

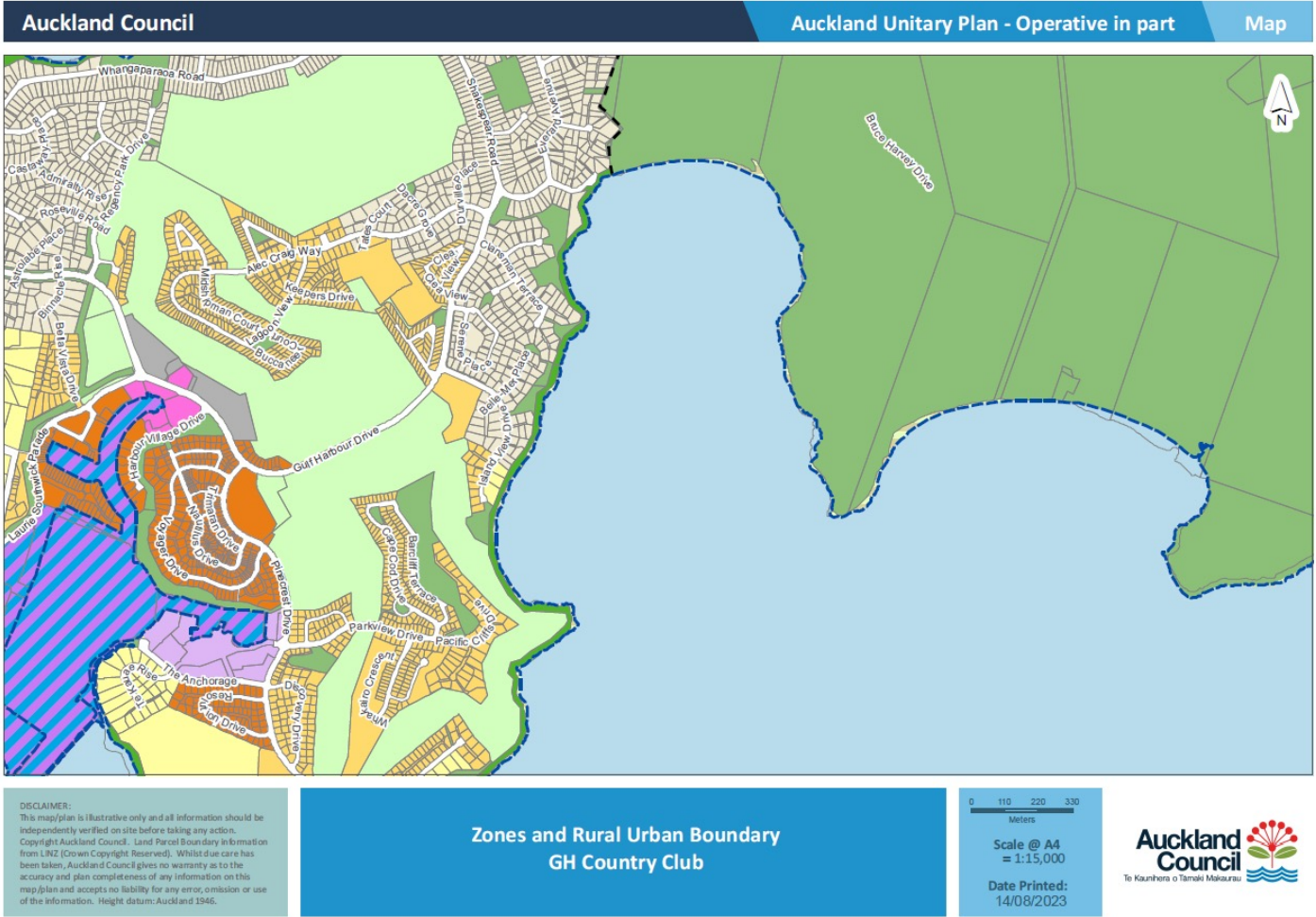


Gulf Harbour Golf Course

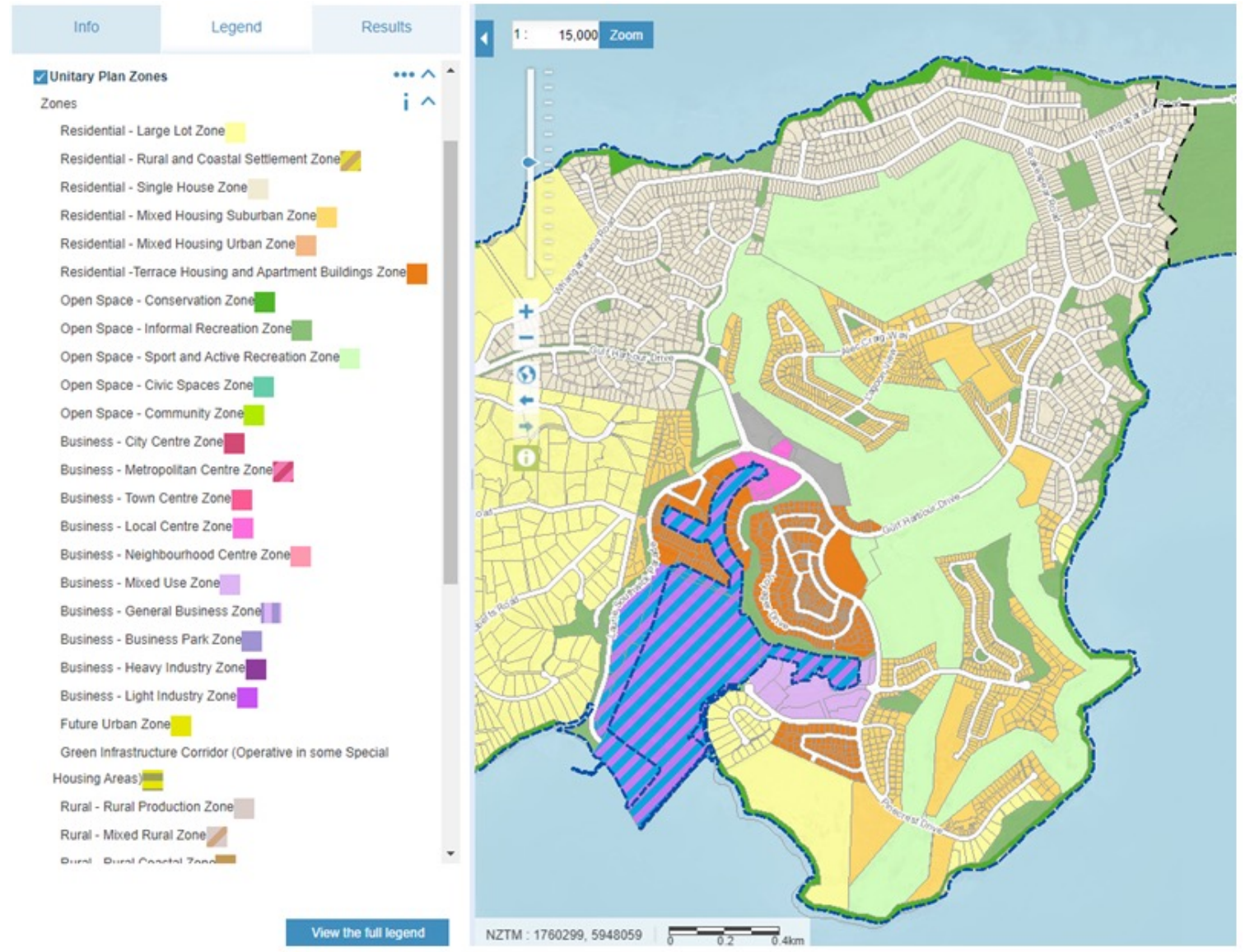




Unitary Plan Zonings



Higher density
offset by golf
open space



New title 1 37.5 ha – New title 2 – 51.3 ha



Resource consent for a boundary adjustment

Resource consent for a boundary adjustment subdivision

- *Process set down in the RMA – it's not a prohibited activity and therefore must be **accepted for processing** - there's no choice in this.
- *This is a quasi-judicial process – powers and acts are similar to those of courts or judges – dealt with by **council planners or commissioners**
- *Application has been accepted for processing and allocated to a planner
- *Planner has asked for further information
- ***Notification decision** – usually 10 days but currently on hold
- *Planner will make a recommendation, team leader will peer review, recommend to an independent commissioner (when controversial).
- *If notified it will go to a **hearing**, if not a decision will be made by team leader or **independent commissioner**

Boundary adjustment continued...

