



Prime Minister
Rt Hon John Key
Parliament Buildings
Wellington

26th November 2014

Dear Sir

Re: Kumeu-Huapai Planning & Transport Issues

You will recall our meeting prior to the recent election, when the concerns were raised with you over the apparent lack of transport planning and the adverse effects proposed residential growth is having on our District.

You gave an undertaking that you would look at the issues after the election. We would be grateful if you could help bring transparency to what are an unresolved transport planning issues in Kumeu-Huapai.

You will be aware of the issues as you have your electorate office in Huapai.

The following are elements of the concern are being expressed in the Kumeu-Huapai area:-

1. The proposed Unitary Plan has been advertised and is now being heard by the Unitary Plan Independent Hearing Panel. It is expected that most of the Urban Growth Zoning issues in our area will be heard by mid-2015 that will determine the growth pattern for the next 20-30 years. The infrastructure planning is an integral part of that.

2. There are two 'Special Housing Areas' approved by the Housing Authority. Only one, the 'Triangle Area' south of your office, is proceeding. The plans for that area have been lodged for approval and we understand they will be notified for submissions before the end of 2014.

Those plans as submitted do not provide for any transport solutions for the Kumeu-Huapai area.

2.

3. The Huapai North Development area in Matua Road is well underway and new homes will be built in the summer of 2014/15. The homes and associated traffic will add to the congested roads. That is without any new zoning being confirmed in the proposed urban areas.

4. Kumeu Township is experiencing traffic congestion with traffic building up from the Township to the Soljan/Taupaki round-a-bout. There is no alternative access around Kumeu-Huapai to alleviate traffic. This build up is occurring before the new housing areas are confirmed. Complaints are being received from the commercial land owners to the Association, over the lack of access to the existing shops and commercial properties on S.H.1

5. It has been confirmed by Auckland Council planners that Kumeu-Huapai, will have an additional 20-30,000 residents living in the District over the 30 years Unitary Plan period. The transport solutions have not been investigated or shown to the community to solve the adverse effects of that growth.

6. The Auckland Council last week, in draft objectives and policies for the Unitary Plan confirmed that before new zonings are put in place, a Structure Plan will be publically notified for newly released land. That is what the community wants, but it doesn't control 'Special Housing Area' being consented to without wider transport considerations been taken into account.

7. The lack of infrastructure planning is creating uncertainty with landowners and those acquiring land for development. The issues are largely around provision for schools, access roading, reserves and the state highway alterations and the impact they all have on housing and commercial growth for the District.

8. At the public meeting on the 9th September 2014 at Soljans Winery, Auckland Council's Deputy Mayor Penny Hulse and Councillor Penny Webster confirmed that no more 'Special Housing Areas' would occur in Kumeu-Huapai until the structure & transport planning is undertaken.

3.

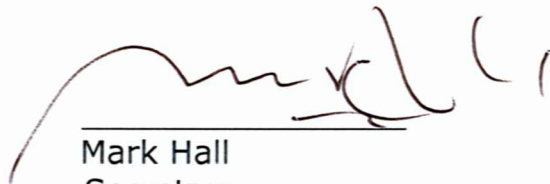
The Association requests you, as our local member of parliament, arrange a meeting with the transport planners at both NZTA and Auckland Transport to outline proposed transport solutions for the Kumeu-Huapai area to resolve our transport issues and the process for community consultation on those proposals.

The Association is not opposed to growth, but it has to be undertaken in a logical and planned way so that all can see what the structure of our rural Township will be in for the future.

Yours faithfully



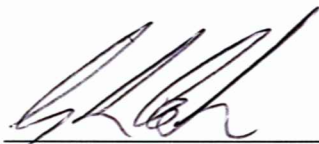
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