

BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act
1991 and the Local Government
(Auckland Transitional
Provisions) Act 2010

AND

IN THE MATTER of Topics: 081 Zoning in the North
West (Kumeu-Huapai)

IN THE MATTER of submissions and further
submissions set out in the Parties
and Issues Report
And Auckland Council evidence.

STATEMENT OF EVIDENCE OF MARK FRANKLIN HALL

ON BEHALF OF THE KUMEU-HUAPAI RESIDENTS & RATEPAYERS ASSOCIATION INC.

AND

DYSART LANE GROUP

AND

POMONA GROUP

Introduction

1. My name is Mark Hall. I am the secretary of the Kumeu-Huapai Residents and Ratepayers Association Inc. (KHRRA). I am retired and have been a Kumeu resident for 30 years.

Background

2. While preparing for the Proposed Auckland Unitary Plan submissions the KHRRA has also considered the 2 Special Housing Areas (SHAs) which have now been approved.
3. The members of the association appreciate and understand there will be development in our area. They are concerned that the development is done in a manner that is in keeping with our rural district and that the development is supported by appropriate infrastructure.

Infrastructure

4. While sewerage and water has been provided to support the existing community and the residential development around Huapai there has been no additional capacity to support the 2 approved SHAs.
5. The most visible infrastructure deficiency is the lack of adequate transport – roads and public transport. To address these issues the association prevailed on Councillor Webster to arrange a meeting with Auckland Transport and NZTA. This took place in December 2014 where officials from both organisations stated that there were no plans to address transport infrastructure in our district and no planning was scheduled.

Engagement with Auckland Council and Mayor

6. Following a community engagement meeting in Huapai in early March 2015 the Mayor of Auckland convened at short notice a meeting of council officials, representatives of Auckland Transport and NZTA. We attended this meeting along with the Taupaki Residents & Ratepayers Association on 15 March 2015 and other residents and business people.
7. At that meeting we expressed our concerns at the lack of a structure plan or any plan for the development of our area. The mayor was very positive and said he would consult his officials and get back to us within 2 weeks.
8. In a letter dated 2 April 2015 the mayor advised that the local board would “develop a comprehensive plan (similar to a structure Plan) for the Kumeu/Huapai area within the next two years”. We were understandably dissatisfied with this response and although it is only a year ago we note that nothing has happened in furtherance of the stated “comprehensive plan”.

Absence of Structure Plan - lead to questionnaire

9. The association believes that there must be a structure plan before there can be a unitary plan.
10. Being dissatisfied with the lack of support from the council and local board the association devised a questionnaire that was distributed to residents of Kumeu-

Huapai, Riverhead and Taupaki. The object was to gather information to inform our submissions to this panel.

Questionnaire

11. The questionnaire (Appendix A) was sent out in late July 2015 and received over 400 responses.
12. The results have been collated and broken down into what we see are the separate groupings or areas i.e. Taupaki, Kumeu South, Kumeu North which includes Huapai and Riverhead
13. The results are largely consistent across those areas. The collated results are attached at Appendix B.

Topic / Question	Result
Home ownership	95%
Time in district – 10 or more years	64%
Retired	16.5%
Work at home	14.7%
Commute to work by car	64%
Staged growth	94%
Funding certainty for infrastructure	94%
Growth of benefit (neutral+)	74%
Single dwelling housing	82%
Minor dwelling on large lot	54%
Urban Zoning:	
Residential sites 450-500 m ²	48.42%
Residential sites 500-700 m ²	76.8%
Large lot residential 4000 m ²	59%
Future Urban Zone:	
Replaced with 7-10-year proposal	64%
Required to show proposed density	73%
Rural Zone:	
Rural buffer zone	84%
Proposed zoning does not reflect existing use	80%
Lifestyle in production zone	54%
Lifestyle in mixed rural	69%
Lifestyle subdivision less than 2 ha in CSL zone	62%

85% of respondents wanted future SHAs subject to a structure plan.

