 931.043 |
| HVC Removed | 50 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 848.655 |
| HVC Removed | 8A Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 511.256 |
| HVC Removed | 29 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 746.732 |
| HVC Removed | 5 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 505.707 |
| HVC Removed | 12 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 604.515 |
| HVC Removed | 42 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 748.37 |
| HVC Removed | 208-210 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1471.273 |
| HVC Removed | 3/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.688 |
| HVC Removed | 4 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 682.404 |
| HVC Removed | 7 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 644.635 |

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| HVC Removed | 292 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 674.416 |
| HVC Removed | 1H Park Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1036.313 |
| HVC Removed | 31 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 323.648 |
| HVC Removed | 3A Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 250.634 |
| HVC Removed | 46 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 590.871 |
| HVC Removed | 14 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1469.417 |
| HVC Removed | 11 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 684.206 |
| HVC Removed | 14 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 811.422 |
| HVC Removed | 15 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 665.363 |
| HVC Removed | 9B Manapau Street MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 213.352 |
| HVC Removed | 7 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 765.525 |
| HVC Removed | 8A Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 383.012 |
| HVC Removed | 2/17 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 356.55 |
| HVC Removed | 2B Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 789.876 |
| HVC Removed | 296 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 741.197 |
| HVC Removed | 8B Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 616.347 |
| HVC Removed | 18 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 796.231 |
| HVC Removed | 13 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.638 |
| HVC Removed | 90B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 326.631 |
| HVC Removed | 9 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 644.144 |
| HVC Removed | 12 Gibbons Road Takapuna 0622 | Residential - Single House Zone, Coastal - General Coastal Marine Zone | Residential - Single House Zone, Coastal - General Coastal Marine Zone | 5218.961 |
| HVC Removed | 4/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 243.401 |
| HVC Removed | 240 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1164.795 |
| HVC Removed | 3 Crescent Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 624.166 |
| HVC Removed | 13 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 741.144 |
| HVC Removed | 124A St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 669.252 |
| HVC Removed | 354 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 608.873 |
| HVC Removed | 9 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 284.079 |
| HVC Removed | 101 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 781.456 |
| HVC Removed | 110 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 842.072 |
| HVC Removed | 4A Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 393.457 |
| HVC Removed | 7 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 906.29 |
| HVC Removed | 18 O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1011.933 |
| HVC Removed | 28A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1015.051 |
| HVC Removed | 6 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 440.203 |
| HVC Removed | 11 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 559.814 |
| HVC Removed | 6 Bridgewater Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 832.836 |
| HVC Removed | 74A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1702.822 |
| HVC Removed | 2 Ander Place Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 700.898 |
| HVC Removed | 19 William Street Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 448.915 |
| HVC Removed | 30 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.422 |
| HVC Removed | 16 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 743.044 |
| HVC Removed | 3 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 607.208 |
| HVC Removed | 344 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 992.415 |
| HVC Removed | 67 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1340.967 |
| HVC Removed | 9 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 811.512 |
| HVC Removed | 16 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 638.847 |
| HVC Removed | 6 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 743.302 |
| HVC Removed | 11 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1079.322 |
| HVC Removed | 17 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1158.381 |

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| HVC Removed | 7 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 1026.467 |
| HVC Removed | 38B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 302.394 |
| HVC Removed | 19B Killarney Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 908.432 |
| HVC Removed | 35 London Street PONSONBY 1011 | Residential - Single House Zone | Residential - Single House Zone | 814.468 |
| HVC Removed | 22 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 609.774 |
| HVC Removed | 1 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 456.772 |
| HVC Removed | 201C Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 324.664 |
| HVC Removed | 1 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 556.518 |
| HVC Removed | 23 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 691.7 |
| HVC Removed | 22 Cleveland Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 2301.281 |
| HVC Removed | 7 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 345.304 |
| HVC Removed | 12 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1171.021 |
| HVC Removed | 12A Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1327.732 |
| HVC Removed | 14 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1147.041 |
| HVC Removed | 23 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.016 |
| HVC Removed | 20 Kentigern Close Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1060.604 |
| HVC Removed | 1/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 464.156 |
| HVC Removed | 47 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 149.991 |
| HVC Removed | 54 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 696.058 |
| HVC Removed | 2 Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1155.68 |
| HVC Removed | 203 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 673.791 |
| HVC Removed | 2/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 452.913 |
| HVC Removed | 1A London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 530.892 |
| HVC Removed | 22 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 629.335 |
| HVC Removed | 2 Rota Place Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1089.37 |
| HVC Removed | 7A Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 819.966 |
| HVC Removed | 57 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1086.353 |
| HVC Removed | 13 Eric Price Avenue Takapuna 0620 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 802.697 |
| HVC Removed | 20 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 678.736 |
| HVC Removed | 19 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 829.152 |
| HVC Removed | 109 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 653.079 |
| HVC Removed | 35 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 709.429 |
| HVC Removed | 8 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 613.629 |
| HVC Removed | 21 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 827.89 |
| HVC Removed | 40 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 790.258 |
| HVC Removed | 9 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 602.165 |
| HVC Removed | 254A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 807.588 |
| HVC Removed | 33 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 999.531 |
| HVC Removed | 21 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 599.169 |
| HVC Removed | 191 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 632.825 |
| HVC Removed | 8 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 641.756 |
| HVC Removed | 8A Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 456.866 |
| HVC Removed | 55 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 459.632 |
| HVC Removed | 168 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1058.973 |
| HVC Removed | 75 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 721.442 |
| HVC Removed | 17 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 737.985 |
| HVC Removed | 9 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 801.081 |
| HVC Removed | 194-196 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1913.78 |
| HVC Removed | 8 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 744.396 |
| HVC Removed | 10 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 657.127 |

