



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142

25th February 2014

Dear Sirs



Re:

1. **Submitters Details**

Peter Alexander Sinton - Chairman

Organisation Name

1.0 Kumeu-Huapai Residents & Ratepayers Association Inc

2.0 **Address for service of the Submitter**

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

2.

Proposed Unitary Plan

The specific provision that our Submission relates to is:

The Kumeu Precinct objective & Policies Chapeter F5. 21 Kumeu

The Association has a memorandum of Understanding with Maddren Property Limited at Auckland in respect of consultation that has to occur with proposed development plans for the property having certificate of title NA5B1865. A copy of the Memorandum is held on the relevant property file.

The Association requires that to be recorded against the objection and policies.

Consultation and lack of design needs community input.

We wish to be heard in relation to the submission.

Contact Details:

Pete Sinton - Ph. 412-2016
Chairman
Kumeu-Huapai Residents & Ratepayers Association Inc

e.mail petesinton@townplanner.co.nz



Signature



Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission team
Auckland Council
Private Bag 92-300
Auckland 1142

26th February 2014



Dear Sirs

Re: INFRASTRUCTURE ISSUES & FUTURE URBAN ZONE

1.0 Submitters Details

Peter Alexander Sinton - Chairman

2.0 Organisation Name (if submission is on behalf of organisation)

Kumeu- Huapai Residents & Ratepayers Association

3.0 Address for service of the Submitter

Peter Sinton – Chairman, Kumeu- Huapai Residents & Ratepayers Association, 188 Orahia Road, R D 2, Kumeu, Auckland 0892 and Chad Danswan, P.O. Box 1730 Shortland Street, Auckland.
(Secretary for Unitary Plan)

E.mails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016

Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

4.0 Scope of submission

This is a submission to: Proposed Auckland Unitary Plan

5.0 To Specific provisions that our Submission relates to is:-

Infrastructure Issues & Future Urban Area

6.0 We oppose the Unitary Plan provisions for the lack of Infrastructure Planning in relation to the 'Future Urban' Area.

7.0 The reason for our Submissions are:-

Clear indication of the extension of services needs to be provided as part of the final plan approval. The Council cannot start re-zoning and creating additional development areas unless there is a program or plan in place to provide the services. Otherwise what can occur is landowners will expect development to occur and pay for the land, pay rates on the potential, with little hope of the land able to be developed.

There is already evidence of landbanking, 'Future Urban' zoned land for housing. There is no indication of the density of development, timing, road layout and where primary and secondary schools should be located. Landbanking is at present of occurring 1.0 million per hectare, without knowledge of infrastructure issues.

The infrastructure program has to be part of the Unitary Plan zoning process and should not be controlled at the whim of Watercare Services or Auckland Transport, as to when and where development occurs. Structure plans need to be part of the 'Future Urban' zoning process.

(A) Alternative Access

Various structure plans have been completed for the Kumeu-Huapai, Waimauku & Riverhead areas. Where possible these should be incorporated into a Structure Plan for the Unitary Plan for the areas they cover.

In terms of Kumeu & Huapai, work was done by Beca Consultants on behalf of the Rodney District Council to look at a development strategy for the Township. Of major importance, to that was identification of a Northern & Southern by-pass for the Township.

3.

The work was completed in September/October 2010, just prior to the formation of the Auckland Council. With the Motorway extension from Auckland to Brighams Creek in place and traffic flow increasing, there is already traffic problems occurring in the Kumeu Township, confirming the need for the alternative access.

The proposal to increase housing densities and housing numbers will only contribute to the traffic problems in the Kumeu & Huapai areas.

No one wants alternative access routes to go through their properties, but they have to be shown somewhere in the public interest.

Roundabouts at Taupaki and a proposed one at Waimauku will only enable the congestion in Kumeu to occur at a quicker pace. As traffic increases in the township the less attractive the town is to shop in.

The Supermarket (New World) proposed in the middle of Kumeu with traffic lights will slow the traffic further. The council have to address as part of the Unitary Plan the alternative access solution for the Township.

