

kathleen

From: "kathleen" <vv444@slingshot.co.nz>
To: "Kathleen Vitasovich" <vv444@slingshot.co.nz>
Sent: Sunday, 21 June 2015 7:42 a.m.
Subject: Fw: "USING LAND FOR HOUSING"----"Productivity Commission"

I am responding as a landowner and an affected person to your Draft report on "Using land for Housing" issued by the NZ Herald on the 17th June, 2015 and support more radical recommendations which would include a new Urban Development Authority to be established for addressing the serious housing shortage in the larger growing cities, especially Auckland.

It has been suggested that land banking may be one of the causes for high house prices and the serious housing shortage, and that compulsory acquisition of land could help alleviate the problem.-----In our location, it was the former Waitakere City Council, now the Auckland Council who land banked our properties. 10,000 Ha of privately owned land, under the Waitakere Ranges Heritage Area Act 2008 is locked with the key thrown away.----Some of this land, especially blocks close to or sitting on the Rural Urban Boundary such as ours and our neighbours,would need to be utilised for development.

I am a third generation Kiwi and have lived most of my life in Henderson Valley and 43 years on my 4.2 Ha of land with my husband.

As you can see in my submission below, we should never have been included within the ACT which has blocked the use of excellent land for housing that is so desperately needed, especially that it is situated within close commuting distance by private and public transport to the Auckland CBD with all infrastructure in place, compared to other areas that hav'nt. We cannot give family land to build on either as the ACT demands that we preserve our land for the good of all and family don't count. They own an apartment close to the CBD with dampness issues but are unable to build a warm dry home on their parents land.??????

Also, it is also an absolute confiscation of property rights resulting in our values not keeping up with the rest of Auckland----Neighbouring residential properties of 800m2 plus are selling for extremely high prices.

I believe the promoters of the ACT had no vision whatsoever that Auckland would grow at such a rate and we are now imprisoned on our properties and cannot supply land to support the housing shortage because of their actions, and as a result, they are worth just 1/10th of the land value over the fence and less than a home on Henderson Heights which we look directly across to.----

I have written to the Govt regarding this but any decision making, appears to be in Council's hands-----Have also met with the Housing Project Office regarding a Special Housing Area without luck and am wondering whether we are being represented as long term ratepayers of the city because I have tried every avenue possible including sending submissions to politicians and asking them to support the GOVT on the RMA reforms which the WRHAA is based on, and the UnitaryPlan process, but any possible light at the end of the tunnel from this would need to be dealt with through Council again and as I said before, they landbanked our properties through legislation and I don't know whether they're willing to change their stance.----In my opinion, they cannot oppose forever but it requires strong intervention from Govt, and as mentioned above, establishing an Urban Development Authority to override their powers so that more land is released for housing, and in our situation,on the edge of the Auckland periphery as we are probably the closest greenfield area to the CBD.

Regards
 Kathleen Vitasovich

PS----Would very much appreciate a response and how you would deal with a situation such as ours-----
 { Refer Unitary Plan Submission for contact}

{ MAPS AND OTHER INFORMATION INCLUDED}-----

THE WAITAKERE RANGES HERITAGE ACT 2008 DOES NOT FIT WITHIN THE LOWER HENDERON VALLEY LOCATION AND MUST BE REMOVED AND THE RURAL URBAN BOUNDARY EXTENDED TO

22/06/2015

INCLUDE OUR AND OUR NEIGHBOURING LANDOWNERS PROPERTIES WITH AN APPROXIMATE LAND AREA OF 50 HECTARES

It is well understood that there is a desperate shortage of houses in Auckland.

There is overwhelming evidence that urban containment policies such as the Rural Urban Boundary and the Waitakere Ranges Heritage Act 2008 raise the price of housing as they fail to maintain a competitive land supply conveying monopolistic pricing power on sellers if sufficient supply is not available. However Govt and the Auckland Council have recently begun addressing this issue with the introduction of the Housing Accords and Special Housing Areas Legislation but have directed it to several areas with little or no infrastructure available.

We've been seeking subdivisible rights for over 20 years but our properties border the Rural Urban Boundary and the Waitakere Ranges Heritage Area Act line, resulting in us, together with our neighbours still waiting for development to proceed in our location .

