

To: [Info Productivity](#)
Subject: FW: WAITAKERE RANGES DRAFT LOCAL BOARD PLAN 2014-----Kathleen and Steve Vitasovich
Date: Sunday, 18 August 2019 2:14:29 PM

Forwarding our 2014 submission to the Waitakere Ranges Draft Local Board Plan as reference to our previous submission sent on prior to this one on 18-8-2019

Kathleen and Steve Vitasovich

Sent: Friday, 7 November 2014 9:54 AM
Subject: Fw: WAITAKERE RANGES DRAFT LOCAL BOARD PLAN 2014

WAITAKERE RANGES LOCAL BOARD PLAN 2014

YOU ASKED FOR OUR OPINIONS REGARDING YOUR KEY FOCUS, WHICH IS ENHANCING ENVIRONMENTAL PROTECTION ESPECIALLY IN THE WAITAKERE RANGES HERITAGE AREA AND IF THERE ARE PARTICULAR GEOGRAPHIC AREAS THAT WE ARE CONCERNED ABOUT.-----MY ANSWER TO THAT IS YES, BUT WILL I RECEIVE A POSITIVE RESPONSE AS IT MAY DIFFER FROM COUNCIL'S VIEWS REGARDING HOW THEY WOULD LIKE TO SEE THEIR AREA DEVELOP.

WE HAVE OWNED OUR 4.2 HA PROPERTY AT 107 FOREST HILL RD HENDERSON FOR 42 YEARS--- THERE IS APPROXIMATELY 50HA OF NEIGHBOURING LIFESTYLE BLOCKS IN MIXED PRIVATE OWNERSHIP IN OUR IMMEDIATE AREA TO 270 HENDERSON VALLEY RD.--- WHEN WE PURCHASED THEM ,TWO OF THE BLOCKS FEATURED 60ft PROPOSED ROADS PLUS ANOTHER INTO AN ADJOINING PROPERTY.{ MAPS STILL HELD AT COUNCIL}. OTHERS HAD DEFERRED RESIDENTIAL B.ZONING.-----WE WERE REQUIRED TO PRESENT A SURVEY PLAN OF 43 SITES [INCLUDED WITH THIS SUBMISSION] PRIOR TO OBTAINING RESOURCE CONSENT TO BUILD OUR HOME-----WITHOUT ANY CONSULTATION OR COMPENSATION FROM COUNCIL THOSE RIGHTS WERE TAKEN FROM US IN 1989-----WE PURCHASED THESE PROPERTIES BECAUSE OF THE PROPOSED ZONING.

-IN THE EARLY 1990,S THE METROPOLITAN URBAN LIMIT WAS PLACED ON OUR BOUNDARIES FOLLOWED BY THE WAITAKERE RANGES HERITAGE ACT IN 2008 AND AS A RESULT, OUR PROPERTY VALUES ARE NOW SERIOUSLY DEVALUED.

THEY ARE WORTH 10-13 TIMES LESS THAN PROPERTIES OVER THE FENCE AND ACROSS THE ROAD.-----

WE HAVE BEEN PRESENTING SUBMISSIONS TO COUNCIL FOR 22 PLUS YEARS WHICH INCLUDES SUBMITTING TO THE THE PROPOSED AUCKLAND UNITARY PLAN ,AND WE HOPE THAT THE INDEPENDENT HEARING PANEL DIRECTS COUNCIL TO ADDRESS OUR LONG TERM ISSUES. ---HAVE ALSO BEEN SPEAKING WITH SENIOR MANAGEMENT AT COUNCIL AND WAS TOLD THAT THEY SHOULD HAVE BEEN RESOLVED.EARLIER---.WE HAVE THE INFRASTRUCTURE INCLUDING RAILWAY STATIONS, BUSES,PUBLIC HOSPITAL,SWIMMING POOLS , SHOPPING MALL, SCHOOLS INCLUDING UNITECH PLUS INDUSTRIAL ZONES.--- WE ARE ON CITY WATER, HAVE STREET LIGHTING AND WITHIN A 50KM SPEED ZONE ---- SEWERAGE IS VERY CLOSE. AND HENDERSON IS DESIGNATED

FOR 18 STORIES WHICH IS A JUST A 3 MINUTE DRIVE OR A 20/30 MINUTE WALK.-----IT IS UNBELIEVABLE THAT WE ARE WITHIN WALKING DISTANCE OF A TOWN CENTRE THAT WILL BE DEVELOPED INTO A MAJOR CITY CENTRE BUT COUNCIL CONTINUES TO INFORM US THAT THIS AREA MUST BE PRESERVED.-----IN MY UNDERSTANDING MOST AUCKLAND RESIDENTIAL ZONING IS WITHIN 22 KM OF THE CBD----WE ARE JUST 20KM AND A 20 MINUTE DRIVE VIA THE NORTH WESTERN MOTORWAY OR A 17 MINUTE DRIVE THROUGH GREAT NORTH AND WEST COAST ROADS.----

