

Variation 127 - Huapai North Residential Zone

Submission No.	Submitter	Reference	Request	Decision Requested
1000/1	Grant Smith	Whole Variation	Oppose in part	Reject the variation for the following reasons: <ul style="list-style-type: none"> - Stormwater and flooding concerns. - Traffic safety and efficiency. - Sewerage.
1000/2	Grant Smith	Residential Density	Oppose in part	Section sizes no less than 1500m2.
1001/1	Barnaby and Sachiko Wallace	Whole Variation	Oppose	Reject the variation for the following reasons: <ul style="list-style-type: none"> - detrimental effects on environment and the community. - proposed site sizes are too small. - flooding risk. - shadow created on Lot 2 DP 328314 by boundary planting. - impacts on ability to pursue rural hobbies i.e. bee keeping, chickens etc
1002/1	Christopher R Welch	12.8.29.9	Oppose	Remove the restrictions on rear lot development.
1002/2	Christopher R Welch	12.8.29.3.10	Oppose	That on site servicing for wastewater, water and stormwater be allowed on sites of 1500m2.
1003/1	Ian & Gaile Hollinshead	Whole Variation	Support	That the variation be approved.
1004/1	Leith Maskovich	Whole Variation	Oppose	Reject the variation.
1005/1	Susie Maskovich	Whole Variation	Oppose	Reject the variation for the following reasons: <ul style="list-style-type: none"> - wastewater. - lack of a transport study. - lack of public transport. - site sizes proposed smaller than 1500m2.
1006/1	Dallas Maskovich	Whole Variation	Oppose	Reject the variation due to wastewater, water, roading and transport issues.
1007/1	Brock Maskovich	Whole Variation	Oppose	Reject the variation due to wastewater, water roading and transport issues.
1008/1	Dave and Ann Hurley	Residential Density	Support in part	Section sizes no less than 750m2.

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1008/2	Dave and Ann Hurley	Appendix 9 Figure 3	Oppose	That Tapu Road /Station Road intersection be a roundabout not lights.
1008/3	Dave and Ann Hurley	12.8.29.2.2	Oppose	That private hotels are not provided for.
1009/1	Althea Virginia Moss	local shops	Oppose	That the Local shops area be deleted.
1010/1	Wayne Ryburn	Whole Variation	Oppose	Reject the variation for the following reasons: <ul style="list-style-type: none"> - Inadequate consultation, - Hobsonville and Westgate will provide enough land for next 15-20 years, - Lack of, or availability of, transport assessment, - No certainty about sewerage system being available, - Current recession, and - Need to reduce urban sprawl.
1011/1	The National Trading Company of New Zealand Limited	12.8.29.3.12.1	Support in part	Amend rules to provide a maximum of 4 shops in the Local Shops Policy Area.
1012/1	Auckland Regional Council	Whole Variation	Oppose	Reject the variation <u>or</u> increase the densities over the whole site with highest densities concentrated in the identified park residential policy area, to achieve 10,000 population for the entire Kumeu/Huapai Area by 2051.
1013/1	The New Zealand Transport Agency (NZTA)	12.8.29.1.1 - Issues	Support in part	That two new issues be added relating to State Highway 16 as specified in the submission.
1013/2	The New Zealand Transport Agency (NZTA)	12.8.29.1.2	Support in part	That objective 12.8.29.1.2 be amended as stated in the submission.
1013/3	The New Zealand Transport Agency (NZTA)	12.8.29.1.3	Support in part	That two new policies be added as specified in the submission.
1013/4	The New Zealand Transport Agency (NZTA)	12.8.29.2.2	Support in part	That two new policies be added as specified in the submission.
1013/5	The New Zealand Transport Agency (NZTA)	12.8.29.3.13.1.4	Support in part	That in consideration of Development Concept Plans consideration be given to the potential transport effects and the mitigation of these transport effects.