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| HVC Removed | 48B Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone | 267.098 |
| HVC Removed | 17 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 751.501 |
| HVC Removed | 4 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.444 |
| HVC Removed | 7 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 332.373 |
| HVC Removed | 26 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 606.304 |
| HVC Removed | 11 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 808.689 |
| HVC Removed | 29-37 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1000.042 |
| HVC Removed | 19A Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 390.333 |
| HVC Removed | 11 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1340.848 |
| HVC Removed | 1 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 841.037 |
| HVC Removed | 32 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1012.636 |
| HVC Removed | 12 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 839.828 |
| HVC Removed | 18 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 311.679 |
| HVC Removed | 20 Dowling Place Pakuranga 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 862.284 |
| HVC Removed | 46A Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 270.445 |
| HVC Removed | 3 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 381.769 |
| HVC Removed | 68 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1011.593 |
| HVC Removed | 8 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 911.043 |
| HVC Removed | 77B Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 761.322 |
| HVC Removed | 205A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 678.497 |
| HVC Removed | 45 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 812.474 |
| HVC Removed | 2A Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 341.979 |
| HVC Removed | 314A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 300.357 |
| HVC Removed | 43 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 318.323 |
| HVC Removed | 16 Waitemata Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 650.663 |
| HVC Removed | 60 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1010.519 |
| HVC Removed | 2B O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 252.148 |
| HVC Removed | 2 Cameron Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.538 |
| HVC Removed | 16 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.201 |
| HVC Removed | 22 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 678.706 |
| HVC Removed | 402 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 550.794 |
| HVC Removed | 69 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 613.2 |
| HVC Removed | 4 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 876.661 |
| HVC Removed | 117A St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 445.428 |
| HVC Removed | 257 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 673.954 |
| HVC Removed | 8 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 339.731 |
| HVC Removed | 44 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 735.023 |
| HVC Removed | 346 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 579.065 |
| HVC Removed | 14C Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 899.733 |
| HVC Removed | 14 Taurarua Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 606.865 |
| HVC Removed | 15 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 564.159 |
| HVC Removed | 5 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 645.073 |
| HVC Removed | 3 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1010.516 |
| HVC Removed | 6 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1379.214 |
| HVC Removed | 10 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 520.782 |
| HVC Removed | 45 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 796.507 |
| HVC Removed | 223A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 763.035 |
| HVC Removed | 6 Blomfield Spa Takapuna 0622 | Business - Metropolitan Centre Zone, Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Metropolitan Centre Zone | 1205.269 |
| HVC Removed | 4 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1016.994 |

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| HVC Removed | 25 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1399.708 |
| HVC Removed | 24 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 391.367 |
| HVC Removed | 12 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 698.103 |
| HVC Removed | 11 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1024.014 |
| HVC Removed | 25 Williams Avenue Pakuranga 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 737.911 |
| HVC Removed | 6 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 728.455 |
| HVC Removed | 20 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 665.009 |
| HVC Removed | 223 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 459.738 |
| HVC Removed | 16 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1095.353 |
| HVC Removed | 8A Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 306.006 |
| HVC Removed | 14 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 663.913 |
| HVC Removed | 6 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 742.777 |
| HVC Removed | 9 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 600.049 |
| HVC Removed | 3 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 578.742 |
| HVC Removed | 9 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 358.724 |
| HVC Removed | 29 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 841.807 |
| HVC Removed | 12 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 975.234 |
| HVC Removed | 18 Manapau Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 688.138 |
| HVC Removed | 17 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1471.807 |
| HVC Removed | 130 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Single House Zone | 804.266 |
| HVC Removed | 77 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 183.224 |
| HVC Removed | 235 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1072.961 |
| HVC Removed | 7 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 679.869 |
| HVC Removed | 82 Gladstone Road Parnell Auckland 1052 | Business - Neighbourhood Centre Zone | Business - Neighbourhood Centre Zone | 402.669 |
| HVC Removed | 11 Lake Pupuke Drive Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1095.37 |
| HVC Removed | 17 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 814.924 |
| HVC Removed | 25 Kitchener Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1487.157 |
| HVC Removed | 74B Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1694.379 |
| HVC Removed | 2 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1082.627 |
| HVC Removed | 8 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 690.924 |
| HVC Removed | 5 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 566.792 |
| HVC Removed | 12 Brett Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1014.426 |
| HVC Removed | 356 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 621.263 |
| HVC Removed | 12-20 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1335.872 |
| HVC Removed | 102 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone, Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 2600.216 |
| HVC Removed | 338 Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 713.679 |
| HVC Removed | 189 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 632.231 |
| HVC Removed | 83 Gladstone Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1000.534 |
| HVC Removed | 27 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1034.842 |
| HVC Removed | 118 St Stephens Avenue Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.857 |
| HVC Removed | 225 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 695.167 |
| HVC Removed | 27 Ring Terrace Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 430.514 |
| HVC Removed | 17 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 562.54 |
| HVC Removed | 16 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 615.021 |
| HVC Removed | 41-43 Killarney Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 4738.13 |
| HVC Removed | 418 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 625.075 |
| HVC Removed | 228 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 377.964 |
| HVC Removed | 32 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 951.564 |

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| HVC Removed | 27 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1470.527 |
| HVC Removed | 23 Kitchener Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 1148.631 |
| HVC Removed | 4-6 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 772.303 |
| HVC Removed | 13 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1266.841 |
| HVC Removed | 124B St Stephens Avenue Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 669.684 |
| HVC Removed | 20 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 608.111 |
| HVC Removed | 10 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 615.704 |
| HVC Removed | 74D Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1674.294 |
| HVC Removed | 3A Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 819.341 |
| HVC Removed | 25A Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 835.067 |
| HVC Removed | 38 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 814.349 |
| HVC Removed | 18 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 508.065 |
| HVC Removed | 25 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 998.9 |
| HVC Removed | 11-19 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1937.326 |
| HVC Removed | 31 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 754.823 |
| HVC Removed | 2B Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 413.862 |
| HVC Removed | 5 Blomfield Spa Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 705.524 |
| HVC Removed | 96 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 520.005 |
| HVC Removed | 7 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone, Residential - Single House Zone | 1239.579 |
| HVC Removed | 12 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 327.775 |
| HVC Removed | 8 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 674.308 |
| HVC Removed | 76 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1013.033 |
| HVC Removed | 235A Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 500.509 |
| HVC Removed | 20 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1104.053 |
| HVC Removed | 7-11 Swift Avenue Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 517.706 |
| HVC Removed | 81 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 669.914 |
| HVC Removed | 11A Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 4017.13 |
| HVC Removed | 43 Glanville Terrace PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 218.814 |
| HVC Removed | 8 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 739.803 |
| HVC Removed | 1/28 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 440.516 |
| HVC Removed | 25 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.793 |
| HVC Removed | 246-266 Orakei Road REMUERA 1050 | Open Space - Informal Recreation Zone, Business - Mixed Use Zone | Business - Mixed Use Zone, Open Space - Informal Recreation Zone | 11058.309 |
| HVC Removed | 13 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 607.587 |
| HVC Removed | 14 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1012.399 |
| HVC Removed | 15 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1045.477 |
| HVC Removed | 18-20 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1237.823 |
| HVC Removed | 384 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1037.936 |
| HVC Removed | 5 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 560.826 |
| HVC Removed | 1 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 443.615 |
| HVC Removed | 340A Lake Road Hauraki 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 687.251 |
| HVC Removed | 20 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 364.007 |
| HVC Removed | 404 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 554.334 |
| HVC Removed | 1E Park Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 429.849 |
| HVC Removed | 282A Hurstmere Road Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 727.803 |
| HVC Removed | 368 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 624.944 |
| HVC Removed | 4/174 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 351.029 |
| HVC Removed | 201B Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 305.112 |
| HVC Removed | 1B Bridgewater Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 245.605 |
| HVC Removed | 8 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 694.057 |
| HVC Removed | 21 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 613.241 |

