

REPORT



TO Strategy and Community Committee
 ON 30 July 2009
 FROM Sarah Gathercole – Policy Planner / Kathryn Martin – Consultant Planner
 APPROVED BY Warren Maclennan – Acting Chief Executive
 SIGNATURE

SUBJECT **SUBMISSIONS ON PROPOSED HUAPAI NORTH VARIATION FROM PUBLIC OPEN DAYS**
 FILE REF TP/14/4/127

PURPOSE OF REPORT:

To present the Committee with a summary of feedback received from recent public open days during which concepts for the proposed Huapai North Variation were available for viewing, and to recommend changes to the concepts in the variation following consideration of that feedback.

<input type="checkbox"/> Information only	<input type="checkbox"/> Strategic decision	<input checked="" 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 Planning Rodney? That all towns and villages will have defined boundaries and that development will be contained within these boundaries. These will not spill-over from built areas to rural areas and a clear transition line from built to rural will be evident.
(iii)	Implications in terms of Long Term Council Community Plan/Annual Plan? No
(iv)	Implications in terms of other Council Strategic documents or Council Policy? Yes - will mean changes to the District Plan once the variation is notified.
(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? This agenda item reports on the results of consultation for the proposed variation. In addition, a full public consultation process under the Resource Management Act 1991

	will follow once any proposed variation is publicly notified.
(vii)	Does a decision on this matter require Auckland Transitional Authority approval?
	No

SUMMARY:

A proposed variation is being prepared to implement part of the Kumeu-Huapai Waimauku Structure Plan, by rezoning the area known as Huapai North to: provide for residential development, allow for local shops, and to strengthen the rural zone provisions where land is subject to flooding. As part of the preparation process, a series of open days were held with the opportunity for the public to provide feedback on the concepts in the variation. This report summarises feedback received and recommends changes to the variation.

RECOMMENDATION:

- (a) That the report be received.
 - (b) That the recommended amendments to the concepts in the draft variation set out in 2.2.1.1 to 2.2.1.4 of the agenda report, be endorsed and that preparation of the variation continue, incorporating the aforementioned amendments.
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1.0 Background

In order to implement parts of the Kumeu-Huapai Waimauku structure plan and the Kumeu-Huapai Central Area Plan, land at Huapai North needs to be rezoned to allow for residential development, along with local shops and the retention of some rural land. A draft variation has been prepared to achieve this. The community has been consulted on concepts included in the proposed variation.

1.1 Proposed Variation – Special Zone, Huapai North

The Proposed Variation introduces a new Special Zone in Huapai North that reflects the proposals contained in the adopted Kumeu-Huapai Central Area Plan. As a consequence of applying a 'live' zoning, the Variation also removes references to the previous Huapai North Structure Plan, as the 'live' zoning means these references are no longer required within Chapter 13 of the Proposed District Plan 2000. Further restrictions are also proposed for the flood prone portions of the rural area in Huapai North in order to counter the future pressure for urban development in this area. The Special Zone includes policy areas for local shops and residential areas within Huapai North.

The Special Zone applies to the area generally bounded by State Highway 16, the Kumeu River to the east and north, and a natural waterway to the west. The area does not include the existing developed area north west of Oraha Road, including the southern portions of Tapu and Matua Roads.

2.0 Issues

Overall rezoning was largely supported and one submitter wished to emphasise that: *“There has been large local input to various workshops/meetings so proposed rezoning is largely supported by district opinion”*. While comments from other submitters included *“About time”* and *“It's been a long hard battle I know with us locals but we have to accept our part in the growth of Auckland. We just want to make sure what we end up with will be good for the majority”*.

Issues raised by people who provided feedback about the form of rezoning and recommended changes to concepts are discussed below.

2.1 Verbal feedback

The three open days, which over 150 people attended, were held throughout May. A significant number of discussions were undertaken with members of the public during these open days, many of whom appear not to have written formal submissions.

The general feeling from the community taken from these discussions was that the intensity proposed for the Park Residential (sites 450m² – 600m²) did not sit comfortably with the outcomes sought for the Huapai and Kumeu Townships and that any greater intensity of development such as the proposed 'Integrated Residential Developments' (sites 275m² – 450m²) were entirely inappropriate. These comments came from residents in the general area, not exclusively those who own land within the area to be rezoned. There was a small contingent of persons who owned land for development purposes and clearly supported any increase in residential intensity.

There was significant support for the larger site sizes around the edges of the Huapai North area and a number of people raised concerns over the potential for flooding.