In creating the increase density for housing the infrastructure solution for roading has to be provided at the same time as confirming the 'Future Urban' boundary.

This will give certainty to landowners and the Council at the same time. It will also help structure the location of often important elements such as Reserves & Schools.

(b) Primary & Secondary Schools

Huapai Primary School at present is at capacity. A similar situation exists at Taupaki & Riverhead Schools.

The Association has been contacted by the Board of Trustees over the situation. The provision of additional land adjacent to the School should be made to cope with the growth in School numbers created by the Auckland Council zonings. There only provision made by the Education Board so far, is to find money to double story the existing buildings. The creation of double storied Schools in a rural area is not cost effective. A Secondary School site should be located nearby to provide for the expected growth.

Whilst these elements are controlled by the Department of Education, the location of Schools are of concern to the overall 'Future Urban' area. The growth created by the proposed urban area will increase the existing population by some five to six fold. The resulting increase will necessitate the location of additional Primary & Secondary School sites being established within the 'Future Urban' boundary.

(c) Density of Development

The Kumeu-Huapai R.U.B. boundary as presented is a 'guess' at best. There is little indication on how or when the R.U.B. area will develop. There has already been speculation as to when urban development will reach Puke Road.

The Council haven't released land on Station & Trigg Roads, even though the area is serviced by sewerage & water.

The Council has coarse zoning categories of:-

- (a)** Large Lot
- (b)** Residential Lot – single dwelling
- (c)** Countryside Living

Of these three only the single dwelling sites of 500m² are serviced by sewerage & water. The others are not dependent on council services, save a public road.

The Council needs to clearly indicate the areas covering the three zones and provide an indication as to the time scale of development.

The lack of information including the analysis on existing building types and zones make it difficult for the association to assess the merits of the zone.

(d) Timing

The proposed Urban Boundary covering an extensive area west of both Huapai & Riverhead has no indication over the time scale of development. Whilst the planning period is for 30 years, the change from a proposed Urban Zoning to an operative one is not identified.

The downside to the current zoning is that landbank companies are acquiring land at about \$1.0M per hectare for the 'Future Urban' zone. There is no clear indication of timing of development or the density.

Coupled with the lack of consultation the end result is that by indicating the extent of the zoning abnormal landbanking is occurring which will push up development costs in the long term. Expectations by purchasers without the certainty of the Structure Plan process and timing will create considerable angst!

We seek the following decision from the Council

1. Before confirming the extent of the 'Future Urban' zone for sheet 18 Urban Grid, the Council will:-

- (a) Complete with urgency the preparation, and negotiation and consultation with the local community a Structure Plan for the 'Future Urban' area of Kumeu-Huapai area. Map 18 urban Grid.
- (b) Such a plan be publically notified, so that the community can participate in the location, extent and timing of major public facilities for the District.

The public facilities or development consideration to include:-

Sewerage
Water supply
Schools – Primary, Intermediate & Secondary
Alternative Relief Road
State highway expansion consideration
Public Reserve locations
Cemetery extension
Density of development
Timing of development
Tourism consideration
Commercial Township needs
Industrial land changes

- (c) To avoid potential litigation and to ensure clarity over planning issues, the timing of development needs to be linked with the Structure Plan.

7.

We wish to be heard in support of our Submission

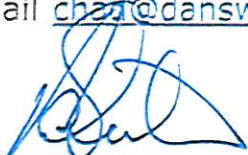
If others make a submission, we will consider a joint case with them at the hearing.

Pete Sinton – Chairman - Ph. 412-2016

e.mail petesinton@townplanner.co.nz

Chad Danswan – Lawyer – Ph. 412-7348

e.mail chad@danswan.com



Chairman

26-2-2014

Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission
Auckland Council
Private Bag 92-300
Auckland 1142

26th February 2014



Re: Cleanfill Rules & Establishment

Dear Sirs

1. **Submitters Details**

Peter Alexander Sinton – Chairman

Organisation Name

1.0 Kumeu-Huapai Residents & Ratepayers Association Inc

2.0 **Address for service of the Submitter**

Peter Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers
Association Inc, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street, Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

3.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

2.