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| HVC Removed | 2 Hoya Court Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 621.962 |
| HVC Removed | 8 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 663.131 |
| HVC Removed | 14A William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 358.435 |
| HVC Removed | 9 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 845.475 |
| HVC Removed | 21A Killarney Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 993.074 |
| HVC Removed | 360-364 Lake Road Takapuna 0622 | Business - Neighbourhood Centre Zone | Business - Neighbourhood Centre Zone | 610.147 |
| HVC Removed | 11 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 573.348 |
| HVC Removed | 10 Awatea Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 702.193 |
| HVC Removed | 11 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 812.79 |
| HVC Removed | 10 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 414.974 |
| HVC Removed | 4 Ewen Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 695.452 |
| HVC Removed | 16 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1192.927 |
| HVC Removed | 34 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 612.877 |
| HVC Removed | 3 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 645.529 |
| HVC Removed | 7 Judges Bay Road Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1802.243 |
| HVC Removed | 7/44 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 404.98 |
| HVC Removed | 62 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 2045.888 |
| HVC Removed | 392-394 Lake Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1047.494 |
| HVC Removed | 16 The Promenade Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 3128.184 |
| HVC Removed | 5/42 Waipuna Road PANMURE 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.391 |
| HVC Removed | 5-7 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 792.991 |
| HVC Removed | 58A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 285.723 |
| HVC Removed | 73 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 617.845 |
| HVC Removed | 15 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 642.716 |
| HVC Removed | 77 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 760.659 |
| HVC Removed | 58D Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 261.245 |
| HVC Removed | 17 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 934.345 |
| HVC Removed | 6 Dowling Place Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1158.413 |
| HVC Removed | 21 Hackett Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 380.689 |
| HVC Removed | 27 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 390.112 |
| HVC Removed | 19B Williams Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 535.367 |
| HVC Removed | 6 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 647.448 |
| HVC Removed | 38A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 580.105 |
| HVC Removed | 9 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 615.365 |
| HVC Removed | 201D Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 320.387 |
| HVC Removed | 16 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 735.681 |
| HVC Removed | 12 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 606.948 |
| HVC Removed | 27 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 868.219 |
| HVC Removed | 177 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 3221.916 |
| HVC Removed | 9 Tamaki Bay Drive Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 471.558 |
| HVC Removed | 19 Minnehaha Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 716.282 |
| HVC Removed | 88D Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 421.708 |
| HVC Removed | 4/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 449.563 |
| HVC Removed | 18 Park Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1094.733 |
| HVC Removed | 41 Glanville Terrace PARNELL 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 244.799 |
| HVC Removed | 94A Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 331.377 |
| HVC Removed | 71 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 716.168 |
| HVC Removed | 47 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 409.45 |
| HVC Removed | 12 Earnoch Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 737.787 |
| HVC Removed | 182 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 808.957 |
| HVC Removed | 34 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 696.541 |

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| HVC Removed | 366 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 603.391 |
| HVC Removed | 23A Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 419.394 |
| HVC Removed | 13A O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 363.419 |
| HVC Removed | 8 Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 1287.4 |
| HVC Removed | 48E Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Suburban Zone | 267.108 |
| HVC Removed | 1 Swift Avenue Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 444.477 |
| HVC Removed | 35 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 659.968 |
| HVC Removed | 7A Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | 488.667 |
| HVC Removed | 10 Ander Place Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 702.788 |
| HVC Removed | 7/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 493.932 |
| HVC Removed | 6 Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 695.199 |
| HVC Removed | 234 Orakei Road REMUERA 1050 | Business - Mixed Use Zone | Business - Mixed Use Zone | 615.069 |
| HVC Removed | 7 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 190.916 |
| HVC Removed | 3 Kitchener Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Single House Zone | 501.613 |
| HVC Removed | 11 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1270.62 |
| HVC Removed | 33 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 652.427 |
| HVC Removed | 2 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 502.124 |
| HVC Removed | 9 Ewen Street Hauraki 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 612.94 |
| HVC Removed | 14D Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 794.511 |
| HVC Removed | 5 Cameron Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 564.31 |
| HVC Removed | 32-34 Waipuna Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 877.822 |
| HVC Removed | 276 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1408.827 |
| HVC Removed | 92 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1010.457 |
| HVC Removed | 99 Gladstone Road Parnell Auckland 1052 | Business - Mixed Use Zone | Business - Mixed Use Zone | 881.461 |
| HVC Removed | 24 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 677.367 |
| HVC Removed | 43 Manurere Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 630.113 |
| HVC Removed | 6 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 742.963 |
| HVC Removed | 3 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 869.777 |
| HVC Removed | 5 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1213.677 |
| HVC Removed | 12 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 676.303 |
| HVC Removed | 320 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 942.152 |
| HVC Removed | 90A Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 341.948 |
| HVC Removed | 24A Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 705.573 |
| HVC Removed | 6/84 Ireland Road PANMURE 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 456.587 |
| HVC Removed | 172 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 809.36 |
| HVC Removed | 7 Blomfield Spa Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 987.221 |
| HVC Removed | 2C Brett Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 357.2 |
| HVC Removed | 11 Dunedin Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 625.268 |
| HVC Removed | 236 Orakei Road Remuera Auckland 1050 | Business - Mixed Use Zone, Open Space - Informal Recreation Zone | Open Space - Informal Recreation Zone, Business - Mixed Use Zone | 7421.63 |
| HVC Removed | 6A Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 889.578 |
| HVC Removed | 19A Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 859.019 |
| HVC Removed | 14 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 611.258 |
| HVC Removed | 3 William Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 801.5 |
| HVC Removed | 9 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1252.971 |
| HVC Removed | 4 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 619.405 |
| HVC Removed | 6 Taurarua Terrace Parnell Auckland 1052 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 866.686 |
| HVC Removed | 23 Williams Avenue Pakuranga Auckland 2010 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 460.905 |
| HVC Removed | 11 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 607.993 |
| HVC Removed | 3 Tide Close Panmure Auckland 1060 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 665.122 |

