

Huapai Heights

Fast Track Approval Application for Subdivision at 116 Station Road, Kumeu Auckland

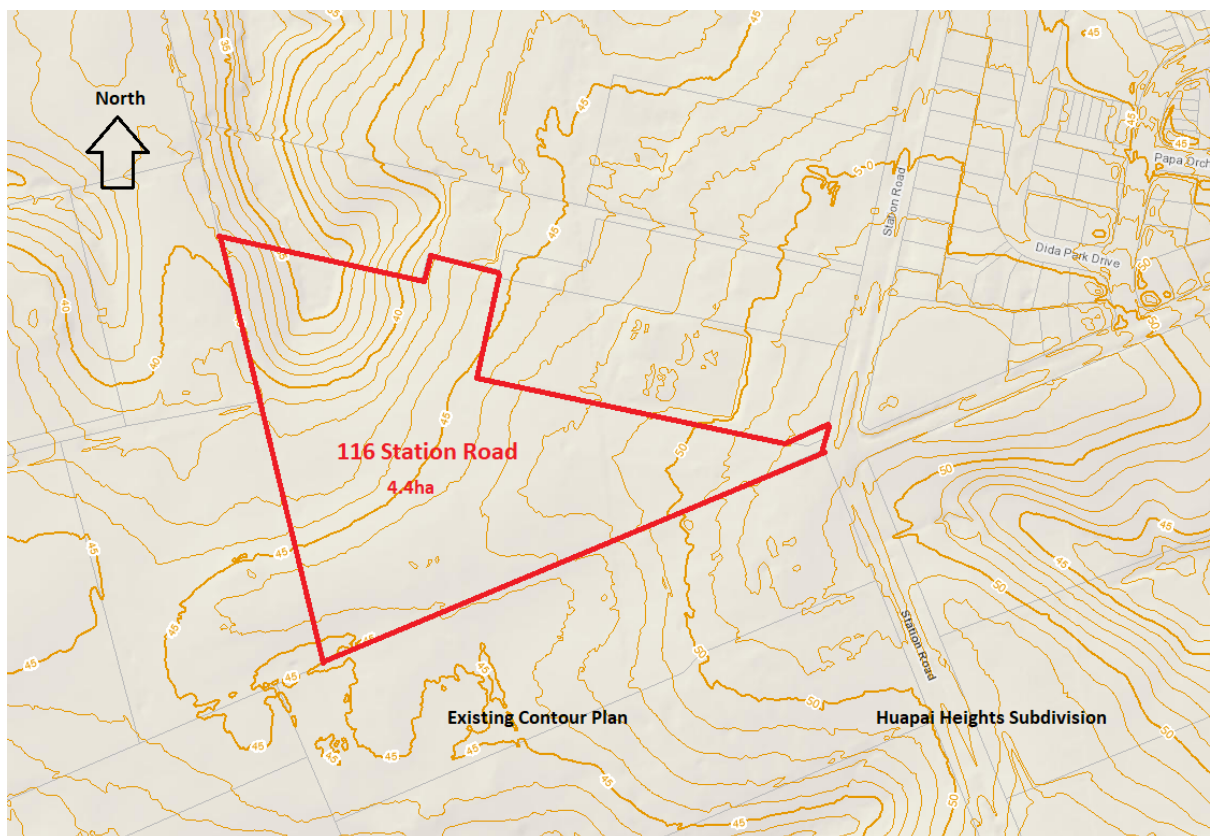
Applicant: Links Road Holding Ltd

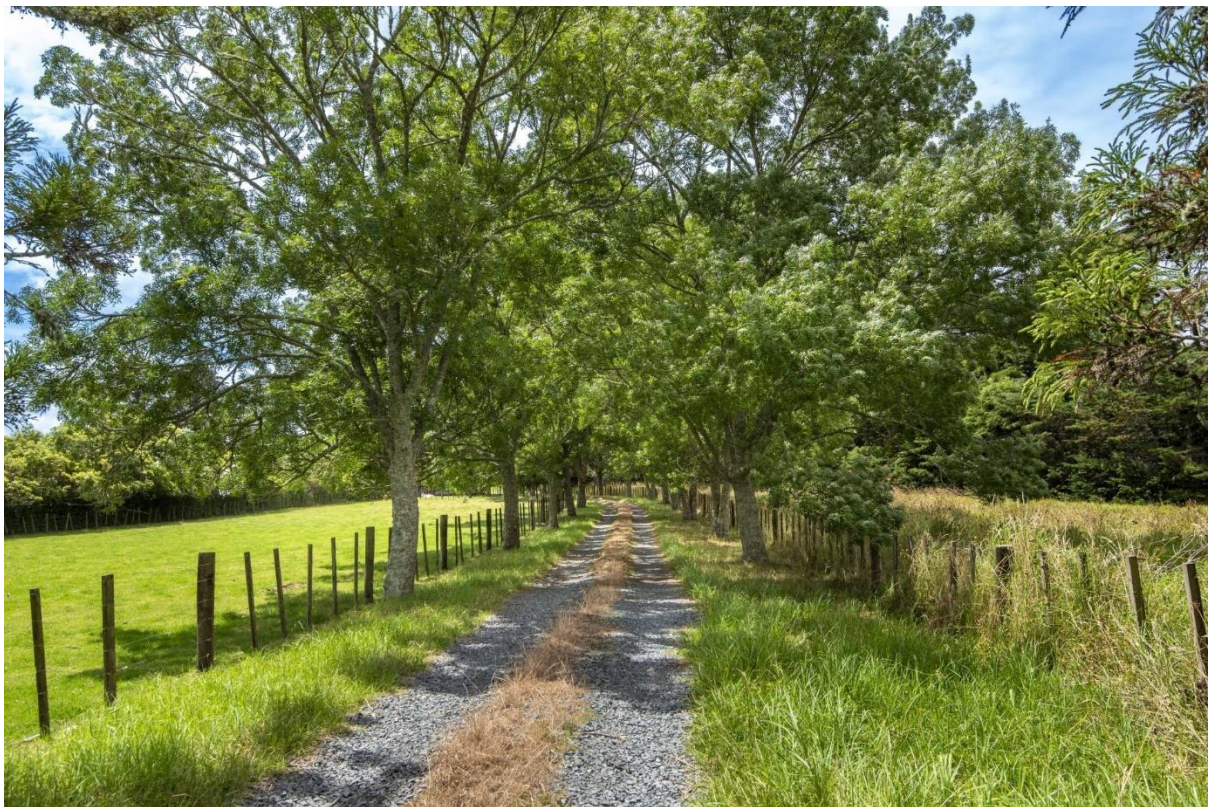
