

ITEM NO: 13

REPORT



**TO** Strategy and Community Committee  
**ON** 30 July 2009  
**FROM** Angela Goodwin – Policy Planner  
**APPROVED BY** Laura White – Group Manager: Policy and Planning  
**SIGNATURE**

A rectangular box containing a handwritten signature in cursive that reads "Laura White".

**SUBJECT** HUAPAI SOUTH URBAN DESIGN PLAN  
**FILE REF** TP/40/2

**PURPOSE OF REPORT:**

<input type="checkbox"/> Information only	<input checked="" type="checkbox"/> Strategic decision	<input type="checkbox"/> Policy decision	<input type="checkbox"/> Statutory process
<input type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

**IMPLICATIONS:**

(i)	Is this matter significant in terms of Council's Policy on Significance? No
(ii)	Implications in terms of Vision Rodney? Helps to achieve the key intent ' <i>Distinctive – We will maintain and enhance the character of our townships and rural areas through excellent urban and rural planning and intelligent management of growth</i> '.
(iii)	Implications in terms of Long Term Council Community Plan / Annual Plan? Any projects shown in the urban design plan are subject to later Long Term and Annual Plan processes.
(iv)	Implications in terms of other Council Strategic documents or Council Policy? The plan is an update of the Kumeu Huapai Central Area Plan for this location.
(v)	Is a budget amendment required? No
(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required? Yes, a consultation process has occurred and further consultation is proposed.

(vii)	Does a decision on this matter require Auckland Transitional Authority approval? (yes / no / advice being sought?)
	Not at this stage.

**FINANCIAL IMPLICATIONS:**

Capital cost implications	Nil
Is it currently budgeted for?	Not applicable
Funding source of capital costs	Not applicable
Ongoing operational cost implications	Nil
Is it currently budgeted for?	Not applicable
Funding & rating impact (whether resulting from capital expenditure or arising directly)	Not applicable

**SUMMARY:**

Land in Huapai South is currently zoned Future Urban. Future Urban is an interim zone, and land can not keep this zoning indefinitely. The Kumeu Huapai Central Area plan shows the entire area as being put to industrial land use. However, there is not a demand (now and projected into the future) for this quantity of industrial land, and use of the land solely for industrial purposes is strongly opposed by the community. While zoning the entire site industrial, as shown in the Central Area Plan is still an option, a mix of countryside living and business zones is likely to achieve a better outcome for the area. An urban design plan has been prepared for the area which shows this mix of zones, proposed road and walkway layouts, buffer control areas and areas of open space.

**RECOMMENDATION:**

- (a) That the report be received.
- (b) That the land use concept set out in Appendix 1 to the agenda report, be adopted as the land use concept for the Huapai South Urban Design Plan.
- (c) That the Final Draft Urban Design Plan attached as Appendix 2 to the agenda report, be made available to landowners and the public for their comment on the rules proposed, and that any feedback be considered before final adoption of the Huapai South Urban Design Plan.
- (d) That a separate process be undertaken to investigate the best location for a heritage park in Kumeu/Huapai.

**1.0 Background**

Huapai South is located to the south of Main Road and the Railway Line in Kumeu/Huapai. It is bounded by Station Road and Access Road. Nobilo Road is in the centre of the study area.

In 1998, the Council adopted the Kumeu Huapai Waimauku Structure Plan. The Kumeu Huapai Waimauku Structure Plan showed that the study area would be used for urban activities in the future. The Structure Plan is a non-statutory document and does not specify the type of urban activities the area will be used for.

The Proposed District Plan was notified in 2000. It implemented the Structure Plan by showing the study area as a Future Urban Zone. The explanation of the Future Urban Zone in the Proposed

District Plan stated that Future Urban Zones may be zoned for business, open space, or residential activities in the future.

Fletcher Wood Panels Ltd (the parent company of Laminex Group) owns a factory to the south west of the study area that manufactures particle board. The company made a submission to the Proposed District Plan raising concerns about the proposed Future Urban zoning of the study area. Its submission raised the issue that there could be reverse sensitivity effects if the proposed Future Urban zoning led to a residential zoning in the future. Reverse sensitivity occurs when a new land use activity complains about the lawful activities of an existing land use activity and this leads to restrictions on the existing land use activity. In its submission Fletcher Wood Panels sought that the Council zone the study area to Industrial rather than Future Urban.