2.2 Written feedback

Feedback forms were handed out during the open days and were also available on the Council's website. It was also possible to provide feedback online (internet). As previously mentioned, over 150 persons attended the open days; however only 40 written submissions (12 being online submissions) were received regarding the Huapai North Proposed Residential Variation. The submission forms asked the following four questions:

1. *What are your views on the pedestrian walkways and open spaces in the proposed residential area?*
2. *Do you think that the proposed new residential zoned area in Huapai North has an appropriate range of house types/section sizes?*
3. *Do you like the idea of water course being a feature of the proposed Huapai North residential zone?*
4. *Do you have any further comments?*

A full summary of the responses is attached as **Appendix 1** to this report and the submissions themselves are available on request for viewing. A full copy of the submissions is available to the Committee in the Councillors' Office.

2.2.1 Written feedback - responses

A summary of feedback provided and the considered responses are detailed below:

2.2.1.1 **Question 1: *What are your views on the pedestrian walkways and open spaces in the proposed residential area?***

2.2.1.1.1 Issues raised by people who provided feedback

The majority of people providing feedback supported the proposed pedestrian walkways and open spaces, however six submitters did 'not support' this aspect of the proposed variation and requested changes. Comments made in feedback forms and requests included:

- concerns about having walkways in flood prone areas;
- a wish to see more open space in the area;
- a wish to see more walkways off main roads;
- concerns over the safety of off-road and river-edge walkways;
- the importance of cycling and horse riding paths both on and off-road;
- that it may be appropriate to locate a walkway on the northern side of the river.

The greenway to the west of the Special Zone is supported by the landowners within which this greenway is located. They state that they intend to "*embrace this walkway as a part of the proposed development*".

Comment

Overall, it is considered that the proposed walkways and open spaces will provide for the needs of the community. Further investigation will need to be undertaken into whether the walkway around any future esplanade reserve is 'safe' for persons to walk, including the suitability of a walkway within a flood prone area.

It is considered that the portion of the reserve by the river should be vested where possible through subdivision to safe guard it for future public uses and to provide a connection to the river. A walkway to the north of the river would be a significant expense to the Council as it will be unable to obtain this through the vesting of esplanade reserve, and the walkway would be less safe as it will not be passively surveyed by residents.

With regard to bridleways and cycle lanes, the river bank area may be appropriate for this in the future, depending on how fencing is able to be arranged to ensure that stock are safely contained outside of any pedestrian pathway. It is considered that any main roads through the area should include bridleways and cycle paths.

Recommendations

- That the proposed walkways and open spaces be retained and that the suitability of the future esplanade reserve for a walkway in terms of safety and practical access be investigated, taking into account that the area is flood prone.
- That cycle ways/bridle paths be considered for inclusion in some road cross-sections in the rule package.

2.2.1.2 **Question 2: Do you think that the proposed new residential zoned area in Huapai North has an appropriate range of house types/section sizes?**

2.2.1.2.1 Issues raised by people providing feedback

The response to this question was split; 13 submitters stated that they supported the range of house types/section sizes proposed, 8 did not support, 14 requested changes, and 2 did not comment. Overall 59% of submitters either did not support the section sizes or requested changes and 35% of submitters considered the section sizes appropriate. Issues raised include:

- that the high density would be better located around the Maddren land to keep the country look and feel of Huapai;
- that higher intensity housing could be of low quality;
- that subdivision in the area should be staged by allowing larger lots now, with the opportunity to create smaller lots in the future (5 – 10 years);
- some people who provided feedback supported smaller site sizes around reserve areas;
- allowance for density to support a retirement village;
- concerns about allowing higher density housing by high voltage power lines;
- reverse sensitivity effects of medium intensity housing on an existing horticulture business.

Comments

2.2.1.2.2 Site sizes

Clearly there is a divergence of opinion on the appropriate site sizes for the area. However, it does appear that there is a strong feeling in the community that the larger site sizes more closely reflect the rural character of Kumeu and Huapai Villages. However, this needs to be balanced with the need to avoid sprawl and cater for future generations within urban limits. It is also appropriate to provide opportunities for a range of house types to meet the needs of the changing lifestyles and family sizes throughout peoples' lives.

The following proposed concepts are currently within the rule package:

- Huapai Low Intensity Residential Policy Area: 1500m² minimum site size.
- Huapai Medium Intensity Residential Policy Area: 750m² – 850m² site size.
 - * 15% of the Medium Intensity Area within Precincts 1 and 2 is also able to be identified as Park Residential Policy Area and as a result has site sizes of 450m² to 600m². The locations are to be determined as a part of any Development Concept Plan application.
- Park Residential Policy Area: 450m² – 600m² site size.
 - * Integrated Residential Developments (Discretionary Activity) provide for site sizes of 275m² to 450m².

