

Funding For Structure Plan

The Association has been concerned for some time over the problems of funding and the lack of a 'Structure Plan' for the Kumeu-Huapai area. The confirmation by the Board that a 'Structure Plan' is at least 2 years away before it is started is unacceptable. That timetable, if adhered to, is going to create problems in Huapai-Kumeu area as it precludes normal planning consideration with what is occurring at present with S.H.A. areas.

The Association believes, for the reasons set out below, that the 'Structure Plan' needs to urgently be advanced so that some of the key elements are identified before development proposals are approved. The following are issues to be addressed in a 'Structure Plan'.

1. Need for a definitive Structure Plan to cover projected growth areas in Kumeu-Huapai area.
2. Identification in the Structure Plan of the different density needs for housing within the Proposed Urban Boundary identified under the Unitary Plan proposed by the Auckland Council.
3. Identify the timeframe of growth areas within the RUB zone to coincide with the approved and identified infrastructure to match growth.
4. Estimation of population for the District as a result of approved densities and a determine need for associated infrastructure for schools, reserves, sewerage and water reticulation.
5. Identify the main and secondary roading structure to serve the residential growth in the District.
6. Resolve the needs of through traffic created by the State Highway bisecting the Township of Kumeu & Huapai. Identify the traffic solutions, that not only provides for this traffic, but also enables the growth of Townships to serve the expanded District.
7. The need for a solution to the Rail & Bus Transport needs for the District as both are currently substandard or non-existent.
8. The recognition of the changing nature of Huapai-Kumeu from a farming/orcharding rural town centre serviced by rail, to a rural town centre for lifestyle blocks and urbanisation serviced by a new motorway system from central Auckland.
9. The need for transformation of the rural town centre to a distinctive and new rural based shopping complex that requires a future building and streetscape layout concept.
10. The Structure Plan must recognise the commercial/industrial potential for growth and the ability of roading and other transport options to service and enhance those areas.
11. The Structure Plan must take into account stormwater flow paths and potential flooding areas.
12. Town Centre image, streetscape and gateway recognition needs to be identified within the plan.
13. The proposed new 'Future Urban' areas don't have any basis for inclusion at present into full urban areas. The Unitary Plan process is being used to convert

'Future urban' areas into high density terrace or medium density housing without local consultation by Government approval (SHA Areas).

14. The 'Special Housing areas' (SHA) have been approved by the Government to fast track planning consents with little or no input from the Council or the community. The isolation of design and processing without a structure plan in place has resulted in wider infrastructure and design issues not being considered by the community, and is being left to outside agencies and designers to solve.

15. The collective impact as a result of all of the above will be that there is no overall structure plan in place in time for the formal Unitary Plan hearing in 2015.

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