

## Unitary Plan Update – July 2014

The huge push to make submissions to the Unitary Plan for the first round is over. Now all 14,000 submissions are out for public scrutiny, with cross submissions closing on the 22nd July 2014.

The Council have not placed a schedule of submissions in the public newspaper (as yet) but have advised that they are in the local library for inspection. With the number of submitters having more than one element, it makes the submission numbers even greater. The initial inspection shows that many submitters

are requesting far more dense residential development than that proposed by the Council. The concern is that the cross-submission process requires that individuals or groups who disagree with the original submission, have to cross submit to have a say in the process. The number of the submitters makes it very difficult to cover all situations.

The best advice is to look for the major players, developers, Eco groups and the Council to see what is requested. They will be well represented at the hearing. The library has copies but they are time consuming to go through. When the cross-submissions close, the planning staff at Council group similar issues together, to prepare their report and recommendations for the Commissioners.

The formal hearing will take place towards the end of 2014 through into 2015. When the cross-submissions close the only opportunity then is to express a viewpoint in front of the Commissioners.

It will be difficult for the Commissioners to make any massive changes which will substantially alter the main thrust of the Unitary Plan. One of the problems that has emerged is that section size of dwelling in the single dwelling unit rule, is being transferred by landowners in the inner suburbs. They want the section sizes to be around 350 sqm, whereas out in our area we still believe in 500-600 sqm section sizes to provide living space for dwelling and recreation for families.

The danger we face in the 'one rule for all' approach of the Unitary Plan is that central Auckland could force higher densities on us than we would like. The lack of tying in the Unitary Plan proposed growth to a logical infrastructure plan is obvious. Having Auckland Transport and NZTA as independent authorities doing their own transport pattern at their pace, doesn't help the Unitary Plan process. Unless the transport issues are addressed soon, the hearings in front of the Commissioners will highlight the deficiencies. Time will tell.

Pete Sinton - Chairman KHRRA  
Ph 09 412 2016  
Email [petesinton@townplanner.co.nz](mailto:petesinton@townplanner.co.nz)