



**Kumeu - Huapai**

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

31 October 2014

**Ratepayers of Oraha Road, Old North Road, Riverhead Road Area**  
**For your URGENT attention**

Dear Sir/Madam

The Ratepayers Association, as part of their Unitary Plan submissions, requested that the area originally zoned as 'Countryside Living' north of Kumeu in the Rodney District Plan be re-zoned as 'Large Lot' zoning. This arose from the request of several landowners in the area.

The Countryside Living zone originally provided for a single dwelling on a property generally at 1 hectare in size. The sites are not serviced by a public sewer and have stand-alone water supply.

Most of the sites shown on the enclosed plan are built on, so there is limited room for expansion or additional dwellings.

Auckland Council have classified 'Large Lot' category (of which there is no existing zoning in Kumeu) as being included in the 'Future Urban Area'.

The old 'Countryside Zoning' of 1 hectare remains outside the Rural Urban boundary (RUB).

The Association is required to attend a mediation hearing in mid November 2014 in front of the Unitary Plan Independent Hearing Panel to help determine the extent of the RUB for Kumeu-Huapai.

If the 'Large Lot' classification is considered by the Council as an option, then the area shown would be 'Large Lot' within the 'Future Urban Area'.

The Association believes it would be better if this classification was kept out of the RUB to minimize the potential of increase in rates, council charges and risk the potential for intensive urbanisation. Hence there is some urgency in receiving your response.

The difference between the two zones is around the potential to subdivision.

<b>Zone</b>	<b>Site size</b>
Countryside Living	1 ha minimum (1 dwelling)
Large Lot	4000m <sup>2</sup> minimum with site coverage 10%

It is not expected that zoning changes will occur for approximately 2 years, as decisions will not be released until all hearings are complete.

The Association wants to ensure that landowners affected by the proposal support what is proposed. We realise many property owners will not

want to subdivide or have houses located with the site which would preclude a subdivision – that is the landowner's choice.

The zoning when approved is to be for 30 years, so you need to think about the long term impacts of this issue.

If the majority of landowners do not want the change to large lot zoning, the Association will withdraw that aspect of our submission. The options are a small increase in density in the 'Countryside Living' area or face expansion into the rural land of additional zoning.

We would ask you to fill in the submission sheet and return to the Ratepayers Association by 7<sup>th</sup> November 2014. This can be done on-line at [www.khrra.org.nz](http://www.khrra.org.nz) (click the link on the home page) or by returning the completed form to 188 Orahia Road, Kumeu.

We acknowledge that in this area, there are many high quality homes which the Association does not want to see affected with intensive housing. The 'Large Lot' proposal is a balance between retaining quality homes and landscape, whilst allowing a little intensification in Lot size.

Thank you for considering the above proposal.

Yours faithfully

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