*Nothing has been applied for other than the **boundary adjustment**
“...we do not guess what applicant’s future intentions are.”

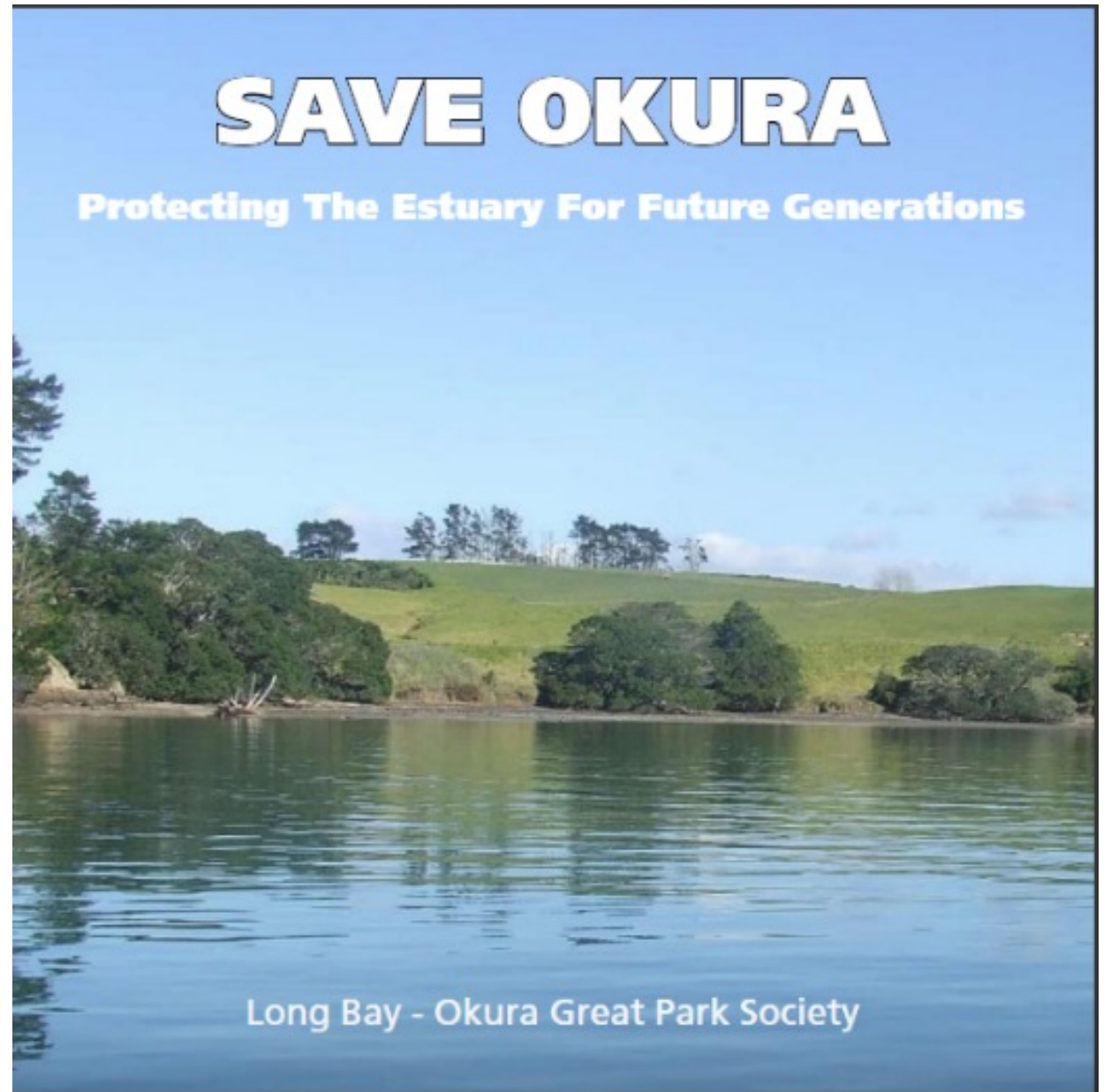
*The council is well aware of the very **high level of public interest**.
Any decisions will be peer reviewed by the council legal team.

