

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

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	
2-5 years	
5-10 years	
10-20 years	
20+ years	

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? _____

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? Yes / No _____
- 2) Should the growth be in stages with the time frame for land zoning and location to be advised? Yes / No _____
- 3) Should the government / council provide certainty over the funding before this growth occurs? Yes / No _____

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5.2 Do you think the proposed growth is: -

- | | | |
|----|------------------------------------|-------------------|
| 1) | Very beneficial for the District? | Yes / No
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| 2) | Of some benefit to the District? | Yes / No
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| 3) | Of neutral impact on the District? | Yes / No
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| 4) | Detrimental for the District? | Yes / No
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| 5) | Very detrimental for the District? | Yes / No
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6. Types of Housing

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

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

Please confirm what you see as acceptable housing density.

- | | | | |
|----|--------------------------|------------------------|-------------------|
| 1) | Apartment per unit block | 150 m ² | Yes / No
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| 2) | Terrace housing | 350 m ² | Yes / No
<hr/> |
| 3) | Residential sites | 450–500 m ² | Yes / No
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| 4) | Large residential sites | 500-750 m ² | Yes / No
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| 5) | Large Lot residential | 4,000 m ² | Yes / No
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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? | Yes / No
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| 2) | Should further SHAs be subject to a structure plan process covering wider district issues before approval? | Yes / No
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| 3) | Should SHAs be able to proceed when infrastructure to support them is not in place? | Yes / No
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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> |

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> |

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- | | | |
|----|---|-----------------|
| 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> |

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 m ² (3/4 acre) | <input type="checkbox"/> |
| 2) | 4,000 m ² (1 acre) | <input type="checkbox"/> |
| 3) | 5,000 m ² (1 ¼ acre) | <input type="checkbox"/> |
| 4) | 6,000 m ² (1.5 acres) | <input type="checkbox"/> |

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? | <u>Yes / No</u> |
| 2) | Should our town centre be based on growth around the existing Kumeu-Huapai commercial areas? | <u>Yes / No</u> |
| 3) | Do you believe the commercial area will function if SH16 is made into 4 lanes? | <u>Yes / No</u> |
| 4) | Do you think we need a park & ride facility in Kumeu/Huapai? | <u>Yes / No</u> |
| 5) | Parking in Kumeu & Huapai is now at a premium. Should staff parking be provided away from the commercial area? | <u>Yes / No</u> |
| 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? | <u>Yes / No</u> |
| 7) | Is there a need for more industrial land in the area? | <u>Yes / No</u> |
| 8) | Low intensity traffic lanes with mixed traffic/pedestrian use are proposed within the new commercial area – do you support this for Kumeu-Huapai? | <u>Yes / No</u> |

¹ Serviced – provision of mains water supply and sewerage

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

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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

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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11.3 Alternative access is needed around the Kumeu-Huapai commercial area. Do you agree? Yes / No

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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11.5 Is internet access satisfactory in your area? Yes / No

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>

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>

³ Kumeu Village – refers to the Kumeu shops on SH16