

Keep Whangaparāoa's Green Spaces.

Healthy Communities Need Space

A community against one man!

Focus on Auckland Council's Role in upholding the vision for Gulf Harbour

Owen Paterson, Secretary KWGS and Planning Lead.

Keep Whangaparāoa's Green Spaces.

Healthy Communities Need Space

Gulf Harbour: A Planned Integrated Community

- RDC Gulf Harbour Plan Module 1995
- A unique concept of an integrated community with high density mixed housing counterbalanced with open space.
- Golf course as Open Space in perpetuity
- Golf Course land as offset for higher density housing
- A covenant to protect the Golf Course land as Open Space in perpetuity (or at least 999 years!)
- Auckland Unitary Plan embraced these principles in 2016, acknowledging then the former precinct development was essentially complete.

Council holds the key. Uphold the encumbrance. Retain golf course land as Open Space.

NO MORE HOUSES

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Current Zoning allows for 1000 more dwellings in Gulf Harbour!

- This is a 30% increase from today.
- The road in and out cannot handle the current traffic and will never be 4 laned. Not just a GH issue.
- Questions over wastewater and sewerage infrastructure capacity.
- Future of ferry in serious doubt.
- KWGS does not oppose future housing where zoning exists. BUT NO MORE PLEASE!

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Olliver's resource consent application sets out his vision for Gulf Harbour

- He says the golf course is not viable, too large and too expensive to run. *Wrong!*
- Let me sell off the 'front 9' for housing and I will build a new 18-hole golf course on the back 9, but I need some more land for that, so I'll purchase the "Hobbs Farm" land. *Yeah right!*
- Development of 'front 9' could include a further 1000 dwellings. *This must not happen!*

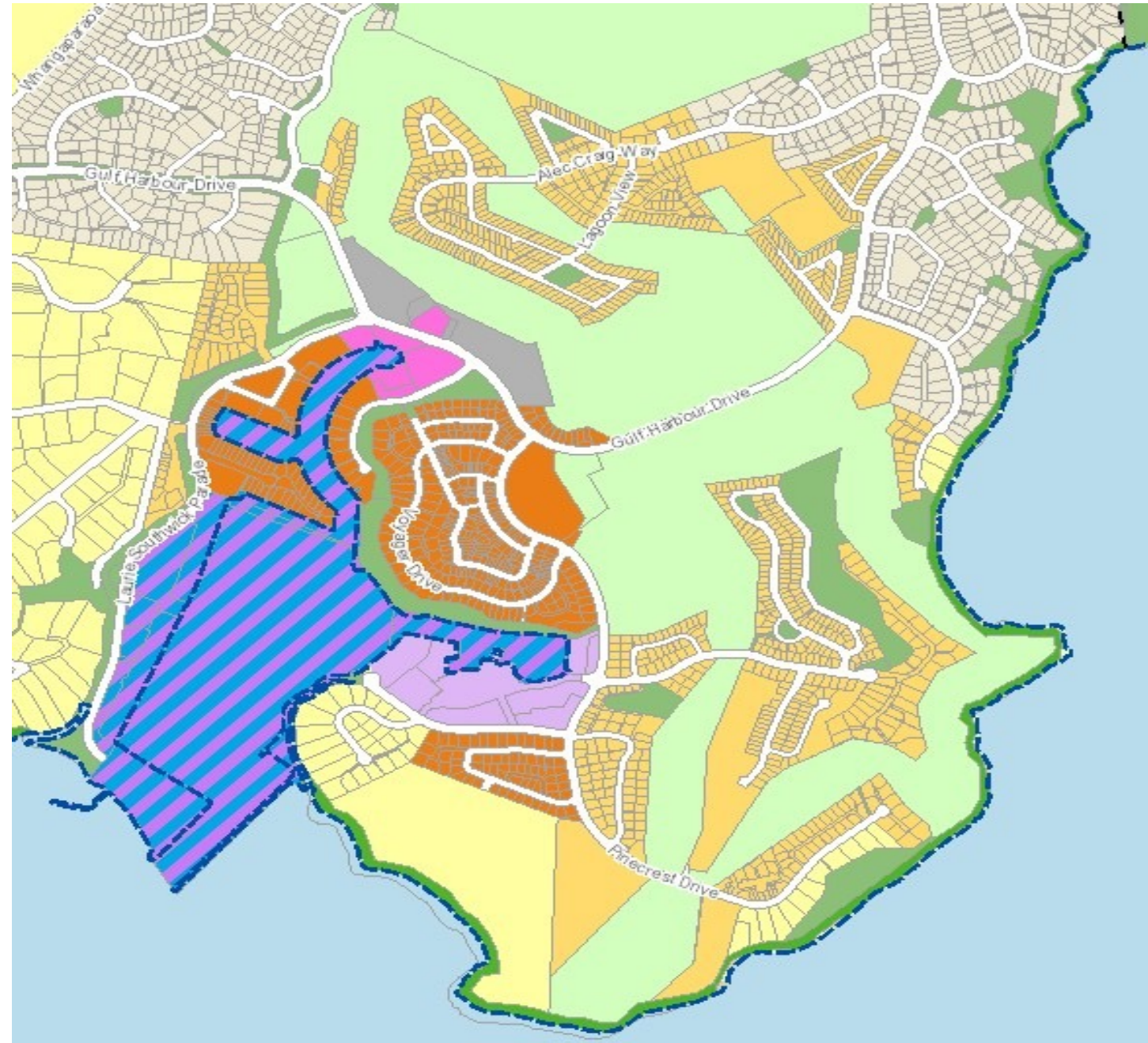
KWGS has carried out its own research.

- The current golf course can be run as a viable business.
- Buyer interest exists.
- The Gulf Harbour community does not want houses or retirement villages built on the 'front 9'.
- Large areas of the front 9 is unsuitable for building.

Council holds the key. The current RC application is not a trivial issue. It must be publicly notified, it must not be considered in isolation of an applications to change zoning and further RC applications.

NO MORE HOUSES

- UP map shows high density around golf course and marina
- Large areas zoned for apartments and high density
- KWGS estimates scope for a further 1000 dwellings



Front 9

Approx 37 Ha



Back 9

Approx 52 ha