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1013/6	The New Zealand Transport Agency (NZTA)	12.8.29.4.1.2	Support in part	That three additional clauses relating to effects on State Highway 16 under Rule 12.8.29.4.1.2 as specified in the submission.
1013/7	The New Zealand Transport Agency (NZTA)	12.8.29.7.1.4	Support in part	That an additional clause relating to effects on safety and efficiency of State Highway 16 be included under Rule 12.8.29.7.1.4.
1013/8	The New Zealand Transport Agency (NZTA)	12.8.29.10.1	Support in part	That an additional clause relating to effects on the roading network including State Highway 16 be added to Rule 12.8.29.10.1.
1013/9	The New Zealand Transport Agency (NZTA)	12.8.29.10.1.2	Support in part	That three additional assessment criteria be added under Rule 12.8.29.10.1.2 as stated in the submission.
1014/1	Maddren Property Limited	12.8.29.3.12.1	Support in part	Amend rules to provide a maximum of 4 shops in the Local Shops Policy Area.
1015/1	Laurie A McEntee	flooding	Oppose in part	That the areas which are prone to flooding are clearly defined.
1015/2	Laurie A McEntee	wastewater	Oppose in part	Clarify whether the PWC system will still apply to those not currently being connected as part of the Watercare service in Dec 2011.
1016/1	Clyde Mitchell	Whole Variation	Oppose in part	Variation be placed on hold until ongoing air quality can be guaranteed.
1017/1	Ian & Barbara Dutton	Whole Variation	Oppose	Reject the variation for the following reasons: - insufficient infrastructure - i.e. roading. - potential flooding. - lack of public transport. - uncertainty over water and wastewater. - potential for large number of boarding houses which could be brothels. - air quality contamination from recycling station. - 95 hectares at Westgate negates the need for 450-600m2 development.
1017/2	Ian & Barbara Dutton	Residential Density	Oppose	If the variation is not rejected, that the site sizes be a minimum of 1500m2.
1018/1	Cabra Developments Ltd	12.8.29.3.13	Support in part	Create sub precincts and reduce the amount of detailed information required for DCP's.

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1018/2	Cabra Developments Ltd	12.8.29.3.1.5	Support in	Clarify whether the garage setback is 6m or 5.5m.
1018/3	Cabra Developments Ltd	12.8.29.2.2	Support in	Amend rule to enable Single Household Units on lots of 500m2 or more in Park Residential as a Permitted Activity.
1018/4	Cabra Developments Ltd	12.8.29.9	Oppose	Amend Medium Intensity lots size to 600m2 minimum with no upper limit.
1018/5	Cabra Developments Ltd	12.8.29.9.2	Oppose	Amend minimum frontage to allow greater flexibility.
1018/6	Cabra Developments Ltd	12.8.29.9.1	Oppose	Amend Rule 12.8.29.9.1 to alter the 50m x 50m square to suit Medium Intensity site sizes.
1018/7	Cabra Developments Ltd	Appendix 9 Figure 1	Oppose	Seeks deletion of Local shops Policy area on the western side of the proposed new road.
1018/8	Cabra Developments Ltd	Appendix 12Y	Oppose	Seeks new road cross sections for the Urban design guidelines to address concerns relating to placement of footpaths, services under footpaths, street trees, road width, and grassed structural soil carparks.
1018/9	Cabra Developments Ltd	Appendix 9 Figure 3	Oppose	Move Indicative Road in north of zone further north to create more medium intensity zone. Offset road intersections so that there are no major uncontrolled intersections.
1018/10	Cabra Developments Ltd	12.8.29.9.3	Oppose	Seeks amendment to Rule 12.8.29.9.3 to allow right of ways and culs de sac to be permitted.
1018/11	Cabra Developments Ltd	Appendix 12Y	Oppose in	Requests that Urban Design Guidelines be non statutory outside of plan.
1019/1	Teresa and Chris Weeks	Whole Variation	Oppose	Requests that the variation be placed on hold until there is more certainty regarding the timing for a public wastewater connection in Huapai North.
1019/2	Teresa and Chris Weeks	Rural amenity	Oppose	Alternatively reduce area to be at greater intensity than 750sqm because of concerns about adverse effects on rural amenity and traffic volumes on SH 16