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| HVC Removed | 7 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Single House Zone | 924.683 |
| HVC Removed | 6 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 505.518 |
| HVC Removed | 17A Lake Pupuke Drive Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 400.007 |
| HVC Removed | 24 Taurarua Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 1020.723 |
| HVC Removed | 20 O'Neills Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 675.004 |
| HVC Removed | 23 Hackett Street PONSONBY 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 299.913 |
| HVC Removed | 11 Killarney Street Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 3913.566 |
| HVC Removed | 3B Rota Place Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 433.874 |
| HVC Removed | 1A Bridgewater Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 191.622 |
| HVC Removed | 6 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1037.605 |
| HVC Removed | 6 Harbour Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 500.717 |
| HVC Removed | 2 Rewiti Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 3095.576 |
| HVC Removed | 1 Crescent Road Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 647.329 |
| HVC Removed | 34 Kentigern Close Pakuranga Auckland 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 716.81 |
| HVC Removed | 6 Mamaku Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 648.417 |
| HVC Removed | 9 Crescent Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 967.534 |
| HVC Removed | 5 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 680.364 |
| HVC Removed | 19C Killarney Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 879.19 |
| HVC Removed | 332 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 299.683 |
| HVC Removed | 10 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 699.349 |
| HVC Removed | 28 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1142.717 |
| HVC Removed | 76 Gladstone Road Parnell Auckland 1052 | Business - Neighbourhood Centre Zone | Business - Neighbourhood Centre Zone | 405.347 |
| HVC Removed | 5 Minnehaha Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 599.764 |
| HVC Removed | 308 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 606.945 |
| HVC Removed | 6/179 Meadowbank Road MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 246.864 |
| HVC Removed | 386 Lake Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 589.94 |
| HVC Removed | 14B Gibbons Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 783.827 |
| HVC Removed | 6 Brett Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1017.326 |
| HVC Removed | 9 Kowhai Street Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.581 |
| HVC Removed | 19A Williams Avenue PAKURANGA 2010 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 504.224 |
| HVC Removed | 17 Balfour Road Parnell Auckland 1052 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 942.183 |
| HVC Removed | 2 Alison Avenue Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 615.677 |
| HVC Removed | 26 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Mixed Housing Suburban Zone | 1170.432 |
| HVC Removed | 3/28 Ireland Road Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 604.284 |
| HVC Removed | 10 O'Neills Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1011.608 |
| HVC Removed | 18 Earnoch Avenue Takapuna 0622 | Residential - Single House Zone | Residential - Single House Zone | 734.841 |
| HVC Removed | 7 Beacholm Road Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 521.862 |
| HVC Removed | 4 Kapua Street Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 671.585 |
| HVC Removed | 37 Glanville Terrace Parnell Auckland 1052 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 614.244 |
| HVC Removed | 36 Waipuna Road East Panmure Auckland 1060 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 430.343 |
| HVC Removed | 217 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 595.729 |
| HVC Removed | 11 Sanders Avenue Takapuna 0622 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 1471.722 |
| HVC Removed | 252 Hurstmere Road Takapuna 0622 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1062.179 |
| HVC Removed | 16 Bridgewater Road Parnell Auckland 1052 | Residential - Mixed Housing Suburban Zone | Residential - Terrace Housing and Apartment Building Zone | 2866.32 |
| HVC Removed | 65 Tahapa Crescent Meadowbank Auckland 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 751.291 |
| HVC Removed | 77C Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone | 710.262 |
| HVC Removed | 27 Tahapa Crescent MEADOWBANK 1072 | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 542.158 |
| HVC Removed | 28 London Street Ponsonby Auckland 1011 | Residential - Single House Zone | Residential - Terrace Housing and Apartment Building Zone | 301.407 |
| Alternative HVC height recommended | 34-36 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 2098.603 |

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| Alternative HVC height recommended | 36 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 827.887 |
| Alternative HVC height recommended | 85 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 509.304 |
| Alternative HVC height recommended | 96D Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 218.881 |
| Alternative HVC height recommended | 43 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 389.072 |
| Alternative HVC height recommended | 10 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 382.359 |
| Alternative HVC height recommended | 58 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 505.666 |
| Alternative HVC height recommended | 97 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 562.107 |
| Alternative HVC height recommended | 12 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 444.069 |
| Alternative HVC height recommended | 66 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 2616.568 |
| Alternative HVC height recommended | 29A Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1137.034 |
| Alternative HVC height recommended | 38 Northcroft Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1004.197 |
| Alternative HVC height recommended | 60 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 936.582 |
| Alternative HVC height recommended | 69 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 599.774 |
| Alternative HVC height recommended | 52 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 556.791 |
| Alternative HVC height recommended | 35 Huron Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 939.272 |
| Alternative HVC height recommended | 31 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 3039.417 |
| Alternative HVC height recommended | 91 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 566.808 |
| Alternative HVC height recommended | 89 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 566.829 |
| Alternative HVC height recommended | 56 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1203.197 |
| Alternative HVC height recommended | 68A Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 687.686 |
| Alternative HVC height recommended | 46 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 328.707 |
| Alternative HVC height recommended | 62A Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 342.587 |
| Alternative HVC height recommended | 94 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 497.48 |
| Alternative HVC height recommended | 102 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 723.876 |
| Alternative HVC height recommended | 39 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 423.876 |
| Alternative HVC height recommended | 42 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 823.53 |
| Alternative HVC height recommended | 96C Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 274.162 |
| Alternative HVC height recommended | 35 Esmonde Road Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1050.834 |
| Alternative HVC height recommended | 37 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 961.304 |
| Alternative HVC height recommended | 101 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 566.499 |
| Alternative HVC height recommended | 6 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 382.426 |
| Alternative HVC height recommended | 35 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 606.968 |
| Alternative HVC height recommended | 33 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 676.787 |
| Alternative HVC height recommended | 2 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 569.799 |

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| Alternative HVC height recommended | 69B Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 527.227 |
| Alternative HVC height recommended | 4 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 639.454 |
| Alternative HVC height recommended | 22 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 698.453 |
| Alternative HVC height recommended | 98 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1484.868 |
| Alternative HVC height recommended | 38 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 828.036 |
| Alternative HVC height recommended | 31 Esmonde Road Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1220.116 |
| Alternative HVC height recommended | 1 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 382.255 |
| Alternative HVC height recommended | 92 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 497.624 |
| Alternative HVC height recommended | 34 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 827.909 |
| Alternative HVC height recommended | 73 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 548.309 |
| Alternative HVC height recommended | 5 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.5 |
| Alternative HVC height recommended | 96B Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 250.368 |
| Alternative HVC height recommended | 75 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1009.204 |
| Alternative HVC height recommended | 24 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 627.081 |
| Alternative HVC height recommended | 18 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1333.279 |
| Alternative HVC height recommended | 37 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 749.401 |
| Alternative HVC height recommended | 48-50 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1073.251 |
| Alternative HVC height recommended | 44 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 337.785 |
| Alternative HVC height recommended | 38-40 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1713.007 |
| Alternative HVC height recommended | 74 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1211.489 |
| Alternative HVC height recommended | 13 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.911 |
| Alternative HVC height recommended | 26-28 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1155.74 |
| Alternative HVC height recommended | 8 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 382.347 |
| Alternative HVC height recommended | 41 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 827.827 |
| Alternative HVC height recommended | 32 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 828.006 |
| Alternative HVC height recommended | 106 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 656.119 |
| Alternative HVC height recommended | 99 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 594.684 |
| Alternative HVC height recommended | 33 Esmonde Road Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1056.833 |
| Alternative HVC height recommended | 8 Greydene Place Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 2102.676 |
| Alternative HVC height recommended | 54 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 701.841 |
| Alternative HVC height recommended | 96A Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 254.448 |
| Alternative HVC height recommended | 2 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 14167.669 |
| Alternative HVC height recommended | 9 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.487 |
| Alternative HVC height recommended | 81 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 350.8 |
| Alternative HVC height recommended | 81A Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 627.533 |

