

BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Consent

Act 1991 and the Local Government
(Auckland Transitional Provisions)
Act 2010

AND

IN THE MATTER OF Hearing 013
Urban Growth

Submitters

Kumeu Huapai Residents & Ratepayers Assn
Submitter 6709
Further submitter to Dysart Lane Group

The Association would like to update the Commissioners on recent events as they have an impact on the Urban Growth 013 hearings and information so far missing in relation to the Council's proposed Rules.

The Association is aware that the real zoning and R.U.B. issues are to be debated at a later date, probably the middle of 2015. In the interim the enclosed issues have we believe need to be in front of the Council and Commissioners.

1. The Association through submissions has raised the issue of infrastructure planning and funds being essential to the future zoning of the Future Urban Zone.

We also raised the issue of the lack of clarity over proposed residential densities, timeframes for development and land release for operative zoning. None of these issues are resolved by the Auckland Council at present.

Given that the planners Penny Pirrit and Roger Blakeley have confirmed publicly that the area will have 20-30,000 people within the 30 year period, there are substantive issues which have to be resolved.

2.

2. Special Housing Areas

Minister Nick Smith announced the first of the housing areas for Auckland in Huapai. The Huapai Triangle was advertised as taking 2,000 dwellings. On the developers own volition this has been reduced to 1,200 sites.

The second area on Oraha Road is smaller and is unlikely to proceed as the infrastructure costs are being put on the developer by the Council.

3. Development Pressure

With sewerage now available in Kumeu-Huapai, landowners within the Future Urban Zone are pressuring Council to allow subdivisions with some demanding higher densities to 350 m².

The Auckland Council via the Rodney Local Board had a request in August for four (4) further SHAs to be approved in the area. The local board recommended that the additional sites be declined.

At short notice (1.5 days) the Association was asked to present the Council on whether additional SHAs should be approved. We found out at the meeting that there were in fact ten (10) SHAs applied for.

The Association also opposed approval of the additional SHAs.

What is clear as a result of the Council meeting is that many landowners are frustrated with the lack of progress over zoning changes by the Council and are trying to fast track applications outside of the Unitary Plan process.

4. Council Meeting

Auckland Council planning staff and Councillors Penny Hulse and Penny Webster attended a community meeting at Soljan's Estate Winery in September 2014. They confirmed to the public meeting that further SHAs would not be approved by the Council.

A second meeting was held yesterday, 16 December 2014, attended by Mr Brent Gliddon and Mr M Iwaskow from New Zealand Transport Agency (NZTA) and Mr Don Munro from Auckland Transport along with Councillor Penny Webster to discuss transport issues.

5. Request for meeting with the MP for Helensville (Prime Minister John Key)

The increasing traffic in the township has lead to a formal request to the Prime Minister that as our local representative we meet urgently to resolve the transport issues. His office has responded to advise that he will call a meeting in the new year.

6. Summary of Current Position

- A. Auckland Council have via public media advised that there will be no further SHAs in Kumeu-Huapai and that all development will have to take place through the Unitary Plan planning process.
- B. The Auckland Council via Councillor Penny Webster has confirmed there are no funds available for infrastructure at the Council.

- C. The NZTA managers confirmed that they have not looked at the transport issues for Kumeu-Huapai but would start in the new year (2015). They confirmed they would engage with the community.
- D. Auckland Transport (AT) also has not looked at traffic issues as a result of the Future Urban Boundary.
- E. Neither NZTA nor AT have investigated the wider transport issues as a result of the Triangle SHA being approved.
- F. The Huapai Triangle SHA documents are to be released for submission in January 2015.
- G. The Prime Minister promises a meeting over transport issues in early 2015 with major State Highway 16 land owners.
- H. The lack of a clear land release programme from the Council has created uncertainty in the district, resulting in land speculation by outside interests. The nett result is an escalation of land values and house prices.
- I. Structure planning for the district will start in mid to late 2015.

7. Summary

There are too many large issues still unresolved to determine accurately if Urban Growth and Structure Plan requirements as proposed are acceptable.

We do acknowledge that the need for a structure plan as a prerequisite to zoning is the correct approach.

This needs to tie into the land release policy to have any credibility.

The size and growth in Kumeu-Huapai residential area is too uncertain to be treated in a piecemeal approach.

We trust that the Council advance their position so that there is transparency in the middle of 2015.

In terms of the Dysart Lane Group the Association supports their low intensity approach to development in their area.

The result will be a minimum call on the Auckland Council to extend infrastructure services.

Yours faithfully

Peter Sinton

Chairman

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