It is considered that an outcome of the public consultation is that the highest residential intensity proposed is not appropriate for this location and may be more appropriate in or directly adjacent to existing and future commercial areas. It is therefore not appropriate to include Integrated Residential Developments within the rule package. It is not clear whether the general public support the 15% of Medium Intensity area being 450m² - 600m² site sizes. However, one submitter does raise concern about the uncertainty of this approach and the potential for higher density housing to be located adjacent to his existing Medium Intensity Residential Zoned property in Sunny Crescent. Given that the responses on this issue are few, it is recommended that this remain in the rule package for notification.

2.2.1.2.3 Quality of design

Should the Council determine that smaller site sizes are appropriate, dwellings on these sections would require resource consent and an urban design package of guidelines would be included to assess any development against.

2.2.1.2.4 Staged subdivision

It is considered that to achieve the most appropriate outcome for the Residential area, it is necessary to consider the final development in terms of site size at this time, rather than providing for infill subdivisions at a later date.

2.2.1.2.5 Density to support a retirement village

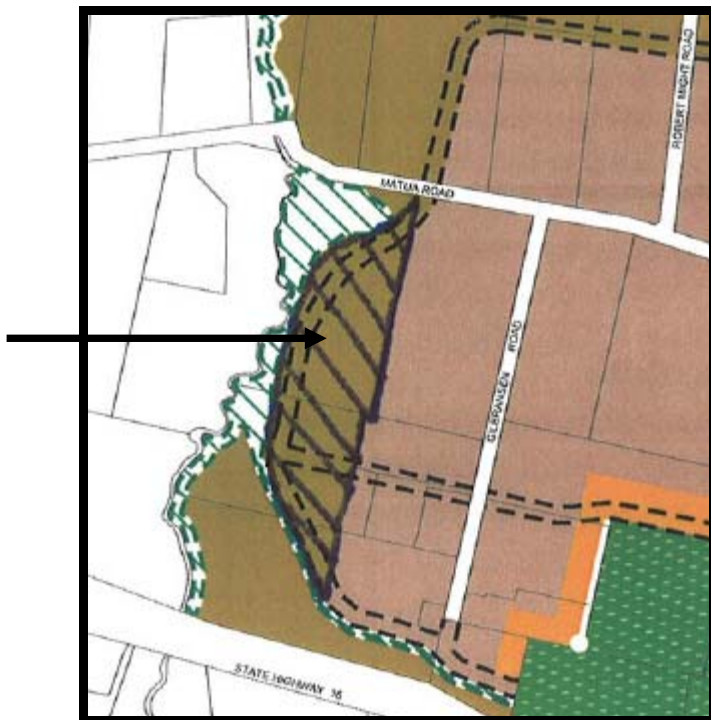
Submitter 18 owns land on the western extent of Huapai North at the end of Gilbransen Road, adjacent to Coopers Creek and fronting Matua Road and Coopers Creek. It is their intention to develop the sites in two parts, comprising a residential subdivision for the Matua Road frontage with section sizes averaging 780m² and a retirement village in the south western area of land. This is shown in the following concept plan that was attached to the submission:



With regard to density, the submitters requested that the land fronting Matua Road be able to be developed to the intensity sought (780m²) and similarly that retirement villages be provided for on their land. Retirement Villages are discussed later in this report. With regard to the density proposed of 780m² for the site fronting Matua Road, it is considered that this would not be entirely consistent with the outcomes sought of minimising potential reverse sensitivity effects on rural land to the west or creating a transition of density to the rural land beyond.

As can be seen on the plan below, if the indicative road could be the boundary between Low and Medium Intensity, and if it fronted Open Space, it would form a buffer between the zones to some extent. This proposed change would result in the following area being defined as Huapai Medium Intensity Policy Area, as shown below (cross hatched), although the indicative reserve would need to be extended to meet the road and the road would need to be fixed in that location with no variance. It is also noted that this is the only area of Low Intensity land within the 'ring' road around the Huapai North Area.