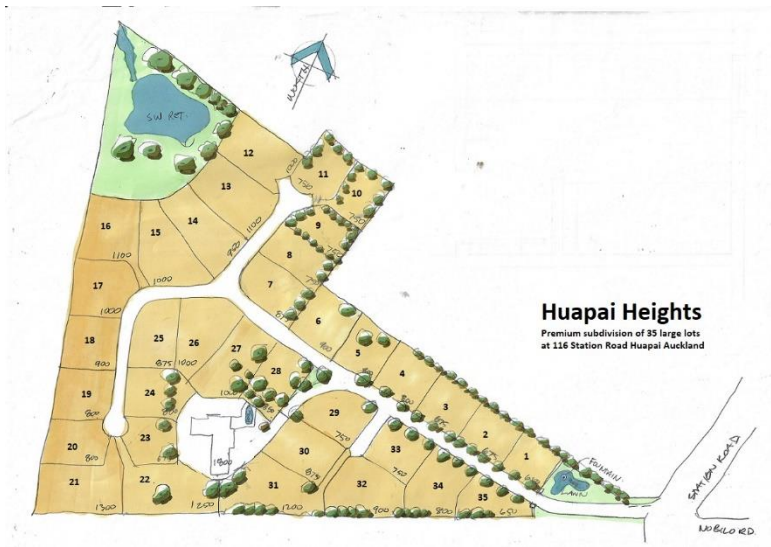
Address: 116 Station Road, Kumeu

Project Overview

The project is a 35-40 lot subdivision of 4.42 ha of Future Urban zoned land in Kumeu, Auckland





