



Kumeu - Huapai

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

11 December 2015

Chairman
Rodney Local Board

Maddren Block Development & Burns Lane/Oraha Road SHA

Thank you for giving the association the opportunity to make a submission to the board on Monday 7 December 2015. The following is a summary of our submission.

1. On Wednesday 2 December the committee of our association met with members of the Kumeu Village body corporate and members of the North-West BID. Brenda Steele also attended. The purpose of the meeting was to discuss the Maddren Block development and the Burns Lane/Oraha Road SHA.

The following were agreed on at that meeting –

- i) The Kumeu Village owners resolved not to connect vehicle access to the Maddren Block development via the entrance to the Village; and
- ii) The Association will obtain a legal opinion on the viability of getting an injunction to prevent further development in Kumeu-Huapai being approved until such time there is a structure plan in place and infrastructure provided or planned for.

All parties present agreed and recognised that development will and must occur in our area. However, it must be planned development in keeping with the character of the area and an appropriate density for a rural township.

2. The association has a memorandum of understanding attached to the council file of the Maddren Block. This was the result of an Environment Court decision some years ago and requires a developer to consult with the association before approval of a development concept plan. To date there has been limited discussion with Steve Edge (developer). It is noted that the developer has submitted a 4th version of scheme drawings but no supporting documentation; and no plan has been submitted to Auckland Council, contrary to the reported view of Steve Edge.

The association's view is that although there has been no decision made about whether the Maddren Block development will be notified or non-notified, no decision should be made without community consultation and certainly not made by Auckland Council planners without that consultation first taking place.

3. As a result of the resolution referred to above the association has consulted a barrister specialising in planning law. The first steps taken will be obtain through the various official information legislation information on decisions made by Auckland Council and Minister Nick Smith regarding the decisions to approve the Burns Lane/Oraha Road. That may result in a challenge to halt or pause development in our area until there is adequate infrastructure provided and a structure plan publicly provided.

The Burns Lane/ Orahua Road SHA hearing is on 16 December 2015. It is doubtful that there is sufficient water and sewerage capacity available without adversely impacting on those areas for which the limited capacity was initially provided. In short, the proposed SHA is impacting on and getting ahead of other development in the area.

4. The Rural Urban Boundary submissions to the Auckland Unitary Plan Independent Hearing Panel by Auckland Council planners relating to our area have been made without consideration of proposed densities or having a structure plan (or any other plan) in place.

The evidence of the Auckland Transport planners clearly outlines that there can be no further development in the area as further development will exacerbate the existing infrastructure problems i.e. there is insufficient infrastructure in place now.

5. In the March/April hearings before the AUPHP the association will present a vision/concept plan based on our recent community survey. The association's view is that the structure planning process must precede the determination of the rural urban boundary. It is disconcerting that we are having the RUB debate before any plan is in place. The association is also firmly of the view that there must be infrastructure decisions before the RUB is decided and that the RUB must be based on sound planning evidence.

I thank you for allowing us to appear before the Board at such short notice.

Yours sincerely

Pete Sinton
Chairman
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