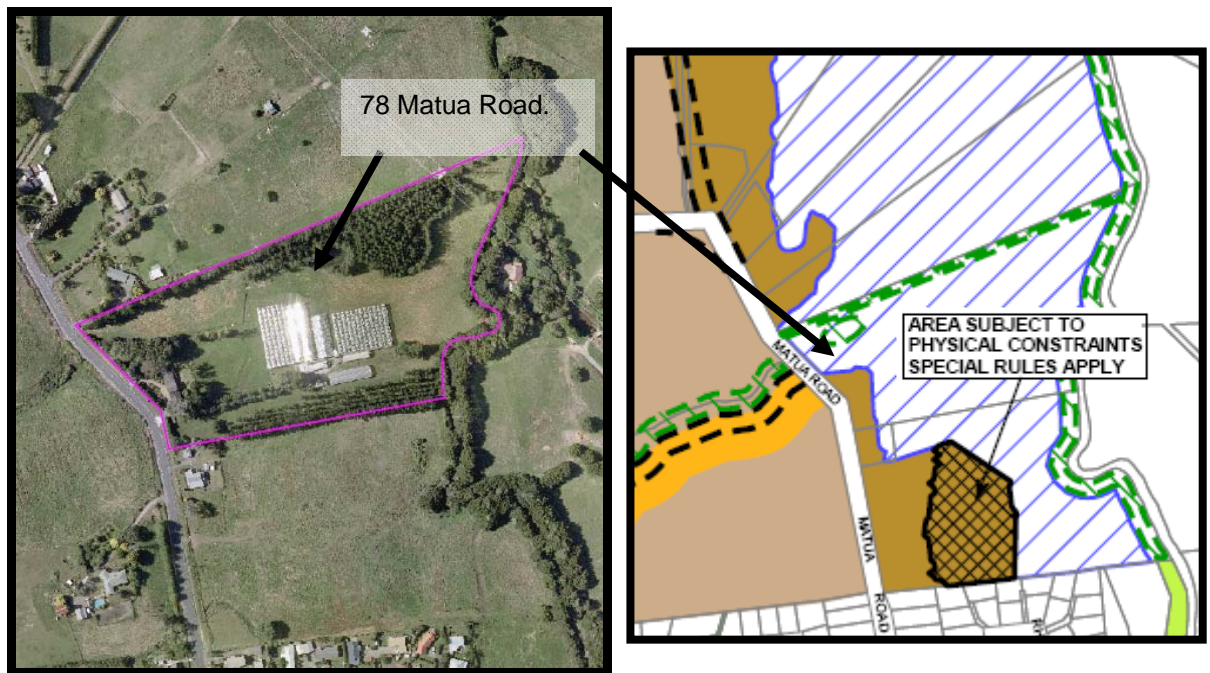
Recommended change
from Low to Medium
Intensity Residential.
(hatched area)



2.2.1.2.6 Reverse sensitivity

Submitter 34 operates a commercial flower growing business at 78 Matua Road and has done so for 23 years. This submitter has some concerns with regards to the proposed housing for the land bordering the flood zone, in particular the close proximity of housing to his family business, effectively reverse sensitivity i.e. from the use of lights during the night. The submitter states that the site was chosen to locate the business because it was rural and well separated from urban zoning. The site is located in the area shown in the aerial photograph below.

As shown in the proposed outline plan below, two corners of the site are proposed as Huapai Low Intensity Residential Housing. It is recommended that a decision on the zone of the land on this side of Matua Road, close to the site, be determined following discussions with this landowner regarding the existing effects generated by the business.



2.2.1.2.7 Development by high voltage power lines

One submitter queried the location of medium density housing close to the Transpower Station. No development has been proposed beyond the high voltage power lines to the north east of the development area and Huapai Low Density is proposed at the closest point, being 1500m² sections. The design has incorporated a buffer, in part due to the natural flooding around the Transpower site and in part due to existing creeks and vegetation. At this point there are no significant concerns with regards to the proposed proximity of residential activities to the Transpower site. However, all landowners including Transpower will be advised when the variation is notified and will have an opportunity to submit with any concerns.

2.2.1.2.8 Recommendations

- That Integrated Residential Developments not be included in the proposed variation.
- That the area of land adjacent to Coopers Creek and south of Matua Road shown as 'hatched' above be identified as Huapai Medium Intensity Policy Area with Indicative Reserve up to the road, and that the rule package reflect the fixed location of the indicative road.
- That the proposal to allow for 15% of the Medium Intensity policy area to be developed to sites of 450m² - 600m² be retained within the rule package for notification due to the small number of submissions regarding this proposed area.

- That no changes be made in regard to the zoning of 78 Matua Road at this time, but that a decision on the zone of the land on this site and potentially other land within close proximity be determined following discussions with the landowner and business operators regarding the existing effects generated by their business.

2.2.1.3 **Question 3: Do you like the idea of water course being a feature of the proposed Huapai North residential zone?**

Of the 31 persons who responded to this question, 77% liked the watercourse being a feature of the Residential area, 6% sought changes and 6% did not support the proposal. The following comments were made by people who provided feedback:

- Walkways should link with waterways for easy access.
- Waterways should be used for quality treatment of stormwater.
- Safety and security of the areas.
- That recreation on waterways should be allowed.
- Footpaths should be a feature rather than waterways.
- Waterways could increase the risk of flooding.

2.2.1.3.1 Linkages between waterways and walkways

Linkages have been provided as indicative reserves to the west, north and east of the Special Zone. As previously mentioned, the landowner to the west of the Huapai North area intends to make an attractive feature of the greenway in this location.

