

Minutes

- What:** Pre-lodgement meeting – 96 Beach Haven Road / 13 Cresta Avenue rezoning proposal
- Where:** Auckland Council, 135 Albert Street, Level 24 Room 1
- When:** Thursday 26 November 2020, 10.00am – 11.00am
- Who attended:** Rachel Morgan (B&A), Leon Da-Silva (applicant), Nick Mitchell (B&A), Emily Ip (AC)
- Apologies:** Eryn Shields (AC)

1. The location

- The site is located at 96 Beach Haven Road and 13 Cresta Avenue in Beach Haven. Both sites are currently zoned Residential – Single House in the Auckland Unitary Plan.
- Shepherds Park is to the north of the site.
- Site is generally flat with an area of 7147 m².
- It is close to the Beach Haven Local Centre and within walking distance to the Beach Haven Ferry Terminal. The site is also served by local connector buses along Beach Haven Road.
- While there are existing three-storey apartments to the east of the site, the neighbourhood is largely made up of detached dwellings.
- Rachel noted that no environmental or site constraints have been identified and that the site is not subject to any Auckland Unitary Plan overlays.

2. The proposal

- It is proposed to rezone 96 Beach Haven Road from Single House to Mixed Housing Urban and to rezone 13 Cresta Avenue from Single House to Mixed Housing Suburban and Mixed Housing Urban (Mixed Housing Suburban to follow existing zoning along Cresta Avenue).
- Proposed to develop 75-100 units up to three storeys on the site with a range of typologies; will look to meet all the Mixed Housing Suburban and Mixed Housing Urban controls.
- Vehicle access proposed to be via Cresta Ave, with pedestrian-only access onto Beach Haven Road.
- Subject to input from the council's technical specialists, Auckland Transport and Watercare, the council considers the proposal to be generally supportable in principle, given the existing zoning pattern surrounding the site.

3. Process / timeframes

- Currently in the due diligence phase; decision to purchase will be made in early-December.
- Consultation with council-controlled organisations and iwi will need to be undertaken. Rachel advised that she has the list of relevant iwi authorities.

- The possibility of lodging plan change concurrently with resource consent application was discussed.
- Timeframes for processing a private plan change will be dependent on its complexity, issues identified by Auckland Council specialists and through submissions, and whether the plan change needs to go to Planning Committee; generally they can be processed in 12-18 months, or sooner if it does not require Planning Committee approval.
- Notification – the applicant’s preference is for the plan change to be processed with limited notification. Emily noted that while this could be supported in principle, a full assessment of the proposal and the section 32 report will have to be undertaken to determine the notification pathway.

4. Next steps and actions

- If purchase of the site goes ahead, the applicant will look to lodge plan change early next year.
- Emily to confirm if the council’s decision to accept/reject/adopt the plan change can be processed under delegated authority. **Update:** Warren MacLennan (Manager – Regional, North, West & Islands Planning) has advised that he would be reasonably comfortable processing this decision under delegated authority provided that Auckland Transport and Watercare have no concerns around infrastructure provision.
- Emily will be the council point of contact for this plan change.