Conclusions

1. Traffic congestion is already a major problem for Kumeu-Huapai. It is slowly killing the Kumeu Village. 89.74% of respondents want an alternative access around the Kumeu-Huapai township.
2. Our areas of countryside living do not want intensification but want to stay as zoned or designated as large lot zones as an alternative.

3. While there was support for a future urban zone the 64% of residents wanted a 7-10-year proposal showing housing density rather than the council's proposed 30-year growth plan.
4. The Future Urban Zone must be subject to a structure plan process.
5. Residents want future SHAs to be subject to structure plan process canvassing wider district issues and community consultation before approval.
6. Residents overwhelmingly wanted notified staged growth with funding certainty for infrastructure before growth occurred.
7. 76.8% of respondents wanted large residential sites (500-700 m²) in urban zones.

Mark F Hall
24 March 2016

20 July 2015

To the residents of Huapai, Kumeu, Riverhead and Taupaki

Here is an opportunity for you to have a say in the future of our district.

A group has been formed (Kumeu, Huapai, Taupaki, Riverhead Community & Districts Group) by representatives of these areas to put together a Concept/Vision Plan to present to the Unitary Plan Independent Hearings Panel commissioners on the Proposed Auckland Unitary Plan.

Kumeu and Huapai have an outdated structure plan and there is no Concept/Vision Plan for the wider district. At hearings to date, the commissioners have shown a willingness to listen and respond positively to community groups. There is already a noticeable difference between the commissioner's interim guidance and the Auckland Council position.

The Concept/Vision Plan will only succeed with community support.

Information and progress on the Concept/Vision Plan, along with a list of the members of the group is available on the Kumeu-Huapai Residents and Ratepayers Association website www.khrra.org.nz

Attached is a questionnaire which provides you with an opportunity to have your say on the future of our district. This is also available on the website if more copies are required. It can also be completed online.

We ask you to respond to the questionnaire by Friday 14 August 2015 by one of the following methods:

Email: info@khrra.org.nz

Online: www.khrra.org.nz

Free Post: Freepost Authority 249573, KHRRA, PO Box 687, Kumeu 0841

Drop-off boxes: Boric Food Market, Kumeu Four Square, The Bakehouse, Riverhead Mini Market.

The results will be published on the KHRRA website.



