

Mediation for Unitary Plan

On the 16th October 2014 at a Unitary Plan Independent Hearing Panel at pre-hearing meeting the commissioners set down a mediation hearing for late November between groups in Kumeu. That at least will ensure the issue we have raised in Kumeu will be discussed in front of a Court appointed mediator.

The advantage of this process is that the submitters can informally discuss their issues with the Council before the Commissioners call for formal evidence. Given that the extent of the 'Future urban Zone' is still being resolved, this informal approach seems to be a good solution.

The Commissioners want to set the outer limits of the 'Future Urban Zone'. Of course, to do that, they have to look at the request for re-zoning and changes requested by individuals and groups.

One of the anomalies of the new Unitary Plan is the provision of 'Large Lots' as a category. These are sites considered 'Urban' in nature, even though there is no sewerage or water supply. Under the old Rodney District Council Scheme, we simply had a residential site 800m or 'Countryside Living' at 1 hectare - there was nothing in between. Consequently we had small pockets of residential sites with 'Countryside Living' placed mostly north of Kumeu.

The re-think of zones and densities, Kumeu resulted in mixture of requests from the submitters. The Auckland Council have taken the approach that 'Large Lots' despite having no sewerage and water infrastructure are inside the 'Future Urban Area' and therefore grouped with other small sites of single Lot or 'Mixed Housing, Suburban & Urban Zones'.

The opportunity exists in my view of consolidating some of the existing 'Countryside Living Zoning' into 'Large Lots' without effecting the value or character of those areas. That would help the consolidation of houses that the Council are seeking. At the other extreme, is that number of owners on (Station & Trigg Roads) where it is still green-fields, are requesting 'Mixed Housing Urban'. This would create a density of 1 dwelling per 300m. That is a density which we don't have at present, and should not be encouraging in my view.

There are only two 'Special Housing' areas in Kumeu-Huapai which have been approved. The 'Special Housing' office have advised that the Triangle Development plans are on hold pending further information, but are due to be released for public notification in November. That means a possible close off for submissions just before Christmas. The second block is on Orahia Road is not being developed, but is on the market for sale. It appears the sale is based on an unproven value based on a theoretical yield.

The other advice we have received is that other applications for SHA approval (up to 10, I am told) have been refused by Council. The SHA

Manager, Allan McGregor, confirms that there isn't a need for further 'Special Housing Areas' given the existing growth in the Kumeu-Huapai District at present. They say there is sufficient growth for 4-5 years.

That being the case, the Structure Planning, which we all know is needed, can be completed in the interim.

Pete Sinton

Chairman

Kumeu-Huapai Residents & Ratepayers Association

Ph. 412-2016

E.mail: petesinton@townplanner.co.nz