2.2.1.3.2 Stormwater treatment

One submitter sought the multi purpose use of these water courses for quality treatment of stormwater and connections. The submitter requested plantings, which would be encouraged through the rule package.

2.2.1.3.3 Recreational use of stormwater ponds and waterways

The watercourses and stormwater ponds are not appropriate for 'paddling', although the stormwater pond may have a multi-use for remote controlled sailing boats etc. However, this will depend on the ownership of these ponds and any health and safety regulations.

2.2.1.3.4 Safety of watercourses

Stormwater ponds in particular are one of the greatest hazards for children. The Council's policy on fencing waterways stipulates that lakes and watercourses created shall not require fencing, but shall be designed with low gradients and native vegetation so that safety issues are minimised. Fencing of boundaries if close to houses is allowed for within the policy, as is fencing around culvert outlets to prevent people from blocking or falling into these areas.

Additionally safety and security are important for these areas and to address this, fencing is restricted and dwellings are encouraged to overlook these areas, providing passive surveillance.

2.2.1.3.5 Footpaths should be a feature rather than waterways

One submitter sought footpaths rather than watercourses as a feature. Footpaths will be required on all roads.

2.2.1.3.6 Increased risk of flooding

Two submitters raised concerns about flooding and the need to ensure that further flooding is not encouraged. It is considered that watercourses as a feature will not encourage flooding, as they are existing and will be enhanced. One of the two submitters specifically noted that there was significant flooding in the area, both in the field behind the submitter's house (72 Matua Road) and coming across from the land on the other side. The submitter went on to state that "*Water courses will definitely assist in directing this water away, as well as improving the atmosphere of the area*". Another specific flooding concern was raised by the owners of 83 Sunny Crescent who stated that there was a high volume of water washing across the back of their site and their neighbour's sections during periods of continual rain since 'Universal Homes' removed all the trees from the block of land behind them. It is recommended that these site specific examples be addressed by the Council's stormwater team as a separate matter.

Recommendations

- That this aspect of the proposed variation be retained.
- That site specific concerns as well as general flooding in the area be investigated by the Council's stormwater team.

2.2.1.4 **Question 4** ***Do you have any further comments?***

A number of individual comments and requests were provided in the 'further comments' section of the feedback form. These comments, which have been grouped together, are discussed below.

2.2.1.4.1 Need to retain the rural setting

Several submitters, although in the minority, were opposed to the '*cutting up*' of rural land for residential purposes. The concerns raised were around the loss of '*rural setting*' and '*lovely village, with a great community and wonderful rural atmosphere*'. The flow-on effects to the tourism industry were also mentioned, as well as traffic concerns. One submitter stated that "*Two years ago there were a large number of signatories against residential subdivision in this area*".

The re-zoning of this area for 'urban' purposes was determined some time ago. The form and character of the future land use and the zoning framework that supports it are currently being considered. It is accepted that it is necessary to retain the village feel and rural atmosphere, while at the same time catering for a significant increase in population over the years to come. The plan change concepts intend to incorporate a significant number of larger site sizes (well over the standard residential 600m² minimum) and through the natural contour of the land, setbacks and landscaping retain a character as consistent as possible with the existing village.

Recommendation

- That this aspect of the proposed variation be retained.

2.2.1.4.2 Wastewater and water supply infrastructure

A number of submitters stated that they considered water tanks to be appropriate for this area rather than a reticulated supply. One submitter also opposed the introduction of wastewater infrastructure in the area.

These comments are noted. However, it is a separate Council decision parallel to this proposed variation as to how these western areas of the district are best served for water and wastewater infrastructure.

Recommendation

- That the water and wastewater infrastructure details be further clarified once more investigations have been undertaken to ascertain how the western areas of the district are best served for water and wastewater infrastructure.

2.2.1.4.3 Flooding

As mentioned earlier in this report, the potential for flooding was verbally raised by a number of people at the open days. This has followed through into submissions where requests for river clearing have been made and statements made about quickly rising waters and stormwater flooding causing historic problems, particularly when Kaipara tides coincide with extreme weather conditions.

The outer extent of residential development is based on the extent of the flood modelling for the area, a minimum distance from rivers, the upper edge of banks and a ten metre horizontal buffer beyond these combined elements.

Recommendation

- That these issues be addressed as part of the Kaipara Kumeu River Catchment Management Plan. (Note: This plan will be notified once the Huapai North and Huapai South planning has been finalised.)