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| Alternative HVC height recommended | 7 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.454 |
| Alternative HVC height recommended | 15 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 381.966 |
| Alternative HVC height recommended | 37 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 827.824 |
| Alternative HVC height recommended | 71B Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 443.366 |
| Alternative HVC height recommended | 36 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 823.039 |
| Alternative HVC height recommended | 33 Huron Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1053.465 |
| Alternative HVC height recommended | 68 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 2537.807 |
| Alternative HVC height recommended | 72 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1007.606 |
| Alternative HVC height recommended | 62 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 705.676 |
| Alternative HVC height recommended | 43A Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 438.898 |
| Alternative HVC height recommended | 64 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 606.875 |
| Alternative HVC height recommended | 39 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 864.709 |
| Alternative HVC height recommended | 40 Byron Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 828.269 |
| Alternative HVC height recommended | 11 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.55 |
| Alternative HVC height recommended | 38 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 2061.29 |
| Alternative HVC height recommended | 103 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 550.794 |
| Alternative HVC height recommended | 104 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 710.189 |
| Alternative HVC height recommended | 32-34 Tennyson Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1872.617 |
| Alternative HVC height recommended | 4 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 382.364 |
| Alternative HVC height recommended | 39A Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 404.076 |
| Alternative HVC height recommended | 45 Bracken Avenue Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 828.158 |
| Alternative HVC height recommended | 6 Greydene Place Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 2128.459 |
| Alternative HVC height recommended | 1 Jubaea Place Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 575.829 |
| Alternative HVC height recommended | 20 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1327.868 |
| Alternative HVC height recommended | 83 Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 537.953 |
| Alternative HVC height recommended | 30 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1359.354 |
| Alternative HVC height recommended | 3 Wai Court Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone, Residential - Terrace Housing and Apartment Building Zone | 363.548 |
| Alternative HVC height recommended | 32 Barrys Point Road Takapuna 0622 | Business - Mixed Use Zone | Business - Mixed Use Zone | 1151.232 |
| Alternative HVC height recommended | 88 Anzac Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1471.969 |
| Alternative HVC height recommended | 71A Buscomb Avenue Henderson | Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 562.479 |
| Reverted to AUP zone | 39 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 525.5212404 |
| Reverted to AUP zone | 37 Tamaki Avenue Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 968.8463693 |

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| Reverted to AUP zone | 45 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 479.7076256 |
| Reverted to AUP zone | 6 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 722.4255965 |
| Reverted to AUP zone | 1-2 Masefield Avenue Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 407.8312557 |
| Reverted to AUP zone | 63 Hamilton Road Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 553.2604571 |
| Reverted to AUP zone | 4 Masefield Avenue Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 812.7075044 |
| Reverted to AUP zone | 10 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 722.4296845 |
| Reverted to AUP zone | 21 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 696.8105312 |
| Reverted to AUP zone | 5 Nelson Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 768.8972146 |
| Reverted to AUP zone | 46 Belle Vue Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 614.2573271 |
| Reverted to AUP zone | 7 Gillies Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 672.746411 |
| Reverted to AUP zone | 49 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 793.5637543 |
| Reverted to AUP zone | 6 Cracroft Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 675.6569024 |
| Reverted to AUP zone | 4 Cracroft Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 675.2852863 |
| Reverted to AUP zone | 1-2 Masefield Avenue Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 392.2602286 |
| Reverted to AUP zone | 53 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 1040.821836 |
| Reverted to AUP zone | 65 Hamilton Road Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 547.8310751 |
| Reverted to AUP zone | 39 Tamaki Avenue Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 842.0627296 |
| Reverted to AUP zone | 38 Sturges Avenue Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 525.6207048 |
| Reverted to AUP zone | 8 Cracroft Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 684.0152873 |
| Reverted to AUP zone | 16 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 656 |
| Reverted to AUP zone | 29 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone | 487.5975261 |
| Reverted to AUP zone | 17 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 715.0578608 |
| Reverted to AUP zone | 12 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 792.1676349 |
| Reverted to AUP zone | 41 Tamaki Avenue Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 676.4549945 |
| Reverted to AUP zone | 102 Selwyn Road Howick Auckland 2014 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone | 1190.621669 |
| Reverted to AUP zone | 6 Nelson Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 777.4124605 |

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| Reverted to AUP zone | 12 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 722.5132379 |
| Reverted to AUP zone | 8 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 722.5097848 |
| Reverted to AUP zone | 48 Belle Vue Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 589.8501057 |
| Reverted to AUP zone | 10 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 617.6126522 |
| Reverted to AUP zone | 24 Granger Road Howick Auckland 2014 | Residential - Terrace Housing and Apartment Building Zone | Residential - Single House Zone | 808.3144002 |
| Reverted to AUP zone | 59 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 1016.563737 |
| Reverted to AUP zone | 12 Cracroft Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 691.2189935 |
| Reverted to AUP zone | 61 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 828.6662646 |
| Reverted to AUP zone | 47 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 478.0429201 |
| Reverted to AUP zone | 10 Cracroft Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 695.6137759 |
| Reverted to AUP zone | 40 Sturges Avenue Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 582.0243721 |
| Reverted to AUP zone | 23 Meadow Street Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 808.8556551 |
| Reverted to AUP zone | 9 Nelson Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 883.4526178 |
| Reverted to AUP zone | 20 Meadow Street Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 1012.148081 |
| Reverted to AUP zone | 43 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 459.7117658 |
| Reverted to AUP zone | 37 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 501.0058471 |
| Reverted to AUP zone | 7 Nelson Street Otahuhu Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 788.3633641 |
| Reverted to AUP zone | 14 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 749.1945722 |
| Reverted to AUP zone | 14 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 959 |
| Reverted to AUP zone | 18 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 685.3379635 |
| Reverted to AUP zone | 20 Waimana Avenue Northcote Point 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 705.3645443 |
| Reverted to AUP zone | 19 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 697.223023 |
| Reverted to AUP zone | 4 Walters Road Mount Wellington Auckland 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 722.4565317 |
| Reverted to AUP zone | 41 Sarsfield Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 474.2938139 |
| Reverted to AUP zone | 33 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 551.4302291 |
| Reverted to AUP zone | 35 Onewa Road Northcote 0627 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 600.675346 |