PLEASE PLACE YOURSELVES IN OUR POSITION -----IN THE LAST DECADE AUCKLAND'S PROPERTY VALUES HAVE DOUBLED ----OURS HAVE REDUCED AND IT DOES NOT MATTER THAT WE ENJOY WIDE 300 DEGREE CITY OR RURAL VIEWS -----I'M OF THE BELIEF THAT COUNCIL'S CAVEATS ARE THE CAUSE;

HAVE BEEN WORKING WITH THE DEPUTY MAYOR,PENNY HULSE,OVER THE YEARS ----HAS BEEN SUPPORTIVE AND TOGETHER WITH HER PLANNERS WAS PROPOSING TO REMOVE US AND OUR NEIGHBOURS FROM THE ACT AND PLACE US WITHIN THE RUB ----- NICK SMITH, MINISTER OF HOUSING WAS ASKED AT A MEETING IN OCTOBER 2013 AS TO HOW LONG THIS WOULD TAKE. HIS ANSWER WAS 18 MONTHS BUT DID STATE THAT HASHA [Housing Accord and Special Housing Area]WAS A BETTER OPTION.-----HE DEBATED AGAINST THE WRHAA AND IS THE DESIGNER OF HASHA SO I RESPECT THAT HE IS WELL INFORMED TO MAKE STATEMENTS REGARDING BOTH ACTS.

IN MY UNDERSTANDING, Section 6 of HASHA STATES THAT THE MINISTER WILL GIVE REGARD TO THE WRHAA BUT NEED NOT BE BOUND BY ANY EXISTING DISTRICT PLANS WHEN DECLARING AN AREA INTO HASHA AND NEED ONLY CONSIDER WHETHER USE OF THE AREA IS POSSIBLE AND WHETHER THERE IS DEMAND FOR HOUSES. -----IT IS PUBLIC KNOWLEDGE THAT WE HAVE AN EXTREME HOUSING SHORTAGE IN AUCKLAND, YET THE CLOSEST GREENFIELD AREA OF FLAT TO GENTLY CONTOURED TERRAIN[BEING OUR PROPERTIES] TO THE AUCKLAND CBD, IS LOCKED FROM ALL DEVELOPMENT.-----

INSTEAD OF CONTINUALLY PRESERVING THE NATURAL ENVIROMENT, GIVE SOME THOUGHT TO THE HUMAN ENVIROMENT AND ALLOW PEOPLE TO LIVE IN THE AREA.THAT OTHERS ENJOY ----THE HOUSING SHORTAGE IN AUCKLAND WILL BE WITH US FOREVER IF NIMBYISM CONTINUES TO PREVAIL IN BOTH RURAL AND RESIDENTIAL AREAS.

ON THE 29TH OF NOVEMBER 2013,A MEETING WAS ARRANGED AT THE FORMER WCC WITH PENNY HULSE, SENIOR REGIONAL PLANNER, PENNY PIRRI, 5 OTHER PLANNERS PLUS 5 LANDOWNERS. AT THE FORMER WAITAKERE COUNCIL.--

WE CAME AWAY FEELING POSITIVE AND WERE OF THE UNDERSTANDING THAT COUNCIL WERE SUPPORTIVE,BUT ANOTHER MEETING HELD AT THE BOARD ROOM OF THE AUCKLAND TOWN HALL ON THE 15TH APRIL 2014, WITH THE SAME COUNCIL STAFF, THE DEPUTY MAYOR, PLUS COUNCILLER COOPER AND WRLB MEMBER ,GREG PRESLAND, IT WAS A COMPLETE TURNAROUND WITH THE DEPUTY MAYOR STATING THAT AFTER SPEAKING WITH OTHERS, COUNCIL HAD MADE THE DECISION NOT TO MOVE FORWARD WITH OUR PLANS AS IT COULD CAUSE A ROLL ON EFFECT .----WE WERE SHOCKED AND ANGRY AND ALL OUR HOPES WERE DESTROYED.ONCE AGAIN----. WE'VE SUFFERED REJECTION AFTER REJECTION AND THE SORE WILL CONTINUE TO FESTER AS WE WILL LEAVE NO STONE UNTURNED BEFORE JUSTICE IS RETURNED TO US.-----.

THERE ARE 10,000 HA of UNPRODUCTIVE PRIVATELY OWNED LAND WITHIN THE WRHAA WHICH IS LOCKED AWAY, YET WE ARE SUBDIVIDING PRIME HORTICULTURAL LAND IN THE NORTH WEST WITH NO INFRASTRUCTURE. MOST OF KUMEU AND RIVERHEAD IS ON TANK WATER. ??????.

ALSO,. I MUST ADD THAT THIS IS A HUMAN RIGHT ISSUE BECAUSE PROPERTY RIGHTS ARE NO DIFFERENT,-----WHEN A SPECIFIC GOVT DECISION DENIES THE OWNER THE ABILITY TO ENABLE USE OF THE PROPERTY, IN THE USE FOR WHICH IT WAS PURCHASED, THEN THIS REPRESENTS DE FACTO TAKING THAT REQUIRES COMPENSATION.----NOONE CAN

DENY THAT STATEMENT//

AS OWNERS OF THESE PROPERTIES FOR OVER HALF A LIFETIME, IT IS A VERY SAD SITUATION THAT WE CANNOT GIVE OUR FAMILIES SECTIONS TO BUILD ON, BUT MUST PRESERVE IT FOR THE GREATER GOOD.----IS THAT FAIR?