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1019/3	Teresa and Chris Weeks	Residential Density	Support	Submitters support low intensity residential site sizes.
1019/4	Teresa and Chris Weeks	local shops	Support	Submitters support small set of shops 3-4 shops only.
1019/5	Teresa and Chris Weeks	12.8.29.1.3.8	Support	Support creation of network of public reserves and access along waterways and to the Huapai Reserve.
1020/1	Angelique and Wayne Cathcart	Appendix 9 Figure 1	Oppose	The creation of a buffer of low intensity Residential Policy Area along established residential area of Sunny Crescent .
1021/1	Ross R & Adrienne M Spence	Whole Variation	Oppose	Proposes a moratorium on Huapai development until it can be proven that it is necessary and reconciled with effects of developments at Hobsonville and Westgate.
1022/1	Margaret Delich	Whole Variation	Oppose	Seeks larger site sizes, does not want a water supply and has concerns regarding stormwater and traffic issues on State Highway 16.
1023/1	Pohutkawa Development Company Ltd	23.8.13.1.2 & 23.8.13.1.5	Oppose	Opposes the notation that the "indicative roads - alignment cannot be varied" on plans and in Chapter 23.8.13.1.
1023/2	Pohutkawa Development Company Ltd	Appendix 9 Figure 3	Support in	Seeks that there only be one Park Edge Road and amenity strip within the 217 Matua Road and 46 Gilbransen Road landholding and that the best location of this is adjacent to the rail corridor and the western stream.
1023/3	Pohutkawa Development Company Ltd	Appendix 9 Figure 1	Oppose in	Seeks that Council continue medium intensity residential into the SW portion of its land (217 Matua & 46 Gilbransen) rather than Low Intensity.
1023/4	Pohutkawa Development Company Ltd	Appendix 9 Figure 1	Oppose in	Requests that the plan provide for greater density on southern part of their land (217 Matua Road and 46 Gilbransen) to allow for cluster housing in the form of a retirement village.

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1023/5	Pohutkawa Development Company Ltd	12.8.29.9.1	Oppose	Requests removal of the Prohibited Activity status for applications that do not comply with Rule 12.8.29.9.1.
1023/6	Pohutkawa Development Company Ltd	Integrated Development	Oppose	Seeks provision for integrated development (combined subdivision and land use consent) within Huapai North.
1023/7	Pohutkawa Development Company Ltd	flooding	Oppose	Requests the ability to modify the floodplain affecting 86 Matua Road and adjoining properties. Manage the floodplain to achieve safe freeboards.
1023/8	Pohutkawa Development Company Ltd	Appendix 14AC	Oppose	Requests the removal of the Horticultural buffer from 86 Matua Road.
1024/1	D R Johnstone Universal Homes Ltd	Appendix 12Y	Oppose	Seeks new road cross sections for the Urban design guidelines to address concerns relating to placement of footpaths, services under footpaths, street trees, road width, and grassed structural soil carparks.
1024/2	D R Johnstone Universal Homes Ltd	Appendix 9 Figure 2	Oppose	Requests that the developed area in the NW corner of precinct 2 be removed as liaison with these landowners is onerous and unnecessary.
1024/3	D R Johnstone Universal Homes Ltd	Planning maps and Appendices	Oppose	Seeks removal of "alignment not to varied" on indicative roads on their property at 69 Matua Road - considers this is too prescriptive at this stage.
1024/4	D R Johnstone Universal Homes Ltd	12.8.29.1.3.8	Oppose	Requests that policy re. 75% road frontage to greenways be included in the rules and/or restricted discretionary activity status.
1024/5	D R Johnstone Universal Homes Ltd	12.8.29.10.3.1	Oppose	Requests that the 15% 'circumstance' in Rule 12.8.29.10.3.1 be removed as it is an arbitrary figure.
1025/1	Graeme E & Mary J Hammonds	Whole Variation	Support in	Generally in support but concerns about coordination with other areas in Huapai, wastewater and water and consider revisiting the densities due to proximity of Westgate.
1026/1	Tovey Afforestation Ltd	Whole Variation	Oppose	Seeks delay in the whole variation until the wastewater and water supply contracts are let and construction underway.

