

## Local Board Feedback on Publicly Notified Application/Reserves Act process: Limited Notified 2 & 2A Tizard Road, Birkenhead

(includes: Resource Consents, Plan Changes, Notice of Requirements, Reserves Act public submission process)

<b>Date:</b>	14/03/2019
<b>Form to be sent to:</b>	<p><b>[Insert Reporting Planner's Name (for Resource Consents)</b></p> <p><b>Or</b></p> <p><b>unitaryplan@aucklandcouncil.govt.nz (for Plan Changes and Notice of Requirements)</b></p> <p><b>Or</b></p> <p><b>Project Lead (for Reserves Act processes)]</b></p>
<b>Application reference:</b>	LUC60316413
<b>Location:</b>	2 Tizard Road Birkenhead 0626
<b>Applicant:</b>	Sino Dutch Developments Ltd

### Brief summary of the proposal:

The proposal is to construct a multi-level development on a relatively steep site that steps down the landscape towards the harbour. The building will contain ten residential units over four levels, two of which are at basement level such that the majority of the building above ground level will present as two storeys. The development provides communal facilities for residents including a gym and swimming pool.

### Local Board Feedback:

The Kaipātiki Local Board provides the following feedback in relation to the resource consent for LUC60316413.

The Kaipātiki Local Board holds serious concerns about the proposed development at 2 & 2a Tizard Road, Birkenhead, and submits the following feedback:

- The proposed development is inconsistent with the "Single House Zone" at 2 & 2a Tizard Road, as defined in the Auckland Unitary Plan, Operative in Part (AUP).
- We are very concerned at the precedent and natural justice ramifications if an "integrated residential development" were to be allowed at the 2 & 2a Tizard Road

site when the site was presented as being subject to the "Single House Zone" rules during the Proposed Unitary Plan (PUP) consultation process. If the development were allowed, this could become a "Trojan horse" method of allowing multiple dwellings on any site that had been publicly determined to be suitable for only a single dwelling and makes a mockery of the intention of the "single house zone".

- We are very concerned at the proposal to use up to 56 "screw anchors" into the neighbouring Hinemoa Park (Allot 658 Parish of Takapuna) at depths of 3m and 8m, and the potential short- or long-term damage that could occur to the park. As designated landowner for the park, the Kaipātiki Local Board have not been consulted on this proposed method and have requested that any such landowner consent decision is retained by the Kaipātiki Local Board (as opposed to Auckland Council officers). That screw anchors are required as part of the construction process demonstrates that this is an unsuitable site for this scale of development. No development should have any sort of impact on a neighbouring property, whether it is private or public. NOTE: A portion of the Tizard Road road-end is also within Hinemoa Park, and any screw anchors required there would also require landowner consent from the Kaipātiki Local Board.
- We are concerned at the substantial visual impact and change in "openness" that the development would have on the neighbouring Hinemoa Park (Allot 658 Parish of Takapuna).
- We are very concerned with possible unintentional destabilisation and ramifications to the cliff (part of a headland known for slips) in constructing a building of such mass so close to the cliff edge, particularly the impact that could have on the neighbouring Hinemoa Park (Allot 658 Parish of Takapuna) and Northcote Birkenhead Yacht Club building at the bottom of the cliff.
- We do not support the clearing of 40m<sup>2</sup> (approx.) of Significant Ecological Area (SEA) vegetation estimated as needing to be removed for the proposed development. Not only does this show that the proposed development is of too large a scale and size for the site, but there has already been an unexplained reduction in the amount of vegetation within the SEA area at the site in recent years. It is not apparent to us if this previous clearing of SEA-protected land has resulted in any prosecution. The existing SEA area should be reinstated with vegetation, and not reduced further through this development proposal or otherwise.
- We do not support the removal of the covenant on the site, irrespective of whether or not the proposed development will have an effect on the vegetation within the area of the covenant.
- We are concerned for the safety of pedestrians using the neighbouring Hinemoa Park (Allot 658 Parish of Takapuna) and the nearby entrance to the pathway through the park to Hinemoa Street through Hinemoa Park, in respect to the non-compliance of section E27.6.3.4 "Reverse manoeuvring" of the AUP, as trucks exiting the site will need to reverse out. NOTE: The Tizard Rd to Hinemoa St path through Hinemoa Park is due to be upgraded and can be expected to see an increase in use due to an increase in ferry patronage and the new café at the wharf.
- We are concerned that the proposal does not comply with section E27.6.4.4 "Gradient of vehicle access" of the AUP on two counts: The maximum gradient within vehicle circulating areas is proposed to be 1 in 4, which is steeper than the 1 in 5 limit; The proposed vehicle crossing has a gradient of 1 in 10 at the boundary, where the maximum gradient allowed is 1 in 20.

**Outcome sought by local board**

The Kaipātiki Local Board **opposes** the application for resource consent in its entirety. Any landowner consent decision for the installation of screw anchors into the neighbouring Hinemoa Park is retained by the Kaipātiki Local Board as opposed to Auckland Council officers.

**Attendance at any Hearing:**

The Kaipātiki Local Board seeks an opportunity to speak to this feedback at any hearing on this matter.

**This feedback is authorised by:**



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**John Gillon**

Email:

Date: 14/03/2019