Pete Sinton
Chairman
Kumeu-Huapai Residents
& Ratepayers Assn

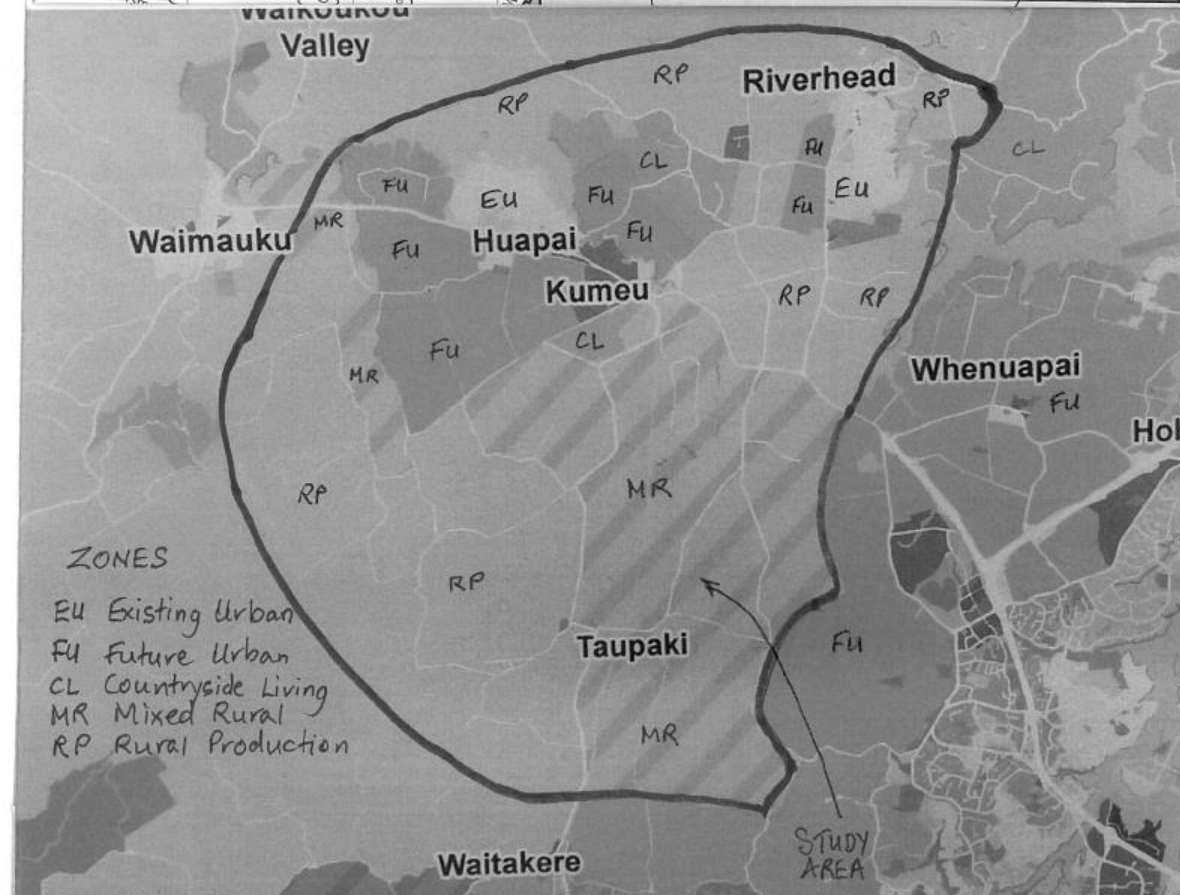
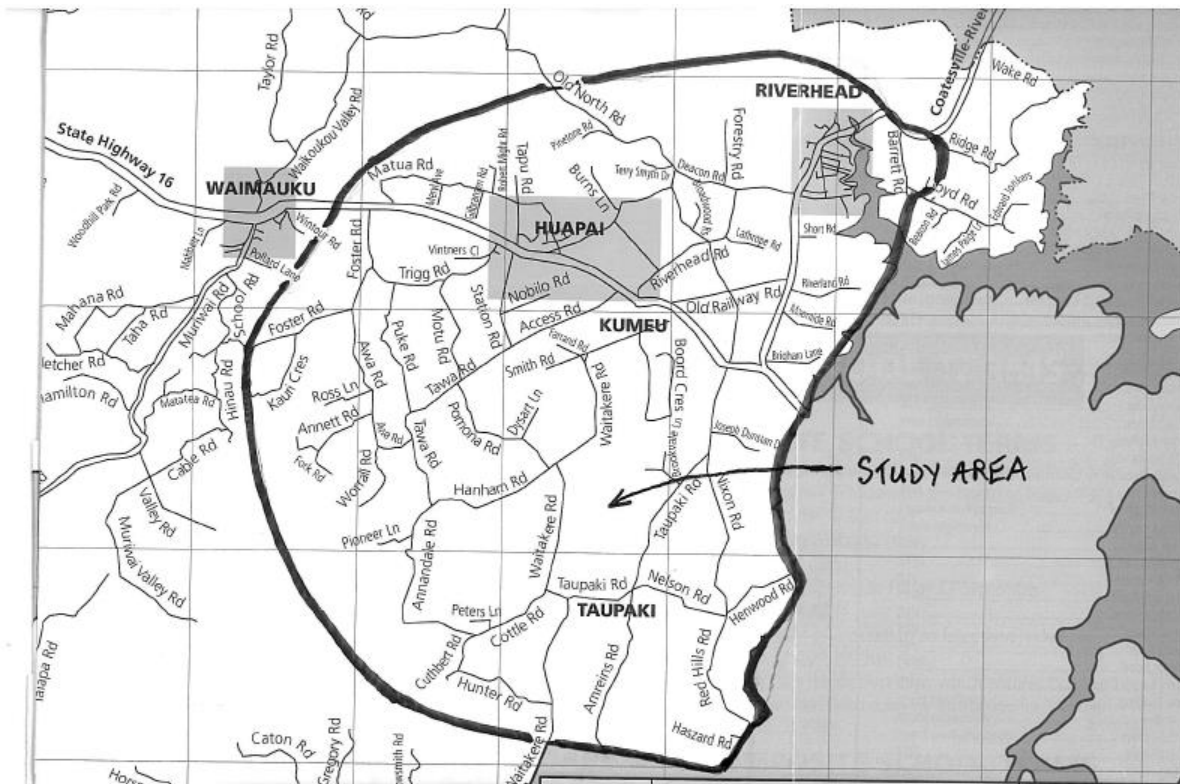