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1026/2	Tovey Afforestation Ltd	12.8.29.1.4.4	Oppose	Seeks that section sizes stay at 750m2 as no demand for Park Residential.
1026/3	Tovey Afforestation Ltd	12.8.29.1.4.6	Support	Supports the Development Concept Plan approach. However, requests that Council purchase land for stormwater ponds and landscape elements and maintain them as public domain.
1027/1	Paul and Julie Mincham	12.8.29.1.4.3	Oppose	Oppose Medium intensity and Park Residential Policy Areas and request 1500m2 minimum site size to maintain the rural/farming aspect for which Huapai/Kumeu is known. Lack of Public Transport and education facilities do not support the increased population generated by Medium and Park Residential.
1028/1	Kay Hamilton	Whole Variation	Oppose	Request Variation be rejected without Wastewater Connection,, Water Connection, Roding study, Transit report.
1028/2	Kay Hamilton	Residential Density	Oppose	Submitter requests minimum site size of 1500m2 in keeping with existing properties.
1028/3	Kay Hamilton	local shops	Oppose	Submitters seeks deletion of local shops
1029/1	Kerry Hamilton	Residential Density	Oppose	Seeks minimum site size of 1500m2 to fit with existing residential properties in the area, with selective areas close to existing retail be allowed to develop retirement facilities.
1030/1	Evelyn Dawn Kendall	Whole Variation	Oppose	Requests that any development be postponed until the following matters addressed: <ul style="list-style-type: none"> - Irreversible spoilage of heritage area and tourist gateway to the north. - No sites less than 1500m2. - Drainage. - Overpopulation. - Difficult access onto State Highway 16. - Definition and use of Boarding Houses. - Effect of 95ha Westgate development. - Public Transport to Westgate and city.
1031/1	Allan Wallace	Residential Density	Support in	Seeks that the minimum site size be 750m2 <u>no less</u> due to roading issues on SH16.
1031/2	Allan Wallace	local shops	Oppose	Requests the removal of provision for commercial zone as cnr SH16 and Tapu Rd is enough.

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1032/1	Dale Wallace	Residential Density	Support in	Seeks that the minimum site size be 750m2 <u>no less</u> due to roading issues on SH16.
1032/2	Dale Wallace	local shops	Oppose	Requests the removal of provision for commercial zone as cnr SH16 and Tapu Rd is enough.
1033/1	Kumeu Huapai Residents & Ratepayers Association	wastewater	Oppose	Requests that Council defer final confirmation of zoning until a contract for wastewater and water supplies are let.
1033/2	Kumeu Huapai Residents & Ratepayers Association	Residential Density	Oppose	Seek that section sizes remain at 750m2 minimum for the whole of the medium intensity area and that 450m2 section sizes be removed.
1033/3	Kumeu Huapai Residents & Ratepayers Association	Appendix 9 Figure 3	Oppose	Requests that the 28m linkage from Matua Road to the Commercial zone be shifted to Tapu Road intersection.
1033/4	Kumeu Huapai Residents & Ratepayers Association	local shops	Oppose	Seeks removal of the Local Shops Policy Area as not needed due to approved "commercial zone" at the intersection of Tapu road and SH 16.
1033/5	Kumeu Huapai Residents & Ratepayers Association	Whole Variation	Oppose	Seeks controls for development levies and distributing the costs to low intensive residential zone and areas alongside the Kumeu River, and provision for public ownership or control of public spaces especially near streams.
1033/6	Kumeu Huapai Residents & Ratepayers Association	12.8.29.2.2	Oppose	Requests that: <ul style="list-style-type: none"> - Private Hotels are not permitted in all zones. Discretionary in med and low residential. - Childcare facilities be restricted discretionary. - Boarding-houses be discretionary in medium and low intensity zones.
1033/7	Kumeu Huapai Residents & Ratepayers Association	Planning maps and Appendices	Oppose	Requests mention of traffic loading on Tapu Road /State Highway intersection.
1033/8	Kumeu Huapai Residents & Ratepayers Association	12.8.29.9.1	Oppose	Requests that building shape factor be amended to 15m x 15m from 50m x50m.

