

Local Board Feedback on Proposed Plan Change 28

Date:	8 August 2019
Form to be sent to:	unitaryplan@aucklandcouncil.govt.nz
Application reference:	Proposed Plan Change 28
Location:	1, 3, 5, 7, 10 and 12 Florence Carter Avenue, Flat Bush
Applicant:	James Kirkpatrick Group Limited

Brief summary of the proposal:

Proposed Plan Change 28 is a private plan change that seeks to rezone 9.34 hectares of land at 1, 3, 5, 7, 10 and 12 Florence Carter Avenue, Flat Bush from Business – Light Industry to Business – Mixed Use.

Local Board Feedback:

The Howick Local Board's feedback to Auckland Council is to ensure they consider the issue of reverse sensitivity in relation to this proposed plan change. In particular, consider if potential new residential users of the land subject to the proposed plan change will, in the fullness of time, limit the ability of existing neighbouring industrial users to continue to operate as they currently do.

Outcome sought by local board

That the issue of reverse sensitivity is considered in relation to this proposed plan change.

Attendance at any Hearing:

The Howick Local Board does not wish to speak to this feedback at any hearing on this matter.

This feedback is authorised by:



David Collings

Chair

7 August 2019

HW/2018/55

That the Howick Local Board:

- a) delegate the authority to Chair David Collings, to prepare and submit local board views and speak those local board views at any hearings on:
 - Notified resource consents
 - Notified plan changes
 - Notices of requirement.

Local Board Feedback on Private Plan Change request: 1, 3, 5, 7, 10, 12 Florence Carter Avenue, Flat Bush (Formerly 79 Ormiston Road, Flat Bush)

Date:	12 December 2018
Attention:	Michael Luong, Principal Planner – Planning Central & South, Plans and Places
Form to be sent to:	unitaryplan@aucklandcouncil.govt.nz Michael.luong@aucklandcouncil.govt.nz
Application reference:	1, 3, 5, 7, 10, 12 Florence Carter Avenue, Flat Bush (Formerly 79 Ormiston Road, Flat Bush) Private Plan Change request
Location:	Corner of Te Irirangi Drive and Ormiston Road Flat Bush
Applicant:	James Kirkpatrick Group Limited

Brief summary of the proposal:

The proposal is to amend the zoning of the subject site from Light Industry to Mixed Use, provide for an additional height variation control, a maximum retail gross floor area control of 12,000m² and a maximum office gross floor area control of 15,000m².

The land subject to the application is located on the corner of Te Irirangi Drive and Ormiston Road in a commercial portion of Flat Bush. The sites were formerly part of a subdivision of 79 Ormiston Rd, which gave rise to 12 individual allotments and a newly formed road being Florence Carter Avenue. Six of the lots form part of the application.

All the 9.344Ha (approx.) land subject to the application is owned by the applicant, is vacant but is the subject of existing unimplemented resource consents for various mixed-use activities. The balance of the subdivision (2, 4, 6, 8 Florence Carter Avenue), adjacent to 55 Ormiston Road are not subject to this application. The applicant and land owner recently obtained non-complying resource consents for various mixed-use activities across these sites.

Further information is provided in the associated memo dated 30 November 2018 from Michael Luong, Principal Planner – Planning Central & South, Plans and Places.

Local Board Feedback:

The Ōtara-Papatoetoe Local Board is supportive of this private plan change proposal and request the lead planner to consider requiring the following in the development:

1. Provision of community spaces (eg hall and pocket parks)
2. Provision of easy public access and interface between this development and Rongomai Park, including good design on the boundary
3. Public transport requirements - if this is to be a retail and residential area then public transport must be factored into the design, flowing through the development, and future proofing for Te Irirangi light rail
4. (Advocacy) Encourage the group to recruit locals for the range of jobs that the development will create (across the range, not just in construction). This may not be a planning issue/requirement but is something the local board would like to strongly advocate for and communicate to this applicant as it will meet identified needs in the local community in this area.

The Ōtara-Papatoetoe Local Board is concerned about the following issues and request the lead planner to look into this further:

5. Impact of proposed height on Rongomai Park specifically on light/shadow, if any. The local board would oppose a height that would diminish the public use of the park.

Attendance at any Hearing:

The Ōtara-Papatoetoe Local Board does not wish to speak to this feedback at any hearing on this matter.

This feedback is authorised by: Lotu Fuli



Lotu Fuli

Chairperson - Ōtara-Papatoetoe Local Board

Planning Lead - Ōtara-Papatoetoe Local Board

Email: lotu.fuli@aucklandcouncil.govt.nz