The Specific provision that our submission relates to are:-

4.0 **Cleanfill Rules & Establishment**

5.0 We oppose the Unitary Plan in the Rodney District as it relates to the cleanfill provisions.

6.0 The reason for our views are:-

One of the most contentious issues in the Rodney District is the unsatisfactory identification and control of cleanfill sites in the rural area. The current situation is that there are numerous small scale cleanfill sites being approved on a non-notified basis by the Council. Large scale sites are being chosen at random by commercial operators without any consideration to the local residents or the adverse effects they create on the environment.

The Auckland Council have to locate where suitable large scale cleanfill sites should occur, rather than leave it up to the private sector to solve for commercial gain. Such sites need special zoning and controls.

The sites should have very strict controls, as well as ensuring main traffic routes are used ensuring there is minimal effects on local residents with excessive traffic movements or damage to local roads or the general environment. Planning for cleanfill sites should be proactive not retroactive solution by the Council.

Unless there are controls of the supervision of cleanfill by independent Engineers or supervision, then the standard of cleanfill can become an issue for adjacent landowners.

3.

We seek the following decision from the Auckland Council:-

1. That cleanfill sites be regulated to where independent supervising Engineers or equivalent qualified personal monitor cleanfill operations.
2. That large scale sites be identified as a planning preference to small cleanfill sites. Large sites to carry a specific zoning or designation and independent monitoring preferably by Council staff or an appointee.
3. That small scale cleanfills be made 'limited discretionary' to ensure neighbours consents are obtained. Small scale cleanfills have a mandatory independent monitoring of material being placed. These cleanfills need independent engineering analysis before being approved.

7.0 We wish to be heard in relation to this submission.

If others made a submission we will consider a joint case with them at the hearing.

Pete Sinton, Chairman, Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan, Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



26/2/2014



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142



25th February 2014

Dear Sirs

Re: KUMEU & DISTRICTS AS A WINERY, TOURIST PRECINCT

1. **Submitters Details**

Peter Alexander Sinton - Chairman

Organisation Name

1.0 Kumeu-Huapai Residents & Ratepayers Association Inc

2.0 **Address for service of the Submitter**

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

2.

3.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

4.0 The specific provisions that our submission relates to are the lack of Recognition of **KUMEU & DISTRICTS AS A WINERY, TOURIST PRECINCT.**

5.0 We oppose the Unitary Plan in the Rodney District until this is recognised and identified.

6.0 **The reason for our views on community character are:-**

Much has been publicised over the older historic areas of Devonport, Parnell etc; as having special character. Kumeu-Huapai is now the centre of the viticultural area in the Auckland region. Vineyards were forced out of Henderson by Waitakere Council inappropriately zoning land in 1960-70.

The nett result has been over 50 years, the re-establishment of the wineries around Kumeu-Huapai area. Most now are not located close to main roads where NZTA (Transit) took land for Motorways so they are safe from that intrusion.

The Auckland Council have to recognise that our District is, and will be in the future, the centre of the Wine Industry for Auckland. Associated with that is the Cafe & Restaurants making the area a tourist and destination area in its own right. Our Wineries have international standing and Kumeu is known as where the Wine Industry is located. It is not Auckland that has that reputation, Henderson regrettably has lost it, because of urbanisation.

The Council must ensure the wineries and surrounding land, have zoning which allows them to stay and develop their industry.

Kumeu must be developed as the centre of that experience and the Council should be recognising the wine trails and the associated Cafes etc; as part of the communities character.

3.

7.0 We seek the following decision from the Auckland Council.

That the Unitary Plan recognition of Wine District be recorded in the Zoning Maps and precinct area for the District.


That appropriate rules & objectives be established within the Unitary Plan to reflect the Wine District and to ensure the promotion & continuance of that industry.

8.0 I wish to be heard in support of our submission.

If others make a submission, we will consider a joint case with them at the hearing.