2.2.1.4.4 Alter from Medium Intensity Residential Policy Area to Huapai Park Residential Policy Area

The owners of land at 32/34 Tapu Road, being Lot 1 DP48576 and Lot 2 DP48576 totalling 2567m² in site area, requested that their site be included in the variation and rezoned from Medium Intensity Residential Policy Area to Huapai Park Residential Policy Area, within the Special Zone. This site is shown in the aerial photograph below.

Although it is considered that this site alone may be suitable as a 'Park Residential' site, it is considered that the surrounding and nearby sites are not entirely appropriate due to the 'rear site' nature of these lots and the existing development on these sites. Greater intensity development is ideally fronted with a road between the Park and the dwellings. It would not be appropriate to undertake a 'spot' zoning for this site. Investigation should however be undertaken into the suitability of extending the Park Residential Policy Area to the south of Park Views Lane, towards 32/34 Tapu Road as shown in the plan below (blue hatched).

Recommendation

- That 32/34 Tapu road remain as Medium Intensity Residential zoned land and that consideration be given to extending the Park Residential Zone to the south of Park Views Lane, to incorporate 48 – 52 Tapu Road.



2.2.1.4.5 Shops

Two of the submissions suggested that there should be no retail activity within the Huapai North area. No reasons were provided for this request other than one submitter stating that “*we are constantly informed NZ is over supplied with shops*”. The idea of providing a limited number of shops within the Huapai North area is to encourage walking as opposed to car reliance, draw people to the Huapai Reserve and provide a centre or an active heart that encourages informal meeting of people. The buildings are envisaged as multi-use and only three – four shops are expected within this area.

Recommendation

- That no changes be made to the retail area proposed in the concept.

2.2.1.4.6 Retirement villages

Two submitters have requested that retirement villages be provided for, one in the western extent of the Huapai North area and the other in the eastern extent of the Huapai North area. Retirement villages accommodating more than ten persons are intended to be a discretionary activity in all of the Residential Policy Areas. This is considered appropriate due to the wide range of potential effects from this type of activity and the fact that the type of facility and the suitability of the chosen environment can vary significantly between developments.

Recommendation

- That no changes be made to the proposed variation in relation to retirement villages as it is considered that provision has already been made for them as a discretionary activity.

2.2.1.4.7 Site specific concerns – 68 Tapu Road, Lot 2 DP 11869

Submitter 19 owns land at 68 Tapu Road, as shown in the inserted map. The site has an indicative road and Local Shops, Park Residential and Medium Intensity Residential Policy Areas located upon it.

The submitter, while generally supporting the proposed Huapai North Residential Zone change, had a number of concerns. Firstly, the submitter raised the issue of the indicative road requiring an unreasonable area of land and that the location results in it not being useable on one side. The costs of road formations are covered by the developers provided they serve their development. With regard to the location of the road, it is recommended that discussions be undertaken with this party to consider a more central location of the road.

Secondly, the submitter suggested that it is not ideal to have different residential zones within one property. The submitter requested that in light of property being located close to the proposed commercial area, the Park Residential Policy Area be applied across all of the property. It is considered that rezoning all of the residential areas in the site Park Residential would only be acceptable if the road was centrally located and fixed in this location, so that an ‘insular’ gated type development does not occur. It is recommended that discussions be undertaken with this submitter to determine an outcome acceptable to the Council and the landowner.

Recommendation

It is recommended that discussions be undertaken with the landowner of 68 Tapu Road, being Lot 2 DP 11869, to discuss the zoning of this site and to determine a more central location of the road through this property. If relocated, the rule package should reflect the fixed location of the indicative road. It is recommended that discussions be undertaken to achieve an outcome acceptable to the Council and the landowner.



2.2.1.4.8 High Quality, Low Impact Development

One of the submissions sought confirmation that the proposed variation would “ensure development of high quality in urban form, streetscape, landscape, low impact stormwater treatment and building materials”. The proposed rule package will include urban design guidelines, encouragement to utilise low impact stormwater, road cross sections, street tree planting and building setbacks. It is considered that these tools will assist in addressing the submitter’s concerns. The more difficult issue is the quality of the materials. Although suggestions can be made and the Building Act requires that all buildings be structurally sound and water tight, the choice and quality of materials is often a subjective matter.

Recommendation

- No changes are recommended. It is considered that the proposed urban design guidelines will be adequate in promoting high quality and low impact development.

2.2.1.4.9 Footpaths

One submission emphasised the need for footpaths even in ‘low density’ areas to separate pedestrians and traffic. As the area will be ‘urban’, footpaths will be constructed on all roads, and no changes are required to the proposed variation to accommodate this.