The Council did not accept the relief sought by Fletcher Wood Panels as it was not considered appropriate to rezone a greater quantity of industrial land at that time, and furthermore, wastewater from the study area could not be adequately treated at that time.

Fletcher Wood Panels appealed this decision to the Environment Court. Constellation Group, who own and operate a winery to the North East corner of the study area, became a s274 party to this appeal. The appeal was settled via a consent order. The adjoining land owners were not a party to this decision.

The consent order led to a rule being inserted into the subdivision and development chapter of the District Plan to state that if land in the study area was subdivided for non business or open space purposes and the owner agreed to a no complaints covenant being placed on the titles of the subdivided lots, the subdivision would be assessed as a restricted discretionary activity. If the person applying for the consent did not agree to a covenant being placed on the title of the subdivided lots, the subdivision would be assessed as a non complying activity. In addition, the consent order led to a notation being inserted on the Planning Maps to state that *'the indicative future urban zoning of the area is for Commercial, Open Space or Industrial purposes only'*. The intent of this notation was to reflect the land use shown in the Central Area Plan.

In 2005 the Kumeu/Huapai Central Area Plan was adopted by the Council to provide further details on land use activities and zones envisaged for Kumeu Huapai in the future. The Central Area Plan went through significant public consultation. The Central Area Plan shows the study area as an industrial area in the future. The Central Area Plan is a non statutory document.

Subsequent to the Central Area Plan, three studies have been completed on economic development in the Western Part of Rodney District and the need for additional land for business. Whilst each of these studies reached a slightly different conclusion, they consistently demonstrated that there was a demand for the development of further business activities in Kumeu/Huapai, and that the land presently available in Kumeu/Huapai would not be sufficient to provide for this development in the long term.

In November 2008, a report was presented to the Council which recommended that an urban design plan be prepared for the area, and that this be used as the basis for the staged rezoning of the study area to allow for business activities. Initially the scope of the plan was that it was to cover the part of the study area north of Nobilo Road only. However, at its meeting the Council requested that the part of the study area south of Nobilo Road be included in the urban design plan as well to provide certainty to landowners.

Landowners in the study area were informed of the Council's resolution. There was some opposition to the consent order discussed in paragraphs 9.0 and 10.0 of this report and to the proposed industrial zoning. Landowners stated that they were not aware of the consent order or the Central Area Plan and had allegedly been verbally informed by Council officers that the area was to be rezoned residential in the future.

Council officers held meetings with individual landowners and attended a public meeting. To address concerns raised at the public meeting, Council officers agreed to commission a legal opinion on the implications of the consent order for future rezoning.

Some of the landowners subsequently formed an incorporated society and requested that Council acknowledge them as a collective group, and work with them with regard to the future zoning of the area. The Council agreed to work with the residents' society, and all landowners in the study area with

regard to the future zoning of the area. Meetings were held with interested landowners to provide them with a chance to exchange their ideas for the future of the area.

The residents' society proposed that the area be rezoned as shown on the plan attached as **Appendix 2**. The plan shows the area of land south of Nobilo Road and the corner of the study area North West of Nobilo Road zoned to allow for residential activity to a minimum size of 1 acre (4000m<sup>2</sup>). The Constellation site was to remain as it currently is, and the remainder of the study area would be zoned industrial.

After meeting with landowners and considering their proposed option, the Council decided to prepare two options for future zoning:

- the first option was that initially proposed by the Central Area Plan, for the area to be zoned to allow business activities only;
- the second option showed part of the study area as Countryside Living, to partly address the resident's society's plan for residential activities in the area, and the maintenance of the character of the area.

The extent of residential activities in Option 2 was reduced from that shown in the residents' society's plan. The reason for this was to ensure that a sufficient quantity of industrial land was supplied. Option 2 proposed Countryside Living Town zoning rather than low density residential as sought by the residents' society. The reason for this was the potential for reverse sensitivity effects.

A report was prepared and presented to the Council on 7 May 2009 presenting background, constraints to developing the area, the two options and rationale for the two options. It should be noted that the November report stated that the consent order precluded the zoning of the study area for residential activities. However, the 7 May report to the Council, which effectively superseded the November report, clarified that legally residential activities were not precluded and could be considered. The report and two options were released for public comment and a series of well attended open days were held, as well as press releases in the Rodney Times and Nor West News.

