

**AUCKLAND HOUSING ACCORD – SPECIAL HOUSING AREA  
LOCATION SUMMARY**

**HPO Assessment**

Land Parcel Information	
Tranche	3
SHA Name / Number	Oraha Road, Kumeu / 130
Property Address	Lot 2 DP 452240 Burns Lane & 59 Burns Lane, Kumeu and 105 Ohara Road, Huapai
Area (ha)	15.9460
Local Board	Rodney
SHA Requestor	

Development Proposal	
Developer	
Brownfield/Greenfield	Greenfield.
Expected yield	247.
Expected delivery programme	Earthworks commencing summer 2014/15. Develop 80 sites/dwellings per annum over 3 years.
Affordability provisions	Mixed typology of 450-650m <sup>2</sup> lots and 200-250 m <sup>2</sup> terraced housing will promote affordability.

**Qualifying development criteria**

- Height restrictions: the maximum height or maximum number of storeys of the relevant Notified Auckland Unitary Plan provisions, or a maximum number of six storeys, or a maximum height of 27m, whichever is lowest.
- Minimum dwelling or residential site capacity: 50.
- Affordability criteria: For developments relating to 15 or more dwellings only, 10%, according to criteria A; or 5%, according to criteria B.

**Summary and Recommendation**

- There are no major infrastructure issues associated with this site, although significant roading infrastructure is required.
- Motivated developer.
- Site is in close proximity to Huapai town centre.

**Recommendation** – That Oraha Road, Kumeu / 130 at 105 Ohara Road, Lot 2 DP 452240 and 59 Burns Lane, Kumeu, be recommended to the Minister of Housing for declaration as a Special Housing Area in Tranche 3.

**SHA Establishment Criteria**

Criteria	Notes
<b>A.</b> Consistent with Auckland Housing Accord	Predominantly residential. Could deliver required minimum 50 dwellings for greenfield SHAs. Consistent with height requirements. Mix of housing types could contribute to affordability.
<b>B.</b> Alignment with Auckland Plan and Proposed Auckland Unitary Plan	<b>PAUP Zoning</b> – Future Urban Zone. <b>Auckland Plan</b> – Future urban residential pipeline.
<b>C.</b> Infrastructure availability / readiness, including available capacity (see the end of this report for the levels)	<b>Stormwater</b> – [GIS viewer:] Kaipara catchment: Integrated Catchment Management Plan being developed. Kumeu River: potential flooding issues. Kumeu Waitemata Aquifer. Stormwater management strategy prepared Stormwater Solutions Consulting Limited 16 Oct 2013. Stormwater to examine documentation and advise. 10 Feb 2014 AC: Whole Huapai RUB area needs comprehensive catchment plan integrated with structure plan. 21 March 2014 Special Housing Design Team:

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	<ul style="list-style-type: none"> <li>There is no existing stormwater pipe infrastructure onsite and the stormwater infrastructure on the surrounding streets consists of an open drain network on both sides of Orahua Road.</li> <li>The development of the stormwater network is to take into account flows from potential development of neighbouring properties in accordance with the requirements of the Auckland Council Stormwater Code of Practice.</li> <li>Application of water sensitive design will need to be considered to minimise impacts of discharges on the natural flow regime and receiving environment.</li> <li>Overland flowpaths are located through the whole site area and include some that originate outside the proposed development site. These flowpaths will need to be protected, formalised and designed around as part of the development of this site. Also, the developer will need to ensure that these flowpaths are managed / maintained for the maximum probable development (MPD) scenario within the site.</li> <li>Due to the significant downstream flooding the developer will need to attenuate flows in accordance with the Proposed Auckland Unitary Plan stormwater management provisions technical report.</li> </ul> <p>A Network Discharge Consent has been issued for Kaipara – Kumeu, however this is unlikely to have taken into account the increased impervious area associated with future urban development and the maximum probable development as specified in the PAUP. Therefore the developer will need to undertake a plan change along with a comprehensive catchment management plan before the site can be developed.</p> <p>The proposed SHA site is categorised as SMAF 1 – Stormwater Management Area- Flow 1. The developer will need to follow the Proposed Auckland Unitary Plan rules for SMAF areas.</p>
	<p><b>Wastewater</b> – Requestor indicates wastewater available or soon to be available in the vicinity. Site would require connection to Watercare network.</p> <p>21 Mar 14 WSL (RE): Capacity in KHR area for approximately 6,000 properties which is available for use. This development is located outside current area of service and hence would take supply from other properties within the area. Council Masterplanning of future urban zones in KHR surrounds needs to be undertaken to prioritise timing and yields. Local infrastructure upgrades required. Readiness: quite well (assuming council instructs WSL to utilise capacity from existing area of service for SHA proposals).</p>
	<p><b>Water</b> – Requestor indicates bulk water supply available or soon to be available in the vicinity. Site would require connection to Watercare network.</p> <p>21 Mar 14 WSL (RE): Capacity in KHR area for approximately 6,000 properties which is available for use. This development is located outside current area of service and hence would take supply from other properties within the area. Council Masterplanning of future urban zones in KHR surrounds needs to be undertaken to prioritise timing and yields. Local infrastructure upgrades required. Readiness: quite well (assuming council instructs WSL to utilise capacity from existing area of service for SHA proposals).</p>