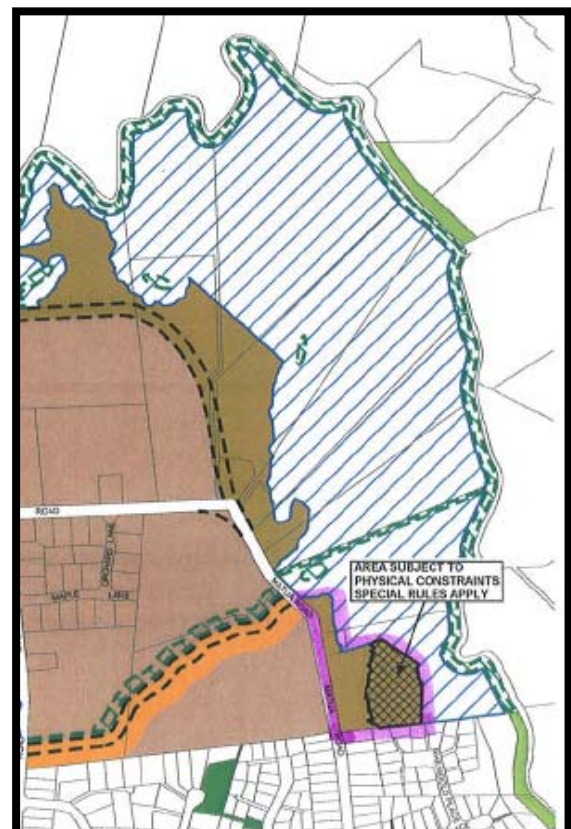
2.2.1.4.10 Landscaping

One submitter stated that they would like to see a lot more landscaping around the open areas and within the water courses. It is agreed that this is appropriate and the urban design guidelines package includes landscaping recommendations around watercourses.

2.2.1.4.11 Alter from Huapai Low Intensity Residential Policy Area to Huapai Medium Intensity Residential Policy Area

The landowners of 3 Matua Road, being Lot 1 DP 59461, have requested that their site be rezoned from Huapai Low Intensity Residential Policy Area to Huapai Medium Intensity Residential Policy Area. The site is identified in the plan adjacent with a purple outline, although the site excludes the ‘dog leg’ to the north.

The applicants stated that it has always been their expectation that the site will be medium intensity and that they currently had an application lodged with the Council and on hold to develop the site.



The concept for Huapai North included this site as Low Intensity, being 1500m² plus sites, as it formed the rural fringe. However, on further consideration it is noted that this site and the small area to the north are located within walking distance of the Huapai town centre, will adjoin medium intensity sites on two sides and are physically separated from other Low Intensity sites by the flooding and constraint area. The exact boundaries shown in the concept plan do not align directly with the submitters proposed subdivision plan; however, this is a matter that can be discussed with the submitters.

Recommendation

- That the area in the vicinity of 3 Matua Road, outlined in purple in the plan above, be identified as Huapai Medium Intensity Residential Policy Area.

2.2.1.4.12 Staggered intersections

The submitter (40) requested that all 'X-intersections' be staggered to create 'T-intersections' and to align indicative roads with existing property boundaries as much as possible. The submitters considered that this was more consistent with Council's Engineering Standards and would improve sightlines and safety. In this regard, consideration should be given to moving the indicative road that connects Tapu Road with Gilbransen Road.

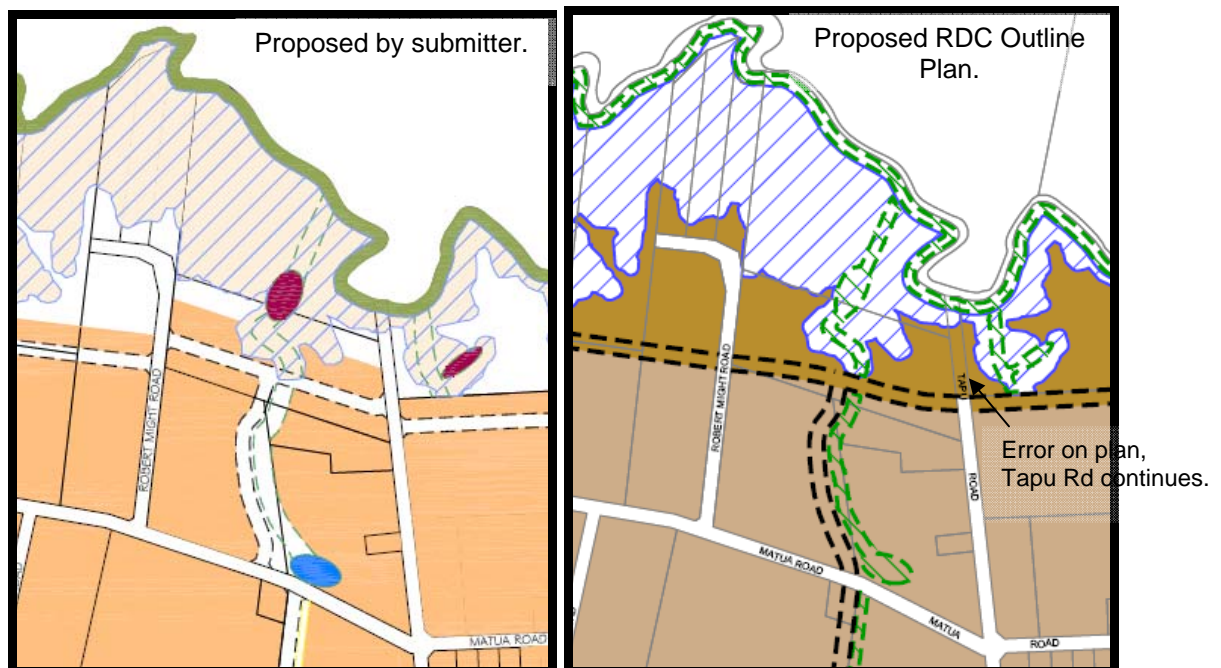
Although further consideration will be given to the safety of the roading network and consultant traffic engineers have been engaged to determine whether the network is safe and efficient, it is considered inappropriate to stagger all 'X-intersections' at this time. Furthermore, safety and efficiency need to be balanced with amenity values and the rural village character sought, rather than being considered in isolation.