Ian Shaw
Chairman
Taupaki Residents &
Ratepayers Assn



George Clarke
Chairman
Riverhead Residents &
Ratepayers Assn

Questionnaires received by 14 August go into the draw for four \$100 vouchers from Kumeu New World, Soljan's Winery, Westgate Pharmacy and for petrol.



Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers Questionnaire

Confidentiality - Details of the responses will be held as data for the Unitary Plan hearings. All data and contacts will be held as confidential information.

Questionnaires received by 14 August will go into a draw for four \$100 vouchers from Kumeu New World, Soljan's Winery, Westgate Pharmacy and for petrol.

1. Submitter

Name: _____

Address: _____

Phone: _____

Email: _____

2. Property ownership or rental *in the district*

Are you a resident owning your home? _____ Yes / No

Are you a resident in rental accommodation? _____ Yes / No

Size of residential property _____ (ha)

Do you own a commercial / industrial property? _____ Yes / No

Do you rent a commercial / industrial property? _____ Yes / No

Size of commercial / industrial property _____ (ha)

3. How long have you been in the district? (tick appropriate box)

0-2 years	<input type="checkbox"/>
2-5 years	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>
10-20 years	<input type="checkbox"/>
20+ years	<input type="checkbox"/>

4. Travel – Transport

How do you travel to work (place of employment or study)? (tick appropriate box)

Car	Bus	Train	Cycle
Carpool	Work at home	Retired / not working	Walk

How many residents at your property use public transport? _____

Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers Questionnaire

5. Changes in the District

Auckland Council has advised that in 10-30 years there could be 20-30,000 residents in the district. Infrastructure to support that growth is very important. (Infrastructure includes water, sewerage, roads, schools, parks etc.)

5.1 In your opinion:

- | | |
|---|-----------------|
| 1) Is there sufficient infrastructure to cope with this growth? | <u>Yes / No</u> |
| 2) Should the growth be in stages with the time frame for land zoning and location to be advised? | <u>Yes / No</u> |
| 3) Should the government / council provide certainty over the funding before this growth occurs? | <u>Yes / No</u> |

Comments:

5.2 Do you think the proposed growth is: -

- | | |
|---------------------------------------|-----------------|
| 1) Very beneficial for the District? | <u>Yes / No</u> |
| 2) Of some benefit to the District? | <u>Yes / No</u> |
| 3) Of neutral impact on the District? | <u>Yes / No</u> |
| 4) Detrimental for the District? | <u>Yes / No</u> |
| 5) Very detrimental for the District? | <u>Yes / No</u> |

Comments:

6. Types of Housing

What housing types do you believe are suitable for the *residential/urban* areas: -

- | | |
|---|-----------------|
| 1. Single dwellings? | <u>Yes / No</u> |
| 2. Terrace Housing? | <u>Yes / No</u> |
| 3. Apartment blocks? | <u>Yes / No</u> |
| 4. Small units within an apartment block? | <u>Yes / No</u> |
| 5. Minor dwelling on a large title? | <u>Yes / No</u> |
| 6. Mix of the above? | <u>Yes / No</u> |

Comments:

**Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers
Questionnaire**

7. Urban Zoning

Please confirm what you see as acceptable housing density.