We've owned our 4.2 Ha of land at 107 Forest Hill Rd Henderson for 42 years .----.It was purchased with a 60ft proposed road ---Actually, there were 2 proposed roads plus Deferred Residential zoning with other properties between us and 270 Henderson Valley Rd. The entrance to our property was originally from 17a Pine Ave, a full, 910m2 site.--It joins Henderson Valley Rd to Forest Hill Rd. We were not permitted to build our home on it for obvious reasons. Seventeen years later the proposed road was cancelled without notification and the site on Pine Ave rezoned urban, forcing us to sell , to enable the purchase of land from a neighbouring property on Forest Hill Rd for an entrance by way of property alignment.

Our land borders Pine Ave which now consists of mostly infill housing with very few 900m2 sites remaining. We do not fit with the WRHAA criteria and it makes no sense being included within it..

If we were situated within the bush clad areas of the foothills, one could understand, but being surrounded by urban living on 3 sides and close to major urban ,commercial and industrial zoning, it's ridiculous that we have caveats, being the WRHAA and the RUB placed upon us because of enviromental factors that have never existed.

The 50Ha[approx} in combined ownership is of gentle contour, north facing and some of us enjoy wide city and rural views----During the 1970's some of these blocks were purchased by a major housing company but were sold later when Council restricted development and cancelled the former proposals without prior notification .

At the time we were young and did not fully understand Council's procedure re cancelling our property rights, but we do know that this location was definitely intended for major development because a former Mayor of Waitemata Council{ renamed Waitakere Council] informed us that we were sitting on a gold mine.---- --With the support of his Councillers, he obviously had intentions of urbanising this central Henderson area. Our postal addresses are Henderson, and we live between urban development without the zoning-----. Auckland is becoming a more compact city and is incorporating mixed housing areas in most new developments ---

Examples of this is the new Hobsonville Point location and the proposed Penihana subdivision that lies adjacent to the Swanson Railway Station.. -----We are also open to mixed housing development as we are only a 20 minute walk or a 3 minute drive to the West City shopping mall in Henderson which is designated as one of the key Metropolitan Centres.in the Auckland Plan with development proposed for 18 story high rise apartments. There is no doubt that Henderson will see a huge expansion of shopping malls, business's, schools and industry etc and needs balanced housing options in both greenfield and brownfield areas to support growth.

There are large tracts of rural, productive land in North, South and North West Auckland which will be accomodating more new housing but will need to be serviced by new infrastructure.

I believe that our area could provide a comfortable living enviroment with infrastructure already in place.--- It would incorporate all land bounding and close to the Rural Urban Boundary in the lower Henderson Valley, and Forest Hill Rd, up to Holden Rd.----- Also, the remaining rural area of Candia Rd should be included as these areas are all close to major ammenities.-----The restrictive boundaries must be removed or placed further back ,closer to -the bush clad areas of the Waitakere Foothills ----The WRHAA was designed to represent areas that are of mostly quiet and dark enviroments but we have street lighting, are on mains water supply and within a 50km speed zone. I was of the belief that the 50km speed zone was to distinguish urban from rural. How can we possibly fit within all this restrictive enviromental criteria, especially that we are on a main arterial road that leads to the Scenic Drive and West Coast beaches. We also have sewerage and stormwater connections close by.---

Our land is totally unproductive and does not have any heritage features or "Special Ecological Areas" and some of the subject lifestyle blocks have reverted to rural slums
 .It's ridiculous seeing 2 and 4 Ha blocks laying idle in an area so close to the CBD----. Their only economic return would be housing development.----Imagine the jobs and industries that would be supported by this..

There is a good supply of factories and small business's on Henderson Valley, Keeling and Bruce McLaren roads and other connecting roads that will enable people to live and work in the area. We are also within 5 minutes drive to Lincoln Rd which is a strategic route and identified in the Auckland Plan as a growth corridor, primarily for businesses, light industry, shopping centres and residential, with frequent bus networks, The Auckland Transport Building is situated on Henderson Valley Rd, and Central Park Drive, which is off Lincoln Rd, is another light industrial and commercial area and expanding. Waitakere Public Hospital is situated on Lincoln Rd and is open 24 hours for admitting patients-----Henderson has always been regarded as the central hub of West Auckland and will continue to provide an excellent urban lifestyle for future generations if people's housing requirements are met. We are probably the last undeveloped area in Henderson that can offer land for housing to cater for people of all ages wanting to live on the fringe of the Auckland CBD but require close amenities.