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	<p><b>Transport</b> – Site is at the corner of Oraha and Koraha Roads with sufficient area for intersection improvements and dual access to west and east without going through the existing town centre.</p> <p>TDG Transportation Assessment May 2013, carried out in support of Unitary Plan submission to include in RUB. AT to consider and advise.</p> <p>20 Feb 2014 AT (RDJ): AT category 4. Significant roading infrastructure required. Only once we know what is required to service the existing Huapai Triangle SHA. Also, much of the Huapai area is intended for employment and without local employment the transport issues are made significantly worse.</p> <p>The Oraha Road site is north of State Highway 16 and could obtain access via Koraha Road. This may not present the issues that development south of State Highway 16 raises. AT to consider this aspect and advise accordingly.</p>
	<p><b>Parks</b> – Site is within 1 km of Huapai Recreation Reserve. Would require provision of local open space and good linkages to the open space network.</p>
	<p><b>Education</b> – Schools are becoming an issue with the growing population. Education rating is OK.</p>
<b>D. Iwi Issues</b>	<p>Ngati Whatua o Kaipara wish to limit growth to the west to Tapu Road. Strong opposition to Huapai development connecting with Waimauku. Cultural issues in the area west of Tapu Road.</p> <p>This does not affect the Oraha Road site but iwi views still to be canvassed.</p> <p>In considering candidate SHAs, the HPO generally reviews experience/ resource/knowledge gained through existing council relationships with iwi/hapū. Sources reviewed include iwi/hapū issues and values statements and iwi management plans, submissions and contributions to the Unitary Plan, Auckland Plan, establishment of the Rural Urban Boundary, area plans, and various other consultation and submissions. The HPO respects concerns raised by iwi/hapū regarding the duplication of effort and information provision historically involved in communicating with various council departments.</p> <p>The HPO acknowledges recurrent concerns raised by iwi/hapū which may impact on the establishment and delivery of SHAs, including:</p> <ul style="list-style-type: none"> <li>• The protection and enhancement of harbours, waterways, catchments, and water quality generally;</li> <li>• The protection of cultural heritage;</li> <li>• Aspirations to repatriate ancestral land, establish papakainga and improve access to affordable housing;</li> <li>• The adequacy of council's baseline data and understanding of iwi/hapū planning documents;</li> <li>• Strong expectations of iwi/hapū for early and direct mana whenua involvement in planning and consenting.</li> </ul> <p>The HPO takes into consideration the location of Maori land and sites of significance (insofar as they are recorded by council) when recommending SHAs. Master planning and structure planning processes post-SHA establishment enable opportunities for mana whenua to raise site-specific concerns.</p>