1)	Apartment per unit block	150 m ²	<u>Yes / No</u>
2)	Terrace housing	350 m ²	<u>Yes / No</u>
3)	Residential sites	450–500 m ²	<u>Yes / No</u>
4)	Large residential sites	500-750 m ²	<u>Yes / No</u>
5)	Large Lot residential	4,000 m ²	<u>Yes / No</u>

Comments:

7.1 Special Housing Areas (SHAs) have been approved in a joint accord with the Government and Auckland Council. In our District there are only 2 approved although up to 14 have been applied for. Approval of the SHAs allows fast-tracking of developments, circumventing the Auckland Council unitary plan process.

1)	Should additional SHAs be granted?	<u>Yes / No</u>
2)	Should further SHAs be subject to a structure plan process covering wider district issues before approval?	<u>Yes / No</u>
3)	Should SHAs be able to proceed when infrastructure to support them is not in place?	<u>Yes / No</u>

Comments:

8. Future Urban Zone

Auckland Council has proposed a 30-year growth proposal under the 'Future Urban' zone. No indication has been given as to when areas within these zones will be released for development while continuing to restrict the land owner affected to rural activities with no development rights.

Should the 'Future Urban' zone be: -

1)	Removed completely?	<u>Yes / No</u>
2)	Replaced with a 7-10-year growth proposal?	<u>Yes / No</u>
3)	Required to show proposed housing density?	<u>Yes / No</u>

Comments:

9. Rural Zones

9.1 In other areas (Okura to Coatesville inclusive and then from the Waitakere border to the Manukau Harbour inclusive) there is a countryside living buffer zone between the urban / commercial area and the rural area.

Do you agree there needs to be a continuation of the countryside living buffer zone between the extensive urban and commercial development at Westgate/Whenuapai and the Riverhead and Taupaki rural zones? Yes / No

9.2 The proposed Unitary Plan features 3 Rural Zones – *Rural Production, Mixed Rural & Countryside Living*. There is no provision for subdivisions in the Rural Production & Mixed Rural zones. Countryside living zones allow for productive use of the land to continue with a limited opportunity for subdivision. Auckland Council is submitting for an increase in the subdivision sizes for Countryside Living to a minimum of 2 hectares (5 acres).

- | | |
|---|-----------------|
| 1) At the various Residents & Ratepayers meetings, the most common objection heard is that the proposed rural zoning of the area does not properly represent even the existing use of the land by current landholders, let alone appropriate future use & development. Do you agree with this view? | <u>Yes / No</u> |
| 2) Should 'lifestyle' subdivision be allowed in the Rural Production zoning? | <u>Yes / No</u> |
| 3) Should 'lifestyle' subdivision be allowed in the Mixed Rural zoning? | <u>Yes / No</u> |
| 4) Should 'lifestyle' subdivision below 2 hectares, be allowed in the Countryside Living zoning? | <u>Yes / No</u> |

9.3 The Auckland Council's preferred option is for countryside living / large lots to be a minimum of 2 ha (5 acres). Do you believe that 'lifestyle' subdivision below 2 hectares, should be allowed in the countryside living zoning? What lot sizes do you think should also be allowed?

- | | |
|--|-----------------|
| 1) Retain 2 ha (5 acre) minimum size | <u>Yes / No</u> |
| 2) 1 hectare lots (10,000 m ² – 2.5 acres) | <u>Yes / No</u> |
| 3) Large lots (4,000 m ² / 1 acre) - serviced ¹ | <u>Yes / No</u> |
| 4) Large lots (4,000 m ² / 1 acre) - un-serviced ² | <u>Yes / No</u> |
| 5) Other (include in comments) | <u>Yes / No</u> |

Comments:

¹ Serviced – provision of mains water supply and sewerage

² Un-serviced – no mains water or main sewerage connection (owner provided)

Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers Questionnaire

9.4 What minimum size site should be used for non-sewerage / no water (un-serviced) sites in the Countryside Living areas or large lot sites? (tick one)

- 1) 3,000 m² (3/4 acre)
- 2) 4,000 m² (1 acre)
- 3) 5,000 m² (1 ¼ acre)
- 4) 6,000 m² (1.5 acres)

Comments:

10 Commercial & Industrial

Growth in residential housing projected at 3-4 times the existing level of development requires a rethink in what is needed in our commercial & industrial areas. With Westgate growth and large industrial units being built and a new town centre at Westgate substantially completed, our commercial centre (Kumeu-Huapai) will also change. Development is imminent at the rear of Kumeu Village (*Maddren block*).