The two options on which public feedback were sought are set out in **Appendix 3**.

## 2.0 Issues

### 2.1 Issues raised by people who provided feedback

Sixty people provided written feedback on the two options. Issues raised in the feedback and received by Council officers at open days, via email and telephone conversations are summarised in Table 1 below:

<b>Table 1</b>	
<b>Issue</b>	<b>Explanation of Comments</b>
Industrial development will have an adverse visual effect	Several people commented that industrial development would lower the amenity value of the area, and be 'ugly'. They did not favour an industrial area similar to the existing Kumeu industrial area. Some people commented that they preferred the appearance of the industrial area in Albany (around Apollo Drive).
Industrial development will adversely effect the rural character of the area	Many people stated that their main reason for living in Kumeu was because of the rural look and feel that Kumeu has. They felt that this would be destroyed if the study area were developed for industrial activities. Some of these people didn't want to see any change at all; others wanted to see either low density residential, or countryside living activities.

<p>The noise and pollution resulting from businesses that could locate in the industrial area would be unacceptable</p>	<p>Almost all people that provided feedback on the proposal were concerned about noise and odour that could be generated from the industrial zone.</p>
<p>The industrial zoning would raise safety concerns for Huapai school</p>	<p>Some submitters, including one on behalf of Huapai School, were concerned about the effect that noise, odour and traffic from the industrial area could have on Huapai School. They thought that it was inappropriate to locate an industrial area by a school, and that a larger residential area would better complement the school.</p>
<p>Traffic from the industrial area would be inappropriate</p>	<p>Many people did not like the thought of heavy vehicles or more vehicles on roads surrounding the study area, and thought that the intersections were already dangerous and would be made worse if the area were zoned to industrial. Some people were concerned with the additional air discharges that would result from traffic.</p>
<p>The plan would adversely affect property values</p>	<p>Some people considered that industrial zoning would decrease the value of their property and their ability to sell the property at a profit. Some people considered that the rezoning to industrial may increase their property values.</p>
<p>Industrial zoning would lessen the 'tone' of the area</p>	<p>Some people considered that 'unsavoury' types of people would work in the industrial zone, and that this would lower the socio economic status of Kumeu.</p>
<p>The industrial area is far too large and unnecessary</p>	<p>Several people did not see the need for further industrial land and considered that people could drive to Waitakere for employment. They thought the land supplied at Waitakere would be sufficient to meet Kumeu's needs. They considered that Rodney should be working more closely with other Councils with regard to business land. A lot of people thought that the industrial area should be in the middle of the rural area away from any existing towns.</p>
<p>The plan destroys the value of Kumeu and the work of Kumeu's founders.</p>	<p>Some people considered that Kumeu had been built via hard work and that this needs to be acknowledged in planning for the future of the area. They felt that proposed rezoning to industrial would not achieve this as it would degrade the town.</p> <p>The residents' society and Nick and Sara Nobile considered that the Constellation site was an important part of the heritage of Kumeu and should be conserved for this reason, and as a mark of respect for the heritage that Kumeu is built on.</p>

Landowners need to be provided with certainty	Several landowners were concerned about timeframes for rezoning and wanted certainty over the future use of their land.
Effect on tourism.	Almost all submitters were concerned that developing further industrial land, visible from the State Highway would diminish the attractiveness of the area and discourage tourists that the Council should be trying to encourage to the area.
Increase in rates	Some submitters were concerned that an industrial zoning would increase their rates.

Almost all submitters commented on their overall dissatisfaction with the current appearance of Kumeu and the environment being created. Feedback received is included in **Appendix 4**.

Other issues to be considered, but not necessarily raised by submitters include:

- The outcomes sought by the community at large as stated in Vision Rodney.
- The amount of industrial land that will be required in Kumeu in the future for people to be able to work locally, and land available in Kumeu and Waitakere to meet this demand.
- Reverse sensitivity effects and land use activities that may be adjacent to industrial activities.
- Integrity of the Central Area Plan and Implications for the strategic direction of Kumeu.
- Environmental Constraints.