Recommendation

- Overall, it is recommended that this submission be brought to the attention of the consultants reviewing the internal roading network for the area, but that no changes be made at this point in time.

2.2.1.4.13 Alter from Huapai Low Intensity Residential Policy Area to Huapai Medium Intensity Residential Policy Area

The submitter (40) requested that the Council "Provide a strip of medium intensity residential policy area on the northern side of the indicative road to the north of Matua Road". The submission did not specifically state which land was owned by their clients; however, the following plan has been provided (part only shown):



As shown in the plans above, the submitter proposed to alter the proposed Low Intensity Policy Area to Medium Intensity. This would be to the north of the indicative road proposed. It appears as though the zoning boundaries and road location have been based on existing property boundaries and ease for subdivision, rather than a holistic approach to the Huapai

area. It is considered that providing medium intensity areas to the north of the proposed indicative road would be detrimental to the character of the Huapai area and may eventually result in the sprawl of smaller site sizes to the north. With the proposed 'ring road' members of the general public are able to drive around the extremities of the area and obtain a sense of the spacious nature and potentially greater amenity values resulting from these larger sites, which contributes to the rural village character of the area. Other submitters have already raised concerns over the amount of medium intensity land, particularly verbally at the open days. It is considered that the proposed change would have a significant effect on the overall concept for the area.

Recommendation

- That no change be made to the proposed Policy Area in this location.

2.2.1.4.14 Miscellaneous Comments

Some miscellaneous comments were provided that there was a need for wider community input and people should have the chance to speak to their submissions.

The open days provided an opportunity for all interested parties to attend and obtain information about the proposed concepts within the plan change. The reason for the chosen process is in order to obtain feedback on the concepts for the variation so that final drafting of the rule package can occur. The entire variation will then be notified for formal submissions. The hearing process will then follow, through which submitters will have an opportunity to speak to their submissions. However, Council officers responsible for this project are available for discussions with any submitter at this time.

There were several other miscellaneous comments which related to a 'deferred residential zone', population, viticulture and wine making, broadband, safe crossing of Station Road for school children, a sports centre in the domain, more parking in the domain and State Highway 16. These issues are all considered to be outside the scope of the proposed variation and therefore have not been addressed within this report. Further information regarding these comments can be found in the summary of submissions attached as **Appendix 1** to this report.

The Project Manager for the Western Ward will be advised of these issues, some of which will be addressed through the SH16 Study by NZTA.

3.0 Options

Options have been discussed as they relate to each issue above.

4.0 Conclusion

The open days in May 2009 were successful in providing a large number of people an opportunity to view and query any proposed concepts for the Huapai North Residential Variation. It is considered that the recommendations in Section 2.2.1.1 of this report appropriately address the matters raised in submissions and that the drafting of the rule package can now be finalised.

People who provided feedback will be advised of the outcome of the consultation by post. The recommendations will then be actioned through the completion of the draft rule package and holding the discussions stated in the recommendations.

Once the draft rule package is complete, it will be reviewed internally and any changes made before a report and draft rule package is put to the Committee with a recommended resolution to notify the Variation.

It is recommended that the Council resolve to accept the recommended changes to the variation concepts and notify the submitters of the proposed changes to these variation concepts as a result of the submissions received.

APPENDIX 1