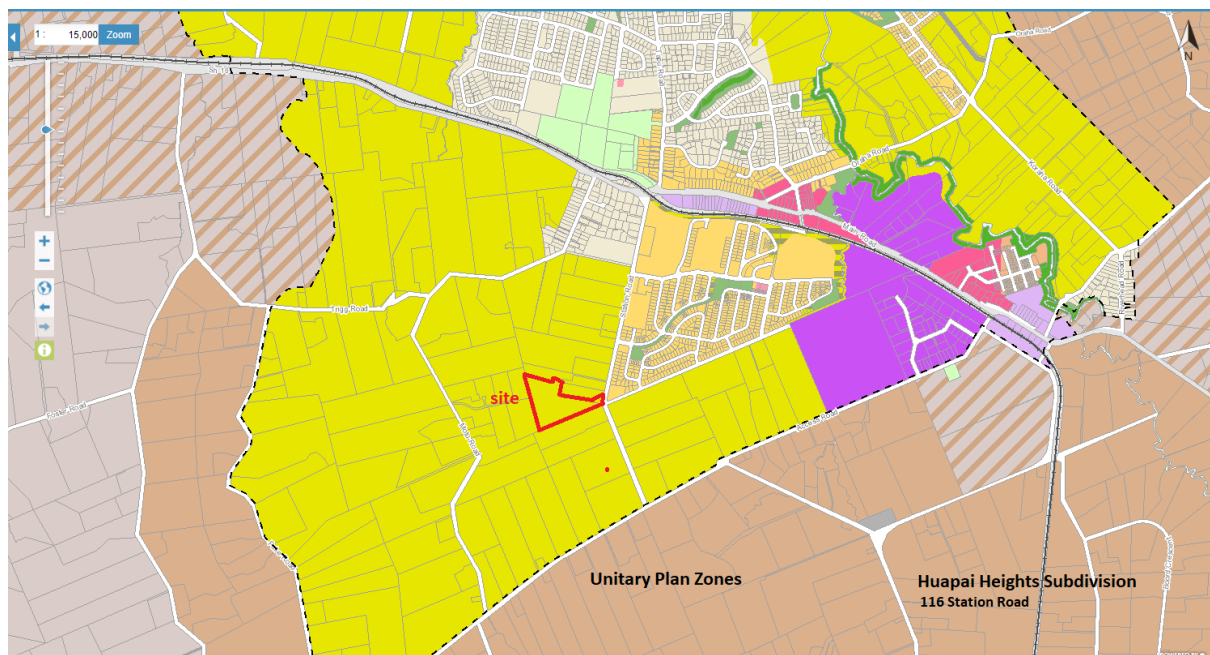


Tree lined drive will be retained

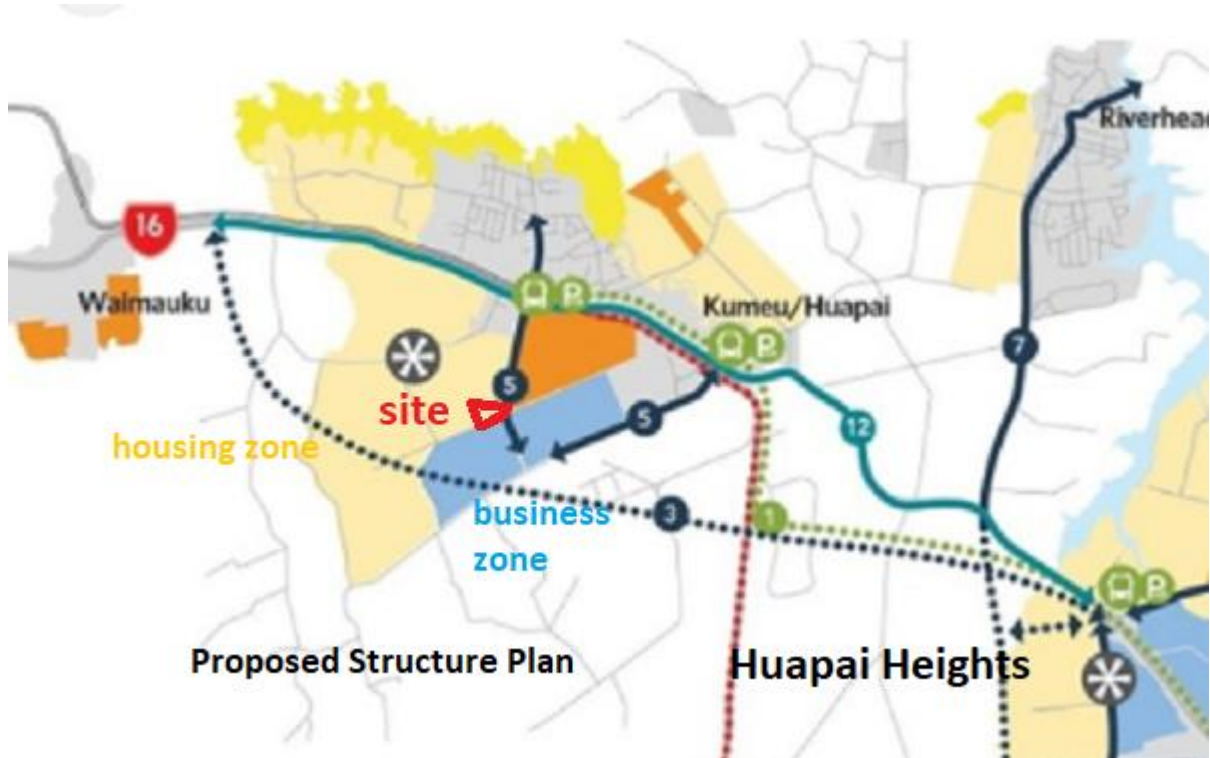
Auckland Council Zoning

1. The site is currently zoned Future Urban Zoned for a proposed 2028-2032 timeline for residential zoning.
2. The timelines are set for the council provision of infrastructure and for most of this area there is no water or wastewater available. However this particular site has both potable water and wastewater at the gate.
3. There has been a new report (Future Urban Areas Evidence Report) produced in November 2023 which flags the area for future study (mainly traffic congestion and flooding effects) and this has been adopted by Council. Although more recently Council has signalled a more liberal approach to greenfields development presumably in response to the incoming Governments policies to address the housing crisis caused mostly by excessive land costs.
4. The relevant pages in the above report are on pages 38-42

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/Documents/future-development-strategy-future-urban-areas-evidence-report.pdf>



