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ref NO

ECM Project: DPRPh5-03

ECM #

Submission #

Customer # 127527

Property # N/A

District Plan Submission:

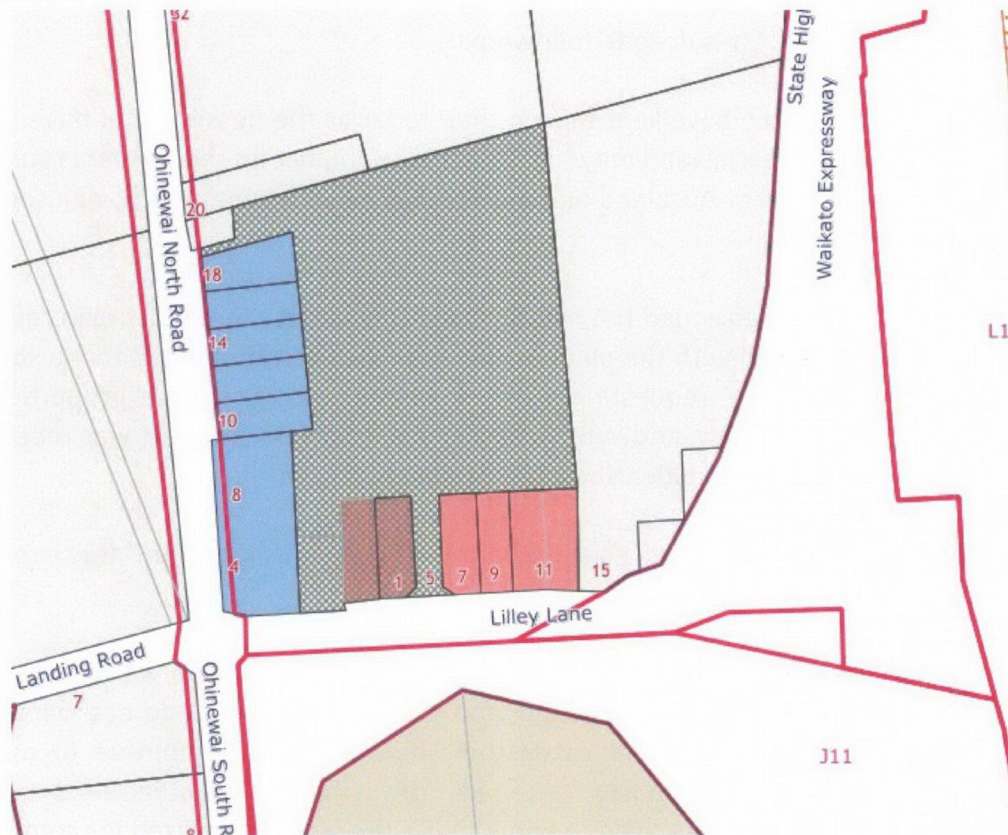
Investigation of rezoning 'Commercial' land to 'Residential Living'

By: Ohinewai Area Committee

On Ohinewai North Road, #s 10-18, are Commercial zoned properties being used for residential purposes. They were historically zoned Commercial by the initial owner, but for many decades now they have been utilised as Residential.

There is still true commercial land of # 4 & 8 Ohinewai North Road. They are separate from the issue being raised here.

In the planning map below you will see # 10-18 listed as Commercial (beside the Ohinewai Domain Land) and the houses 5-11 Lilley Lane which are zoned Residential Living – all being used for the same purpose.



Historical Background: When Ohinewai was a village, this area was the hub of business for the local community, with such things as a petrol station, post office, supermarket etc. This land was all one block. As the family expanded, more houses were built on this land, and they were eventually subdivided off and sold. We now have the situation whereby we have residential living occurring on zoned Commercial land.

The following street view shots taken from Google maps shows two houses only a few hundred meters apart – 1 zoned Residential and the other zoned Commercial.



The Ohinewai Area Committee first raised a request with the Council to have these properties rezoned in 2015. WDC replied to this enquiry (ENQ3286/15) stating that they would review the zone as part of the upcoming district plan review. However no further information was forthcoming from WDC about this despite follow-ups.

The Ohinewai Area Committee have kept this on their radar as the possibility of having any of this land turned back into commercial land may have a negative impact on the residents surrounding it. Especially with the expansion of Auckland and more commercial businesses moving south, this is a very real possibility.

A member of the committee attended the Huntly Open Day about the district plan review in early 2018. This issue was discussed with the planners on-site. They recommended that a submission to the draft district plan be made, requesting a review of the zoning of these properties. This was undertaken on the 15th of January, and WDC acknowledged that this request was received, but no tracking number or other means of identification was given.

Again, no further correspondence was received from WDC, and it is not clear if these requests have been actioned.

The Ohinewai Area Committee has liaised with the property owners, who were surprised to hear that they are living on commercially zoned land, and expressed that they do not want to live next to a commercial operation. They have asked the Ohinewai Area Committee to proceed with following up with the WDC to get the land re-zoned. This is currently a quiet dead-end road with little traffic – the residents were dismayed to know that if the land is reutilised for commercial, that the traffic could increase substantially, deliveries could start early in the morning up to 8.30 in the evening, along with the resulting noise and commercial disturbance.

As our original request ENQ3286/15 does not appear to be still in view of the WDC, we are officially re-requesting the land re-zoning from Commercial to Residential Living be investigated now.

Yours faithfully

Catherine Maher
Secretary/Treasurer
Email: ocommittee@hotmail.co.nz
Phone: 021 436 221

Committee Members supporting this:

Chairperson: Peter Brown
Secretary/Treasurer: Catherine Maher

Elected members: Joy Dugdale
Bruce Bateup
Doug Dodds
Graham Dwight
Lyn Welch

David Whyte
Bruce Holmes
John Hill
Neil Dwight