-----We are only 20 minute drive to the Auckland CBD, Ultra fast Broadband fibre is being laid , we're within close distance to 5 railway stations, buses, overlook village shops and have 3 dairy's within walking distance--
 -- Markets ,restaurants and fruit and vege outlets are just around the corner . Primary, Intermediate and Secondary schools are closeby and I believe that the local primary school, Henderson Valley, has been forced to take in pupils from outlying areas to raise the depleting numbers due to restriction on land supply for housing .

-We are priveleged to have the use of 2 swimming pools,{ one of international status}, the Trusts Stadium, sports fields, beaches, and it's only a 20 minute drive to the famous west coast beaches including Piha.. The area boasts an abundance of parks, walking trails and much more, but it's ridiculous that an area so ripe for urbanisation sits opposite a major housing area in the Henderson Heights but is made to suffer the consequences of no development at all..---Also,why constrain greenfield development in West Auckland to Massey, Hobsonville and Kumeu when we have so much to offer? ----I can remember there was discussion earlier about the West Auckland housing situation being provided for but limited to the above areas which do not represent all of West Auckland including Henderson Valley which was largely ignored in the Unitary Plan ----Those areas are all situated in the North West of Auckland but Henderson Valley is situated in central West Auckland and would provide a viable option.for those wanting to buy a new house in another location.

When I spoke in support of my submission on the Auckland Plan at the Council Chambers in December, 2011, I was approached by a reporter from "The Auckland". She must have felt that my presentation was worth writing about and asked whether we, my husband and I, would consider being featured in an article in their publication-----It was published on the 15th December 2011 and titled "So Sick of Hearing NO"---- We didn't receive any contact from Council regarding this except for stating that our submission would be treated the same as all others, plus a few other comments-----Have other submitters waited 20 years and more to have their issues addressed?----

Worth mentioning also, is that we were visited in August of 2008 by Dr Morgan Williams{ former Commissioner of the Enviroment made famous for his "Death by a Thousand Cuts" statement which refers to the Waitakere Ranges and foothills.-----He spent 2.5 hours with us. We didn't agree on everything , but he did state that he would be brassed off{ using stronger words} if he was in the same position as us.

Although we are asking the Hearing Panel to advise the Auckland Council to notify the Government to remove us and our landowner neighbours from the Waitakere Ranges Heritage Area and include us within the Rural Urban Boundary when enaction takes place, or earlier, we would much prefer to be part of the HASHA arrangement as it's a more hassle free process combined with a 6 month rezoning timeframe to urban, compared to 3 plus years with the Unitary Plan.

On the 13th December, 2013, on the " Interest.co.nz' website," GOVT EXTENDS DRIVE FOR HOUSING POWER" Nick Smith, Minister of Housing stated." We want to get officials from Govt and Council working on identifying the barriers to supply and affordability of housing and then putting in place whatever steps are needed to make improvements."----- Could'nt this apply in our situation also ?

42 years of waiting is half a lifetime and we cannot tolerate the rejection much longer as most of us are either in retirement age or close to it.-----Our lifestyle properties are grossly undervalued because of restrictive housing policies and would barely enable us to purchase another home on a small site in the suburbs.---- Originally, most of us grew crops on these unfertile blocks but gave up when production costs outweighed returns----We are now having difficulty in maintaining them but will hold out until Council releases them for development -----An area so close to the CBD cannot be dismissed forever----The development potential should have been taken into account by Council planners prior to constructing the RUB and the proposed

RUB.

Please consider our submission an absolute priority---- -Releasing our properties from the urban containment constraints will help alleviate Auckland's desperate housing shortage , create new jobs, support a myriad of industries and businesses and allow people to own a new healthy home close to every ammenity possible-----
 -I am a third generation kiwi who has lived and supported this area for most of my life-----My relatives, including my late grandfather owned some of the former vineyards in adjoining areas. They were more fortunate than us because their blocks were rezoned from rural to urban zoning which allowed them a comfortable retirement upon selling

WE purchased our properties well before the [RUB}and the WRHAL enforcement's, For that reason we should have the freedom to do with our blocks as was intended many years ago, otherwise we would have purchased elsewhere..