Peter Sinton Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan - Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



Signature

25-2-2014
Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142



25th February 2014

Dear Sirs

Re: KUMEU & DISTRICTS AS A WINERY, TOURIST PRECINCT

1. **Submitters Details**

Peter Alexander Sinton - Chairman

Organisation Name

1.0 Kumeu-Huapai Residents & Ratepayers Association Inc

2.0 **Address for service of the Submitter**

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Orahia Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

3.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

4.0 The specific provisions that our submission relates to are the lack of Recognition of **KUMEU & DISTRICTS AS A WINERY, TOURIST PRECINCT.**

5.0 We oppose the Unitary Plan in the Rodney District until this is recognised and identified.

6.0 **The reason for our views on community character are:-**

Much has been publicised over the older historic areas of Devonport, Parnell etc; as having special character. Kumeu-Huapai is now the centre of the viticultural area in the Auckland region. Vineyards were forced out of Henderson by Waitakere Council inappropriately zoning land in 1960-70.

The nett result has been over 50 years, the re-establishment of the wineries around Kumeu-Huapai area. Most now are not located close to main roads where NZTA (Transit) took land for Motorways so they are safe from that intrusion.

The Auckland Council have to recognise that our District is, and will be in the future, the centre of the Wine Industry for Auckland. Associated with that is the Cafe & Restaurants making the area a tourist and destination area in its own right. Our Wineries have international standing and Kumeu is known as where the Wine Industry is located. It is not Auckland that has that reputation, Henderson regrettably has lost it, because of urbanisation.

The Council must ensure the wineries and surrounding land, have zoning which allows them to stay and develop their industry.

Kumeu must be developed as the centre of that experience and the Council should be recognising the wine trails and the associated Cafes etc; as part of the communities character.

3.

7.0 We seek the following decision from the Auckland Council.

That the Unitary Plan recognition of Wine District be recorded in the Zoning Maps and precinct area for the District.

That appropriate rules & objectives be established within the Unitary Plan to reflect the Wine District and to ensure the promotion & continuance of that industry.

8.0 I wish to be heard in support of our submission.

If others make a submission, we will consider a joint case with them at the hearing.

Peter Sinton Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan - Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



Signature

25-2-2014

Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142

26th February 2014



Dear Sirs

Re. HISTORICAL DWELLINGS AND THEIR CONTROL

1.0 Submitters Details

Peter Alexander Sinton - Chairman

2.0 Organisation Name

Kumeu-Huapai Residents & Ratepayers Association Inc

3.0 Address for service of the Submitter

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

4.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

5.0 The specific provision that our submission relates to is:

HISTORICAL DWELLINGS AND THEIR CONTROL

6.0 We oppose the Unitary Plan provisions.

7.0 **The reasons for our views on Historical Dwellings are:-**

The Auckland Council should be commended for attempting to recognise that Historical buildings have a place in the community and that careful consideration should be given to the changes and/or removal of old structures in the rural or urban areas.

The Auckland Council planning staff should not be given sole responsibility of deciding the fate of old buildings.

Any changes proposed on buildings prior to 1944 should require a Resource Consent. The process should be restrictive discretionary and the processing Planner must:-

- (a) Contact the Local Board of the proposed change;
- (b) Research and make contact with the descendents of the family responsible for the original ownership and building of the structure; and
- (c) Advise the Local Community association of any proposed changes.

With input from the above 3 groups, then proceed with an evaluation process that respects the concerns raised.

Auckland has lost, and will continue to lose, historic buildings because the evaluative process is not sufficiently robust.

8.0 We seek the following decision from the Auckland Council:

That the consenting process for all building completed prior to 1944 be a Restricted Discretionary activity involving consultation with:

- (a) The Local Board;
- (b) Research, contact and consideration of descendants of the family responsible for the original building design and construction; and
- (c) Local Community Association.