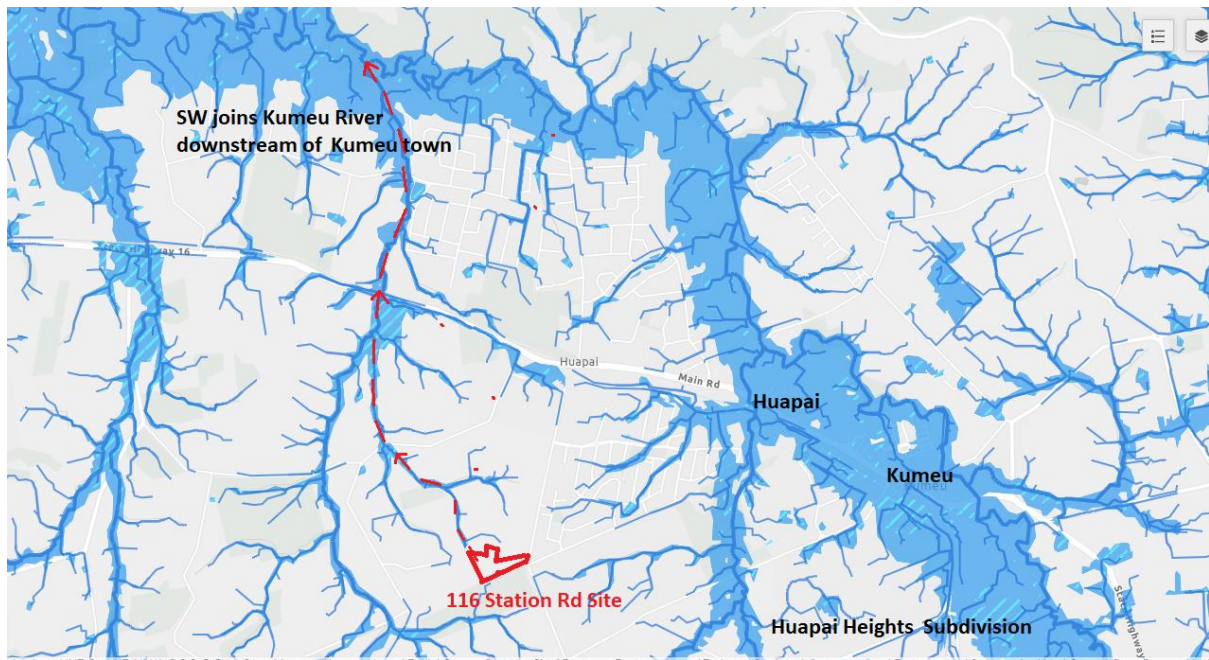
Current Future Urban Zoning



Structure Plan showing site in housing area

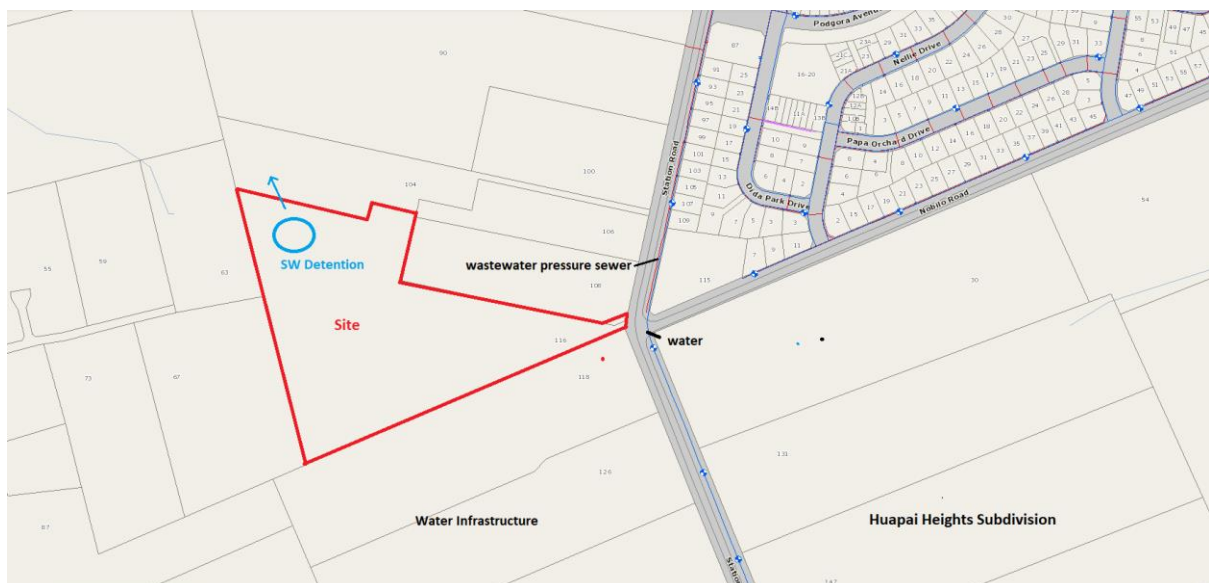
Flooding Effects

1. The site sits favourably for SW runoff as the flow through existing waterways joins the Kumeu River downstream of the flood prone Kumeu and Huapai townships.
2. The proposed development will have large permeable areas and there is an existing stormwater retention pond that will be retained as a landscape feature.
3. All dwellings will have on site retention tanks which will be designed at the Building Consent stage.
4. A full stormwater report by independent consultants will be provided for this application prior to assessment.