As I mentioned previously, this is an urban area without the zoning. Some of these 2 and 4 Ha lifestyle blocks are weed and vermin infested----There are no heritage features worth preserving and Henderson Valley was placed in the WRHA for the " inner drainage area" only, and does not fit with the Act's criteria and should never have been included.

We thank the Hearing Panel for taking time in assessing our and our neighbours longstanding subdivision issues and sincerely hope that they make the decision to include our area for development in Auckland ASAP..

While we and several other landowners in the area would be satisfied with the outcome outlined above, we do not speak on behalf of everyone within the area..

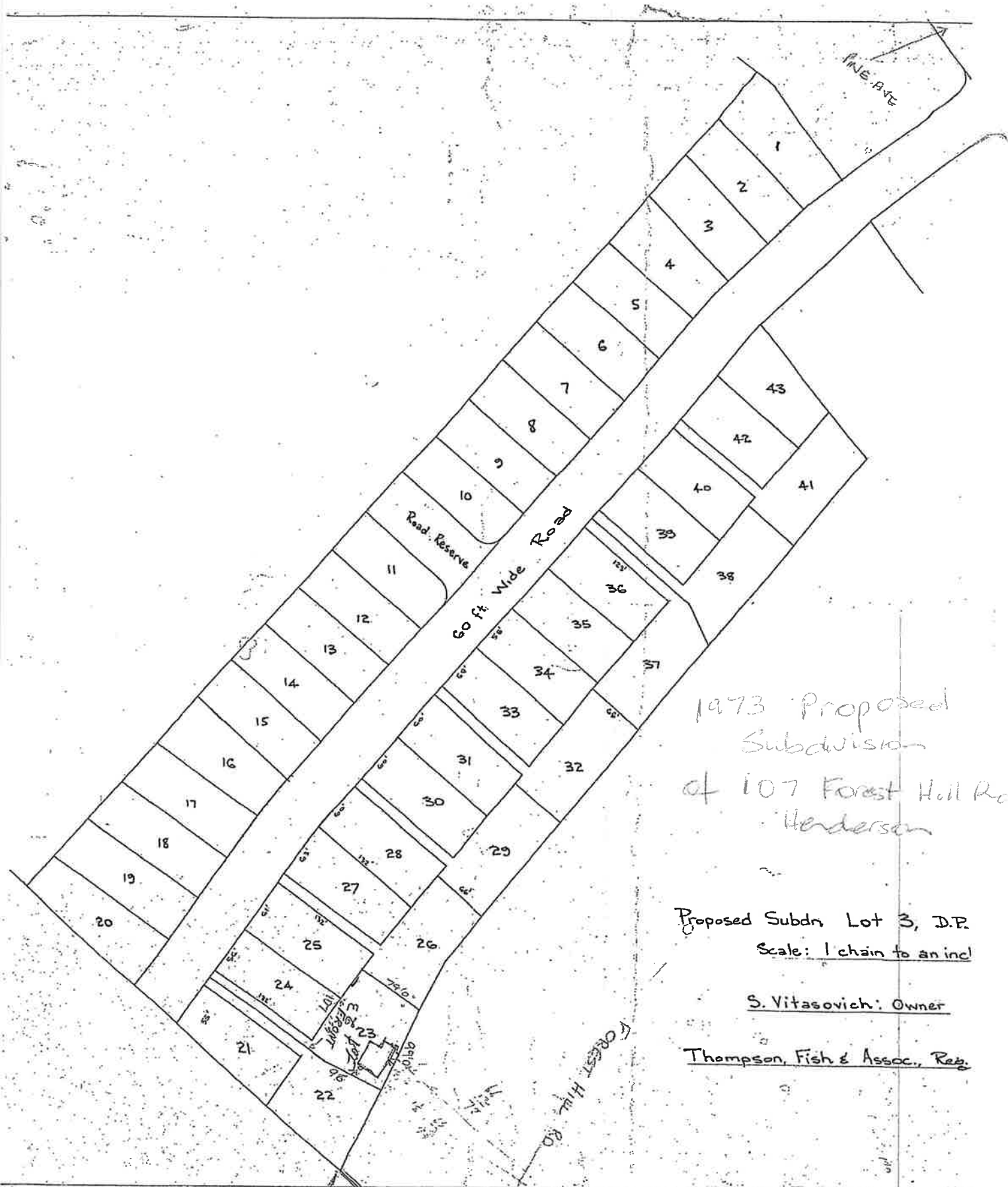
KATHLEEN VITASOVICH

MY DETAILS-----

LOCAL BOARD AREA Waitakere Ranges -----FIRST NAME Kathleen ----- LAST NAME Vitasovich-----
 PRIVATE REPRESENTATION -----POSTAL ADDRESS 107 Forest Hill Rd Henderson,Auckland 0612

EMAIL 8386536-----0226895843.