HAVE MENTIONED IN PREVIOUS SUBMISSIONS THAT WE WERE VISITED BY DR MORGAN WILLIAMS IN AUGUST OF 2008 [FORMER COMMISSIONER OF THE ENVIROMENT MADE FAMOUS FOR HIS DEATH BY A THOUSAND CUTS STATEMENT IN REGARDS TO THE WAITAKERE RANGES]---WHILE WE WE DID'NT AGREE WITH EVERYTHING HE SAID,HE DID STATE THAT HE WOULD BE BRASSED OFF [USING STRONGER WORDS] IF HE WAS IN THE SAME POSITION AS US.

HIS COMMENTS CONFIRM THAT WE SHOULD NEVER HAVE BEEN INCLUDED WITHIN THE ACT

THE GOVT IS MOVING AHEAD WITH RMA REFORMS [PRESENTLY STALLED.] WHICH WER'NT WRITTEN TO ENCOURAGE MORE AND BETTER URBAN DEVELOPMENT.----- WERE WRITTEN TO PROTECT THE NATURAL ENVIROMENT, BUT, HOPEFULLY THAT WILL CHANGE SO THAT THE ECONOMY IS OF EQUAL STATUS.. WE LIVE NOWHERE NEAR THE RANGES OR IT'S FOOTHILLS BUT WITHIN THE URBAN WITHOUT THE ZONING, BACK ONTO INFILL.HOUSING.AND SURROUNDED BY OTHER URBAN DEVELOPMENT .-----THE WRHAA LINE AND THE PROPOSED RUB SHOULD HAVE BEEN PLACED FURTHER BACK-----. COUNCIL AND ITS SUPPORTERS GOT IT WRONG.

ALSO, I SUBMITTED TO THE WRLB PLAN 2013/2014 AND RECEIVED A REPLY ON THE 3RD SEPTEMBER 2013 STATING IT HAD INITIATED DISCUSSIONS WIITH OFFICERS TO SEE HOW OUR ISSUE MAY BE LOOKED AT OUTSIDE THE UNITARY PLAN PROCESS-----HAVE NEVER HEARD BACK FROM THEM REGARDING THIS.

WHEN IS SOMEONE FROM COUNCIL PREPARED TO TAKE LEADERSHIP AND ADRRESS THESE ISSUES .INSTEAD OF CONTINUALLY PASSING THE BUCK.. -----THE GOVT IS ON OUR SIDE BUT THE COUNCIL IS NOT ----WE ARE RATEPAYERS OF THE AREA ALSO, BUT IT APPEARS THAT OUR VOICES DON'T COUNT UNLESS WE AGREE WITH COUNCIL'S POLICIES AND FOLLOW THEIR AGENDA'S-----IF THEY ARE SO SET ON PRESERVING OUR LAND THAT WE HAVE PAID OVER \$100,000 IN RATES ON IN 42 YEARS AND RECEIVED NOTHING IN RETURN, THEN THEY CAN BUY IT, AND PRESERVE IT, BUT NOT AT 10-13 TIMES LESS THAN GREENFIELDS OVER THE FENCE.-----

I BELIEVE THAT THE VAST MAJORITY OF AUCKLANDERS WOULD BE EXTREMELY UPSET IF THEIR PROPERTY VALUES WERE REDUCED BECAUSE OF GOVT INTERVENTION, BUT I DOUBT WHETHER ANY OF OF THEM WOULD WAIT 40 PLUS YEARS TO HAVE A BASIC PROPERTY /HUMAN RIGHT RETURNED.

WE, ALONG WITH OUR LANDOWNER NEIGHBOURS HAVE BEEN PLACED INTO A VERY DEPRESSING SITUATION AND I KEEP ASKING MYSELF,WHAT DID WE DO TO DESERVE THIS, ESPECIALLY THAT MOST OF US ARE NOW OF RETIREMENT AGE.----- WE ARE CONSTANTLY INFORMED THAT WE ARE CREATORS OF OUR OWN DESTINYS BUT THAT IS NOT THE CASE IN OUR SITUATION.

COUNCIL, WE NEED YOU TO BACK THE AUCKLAND GOVERNING BODY AND RESOLVE OUR ISSUES ASAP, BECAUSE THIS WILL NOT GO AWAY UNTIL YOU UNLOCK OUR LAND.----- YOU MUST SUPPORT ALL YOUR RATEPAYERS ,ACT IMPARTIALLY AND GIVE US A FAIR GO SO THAT WE, ALONG WITH OUR NEIGHBOURS, CAN FINALLY RECEIVE AN ECONOMICAL RETURN FROM OUR PROPERTIES ,IN THE USE FOR WHICH THEY WERE PURCHASED.

KATHLEEN VITASOVICH