

# Section Four: Action Plan

## Strategic Elements

The concepts and recommendations in the 2004 Kumeu-Huapai Central Area Plan highlight a number of important aspects and issues that remain unresolved or require further investigation. Much of the remaining work to be done is dependent on the successful completion of the following strategic elements:

- Flood protection works
- An agreement with Transit New Zealand on traffic calming measures for State Highway 16 and the long-term alignment and construction phasing of the local slip road
- Infrastructure works for sewerage and water
- An agreed land-use and zoning plan for the Kumeu-Huapai Township

## Major Projects

The majority of the following projects and initiatives were identified and then sorted into priority order by the community during the 2001 Kumeu-Huapai Central Area Plan process. Many of these projects will now need to be developed further if accurate costings, remaining issues and approved funding sources are to be achieved.

Pending the determination of land needs for flood protection works, roading and traffic calming measures on State Highway 16, Rodney District Council should enter into discussions with land owners to obtain land for the following purposes:

1. Flood protection berm and riparian planting along the river
2. Roundabouts at the entrances of the town as well as for main street improvements
3. The link road connecting the parking area at the Council offices with Oraha Road (current Council depot site)
4. The local slip road

## Concepts and Strategies

The following concepts need to be further investigated and/or developed within a strategy allowing for the staging/ controlled release of newly zoned areas:

1. Establish and apply a new land-use and zoning category to support the introduction of a greenbelt area around the wider Kumeu-Huapai area
2. Main street improvement works for State Highway 16 and Huapai High Street
3. The proposed Oraha and Matua Road railway crossings
4. The detailed development of mixed use town centres for Kumeu and Huapai
5. The formulation of urban design guidelines for the entire central area
6. The alignments of the proposed roads in the Structure Plan
7. The provision of sewerage and water reticulation services
8. The provision of public open spaces and plaza areas
9. Improvement of amenities along the river including the provision of footpaths and cycle ways

## Implementation Priorities

### First Priority

1. Sewerage and stormwater management, which include floodplain and esplanade development
2. Establish an agreed alignment for the slip road
3. Traffic calming along State Highway 16, together with beautification through planting, paving, signage, lighting, street furniture etc
4. Secure land for roundabouts at either end of the township and other strategic uses
5. Establish a greenbelt around the wider Kumeu-Huapai area
6. Complete and approve all land-use and zoning amendments required to implement the Kumeu-Huapai Central Area Plan
7. Formulate a comprehensive urban design guide for the central area and incorporate into the Kumeu-Huapai-Waimauku Structure Plan and District Plan.

### Second Priority

1. Provision of public transport facilities and systems
2. Upgrade the amenity value of the town centres through well designed public open spaces and further streetscape beautification projects and other public amenities

### Third Priority

1. Improvement and co-ordination of signage to direct, inform and promote the community
2. Sufficient parking in the form of angled and parallel parking as well as parking areas next to or at rear of shops

## Costings and Funding Sources

The 2001 Kumeu-Huapai Central Area Plan prepared a comprehensive table of costings for each of the major projects identified in the plan (see Appendix E). For the purposes and scope of this report it is recommended that these costings still be used as a preliminary guide, but that an increase of 10% should be assumed to reflect 2004 figures. (This increase approximates a 3% per annum cost increase since the original costs were formulated in 2001)

## Critical Success Factors

It will require more than the preparation of plans and designs to ensure that all proposed concepts and recommendations are actually implemented. The successful implementation of this plan needs a continued and concerted effort from Rodney District Council, the Kumeu-Huapai community, other relevant agencies such as Transit New Zealand and the Auckland Regional Council, shop owners, businesses and developers. The critical success factors in the successful delivery of these projects include:

- A constructive and honest ongoing dialogue with Transit New Zealand and Auckland Regional Council, Rodney District Council and the community
- The continued involvement of the Kumeu-Huapai Community Executive
- An investment in complementary measures e.g. passenger transport

- Adequate funding of strategic infrastructure
- Land-use and zoning amendment approvals and innovative planning processes that achieve complementary outcomes
- Commercially viable urban design guidelines offering clarity on future expectations for new development
- Guidance on key market drivers and future potential of the township
- Land banking for developers e.g. Council land acquisition of strategic land
- Public / private partnerships
- Incentives for transit-supportive development
- Small, incremental developments that support the long term goals of the area
- Education of financial institutions and developers
- Demonstration projects

# Relevant references

The following documents contain useful supporting data to this plan and should be referred to for more detailed information. Copies can be requested through the Strategic Projects Team at Rodney District Council.

## **2001 Kumeu-Huapai Central Area Plan**

As discussed above, this plan constitutes an updated amendment to the 2001 Kumeu-Huapai Central Area Plan. For additional background data relating to this plan it is recommended that the reader acquire a copy of the 2001 Kumeu-Huapai Central Area Plan. Supporting information in the plan that has not been included in this document includes:

- Design principles and preliminary urban design guidelines
- Geotechnical conditions of the study area
- Heritage aspects
- Floodplain assessments
- A traffic assessment
- Preliminary cost estimates

## **Kumeu-Huapai Community Executive Summary Report 2003**

This document is referenced widely in the updated plan and should be read for further insight into the formation of and subsequent recommendations made by the Kumeu-Huapai Community Executive.

## **Kumeu-Huapai-Waimauku Structure Plan 1998**

The structure plan defines the vision and development strategies for the area. It also provides background information on planning proposals and implementation initiatives associated with natural features, land-uses, infrastructure, roading, rail, zoning and land availability.

## **Proposed Rodney District Plan 2002**

Presents detailed information on the goals, objectives, rules and regulations pertaining to the development of all property in the Kumeu-Huapai central area.

## **Proposed Rodney District Plan 2002**

Presents detailed information on the goals, objectives, rules and regulations pertaining to the development of all property in the Kumeu-Huapai central area.

## **Huapai Village Centre Urban Design Concept Plan**

Provides background information on the urban design analysis work and conceptual site planning and design outcomes by Chow:Hill consultants for Huapai Town Centre.

## **Vision Rodney**

A 15 page book outlining the future values that Rodney residents want to see implemented in their communities.

## **Appendices A-G To 2004 Kumeu-Huapai Central Area Plan**

Appendix A : Urban Design Principles (Chow:Hill and Urban Initiatives)

Appendix B : Geotechnical Report

Appendix C : Heritage Items

Appendix D : Flood plain designations

Appendix E: Traffic Assessment

Appendix F: Cost Estimates

Appendix G: Projects with Capital Funding