WILL SPEAK ON MY SUBMISSION -----

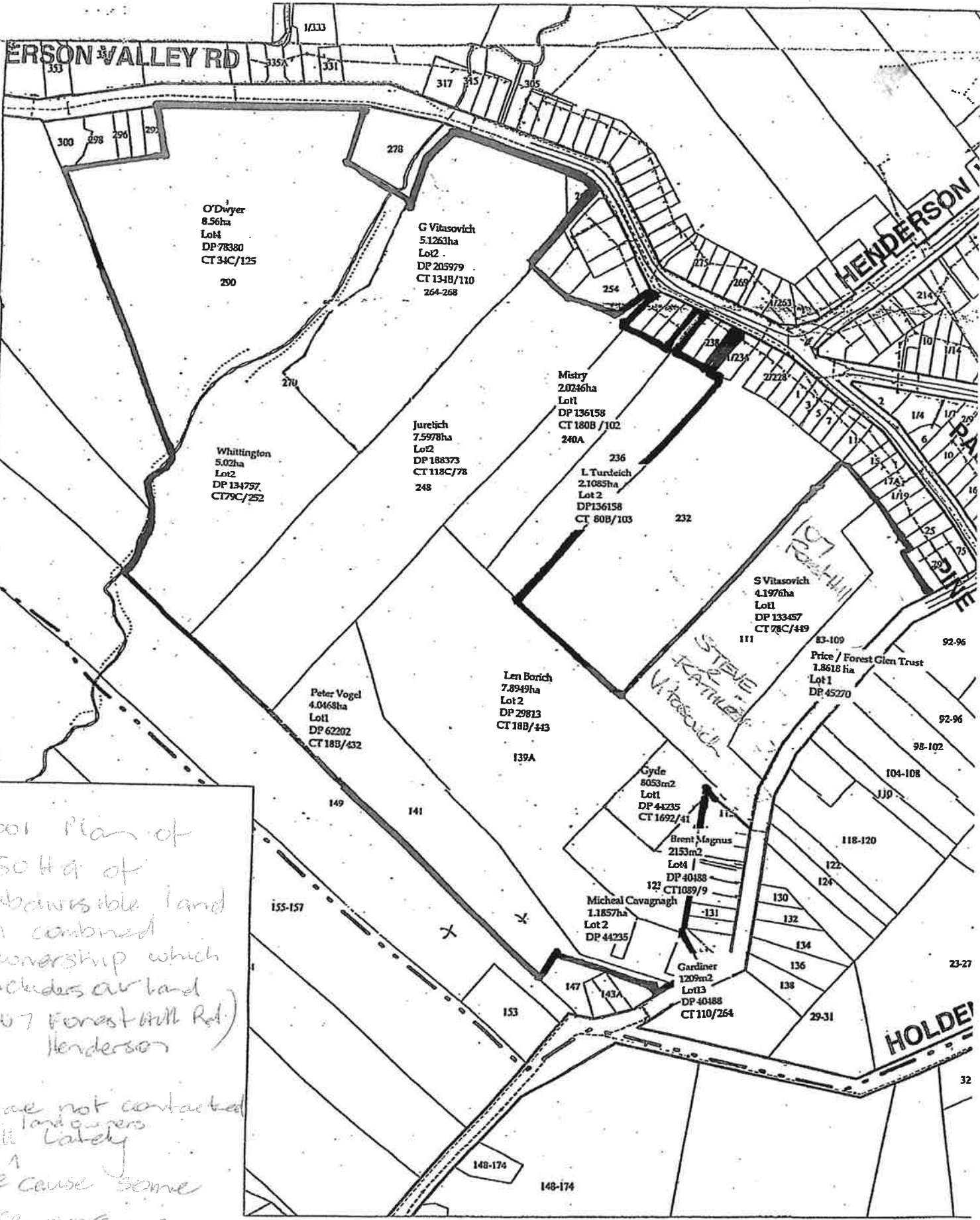


1973 Proposed
 Subdivision
 of 107 Forest Hill Rd
 Henderson

Proposed Subdn Lot 3, D.P.
 Scale: 1 chain to an inch

S. Vitasovich: Owner

Thompson, Fish & Assoc., Reg.



2001 Plan of Services of 50 Ha of subdivisible land in combined ownership which includes air land (W7 Forest Hill Rd.) Henderson.

Mae not contacted all land owners all lately because some are overseas owners.

