

PRODUCTIVITY COMMISSION - 4-9-2016. (1 Page)

Urban Planning —What's Broken and How to Fix it

Further to my submission on the 21st June, 2015 [Using land for housing] which is enclosed , I wish to submit on the above topic as an affected landowner of 44 years in the Henderson Valley location and will be forwarding the same submission to the Govt Ministers involved.

We together with our neighbours of 50 Ha[approximately] in combined ownership have spent the past 20 plus years requesting subdivision for our unproductive blocks situated just 20km from the Auckland CBD which border the Rural Urban Boundary and are just inside the Waitakere Ranges Heritage Area.

We were also actively involved in the Auckland Unitary Plan [submission and plans included] and were expecting a positive outcome. However, the Hearing Panel recommended just 3 sites from the WRHA be included within the RUB into mixed single house development which did not include our properties. Instead, they upgraded us from " Prohibited Activity" to " Non Complying" which was agreed upon by Auckland Council and is slightly better but with heaps of hurdles before opportunities could eventuate, or not at all.

When it comes to decision making especially when it relates to urban planning, it should be made through the political process and not through the Courts. For too long the national interest has not been addressed, but, instead, strong, vocal groups have pressed for preserving land including ours for the greater good{ probably referring to themselves} and succeeded .We believe that the Govt should implement a full time Independent Hearing Panel to assist Council (especially In Auckland) immediately, otherwise we'll continue down the same track of insufficient land being made available for housing resulting in forever escalating property prices.

Also, while I agree that the environment must be protected, it should not stop development in rural or semi rural areas because of terminology such as aesthetic values which often refer to landscapes as it could be used to stop all development on the fringes.

As the commission has suggested, Central Government would need to be more active in the planning process, prioritizing national interests and able to intervene and override Council Plans.

Worth mentioning is that development is occurring in North West Auckland on the former market garden land, but our Central West Auckland area of Henderson Valley with all infrastructure available which can be updated if necessary, is a forgotten location. Government is allocating 1 Billion dollars for infrastructure, but should'nt serviced land with all ammenties be prioritised for development first.

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