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1033/9	Kumeu Huapai Residents & Ratepayers Association	Appendix 9 Figure 3	Oppose	Request that the roading layout be moved to the East as it is too far to the West "making uneconomic roading for the area".
1033/10	Kumeu Huapai Residents & Ratepayers Association	Whole Variation	Oppose	Seeks controls on secondhand houses, caravans and secondhand materials.
1034/1	Northland Town Planners Ltd	wastewater	Oppose	Requests that Council defer final confirmation of zoning until a contract for wastewater and water supplies are let.
1034/2	Northland Town Planners Ltd	Residential Density	Oppose	Seeks that section sizes remain at 750m2 minimum for the whole of the medium intensity area and that 450m2 section sizes be removed.
1034/3	Northland Town Planners Ltd	Appendix 9 Figure 3	Oppose	Requests that the 28m linkage from Matua Road to the Commercial zone be shifted to Tapu Road intersection.
1034/4	Northland Town Planners Ltd	local shops	Oppose	Seeks removal of the Local Shops Policy Area as not needed due to approved "commercial zone" at the intersection of Tapu road and SH 16 and will not be viable.
1034/5	Northland Town Planners Ltd	12.8.29.1.4.6	Support in	Supports Development Concept Plan approach for Precincts 1 & 2.
1034/6	Northland Town Planners Ltd	Whole Variation	Oppose	Seeks "controls for development levies and distributing the costs to the low intensive residential zone and areas alongside the Kumeu River."
1034/7	Northland Town Planners Ltd	12.8.29.2.2	Oppose	Seeks that: <ul style="list-style-type: none"> - Private Hotels are not permitted in all zones. Discretionary in med and low residential. - Childcare facilities be restricted discretionary. - Boarding-houses should be discretionary in medium and low intensity zones.
1034/8	Northland Town Planners Ltd	12.8.29.9.3	Oppose	Seeks that provision be made for rear lots i.e. a ratio to control numbers.
1034/9	Northland Town Planners Ltd	12.8.29.9.1.2	Oppose	Requests that building shape factor be amended to 15m x 15m from 50m x50m.

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1034/10	Northland Town Planners Ltd	Appendix 9 Figure 3	Oppose	Seeks re-siting of roading layout closer to title boundaries as it is too far to the West making uneconomic roading for the area.
1034/11	Northland Town Planners Ltd	Whole Variation	Oppose	Requests controls on secondhand houses, caravans and secondhand materials.
1034/12	Northland Town Planners Ltd	Appendix 9 Figure 3	Oppose	Opposes the proposed reserve and associated roading within Precinct 2. Request to have roading crossing the watercourse not running alongside to minimise earthworks and allow for better grades to housing and reserve.
1035/1	Douglas Family Trust No. 3	Planning maps and Appendices	Oppose	Requests the removal of Scheduled Activity 335 from their land being Lot 2 DP328314 and the amendment of removal of the related Horticultural Buffer Area Plan.
1035/2	Douglas Family Trust No. 3	Planning maps and Appendices	Oppose	Requests the removal of Scheduled Activity 336 from their land, being Lot 2 DP328314.
1035/3	Douglas Family Trust No. 3	Planning maps and Appendices	Oppose	Requests the extension of the Special 29 Zone, Medium Intensity Policy Area and Physical Limitations Overlay to adjoin the northern boundary of Lot 2 DP59461.