## 2.2 Vision Rodney Outcomes

Vision Rodney states the outcomes that the community would like to see in Rodney. Vision Rodney has just been updated. Both the previous and current version include outcomes about being able to work locally, and allowing businesses in Rodney to grow. The outcome expressed by the community at large, that Rodney should be a place where people can make a living and operate a business locally, needs to be considered and balanced against the views and interests of other parties when determining the preferred option for future zoning of the area.

## 2.3 Demand for business land and land available at Waitakere and Kumeu to meet this demand

From the time the two options were released for public comment, to the time that the feedback closed, there were several developments that have led to a need to zone less industrial land in the study area than initially anticipated.

Council officers met with Laminex Group to discuss the future zoning of their site. They preferred either retention of their existing Special Zone or that their site be zoned Industrial. The company has announced that the plant is closing. This increases the potential supply of industrial land; less industrial land from other places in the study area is likely to be required. It should be noted that at the time of writing this report, the Council has not been informed whether the factory buildings and infrastructure will be sold as part of the site, or removed.

Recently, further land at Deacon Road, Riverhead, has been zoned for industrial activities. This land was zoned as a result of settlement of an appeal to the Proposed District Plan. This increases the amount of industrial land in the wider area, and slightly decreases the amount of land that needs to be zoned within the study area.

The Maddren Private Plan Change was also lodged between the time the options were formulated and submissions closing. The Maddren Private Plan Change seeks to rezone 13 ha of industrial land at Main Road to Retail Service. Currently, commercial development is occurring along Main Road, within the industrial zone via resource consent. Once the Maddren Town Centre is established (if the plan change were successful), it is likely that these commercial activities will locate in the town centre, rather than developing in the industrial zone. This will help to ensure that industrial zoned land remaining in Kumeu is used for industrial purposes. Although this approach does depart from the Central Area Plan that envisages this land being used for Commercial Purposes. This is discussed further below.

A substantial amount of land is also planned to be provided at Waitakere, primarily at Hobsonville and Westgate (approximately 400 ha). Whilst the majority of this land will be required to meet local employment needs in Waitakere, it will also cater for some of Kumeu's needs. Several submissions on the urban design plan include comments about people being able to travel to these areas, and prefer this as an option, rather than having further industrial land in Kumeu. However, a long term view should also be taken. Land will still need to be provided at Kumeu to meet some local needs, and to perform a greater function once land at Waitakere is developed. This issue has been discussed previously with Waitakere, when preparing the North Western Sector Agreement.

#### 2.4 Integrity of the Central Area Plan and Implications for the Strategic Development of Kumeu

The Kumeu Huapai Central Area Plan shows the entire study area zoned for industrial purposes. It is understood that the thinking behind the Central Area Plan was to provide more industrial land and to provide an opportunity for industry currently along Main Road to relocate. This would then mean that sites along Main Road could be used for more attractive commercial activities, thus improving the amenity of the town.

It is now unlikely that the amount of commercial land shown in the Central Area Plan will be viable until 2050. For this reason, the land should not be rezoned from industrial in the short to medium term future. To achieve the goal of the Central Area Plan to enhance the amenity of the area, a Main Street beautification program or similar may be more appropriate. This is a separate issue to future zones for the study area, and will be reported to the Council once NZTA have determined whether or not they will keep the existing road widening designation along Main Road.

Recent studies indicated that less industrial land than proposed by the Central Area Plan will be demanded and rezoning the amount of land shown in the Central Area Plan would not be appropriate at that time.

Changing the zones from those anticipated questions the integrity of the Central Area Plan and the reliance that people are able to place on structure plans. It raises the question of why the Council prepares structure plans if it implements something different to what the structure plan shows. Any changes should be well justified and agreed to by the Council and be widely consulted on.

To address concerns about the integrity of the Central Area Plan it is recommended that following the Huapai South Urban Design Plan process, a note is inserted into the Central Area Plan to state that the land use concept for Huapai South has been updated and is contained in the Huapai South Urban Design Plan.