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| Reverted to AUP zone | 72 Curran Street Herne Bay Auckland 1011 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Urban Zone | 405.4750249 |
| Reverted to AUP zone | 21 Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 270.566471 |
| Reverted to AUP zone | 21A Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 117.8090225 |
| Reverted to AUP zone | 19A Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 300.7547284 |
| Reverted to AUP zone | 23 Ngaio Street OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 331.7447602 |
| Reverted to AUP zone | 25 Ngaio Street OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 202.8030384 |
| Reverted to AUP zone | 25D Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 210.2461083 |
| Reverted to AUP zone | 25C Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 188.2775066 |
| Reverted to AUP zone | 25B Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 188.2443714 |
| Reverted to AUP zone | 25A Meadow Street MOUNT WELLINGTON 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 222.0368188 |
| Reverted to AUP zone | 45A Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 275.2499896 |
| Reverted to AUP zone | 43B Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 165.5086278 |
| Reverted to AUP zone | 45A Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 175.6616659 |
| Reverted to AUP zone | 43C Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 277.1198466 |
| Reverted to AUP zone | 45B Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 282.8866214 |
| Reverted to AUP zone | 43A Tamaki Avenue OTAHUHU 1062 | Residential - Terrace Housing and Apartment Building Zone | Residential - Mixed Housing Suburban Zone | 153.5055424 |
| HVC Removed | 21 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 1254.045036 |
| HVC Removed | 20 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 2373.190258 |
| HVC Removed | 13 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 949.0045695 |
| HVC Removed | 15 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 811.673475 |
| HVC Removed | 2A Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 689.214381 |
| HVC Removed | 17A Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 844.036901 |
| HVC Removed | 22 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Open Space - Informal Recreation Zone | Open Space - Informal Recreation Zone, Residential - Terrace Housing and Apartment Building Zone | 1447.667987 |
| HVC Removed | 24 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 1013.931491 |
| HVC Removed | 27A Cleary Road PANMURE 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 436.6917355 |
| HVC Removed | 11A Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 425.44718 |

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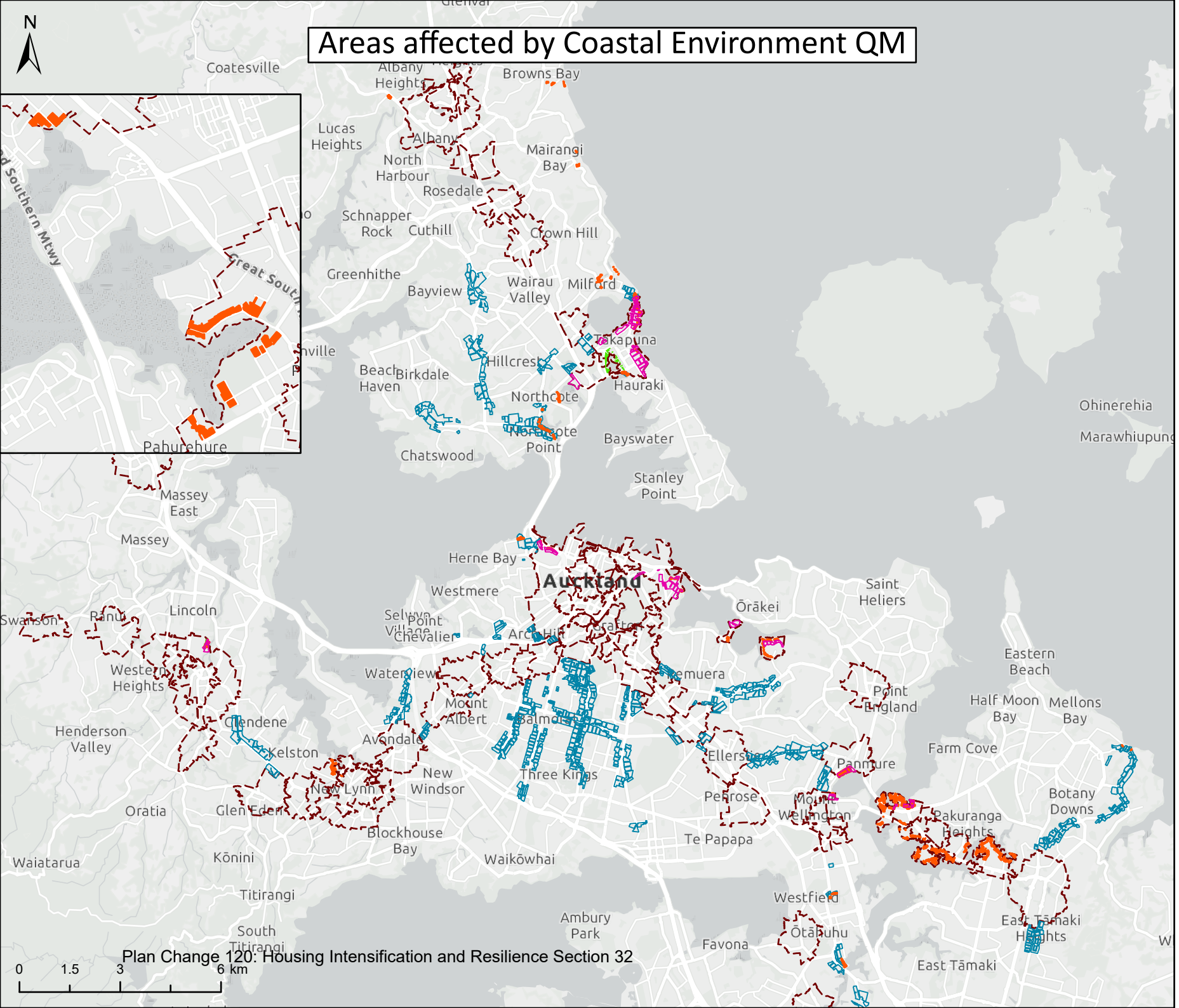
| HVC Removed | 3C Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 406.2838945 |
| HVC Removed | 22 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 778.351977 |
| HVC Removed | 9 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 1162.321805 |
| HVC Removed | 24 Huron Street Takapuna 0622 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 391.64321 |
| HVC Removed | 3B Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 408.649788 |
| HVC Removed | 5 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 921.5441295 |
| HVC Removed | 8 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | 2219.627998 |
| HVC Removed | 27 Cleary Road PANMURE 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 442.4628 |
| HVC Removed | 23 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 1785.662788 |
| HVC Removed | 33 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone | 1243.924417 |
| HVC Removed | 4 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | 1046.660094 |
| HVC Removed | 26 Ireland Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | 1013.601881 |
| HVC Removed | 20 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Open Space - Informal Recreation Zone | Open Space - Informal Recreation Zone, Residential - Terrace Housing and Apartment Building Zone | 1095.213789 |
| HVC Removed | 6 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Building Zone | 1025.990988 |
| HVC Removed | 18 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 840.235604 |
| HVC Removed | 29 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone, Business - Town Centre Zone | 1242.307283 |
| HVC Removed | 27C Cleary Road PANMURE 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone | 505.2410715 |
| HVC Removed | 14 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone | Residential - Terrace Housing and Apartment Building Zone | 1469.416595 |
| HVC Removed | 31 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone | Residential - Terrace Housing and Apartment Building Zone, Open Space - Sport and Active Recreation Zone | 1098.379477 |
| HVC Removed | 17 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 675.4277875 |
| HVC Removed | 19 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 811.6601945 |
| HVC Removed | 12 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 698.103416 |
| HVC Removed | 27B Cleary Road PANMURE 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 454.7157155 |
| HVC Removed | 7 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | Residential - Terrace Housing and Apartment Building Zone, Business - Town Centre Zone | 1152.289643 |
| HVC Removed | 1 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 718.394512 |