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SHA Establishment Criteria	
Criteria	Notes
E. Land Ownership – requests and views	SHA has come through a request by the landowners. Surrounding adjacent landowners have not been formally canvassed. SHA to be limited to requestor's sites. One property is subject to a sale and purchase agreement with the requestor.
F. Location	Within 200m of HV transmission lines. Visual assessment of development suitability carried out by Ormiston Associates Limited 29 May 2013 as part of request for inclusion in RUB. Indicates site generally suitable for development in some parts subject to investigation design and remedial/ stabilisation measures. Site is within 1km of Huapai Town Centre.
G. Local Board Views	29 Jan 2014: DC briefed LB on approach to T3 SHAs. 3 Mar 2014 workshop. Local Board advised: <i>"Rodney Local Board are not in a position to provide feedback on specific Tranche 3 SHA's until they have received feedback from their communities and this is not able to be done whilst the information is confidential. They do however wish to request that the overall master planning for each township is completed as a matter of urgency including the determination of staging and that infrastructure, including roading, is provided before SHA developments proceed."</i>
H. Demand to Build	[REDACTED] Could move relatively quickly to subdivide.
I. Demand for Housing	Good market demand in popular area with good access to Auckland and major facilities.

PAUP Provisions	
Zone	Future Urban Zone.
Precinct	None.
Height Limit	Structure Plan will determine final zoning and height limits.
Overlays	<p><b>Aircraft noise:</b> Not an issue. Small part of the site is within the within Airspace Restriction Designation 4311 (Minister of Defence). No obstacle can penetrate the approach and departure path obstacle limitation surfaces. Designation diagrams show that the portion of the site involved is under an approach surface between 140m and 160m AMSL. The land is around 40m AMSL. Any development would be well below the obstacle limitation surface even if site was zoned THAB from Future Urban. Maximum height in THAB is 12.5m.</p> <p><b>Natural features:</b> Aquifer, High Use Stream Management Area, Stormwater management Area: Flow 1.</p> <p><b>Heritage:</b> No issues.</p> <p><b>Treaty Settlement Land</b> Ngati Whatua o Kaipara Treaty Settlement Area of Interest.</p> <p><b>Landfill / Contaminated Land:</b> No known issues.</p> <p><b>Air Quality:</b> No known issues.</p>
Masterplan Structure Plan required	Yes. Requestor has prepared early concept plans.

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OP Provisions	
<b>Zone</b>	Countryside Living Town Zoning (Rodney District Plan).
<b>Height limit</b>	9m for dwelling units.
<b>Other</b>	Minimum lot size is 1.5ha. SHA site would yield only 6 dwellings.

PAUP/UP Comparison	
<b>Comments</b>	Streamlined master planning and consenting process bringing on live zoning and enabling delivery. Plan change from Future Urban Zoning will allow 250-300 dwellings.
<b>Development opportunity</b>	Considerably higher development opportunity under HASHA.

Planning History	
<b>Comments</b>	Area requires structure planning – No parks involvement to date. The RDC Open Space Strategy 2009 indicates a shortfall in provision of neighbourhood reserves in the Kumeu/Huapai area.

Reviewed by	
<b>Site Visit</b>	Rob Bates, Housing Project Office, Auckland Council – 17 Oct 2013. Various officers, Housing Project Office, Auckland Council – 22 Jan 2014.
<b>Transport</b>	Rob Douglas-Jones, Auckland Transport Advisor to HPO – 20 Feb 2014.
<b>Stormwater</b>	Andrew Chin, Special Housing Area, Stormwater Design Manager – 10 Feb 2014. Special Housing Design Team – 21 Mar 2014.
<b>Wastewater/Water</b>	Rebecca Ellmers, Water Network Planner, Watercare Services Limited – 21 Mar 2014.
<b>Open Space</b>	Andrew Beer, Principal Policy Analyst, Community Policy and Planning – No comments sought at this stage. To follow.

### Degree of readiness:

<b>Very Poor</b>	<b>Poor</b>	<b>OK</b>	<b>Good</b>	<b>Very Good</b>
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Ownership information per parcel				
Street Address	Owner	Land identification	CT Number	Area (ha)
105 Orahia Road, Huapai		Lot 1 DP 311880	CT-46818	2.2154
Lot 2 DP 452240, Burns Lane, Kumeu		Lot 2 DP 452240	CT-577809	8.4140
59 Burns Lane, Kumeu		Lot 16 DP 56200	CT-24C/429	5.3166



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## Special Housing Area - Oraha Road, Kumeu

Dwellings/ sites = 247, Area = 15.9460 ha