#### 2.5 Reverse sensitivity effects and appropriateness of residential activities in the area

Given that there are two existing industrial activities of a relatively heavy nature in the study area, reverse sensitivity is a significant issue in the development of the area. Generally, any environmental effect, including reverse sensitivity, can be avoided, remedied or mitigated. Currently there is a rule in the subdivision chapter of the District Plan that requires any subdivision where the owner does not accept a no complaints covenant on the title to be assessed as a non complying activity. This partially mitigates the effects of reverse sensitivity.

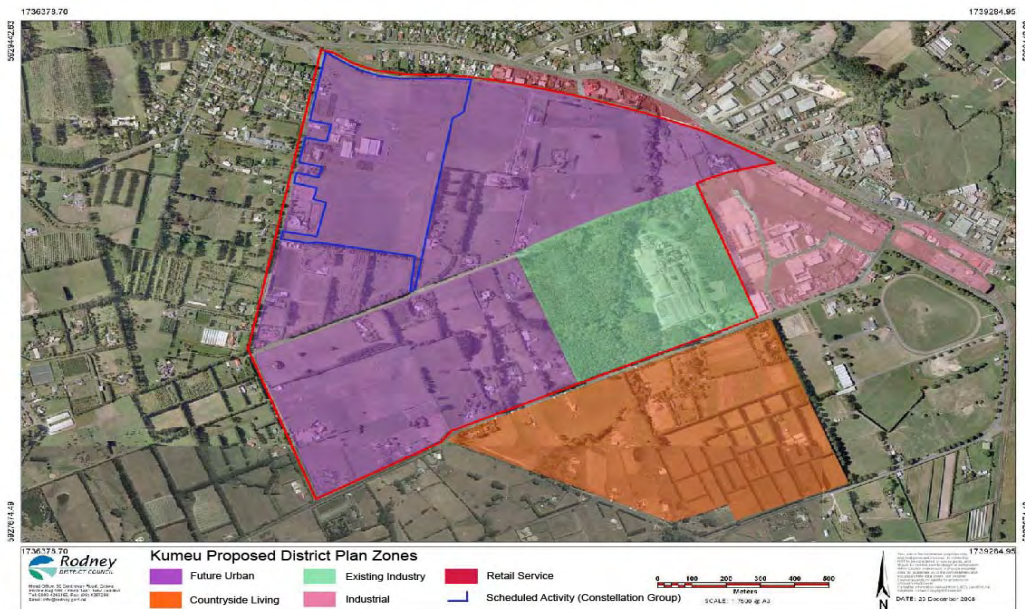
However, a 'no complaints' covenant will not reduce the effects from the particle board factory. Whilst these should be internalised, given the contours of the land and prevailing wind direction, this will not always be possible. To avoid reverse sensitivity effects, the number of lots adjacent to the factory should be carefully controlled and reverse sensitivity considered as part of the decision on any future zoning.

## 2.6 Environmental constraints

Environmental Constraints have been discussed in the previous report. In summary, the area around the stream cannot be developed, and there are some stability issues with the land beside the railway line.

## 3.0 Options

Feedback on the two options presented for consultation was considered to assist in developing a final option. Using the feedback received, and issues discussed in the previous section, options to refine the plan for each part of the study area were considered. These options are discussed below. Parts of the study area are shown in the figure below. Current zoning is shown for reference.





### 3.1 Preferred option for land in between the Laminex site and the railway line (Business Park Zoning)

Part 1 (green in the figure above) is the area closest to Main Road. It is the most constrained part of the site because an overland flow path runs through the area. Land next to the railway station has stability constraints. The Huapai Stream runs through the area. Land within 10 m of the stream cannot be developed. The main access to the train station (on the southern side of the line) is through this area.

The area could be zoned to any urban zone. However, it is more suited to business activities than residential activities. The reasons for this are:

- the land is next to the railway line, making it less attractive for residential development, but an attractive option for businesses that could use the line for freight;
- the land is relatively flat and adjacent to the existing industrial area in Kumeu. It is surrounded by two existing industrial activities (the Laminex Plant and Constellation Vineyard). Business activities would be more compatible with the surrounding environment;
- the area is one of the few greenfield areas that is away from the Kumeu River. Therefore it is the most suitable area in Kumeu for business development. If the land were used for residential activities this opportunity would be lost;
- The land has easy access to Main Road, making it more attractive to business activities than other areas further away from Main Road;
- It is of a good size to meet short to medium term demand for business activities.