*Can be judicially reviewed *“...has not taken on board all considerations so as to be unreasonable.”*

*There is no request to change the **covenant** as part of this application – not being asked to amend or remove – will need to go through a separate process, most likely as part of a plan change application

*The council’s **property** and **legal** departments would be involved in considering the covenant

Save
Okura...2016
Unitary Plan



Orewa 2011 ...variation 101



Stacks of files relating to the case against Variation 101 were the only 'lighter' structures at a recent informal meeting of Orewa Ratepayers and Residents Association. The group is celebrating a court decision that has put paid to the liberalisation of building height rules in Orewa. From left, Martin Emery, Ben and Sandra Cooper and John Emery.

Door slams shut on Orewa highrise

Orewa Ratepayers & Residents take out the chargepage last week following an Environment Court decision in that court that nullifies building heights north of the town centre.

John Smith's decision, released on July 24, states that his original decision which there was the former District Council's Variation 101 will stand, despite an Appeal brought by Auckland Council and developer Orewa Land.

The decision dumps amendments on the District Plan that would have allowed buildings of 30m to be constructed on sites of more

Shakespeare opens early

Shakespeare Regional Park will open to the public on December 1, two weeks earlier than anticipated, following a five-month closure for animal pest eradication. Bookings will open for summer camping and picnic sites at Shakespeare next week.

Auckland Council Open Sanctuary Coordinator Matt Marshall says the first stage of pest eradication has been completed successfully and the team is now hard at work checking to see if any pests remain.

"Excellent weather conditions allowed us to carry out the three bait applications in the best possible timeframe and with the minimum gap between flying days, despite a milder than average July," Matt says. "We are very pleased with the bait uptake and the breakdown of the residual bait and continue to sweep the park, monitor

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Funding a planning fight...

- Environment Court decision stopping high rise development in Orewa
- Court threw out Rodney District Council's Variation 101
- Community v Auckland Council and developers Orewa land
- *"ORRA president John Drury says the organisation had to dig deep to fund the legal battle on behalf of the community..."*
- *"...funded by Orewa residents Barry and Lynne Thwaites."*
- Strong, committed group of people backed by community... and able to access the right legal and planning expertise to fight their case

What this community has going for it...

United community – huge support in Gulf Harbour and on Whangaparaoa Peninsula

This is not right, it's bad for both residents and wider community, impacting everyone's quality of life

Very fortunate to have a dedicated, skilled and group co-ordinating the campaign

- Game plan now clear – boundary adjustment as prelude to a plan change and challenge to current zoning and covenant – the 'new' golf course charade
- Focus needs to be on engaging right legal and planning expertise
- As with Orewa that is the absolute key with strength in numbers

Whangaparāoa matters

Plan change 78 Whangaparāoa 2022-23

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Government legislation to allow more housing density is the last straw on Whangaparāoa Peninsula, residents say.

This is not going to happen in my patch!



Qualifying matters – Watercare and PC 78

- The PC78 hearings for Infrastructure Qualifying Matters are currently on hold and the expectation is that these will be rescheduled for mid-2024.
- Watercare's work on evidence is currently on hold until such time as we are notified of the new hearings programme.
- The Watercare evidence will be publicly available once lodged with the hearings panel, but this information is not publicly available at this point.

In terms of Whangaparaoa, they've outlined that:

- The basis of the evidence is we have network upgrades to complete before significant uptake of the MDRS can occur.
- They are programmed for completion late in the 2020's, most of the way through the 10-year period of the MDRS timeframe, so we've requested a qualifying matter to help manage development in the area in the meantime.
- As a note, the qualifying matter does not stop development - it just requires that the current resource consenting process is followed.

How does Penlink fit in to all this???





Eastern half of peninsula...10 kms to turnoff in Stanmore Bay...unaffected by Penlink





January 27 – flooding and stormwater