

Oratia District Ratepayers' and Residents' Association Inc.  
**SUBMISSION**  
to Auckland Council on the  
**PROPOSED AUCKLAND UNITARY PLAN**

1. The Oratia District Ratepayers' and Residents' Association

The Oratia District Ratepayers' and Residents' Association is an incorporated society registered under the Incorporated Societies Act 1908.

Its stated objectives are "to co-operate with the Council in looking after the affairs of the District and to secure the maximum fair expenditure of the General Rates levied by the Council within the District for the benefit of ratepayers, residents and visitors; and to pursue any activities which aim at improving or preserving the social, sporting, safety, beauty or any other utilities or amenities of the district."

2. Oratia's position in the Unitary Plan

In terms of the Proposed Unitary Plan the Oratia area is comprised mostly of Rural Conservation and Countryside Living Zones, is located within the Waitakere Ranges Heritage Area Precinct, and is mostly covered by sub-precinct A: Waitakere Foothills. The Plan also describes Policy Area 1 which covers most of Oratia, and within that, sub policy area A, Oratia Village.

**1. The Oratia R&R supports**

**a. the Plan's acknowledgement that the WRHA includes numerous different landscapes, local communities and patterns of land use, and**

**b. the Plan's recognition of the unique character of certain settlements, villages and property areas within the precinct boundary (Ch F, 7.9)**

**and requests that these statements remain in the Plan and contribute to Council decisions affecting Oratia.**

3. The Oratia Local Area Plan

The Oratia R&R endeavours to act in the best interests of everyone who lives or owns property in Oratia whether or not they are members of the Association. Membership has the advantage of increased communication about matters affecting the Oratia community, and of belonging to an organisation with a legal structure and financial and physical resources.

The Oratia R&R acknowledges that there are differences of opinion amongst its membership and the wider Oratia community with regard to the detail of the Proposed Unitary Plan. However, The Oratia R&R believes that the Oratia Local Area Plan is still the best expression of the collective vision the people of Oratia have for their community and its future.

"The Oratia Local Area Plan presents the outcome of a series of conversations, meetings, and workshops with members of the Oratia community and beyond. The workshops and meetings held between November 2008 and May 2009 provided a chance for the Council to listen to people about the kind of future they want for Oratia."

There has been some integration of the Oratia LAP into the Proposed Unitary Plan in Ch F, 7.9, 1 Sub Precinct A. Waitakere Foothills Objectives 4, 5 and 6, and Policies 13 and 14. We wish for it to be made explicit by clearly articulating the LAP's five objectives in the Plan. Therefore:

2. ***We request that the following statement be incorporated into the Plan in either the Objectives or the Policies relating to the areas depicted in Precinct Plan 1 Oratia Special Subdivision Area and Precinct Plan 2 Oratia Policy Area.***

***Require all activities to***

- ***protect, restore or enhance Oratia's heritage features, or***
- ***provide for the social and economic well-being of the Oratia community, or***
- ***manage subdivision and development so that Oratia's rural character and heritage features are retained, or***
- ***provide for future uses of rural land that will retain Oratia's rural character, or***
- ***be active in otherwise implementing the LAP***

***and require that fulfilment of one or more of these objectives does not contravene any other.***

#### 4. Oratia Village

Precinct Plan 11 shows Oratia Village area outlined in black and the Oratia District School outlined in red. It is not clear on the plan whether the village area includes the school, which is specifically named in the text as part of the Oratia Village. Therefore:

3. ***We request that Precinct Plan 11 Oratia Village be redrawn so that the boundary of Oratia Village clearly encloses and includes Oratia District School.***

## 5. The Rural Urban Boundary

The Oratia R&R is acting positively to restore and maintain Oratia's function as a rural village, an orchard, vineyard and rural market precinct, a locality that attracts visitors, and acts as the eastern gateway to the Waitakere Ranges. Therefore:

**4. The Oratia R&R supports the following statement in the Plan:**

***"There is a clear divide between urban Auckland and rural Oratia which is viewed as a 'gateway' or edge." (Ch F, 7.9 Waitakere Ranges Heritage Area, Sub Precinct A Waitakere Foothills, Policy Area 1 Oratia)***

***and requests that this statements remain in the Plan.***

**5. The Oratia R&R also requests that the Rural Urban Boundary is rigorously maintained where it borders Oratia as shown on the Rural Urban Boundary Overlay according to the regional policy statement. Also, that Council works vigorously to prevent any early termination of the Auckland Housing Accord, and after its expiry to ensure no Special Housng Areas, or their equivalent, are established outside the current limits of the RUB.**

## 6. Signs

The Oratia R&R has noted that a considerable detracton from the landscapes of Oratia in recent years has been due to the proliferation of inappropriate signage. We are aware that among bylaws currently under review are building, property and signage bylaws, which may reflect the rules of the Proposed Unitary Plan.

The Plan states as a policy for the Oratia Village "24. Avoid signs dominating the visual amenity of the village." (Ch F, 7.9 Waitakere Ranges Heritage Area, Sub Precinct A Waitakere Foothills, Sub Policy Area A Oratia Village). We would like this to be considerably more explicit, and to cover the whole Oratia District (Oratia Special Subdivision Area, Oratia Policy Area, Oratia Village). Therefore:

**6. The Oratia R&R requests the following paragraph to be inserted into the Plan where appropriate to reflect a signage policy for the Oratia District:**

***"All signage in the Oratia District must be subservient to and respectful of the landscapes and heritage of the area - natural and human - by using appropriate design, materials, colours and construction. This includes the use of traditional materials, artisanal techniques, preservation of traditional signs, keeping signs as small as possible, reducing content of signs, shared use of posts or columns, or use of a single board for multiple signs."***

**7. We request the following alteration to Ch K Precinct Rules, 7.9 Waitakere Ranges Heritage Area, 1 Sub Precinct A Waitakere Foothills, 2.1.6 Signs:**

***For all kinds of signs***

- ***moveable signs must be removed from view outside of the hours of business***
- ***signs must not be fluorescent, and must be of low reflectance as outlined in the Council's Foothills Design Guide.***
- ***signs should be simple and use local materials.***
- ***any 3rd party or sponsors logo should be no more than 10% of the sign's area.***
- ***signs must be tidy and in good repair.***

***Additional for Real Estate Signs***

- ***must be on the property to which they relate***
- ***must be one sign per property***
- ***must have a maximum area of 1m<sup>2</sup>***
- ***signed cars must not be parked on the road as advertising***

**8. Oratia Permitted activities**

*Please tighten up subpolicy area –Oratia Precinct, Permitted Activities, Restaurants 11 2.1.1 to say, “that the restaurant must not include drive through facilities, or chain restaurants or franchises.”*

**9. SEA's (Special Ecological Areas) There is concern that the cultural iwi requirements around SEA's are too onerous. We strongly request these be reviewed.**

We would like to speak to this submission in person when the opportunity arises.

Gary Henderson  
President

Penny Sparks  
Secretary

Oratia District Ratepayers' and Residents' Association Inc.  
PO Box 20184  
Glen Eden  
Auckland 0641

oratia@oratia.org.nz