9.0 We wish to be heard in support of our submission.

Peter Sinton Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan - Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



Signature

26-2-2014

Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142

26th February 2014



Dear Sirs

Re. ZONING "URBAN GRID 18"

1.0 Submitters Details

Peter Alexander Sinton - Chairman

2.0 Organisation Name

Kumeu-Huapai Residents & Ratepayers Association Inc

3.0 Address for service of the Submitter

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

4.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

5.0 The specific provision that our submission relates to is:

ZONING "URBAN GRID 18" – WAITAKERE & ACCESS ROAD ZONING

6.0 We oppose the Unitary Plan provisions for zoning in the above areas shown on Urban Grid 18. There are three properties involved all are adjacent to one another with incorrect zonings.

7.0 **The reasons for our submissions on "Urban Grid 18" Waitakere & Access Road zoning are:-**

- (a) The area owned by the Agricultural & Horticultural Society between Access Road and Waitakere Road is zoned "Mixed Rural".

This area has been created and managed as an Independent Society and is used as a Private Recreation Area. It holds one of New Zealand's largest car shows, the Kumeu Show which has been running for 92 years and many other major events. It should be recognised as a "Major Recreation Facility".

- (b) The second area is the adjacent block labelled **B** owned by the Crown as a now unused DSIR Orchard. The site is recognised as being suitable to establish active recreation facilities for the District.

The area is well sheltered with established hedge rows. The site has good drainage and is not being used at present other than for casual grazing.

- (c) The third site is the existing Cemetery site on the intersection of Farrand Road and Waitakere Road. This site has been an operational cemetery for approximately 100 years. The underlying proposed zone is "rural production" which is totally inadequate for the operation of a cemetery.

The land adjacent to the cemetery has been offered for purchase by the Auckland Council to extend the existing Cemetery. That offer has not been taken up as yet.

The Cemetery land needs to be zoned for a Cemetery. The Special Purpose Zone has a specific category for this.

8.0 We seek the following decision from the Auckland Council:

- (a) That the land owned by the Kumeu Agricultural and Horticultural Society on Access and Waitakere Roads be zoned as a "Special Purpose Major Recreational" Facility.
- (b) The land known as DSIR land on Waitakere Road as shown on the **attached** plan be zoned "Public Open Space & Active Recreation."
- (c) That the Kumeu Cemetery located at Farrand and Waitakere Roads be zoned "Special Purpose – Cemetery Zone" to recognise the existing use of the property.

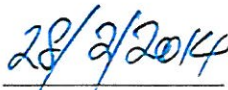
9.0 We wish to be heard in support of our submission. If others make a submission we will consider a joint case with them at the hearing.

Peter Sinton Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan – Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



Signature



Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission Team
Auckland Council
Private Bag 92-300
Auckland 1142



26th February 2014

Dear Sirs

Re. TRANSFERABLE TITLES AND RURAL SUBDIVISION

1.0 Submitters Details

Peter Alexander Sinton - Chairman

2.0 Organisation Name

Kumeu-Huapai Residents & Ratepayers Association Inc

3.0 Address for service of the Submitter

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

4.0 **Scope of Submission to:**

Proposed Auckland Unitary Plan

5.0 The specific provision that our submission relates to is:

TRANSFERABLE TITLES AND RURAL SUBDIVISION

6.0 We oppose the Unitary Plan provision for zoning in the Rural Production and Mixed Rural Area.

7.0 **The reasons for our submission on Transferable Titles and Rural Subdivision are:-**

The limits on rural subdivisions are unworkable. The limit of 150 ha is virtually larger than land holdings remaining in the Rodney District.

The transferable Titles even if a landowner wanted to lose a Title, are controlled by the developer wanting a Title. This does not give any landowner in the rural area any incentive to protect wetlands or bush to create a Title. The original concept of bush protection is the enhancement of wetland is still a good planning tool, however, the option of doing so is still with the farmer.

The developer will only buy at his rate and not really reimburse the farmer for his loss of Title.

The transferable title concept will only work if the receiving landowner is prepared to correctly compensate the donor landowner farmer for his loss.

At present our evidence is that the receiving zonings are unable to take a transfer title, so our Councils concept is unworkable.

The old Rodney District Council rules allowed an excess of land to be subdivided out of the farm for lifestyle blocks. This resulted in unnecessary farmland being taken out of a farming unit.

