

## Auckland Unitary Plan

### PROPOSED PLAN CHANGE 23 (PRIVATE): SMALES FARM: 68 – 94 TAHAROTO ROAD, TAKAPUNA

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from Northcote RD 1 Holdings Limited.

The private plan change seeks to amend policies in H15 Business – Business Park Zone and to make various changes to I538 Smales 1 Precinct. The main purpose of the change is to transition the Smales Farm office park to a transit-oriented form of mixed-use development over a 20 to 30 year period by providing for a significant amount of residential development, in addition to the existing provision for offices. The residential development would largely be in apartment formats, with some buildings up to 100m high (approximately 30 storeys).

The proposal may be viewed free of charge [www.aucklandcouncil.govt.nz/unitaryplan](http://www.aucklandcouncil.govt.nz/unitaryplan) from 12 April 2019, under “Auckland Unitary Plan modifications>Proposed plan changes” or during business hours at any library or service centre. If you have any questions or want more information, please phone 09 301 0101 or send an email with your contact details to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz).

The following persons may make a submission on the proposal:

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

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

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

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

#### Submissions close on 15 May 2019.

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

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

**Notification date:** 12 April 2019