- 1) Do you believe the existing Kumeu-Huapai commercial centre is capable of servicing future growth?
- 2) Should our town centre be based on growth around the existing Kumeu-Huapai commercial areas?
- 3) Do you believe the commercial area will function if SH16 is made into 4 lanes?
- 4) Do you think we need a park & ride facility in Kumeu/Huapai?
- 5) Parking in Kumeu & Huapai is now at a premium. Should staff parking be provided away from the commercial area?
- 6) Commercial buildings to a height of 3 stories are being encouraged within mixed residential/commercial zoning. Do you think this is appropriate for the district?
- 7) Is there a need for more industrial land in the area?
- 8) Low intensity traffic lanes with mixed traffic/pedestrian use are proposed within the new commercial area – do you support this for Kumeu-Huapai?

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Comments:

Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers Questionnaire

11 Infrastructure

The lack of infrastructure especially in roading and sewerage will affect release of land for housing. The increase in housing could have adverse effects on the Kumeu-Huapai & Riverhead commercial area. **Note** – future roads (and their locations) will be determined by NZTA & Auckland Transport.

11.1 Do you believe new housing areas should proceed without adequate arterial and main road access being provided or planned for?

Yes / No

Comments:

11.2 Upgrading SH16 to 4 lanes through the Kumeu Village³ will have an adverse impact on the function of the Village. Do you agree? (tick one)

No impact	Little impact	Significant impact
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Comments:

11.3 Alternative access is needed around the Kumeu-Huapai commercial area. Do you agree?

Yes / No

Comments:

11.4 If you agree – which side of the highway should it go? (tick one)

North side	South side	Both sides
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Comments:

11.5 Is internet access satisfactory in your area?

Yes / No

³ Kumeu Village – refers to the Kumeu shops on SH16

Kumeu-Huapai, Taupaki, Riverhead & Districts – Residents & Ratepayers Questionnaire

12 Amenities

With the proposed growth, are further amenities needed in the district?

Halls	<u>Yes / No</u>
Future active Reserves (sports fields)	<u>Yes / No</u>
Primary School	<u>Yes / No</u>
Secondary school	<u>Yes / No</u>
Cemetery extension	<u>Yes / No</u>
Major multipurpose community centre / sports centre	<u>Yes / No</u>
Arts / performing arts centre	<u>Yes / No</u>
Swimming pool	<u>Yes / No</u>
Other	<u>Yes / No</u>

Comments:

13 Transport

Would you use a regular service below if one was provided?

Train to Auckland	<u>Yes / No</u>
Bus to Auckland	<u>Yes / No</u>
Bus to North Shore	<u>Yes / No</u>
Train/Shuttle to Swanson	<u>Yes / No</u>
Car pooling	<u>Yes / No</u>
None of the above	<u>Yes./ No</u>

Comments:

Thank you for answering the questionnaire.



Questionnaires received by 14 August go into a draw for four \$100 vouchers from Kumeu New World, Soljan's Winery, Westgate Pharmacy and for petrol.

Return the questionnaire by any of the following methods –

- 1. Scan & email to:** info@khrro.org.nz
- 2. Complete Online:** www.khrro.org.nz
- 3. Free Post:** Freepost Authority 249573, KHRRA, PO Box 687, Kumeu 0841 - - fold, staple and post – see back page
- 4. Drop-off boxes:** Boric Food Market, Kumeu Four Square, The Bakehouse, Riverhead Mini Market.