There are three options to allow business activities in the area. These are to zone the area to Mixed Business, Industrial or Business Park. Mixed Business is commonly used for businesses that require less amenity than those in the retail service zone. This zone is not preferred as there is a need for different design controls than in the Mixed Business Zone. There is also a need to restrict some office activities.

Industrial allows a wide range of business activities (but not office or retail). The range of activities permitted in the industrial zone is preferred for the study area. However, there is a need for greater design controls given the importance of the area and tourism. These controls must consider the affordability of developing the land for business purposes.

### Preferred option

The zone proposed is Business Park. This zone allows for the following activities, subject to design controls:

- Manufacturing
- Distribution
- Wholesale Trade
- Storage
- Transport
- Construction

It is similar to the Industrial zone, but with greater restrictions placed on office development, general retail and the design of buildings. Similar to Huapai North, development is proposed to be based on a development concept plan to ensure that a consistent approach was taken across the entire area. The report attached in **Appendix 1** clearly lists activity restrictions and proposed development controls in this area.

It should be noted that submissions from land owners within this area were all supportive of business development. The submission from the residents' association accepted business development in this area as a compromise, although it is understood that its ideal solution would be to have the area zoned for residential purposes.

#### 3.2 Preferred option for land where the Laminex Plant is situated (Business Park zoning)

Part 2 of the area (grey in the figure above) is the Laminex Plant. Currently the main site that contains the factory is zoned Special 5. Laminex has announced that it is closing the plant. The lot that contains the planted buffer is zoned Future Urban but realistically is an important part of the factory's screening, or screening for any future industrial area. Given this, there is logic in incorporating the Future Urban lot into the same zone as the factory itself. Laminex favours its site remaining as a Special Zone or being rezoned to industrial.

It is unlikely that the area could be used for residential activities. The site has potential to be contaminated given the nature of the activities on the site. In addition it is adjacent to an existing industrial zone. Given this, a business park zoning is preferred, this also increases the potential supply of business land in Kumeu. For as long as the factory operates, it is recommended that a restricted activity be put in place to keep the yard requirement for 30m of planting (there may be some time between the announcement and decommissioning of the plant, or the plant may be used by another user).

#### 3.3 Preferred option for land where the Constellation plant is situated (Business Park zoning)

Part 3 of the area (white in the figure above) is the existing Constellation Winery. Currently this site is zoned Future Urban, but it has a scheduled activity overlay that permits activities associated with wine manufacture and bottling. Constellation Group has requested that the scheduled activity be lifted, and that the land be rezoned to industrial. It considers this would best allow its activity to continue. If the land were zoned to industrial there would no longer be a need for the existing scheduled activity.

The Council officers' preferred option for this area is that it be zoned Business Park. The reason for this is that it ensures that the whole area can be developed comprehensively. It also means that an alternate access point can be provided to the Part 1 area, mitigating potential traffic effects, and improving the overall connectivity of the area. A Business Park zone is consistent with the existing activity undertaken from the Constellation site and would complement this.

The residents' association submitted that this land should be developed as a heritage park. This would require the Council to purchase the land. It would also mean that the existing activity would have to depart (i.e. the Constellation site would need to close). The owners at this stage have no plans to sell their site or cease the activity. It is recommended that the best location for a heritage park in Kumeu Huapai be investigated as part of a separate process. If

the most appropriate place for a heritage park is within Huapai South, this could be included at the development stage through a development concept plan.

3.4 Preferred option for residential properties fronting Station Road by Constellation Plant (Countryside Living Town and Business Park)

Part 4 is the three residential properties fronting Station road in front of the Constellation site. Two of these properties have villas with heritage values (although these are not recognised in a statutory manner). Substantial investment has been made to the third larger dwelling. The zoning is currently Future Urban. The preferred option is for the larger of these dwellings to be included in the countryside living zone. Any future plan change should acknowledge the values of the villas and encourage their re-use for business activities. However, if this is not possible, the provisions of the plan change should allow them to be removed from the site (but not demolished).

3.5 Preferred option for the remainder of the study area (Countryside Living Town)

Part 5 (orange in the figure above) is the remaining part of the study area, which is currently zoned Future Urban. Initially it was proposed that a large part of this area be used for industrial activities. As discussed above, this land is now no longer required to meet industrial land needs. Options for the land include Countryside Living, Low Density Residential or General Rural.