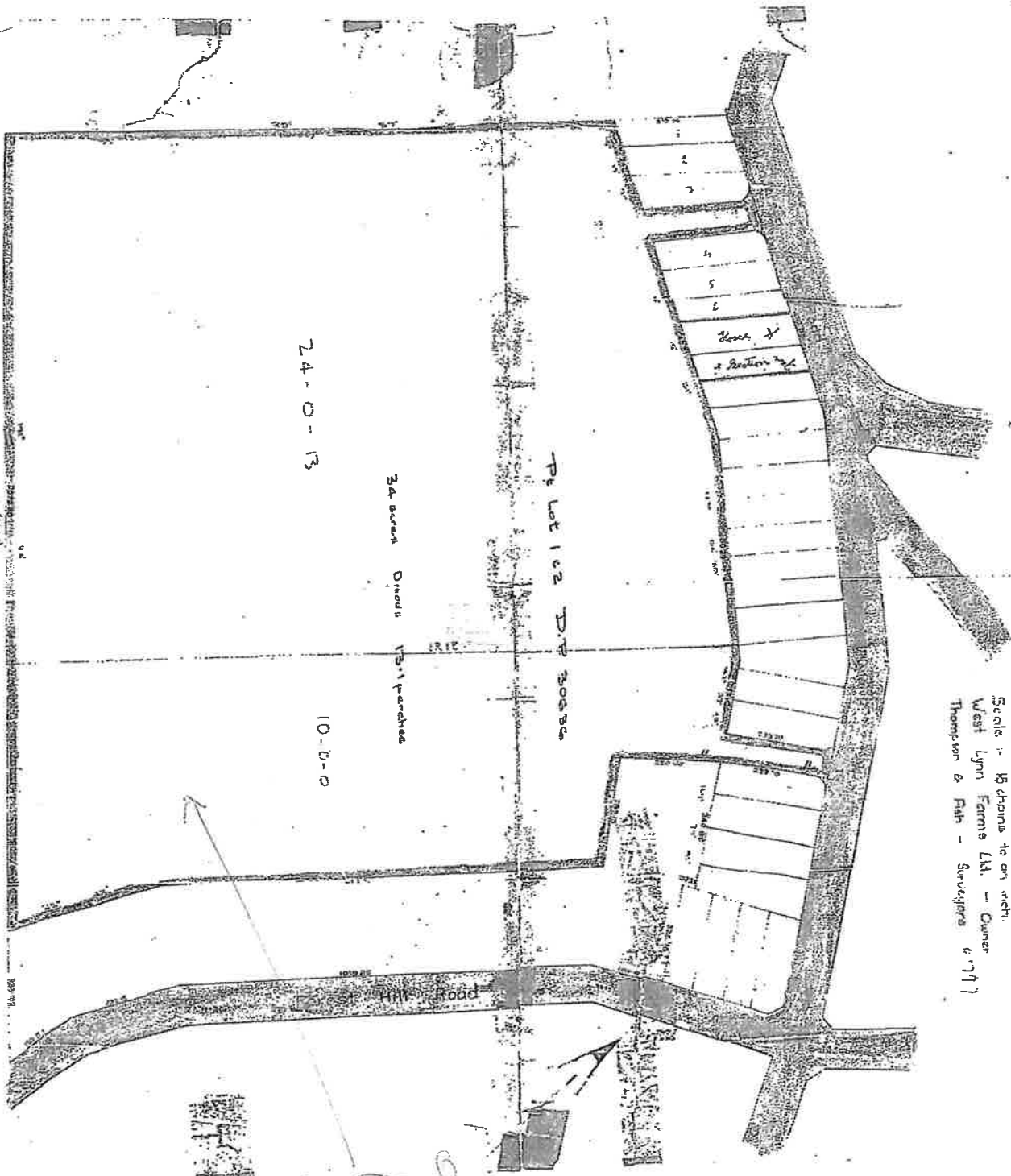
Wastewater	Ditch	Rocker
Pipe / Valve Connection	Inlet / Outlet	Pressure Gauge
Inlet Chamber	Inspection Chamber	Pump Unit
Pump Chamber	Manhole	Pump Station
Inspection Chamber	Open Ditch	Pressure Reducing Valve
Manhole	Pond	Pit Valve
Pump Station	Water Main	Fire Retardant Valve
Stormwater	Pipe / Valve Connection	Ditch
Pipe / Valve Connection	Valve Chamber	Fire Hydrant
Pipe / Valve Connection	Manhole	Rocker