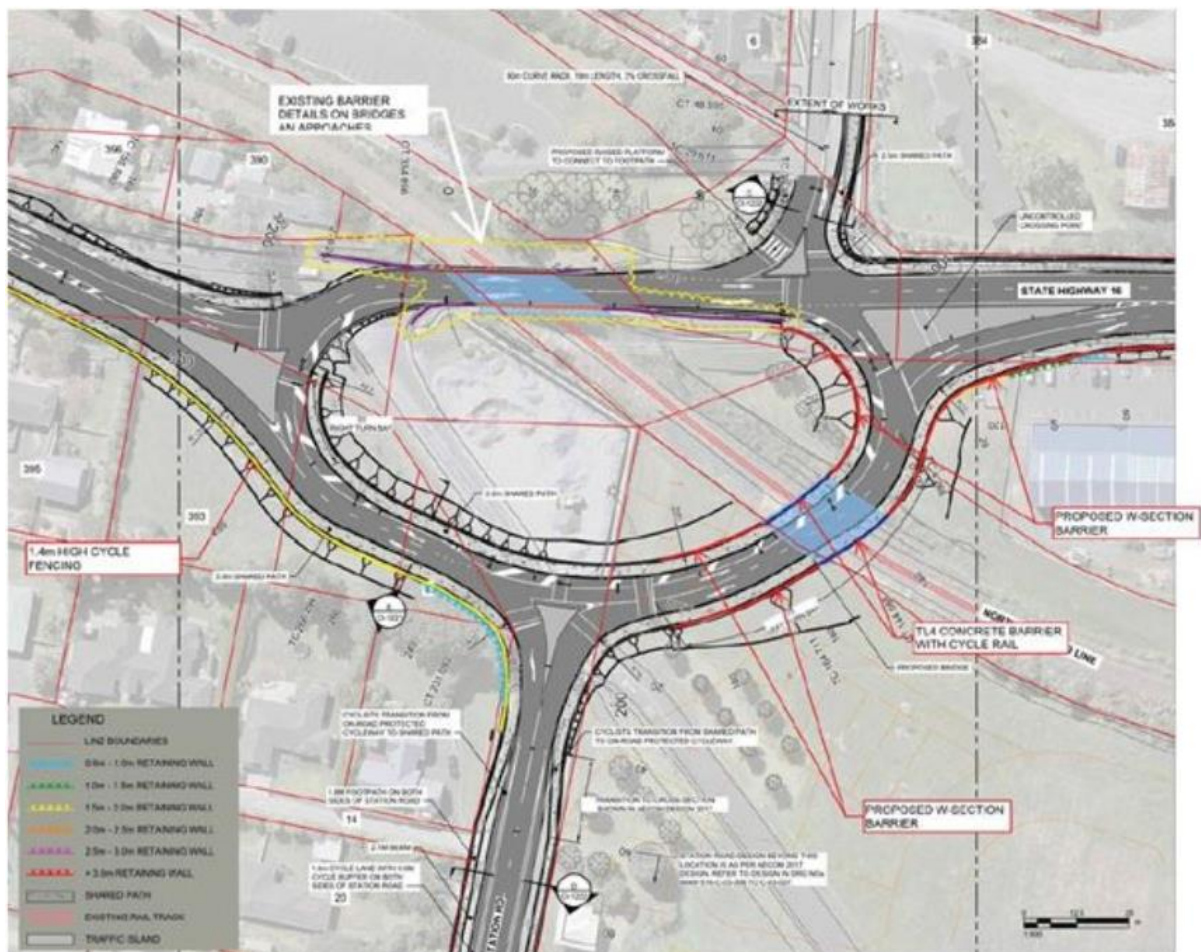
Three Waters Infrastructure

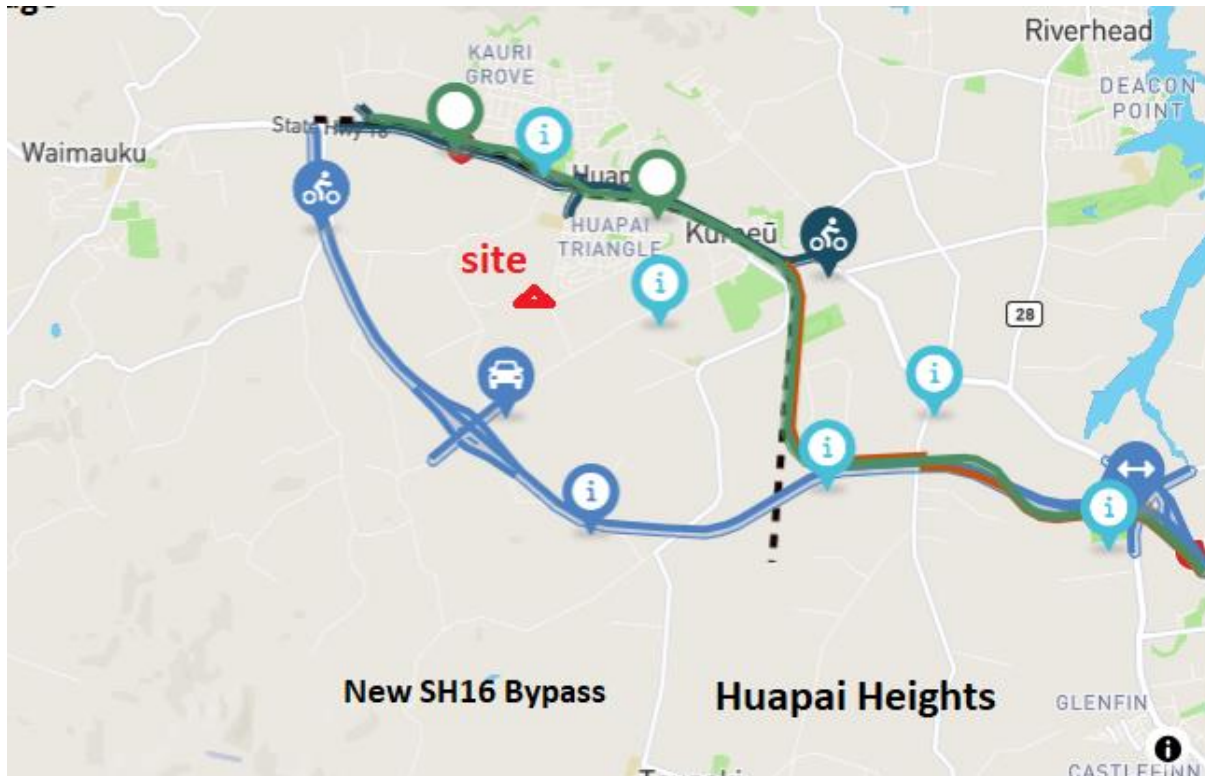
1. The site is unusual for a greenfields location as the water and wastewater are in the road outside the gate.
2. The wastewater system in Kumeu is a Ecoflow pressure sewer. The site will have a system designed by Ecoflow Ltd to connect into the mains. The design will be included in the application
3. Potable water is also in the road and will be supplied to the site. Auckland Council HW Development team will provide confirmation of capacity in the full application documents
4. See below for Watercare plans



Traffic and Transport

1. Access is off Station Road which is a 50 kph limit at the property entrance.
2. There is a roundabout proposed at the intersection of Station Road and SH16 thru Kumeu to improve safety and traffic flows at that junction (see plan below)
3. There has been a longstanding project to divert SH16 from running through Kumeu and Huapai and this has recently been approved by the incoming Government. This was designed to open up housing land and this application is an example of that. The proposed route and interchanges are shown in the map below. Station Road leads to Access Road which is the proposed interchange.
4. The site is at the intersection of Station Road and Nobilo Rd with the changes on SH16 at Kumeu and the applicant would consider working with AT and adjacent landowners to a roundabout. A draft design has been completed and will be included in the application.





Active and Public Transport

1. The site is ideal for walking and cycling to the local primary school as can be accessed without crossing a road. This will require a shared path to be built on the road reserve.
2. There is currently no bus service in Station Road but with future development this will likely be offered at some point. This is possibly a rapid transit bus service to Henderson or Auckland along the new SH16 as Station Road will be the main connection from Kumeu town.

Heritage and Iwi Consultation

1. The site has no significant heritage sites on the District Plan
2. Auckland Council have provided the list of relevant iwi for consultation and the results of this will be included in the full application