

6 April 2016

Kumeu-Huapai Residents and Ratepayers Association
Attn: Pete Sinton (President) & Mark Hall (Secretary)
PO Box 687
Kumeu 0841
Auckland

via email: chair@khrra.org.nz
secretary@khrra.org.nz

Dear Pete and Mark,

**Response to the Kumeu Huapai Resident and Ratepayers Association
(KHRRRA) Letter of 14 March 2016**

On behalf of the Rodney Local Board, I would like to thank you for your presentation and accompanying letter received at the 14 March 2016 business meeting held at Whangateau. The local board has now had an opportunity to fully review your letter and has received an update from relevant council staff on the matters that were raised. These matters are addressed below.

Unitary Plan and a Kumeu Huapai Structure Plan

Planning for Kumeu Huapai is an important issue for the Rodney Local Board which recognises, as the KHRRRA does, that the lack of planning for the area is an impediment to the growth expected in the coming years.

As we indicated to you in our letter of 1 July 2015, the local board intends to have a centre plan for Kumeu Huapai underway in 2016. Last year, the local board commissioned a survey of Kumeu Huapai residents and we expect the final version of that report, detailing the community's collective views, to be presented to the local board at a future business meeting. We intend to present the findings of the survey publicly in May, at which time we will talk more about the centre plan. The centre plan will be followed by a structure plan in time for the new growth zones to be made live in line with the timing in the Future Urban Land Supply Strategy.

Oraha Road Special Housing Area

As indicated in our letter of 1 July 2015, the Rodney Local Board shares the concerns of KHRRA regarding SHAs in Kumeu Huapai and it is agreed that, until a plan is developed and funding identified for infrastructure, further SHAs should not be approved. While I acknowledge your concerns around the lack of transparency for SHAs, it is important to recognise that the local board is not the decision maker on SHAs and does not run this process. The local board only provides input into the considerations of the governing body. The ultimate decision is made by the Minister of Housing, Nick Smith, with the agreement of the governing body. The specific details of the SHA applications contain commercially sensitive and confidential information and therefore they are presented confidentially to the local board by the council's Development Programme Office. The local board has no control over the process undertaken by the Development Programme Office and is not in a position to adopt a more transparent process or seek more community input. Ultimately, the governing body agreed to endorse the Oraha Road SHA.

The Maddren Site

The Rodney Local Board is aware of the concerns regarding development of the Maddren Site. The local board strongly supports the full notification of this application to ensure that the local community concerns and views are able to be voiced and properly considered. This view has been provided to the council's regulatory team. As with SHAs, however, the local board is not the decision maker when it comes to resource consents and development applications. The ultimate decision on whether the resource consent should be notified or not will sit with the council regulatory decision makers (which are usually independently appointed commissioners) who are bound by the appropriate tests under the Resource Management Act 1991.

Funding from the local board

I note your concerns regarding a lack of funding from the local board for the KHRRA to engage in community work to help create a structure plan. Please be assured that when it is time to start consultation on a centre plan, the Rodney Local Board will publicly consult and ensure that local views are captured. The local board is keen to ensure that the community takes a strong lead in this process and, as part of this, the local board look forward to working with the KHRRA. As noted above, it is important to note that council has indicated that a detailed plan for the new growth areas will not start until preparation for the second decade of growth is underway, in accordance with the timeframes set out in the Future Urban Land Supply Strategy.

Transport Issues

The Rodney Local Board shares your concerns regarding transport issues in the area and has raised these with Auckland Transport and New Zealand Transport Agency (NZTA). We will continue to do this at every opportunity. We were pleased to see local engagement at the recent Transport for Future Urban Growth meetings which were run by Auckland Transport and NZTA and raised several possibilities for improving transport through Kumeu Huapai in the future. The local board looks forward to receiving an update on that consultation process from Auckland Transport in the coming months as well as further consultation with the community.

Conclusion

The KHRRA and the Rodney Local Board share many of the same frustrations regarding a lack of planning and infrastructure in Kumeu Huapai. The local board continues to advocate for a completion of these plans. As you indicate in your letter, many of the planning staff have been involved in the proposed Unitary Plan and, as such, there has been a limited ability to complete the detailed planning to date as we would have wanted. In addition, SHAs have been approved which we agree will put immediate pressure on local infrastructure. As Auckland continues to grow at an unprecedented rate, this is a common theme across the city and one that council must address as part of its future planning. However, with the planned upcoming release of the community survey results and creation of a centre plan for Kumeu Huapai, the local board looks forward to being able to affect positive change for Kumeu Huapai over the next few years as it continues to grow.

If you would like to contact myself or Phelan Pirrie (who is Chairperson of the Transport, Planning and Infrastructure Committee) to discuss any part of this letter further please don't hesitate to do so.

Yours sincerely



Brenda Steele
Chairperson, Rodney Local Board