A3 PLAN OF SERVICES

167 113 FOREST HILL RD
 Legal Description: LOT 1 DP 44235

Services shown on public amenity land are not public drains unless used as through drains. No Guarantee is given as to the accuracy and location of services. Verify all levels and locations on site. For any enquiries about the services shown please phone

C.A.T. 720/MS & 780/MSA
 Pt Allotment 7, Waparaita Parish
 Scale - 18 chains to an inch.
 West Lynn Farms Ltd. - Owner
 Thompson & Fish - Surveyors 6/7/77



original plan of
 our property
 (107 Forest Hill
 Rd Henderson)
 showing proposed
 Road from
 17A Pine Ave
 Henderson

100
 (1:200)

The New Zealand Herald

Private land in Waitakere foothills stays part of bill's area

By

The farms, orchards and lifestyle blocks of the Waitakere Ranges foothills are to remain in the area proposed for development controls under the draft Waitakere Ranges Heritage Bill.

A move to pluck the foothills out of any compulsory legislation to protect the ranges was staunchly repelled when the Waitakere City Council met yesterday.

But the council - shaken by a 1000-signature strong anti-legislation petition - decided to offer angry landowners a peace offering.

It called for a report on ways to support the economic development and rural character of the foothills and give rating relief.

Having fixed the boundary of the area to be protected, the council now faces a vote on May 24 on whether to join the Auckland Regional Council in supporting the draft bill.

The area to be protected includes 17,000ha of indigenous forest and coastal parkland owned by the Crown and ARC, including Auckland's water-supply catchment.

But private land holdings amount to 8400ha, counting the foothills and the bushy residential areas of Titirangi and Laingholm.

Councillor Vanessa Neeson yesterday moved that any legislation should relate to parkland and areas of private land voluntarily included.

"You can't have one size fits all," she said. "Parkland and landowners are entirely different things."

She said the council was accused of breaching the trust of land owners, eroding people's property rights and riding roughshod over the people.

To applause from bill opponents, Mrs Neeson said its aims of dealing with the cumulative effects of subdivisions could be achieved through the present district plan rules.

But councillors Penny Hulse and Ross Clow said that as residents they were comfortable with the foothills being covered by legislation.

Mrs Hulse said Swanson was once the city's dumping ground and the foothills could not be allowed to be a place of continual change.

She wanted support for foothills landowners' economic development.

"People are struggling and the land has fallen to rack and ruin and it's the council's job to help them."

Mr Clow said he could not support Mrs Neeson because "this legislation is about the foothills. That's what's being damaged."

Officers reported that the Government and the ARC would not support a bill that did not apply to the foothills and this would kill the bill.

Mayor Bob Harvey received a petition opposing laws as a means to control land use in the rural areas.

Alan Wagstaff, of the Structure Plan Advocates Network (Spam), said people brought their properties knowing they were regulated under the Resource Management Act.

"The legislation you propose adds more stringent controls and thus discriminates unfairly against us", he said. "We wish to be treated fairly - that is, in the same way as all other citizens."

NZ Herald Feature prior to enactment
of Waitakere Ranges Heritage Act