The land is within the town limits of Kumeu. It has always been intended that the land would be used for urban purposes; not rural activities. However, the intended urban use of the land was industrial. Now this is no longer the best outcome, the new zone should be the most appropriate to respond to issues in the environment. These issues have been summarised above. The two biggest issues facing the area are the provision of services and reverse sensitivity.

Now that the Laminex Plant is closing, reverse sensitivity may not be as significant as it was. However, this depends on whether the plant is decommissioned, or just taken over by a new owner or use. It is noted that the Constellation site still exists. Constellation were a s274 party in support of the appeal of Laminex Group. Reverse sensitivity concerns in relation to Constellation Group should still be considered. Reverse sensitivity effects will be higher if the area is zoned low density residential.

The reason for proposing General Rural as an option is that the Regional Policy Statement states that no further Countryside Living land should be zoned, whilst there is capacity in Countryside Living zones in other parts of the north west of the Auckland Region. Given this, a general rural zone may be more appropriate.

Table 2 summarises the advantages of each option.

Part 5 – Options for Use

<b>Table 2</b>			
	<b>Countryside Living</b>	<b>Low Density Residential</b>	<b>General Rural</b>
Lot size	Minimum of 1 ha	Currently 8,000 but is likely to be reduced to 4,000 once the black out rule that currently applies (relating to financial contributions) is removed.	4 ha

Number of extra lots that would result in the area	12	104 (at 4,000m <sup>2</sup> ).	No additional lots
Effect on rural character that people want to see retained	There would be little change to the existing character of the area.	Low density residential would have a more urban character; this would be a change to the existing rural character.	The character would remain the same as it is currently, with the possibility of more farming activities occurring.
Timing	Could be zoned at the same time other land in the study area is zoned to Business Park.	Could not be zoned until Huapai North was at least 60% occupied. Zoning land at the same time as Huapai North would result in too much residential. The land would need to remain zoned Future Urban until that time.	Could be zoned at the same time as other land in the area is zoned to business park.
Servicing requirements	Could be serviced via on-site wastewater and water supply.	Would need to be able to be serviced with reticulated wastewater and water supply.	Could be serviced on site.
Procedural issues	The regional policy statement requires that existing capacity in Countryside Living zones be used, before any further land is zoned for Countryside Living purposes. To rezone the land, a case would need to be made that special circumstances exist.	No specific procedural issues.	Zoning the site to General Rural is effectively down zoning.
Reverse sensitivity	Reverse sensitivity effects would be only slightly higher than those currently occurring in the area.	There would be the potential for greater reverse sensitivity effects.	There would be no change to the number of houses in the area; reverse sensitivity effects would not increase.

Further intensification in the future (note this could only be considered if it was appropriate at some future time).	If the land is zoned Countryside Living now, it could be zoned for more intensive residential use later on, although the success of a more intensive zone would depend on the level of investment and placement of dwellings.	If the land is zoned to low density residential, there are fewer opportunities for later intensification because the lot size is smaller.	Land could be further intensified at any time.
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Overall it is considered by Council officers that Countryside Living in this area is more appropriate at this point in time.

### 3.6 Preferred Option for the entire area

The preferred option for each of the areas 1 – 5 above can be contained into a single plan. This plan is contained in **Appendix 1**. It should form the basis for the design plan as it goes through its final consultation phase.

### 4.0 **Conclusion**

This report has presented the background and rationale for an urban design plan for Huapai South. The urban design plan would form the base of variations to the district plan to implement the zones shown. It is recommended that this plan (**Appendix 1**) be released for consultation, and then considered for adoption.

### 5.0 **Appendices**

**Appendix 1** Attached.

**Appendix 2** Parts 1 and 2 attached.

Part 3 (background/technical information) is available for Councillors to view in the Councillors' Office. Copies are available for the Public to view at the Council's Orewa and Huapai offices, on the Council's website, and may be requested from the reporting officer.

**Appendix 3** Attached

**Appendix 4** Feedback forms - available for Councillors to view in the Councillors' Office.

# APPENDIX 1

# APPENDIX 2

# APPENDIX 3

# APPENDIX 4