| | | | | |
|---|---|---|---|---|
| HVC Removed | 16 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone, Residential - Mixed Housing Urban Zone, Open Space - Informal Recreation Zone | Open Space - Informal Recreation Zone, Residential - Terrace Housing and Apartment Building Zone | 1192.926553 |
| HVC Removed | 25 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 676.3510995 |
| HVC Removed | 11 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 496.0273795 |
| HVC Removed | 10 Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 699.349334 |
| HVC Removed | 3A Cleary Road Panmure Auckland 1060 | Residential - Terrace Housing and Apartment Building Zone | Residential - Terrace Housing and Apartment Building Zone | 812.2640635 |

# Areas affected by Coastal Environment QM




Alternative HVC height recommended

HVC Removed

Reverted to AUP zone

Indicative Walkable Catchment

Frequent Transit Network Corridor



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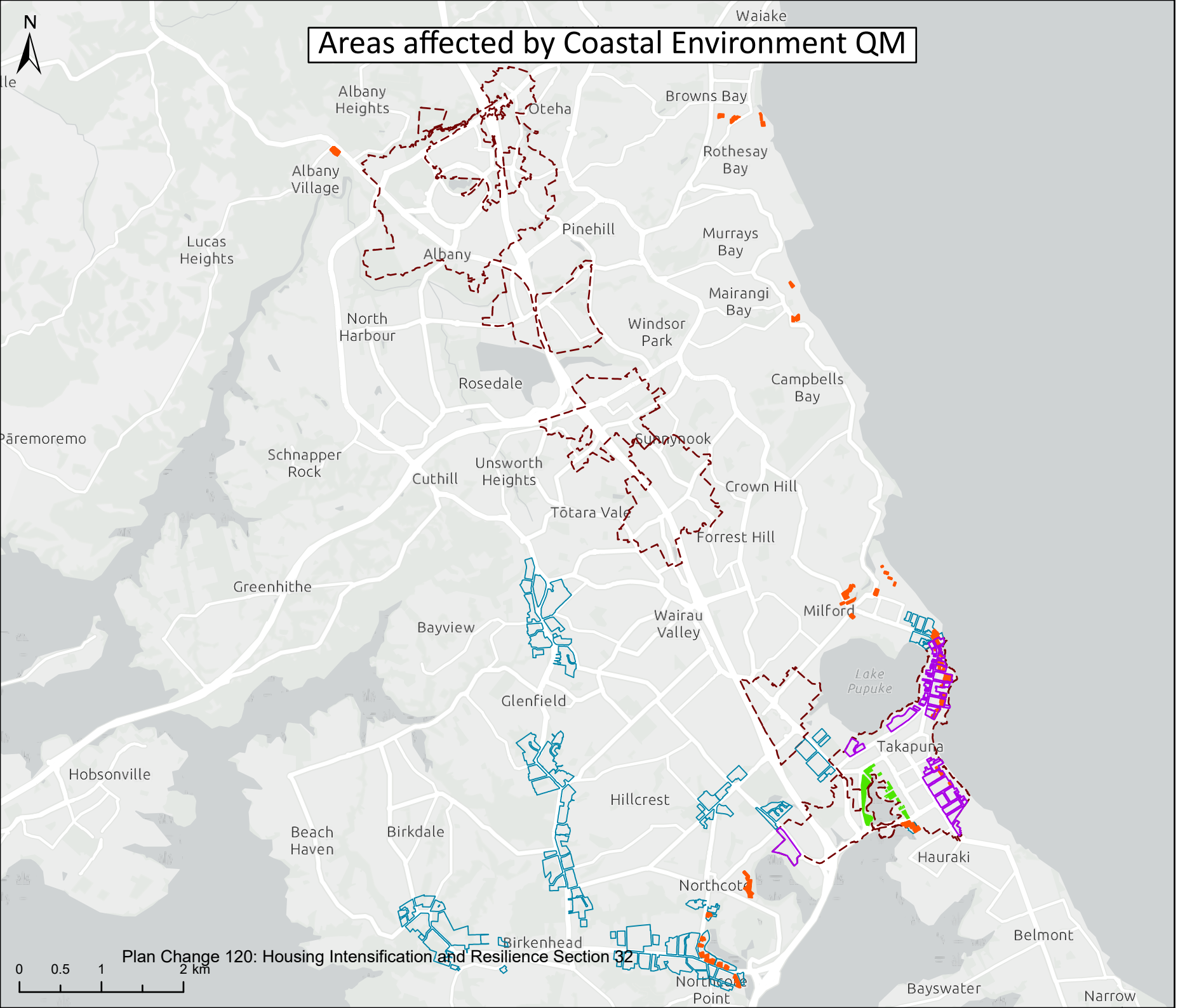


