

**SUBMISSION: PLAN CHANGE 59  
(PRIVATE) – 473 ALBANY HIGHWAY  
25TH FEBRUARY 2021**

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25<sup>th</sup> February 2021

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## **Submission to Plan Change 59 (Private) – 473 Albany Highway**

### **Introduction**

BNH is a significant commercial and industrial Business Improvement District (BID), representing over 4,500 commercial property owners and businesses within the North Harbour area. Collectively they employ over 35,000 Auckland residents and ratepayers.

Our businesses comprise of a mix of sole traders, Small Medium Enterprises (SME), through to multi-national organisations, representing sectors such as ICT, business services, specialist manufacturing and light - medium warehousing. In addition, we have key educational institutions within or on our boundary, including Massey University Albany and AUT Millennium, along with a variety of primary and secondary schools including Rangitoto College, the largest secondary school in New Zealand. All within an industrial estate which is on average less than 20 years old.

Our primary interests are decisions within Auckland Council which:

- Impact on the cost of business – across a short to medium timeframe
- Impact on economic development and the ability to leverage value from location
- Support or restrict business growth opportunities
- Impact on access to both regional and localised transport hubs
- Impact on R&D and investment – sector development and capability

### **Background**

This private plan change seeks to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to Residential – Terraced Housing and Apartment Buildings. It also seeks to amend Albany 9 precinct provisions and to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016 at 473 Albany Highway, Albany.

### **Business North Harbour Feedback**

Is provided in the on-line form as per your preferred submission method and is copied below from the on-line document.

### **Submission details:**

#### **This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

**My submission relates to**

Property address: Site Location 473 Albany Highway, Albany

Other provisions:

Plan change request to rezone the existing land from Mixed Housing Suburban Zone (MHS) to Terraced Housing and Apartment Building (THAB).

Removal of Albany Precinct 9 and inclusion of Albany 10 Precinct.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified.

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

BNH opposes the provisions specified for a number of reasons, noted below, all of which will adversely affect our members and the effective economic operation of many of their businesses.

1. The density of this development will result in a significant number of residents being added to the area all needing to use Albany Highway to access or leave their homes. This will add significantly to the traffic congestion already being experienced on this road which provides access to many of our members' businesses.
2. The Increased congestion will have a knock-on effect in the wider Albany and Rosedale areas as traffic access to this main arterial road backs-up onto the feeder roads, which also provide access to many of our members' businesses. Traffic and transport delays which are already significant will increase even further.
3. Further congestion above that already having to be dealt with on a daily basis means that businesses will experience additional delays in the movement of goods into, around and away from the area.
4. A further consequence is that the business district will become increasingly difficult for business partners, clients and / or customers to access and travel around.
5. The situations above will be further exacerbated as the additional school-aged children residing in the development seek to access the local schools or other schools in the surrounding area, adding to the often grid-locked traffic density.
6. Another issue to be taken into consideration which will add further volumes of traffic to the area for a significant length of time, is the effect of additional construction traffic, as the materials and trades-people required to construct the development look to gain access to the site on a daily basis.
7. Parking, which is already at a premium in the area, will become even more difficult for everyone as new residents who own more than one vehicle seek to park their additional vehicles near to their homes. This will become an issue for those people who already use the available parking spaces and will also result in the area being less attractive for people to visit.

All of these significant issues mean that an already over-burdened road network will be further congested, resulting in additional costs and / or decreased income for our

members, thus applying additional and unnecessary financial pressure to many local businesses.

I or we seek the following decision by council: Decline the plan change

Submission date: 25<sup>th</sup> February 2021

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

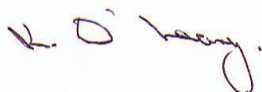
No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

### **Conclusions**

Finally, BNH welcomes the opportunity to make this Submission to Plan Change 59 (Private) and should there be any questions or other matters arising from this Submission, we would be pleased to respond to those.

Yours sincerely,

A handwritten signature in purple ink, appearing to read "K. O'Leary".

Kevin O'Leary  
General Manager