

## **An update on proposed Sandspit Road apartments**

Most people will be aware that the developer had an application to construct about 70 apartments on the old Steward Motors site and adjoining sites refused by an Independent Hearing Panel. The developer then applied to the Environment Court for planning approval for 54 apartments at the same location. Following legislation passed in 2021 with the support of both Labour and National parties requiring intensification in many New Zealand cities under the so called Medium Density Residential Standards (MDRS), the developer withdrew this application. Instead, he used the Covid Fast Tracking legislation introduced by the Labour-led government and applied for consent to construct a total of 70 apartments under the new legislation.

This includes 58 units spread over 3 x 4 storey apartments with a maximum height of 13.8 metres, plus 12 x 2 storey terraced houses in 2 blocks, with a height of 7.5 metres. There will be 102 basement carparks for the apartments and 13 open air communal carparks for the terraced houses. The height of the 4 storey apartments exceeds the allowed heights under both the Single House Zone provisions and the Mixed House Urban Zone proposed for the area.

Final zoning changes have not yet been approved by Auckland Council.

Those people who were parties to the now withdrawn Environment Court case were notified of the proposal, and given until 9 April to comment on the application. CBRRRA provided a substantial submission. A number of submitters opted to support our submission, rather than prepare their own. Others provided their own comments. After receiving the submissions the developer, through his lawyers, asked the Expert Consenting Panel to suspend processing his application to enable him to respond to comments received on the application. We understand there will be no opportunity for us to comment on the follow up responses, and that the Expert Panel considering the application is not obliged to hold a hearing. However, they can do so if they wish, possibly by specific invitation.

We are waiting to hear when proceedings will resume.