Plan Change 120: Housing Intensification and Resilience Section 32



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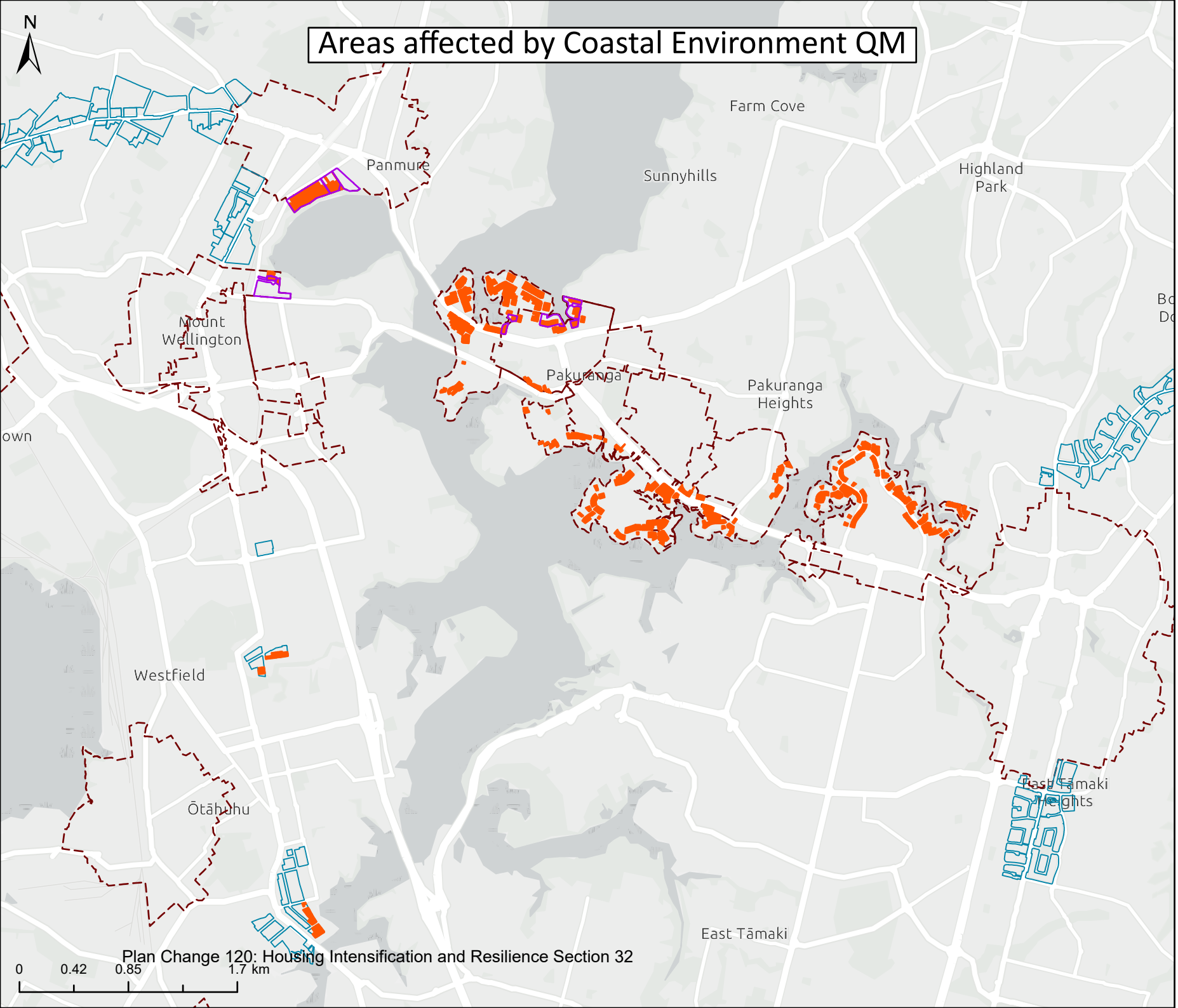
# Areas affected by Coastal Environment QM




Alternative HVC height recommended
HVC Removed
Reverted to AUP zone
Indicative Walkable Catchment
Frequent Transit Network Corridor

Plan Change 120: Housing Intensification and Resilience Section 32



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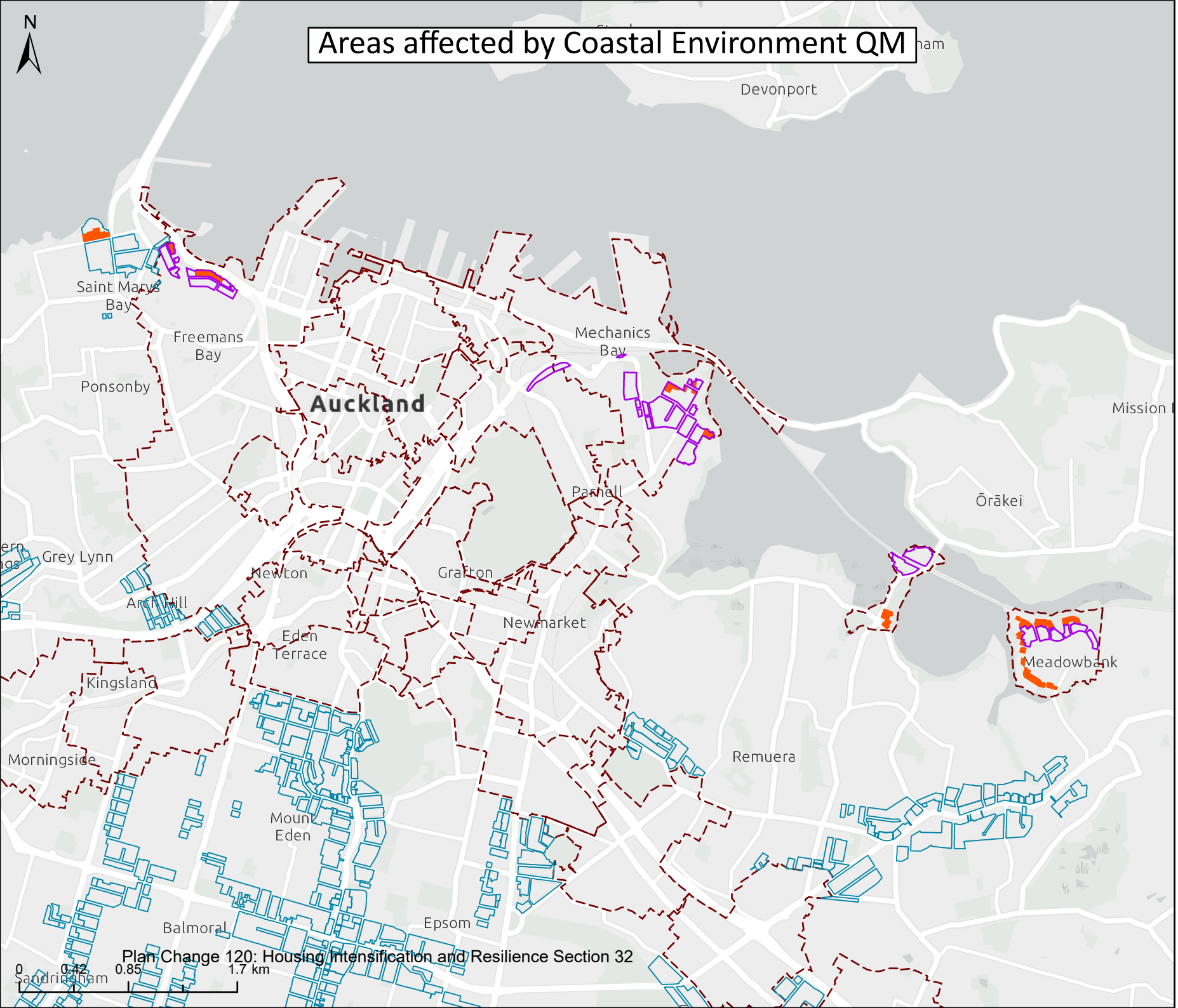
# Areas affected by Coastal Environment QM




Alternative HVC height recommended

HVC Removed

Reverted to AUP zone

Indicative Walkable Catchment

Frequent Transit Network Corridor

Plan Change 120: Housing Intensification and Resilience Section 32



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