The additional Titles being created from farmland should be able to be taken out of a farm where:-

- (a) There is no extension of Council infrastructure.
- (b) The land is unproductive from a farm point of view.
- (c) Land is steep or unusable.
- (d) The site size should be restricted to 5000m² for a building site and associated building.

8.0 We seek the following decision from the Auckland Council:

8.1 Subdivision be permitted in the Rural Production and Mixed Rural Zone for Wetland and Bush Block creation where sites can be created on a property:

- (a) There is no extension of Council Infrastructure;
- (b) The land is unproductive from a farming point of view;
- (c) The land is steep and unusable;
- (d) The site size should be restricted to 5000m² for a building site and associated building.

9.0 We wish to be heard in support of our submission. If others make a submission we will consider a joint case with them at the hearing.

Peter Sinton Town Planner - Ph. 412-2016
e.mail - petesinton@townplanner.co.nz

Chad Danswan - Lawyer - Ph. 412-7348
e.mail - chad@danswan.com



Signature

26-2-2014

Date



Kumeu - Huapai

Residents & Ratepayers Association Inc
PO Box 687, Kumeu 0841, Auckland

Unitary Plan Submission team
Auckland Council
Private Bag 92-300
Auckland 1142

27th February 2014



Dear Sirs

COUNTRYSIDE LIVE ZONE – URBAN GRID 18 – KUMEU-HUAPAI

1.0 Submitters Details

Peter Alexander Sinton – Chairman

2.0 Organisation Name

Kumeu-Huapai Residents & Ratepayers Association Inc

3.0 Address for service of the Submitter

Pete Sinton – Chairman, Kumeu-Huapai Residents & Ratepayers Association, 188 Oraha Road, R D 2, Kumeu, Auckland 0892
and
Chad Danswan, P.O. Box 1730, Shortland Street, Auckland
(Secretary for Unitary Plan)

Emails petesinton@townplanner.co.nz & chad@danswan.co.nz

The Association is in the Rodney Board area.

Contacts

Pete Sinton, Chairman, Ph. 412-2016
Chad Danswan (Secretary for Unitary Plan) Ph. 412-7348

4.0 Scope of Submission to:

Proposed Auckland Unitary Plan

2.

5.0 The specific provision that our submission relates to is:-

COUNTRYSIDE LIVING ZONE - URBAN GRID 18 – KUMEU-HUAPAI

6.0 We oppose the Unitary Plan provision for the zoning in the above areas on Urban Grid 18.

7.0 **The reasons for our Submissions are:-**

The Countryside Living Zone (Town) of the Rodney District Council is now substantially subdivided and built on. With the transferable title option instead of blocks being 1.5ha – 2.0ha, they now all are developed at 1.0 (10,000m²) sites. There are little stock on these blocks, some hobby sheep at most. The majority of these 1 ha holdings contain high quality dwellings of 250m² – 350m² size, along with sheds & barns.

The nett result is that this whole zone now is no longer 'Countryside Living' but 'Large Lot Residential'. The Council should make that change to the whole zone when the Unitary Plan is finalised.

This change will give an opportunity for one further dwelling, if the land owners want it on a 1 ha block. Many of the 1 ha blocks couldn't be subdivided because of the building location.

If this accepted it will help increase good quality housing around Kumeu without any demands on infrastructure.

This change will also help prevent small Lot Residential Zone being imposed by the Council amongst good quality larger homes.

8.0 We seek the following decisions from the Auckland Council.

That the existing development and zoning for these two areas on Orahā Road, Old North road and on Access Road, be zoned as 'Large Lot' to reflect the existing land use and to prevent single Lot or smaller zoning occurring.

3.

9.0 We wish to be heard in support of our Submission.

If others make a submission, we will consider a joint case with them at the hearing.

Pete Sinton – Chairman – Ph. 412-2016

Email petesinton@townplannerco.nz

Chad Danswan – Lawyer – Ph. 412-7348

Email chad@danswan.com



Chairman

27-2-2014

Date