

## **Auckland Council Processing Dilemma**

The Unitary Plan Commissioners have asked participants in the hearing process to submit by 30<sup>th</sup> January 2015 on how best to proceed with the hearings in 2015.

The 2014 hearings were drawn out with the little progress being made. The concentration by the Commission was firmly on regional planning issues and not on detailed district issues.

There is a further problem to be heard on the 27<sup>th</sup> January 2015, that is, whether the Commissioners have the right to make interim regional decisions before processing the local issues.

What is clear is that the processing of the Unitary Plan is not as fast as central government or the Auckland Council would like.

In terms of Kumeu-Huapai, some issues have become clear. Last year, just before Christmas, a meeting was held at Soljans Winery with Auckland Transport and two representatives from New Zealand Transport Authority.

They confirmed that they had no involvement in the preparation of the Unitary Plan infrastructure issue and that they hadn't started to look at the issues of growth in the area.

Brett Gliddon from NZTA said, "They have brought the investigation forward and will be engaging with the community in the New Year (2015) to see what the concerns are".

Whilst the Association welcomes the approach to the investigation, it may be too late for the formal legal process at the Unitary Plan Hearing.

Judge Kilpatrick encouraged the Association to resolve the lack of infrastructure as soon as possible. At the end, unless there is a solution for infrastructure, some of the *Future Urban* areas may be deleted or put on hold for many years.

A formal letter to our local MP and Prime Minister has been sent and a meeting, promised by his office when further details are available, is to be held. The letter and reply are on our website.

The *Huapai Triangle* resource consent application under the Special Housing Accord still hasn't been notified as at mid-January, but it is expected to run the planning system in February 2015.

That intensive development will be processed against a lack of a structure plan and no infrastructure solutions. That is not in the district's best interest.

Based on the above the Association will be requesting the Unitary Plan Commissioners to:-

- (a) Delay the processing of Kumeu-Huapai issues from the mid 2015 until the end of 2015 to enable some of the infrastructure problems to be resolved.
- (b) Hear the Kumeu-Huapai submissions out in the district to enable an overall sense of the district problems in the lack of planning, lack of infrastructure, and no structure plan.

Hopefully the submissions won't fall on deaf ears!

Pete Sinton

Chairman – Kumeu-Huapai Residents & Ratepayers Association Inc