

Nola Estate Expert Consenting Panel  
Environmental Protection Authority (EPA)

1 June 2021

**Re: Notice of consent application by CPM 19 Limited, and invitation to comment under the COVID-19 Recovery (Fast-Track Consenting) Act 2020**

Thank you for the opportunity to submit to this Fast-Track Consent application process.

We write in our capacity as Councillors for the Waitākere Ward, a role through which we are privileged to represent the community living and working on all sides of this proposed development in Glen Eden. The views represented in this letter have been informed, in part, by community feedback received when attending Glen Eden Residents Association and Oratia Residents and Ratepayers Association meetings. We also received a letter from the Waiatarua Residents and Ratepayers Association.

The surrounding area of the proposed development is historically comprised of apple orchards, horticulture industry and small farms. The local people enjoy a semi-rural village lifestyle which is highly valued and strongly guarded by them. Many residents feel uncomfortable with what they see as an encroachment on their neighbourhood and lifestyle.

The site for the proposed development is zoned Residential – Single House. However, we note that the land just across the road to the West is zoned even less intensely – **Rural - Waitakere Foothills Zone**. This Zone is subject to the **Waitakere Ranges Heritage Area Act** and only limited settlement is permitted. The zone serves as a buffer between urban Auckland and the outstanding natural landscape of the Waitakere Ranges, and bears the stated objective to retain rural character with low density character.

### **Visual Amenity and Character of development**

We have concerns about how the Eastern, Northern and Western edges of the proposed development relate to the existing residential neighbourhoods, which is characterised by single dwellings on lots ranging from 350-600+sqm. We also have concerns regarding the length and the repetitive nature of the building frontages (on West Coast Rd, Glengarry Rd and Eastern edges).

We would welcome use of landscape treatment and lower density buildings at the edges of the development to assist in breaking up bulk and mass of building along the Glengarry Rd edge as a buffer between high density and existing single house and Rural- Foothills zone environment.

We support increased heights towards the centre of the site with the use of the range of different typologies for example walk-up apartments.

### **Traffic and Public Transport**

Increased traffic congestion is of concern to the community. The following points have been raised by residents:

- West Coast Road is an important thoroughfare – residents utilise this route to go to work, shops, visit doctors, drop off kids at local schools.
- The roundabout at Parrs Cross is congested and badly laid out as it stands with many near misses observed.
- The entrance to the development from West Coast road is to be a left in left out only, with residents of the development then required to use the roundabout to U Turn back to the city. If there is no intention to insert another roundabout or to install traffic lights at the entry and exit point this will create a build-up of morning traffic in particular.
- Residents have concerns that there is no road upgrade considered, despite a significant number of new residents and cars that will be fed on to West Coast Road.

We note that public transport is a walkable distance away or a short bus ride to the Sunnyvale and Glen Eden train stations.

Traffic congestion is a concern to us as West Coast Road is already a busy arterial road with high visitor numbers to Parrs Park, Hoani Waititi Marae and associated, Kohanga reo, Kura and Kura Kaupapa Maori all located across the road.

Any attempts to make this area friendly for bicycles and other active modes, plus any attempts to carbon offset through tree planting, will be very welcome.

### **Open Space and Natural Environment**

It is good to see provision for open space, a commercial centre, and a community centre within the development itself.

The proposed green space is welcome, but we need to make sure maintenance is vested in Council. We have had issues with subdivisions recently where this has been unclear or vested into individual ownership with nearby residents, without a body corp.

Parrs Park is the nearest urban/recreation park with almost all the existing facilities, basketball Courts, dog off-leash, children's playground, soccer grounds, swimming school fully utilised every day and all day. The extra 800 or so residents will bring additional pressures to this already well used park.

We would like to see the retention of the stream on site as one of the only natural features present.

### **Local school**

Many children in the community are in-zone for and currently attend Oratia Primary School. The large scale of this development means that there is likely to be a significant increase to roll numbers that will potentially put a lot of pressure on the resources on the school.

Usually, these infrastructure issues would be addressed in a Plan Change and work could be undertaken alongside the Ministry of Education. Our concerns are that the speed of this application process doesn't allow for that planning. This increase in roll could also undermine the "country feel" of the school which is nearly 140 years old and only suitable for small numbers relative to suburban and urban schools.

### **In Summary**

We note overall that the intent of the COVID-19 Recovery(Fast-Track Consenting) Act 2020 "is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources."

We hope that this balance can be met but with the main drivers of this act being creation of employment and investment we fear that the Auckland Unitary Plan will be undermined in this wider process; the millions of dollars spent on its development and adoption just 5 years ago, the many hours spent by council and private planning and legal specialists and the Independent Hearing Panel's nearly two years of hearings and deliberation and much angst and hard work from submitters will be disregarded to meet job creation goals that are now unnecessary as

employment levels are healthy and in fact the construction sector is struggling to employ builders and secure supply of materials.

We see this law as an opportunity for developers to bypass this sound Plan and fear poor outcomes for our communities as a result. We respect that you are constrained by the Act that you will be required to comply with however we feel as elected representatives it is imperative that without legal avenue for local submissions it is our role to pass on these views.

We wish you well in your deliberations.

Thank you again for the opportunity to submit on this matter.



**Linda Cooper |**  
Waitakere Ward Councillor



**Shane Henderson |**  
Waitākere Ward Councillor