

12 August 2002

Cohousing New Zealand Limited
P.O. Box 70001
Ranui
WAITAKERE CITY

Attention: Peter Scott

Dear Peter

**EARTHSONG ECO-NEIGHBOURHOOD RESERVE CONTRIBUTION: 449-455
SWANSON ROAD (RMA 20002585 / SPW 21216) – OBJECTION TO CONDITIONS OF
CONSENT PURSUANT TO SECTION 357 OF THE RESOURCE MANAGEMENT ACT
1991**

I refer to your letter dated 15 July 2002 in relation to this matter, and to our previous correspondence. I also note our recent site meeting.

As you are aware, this issue has been the subject of considerable discussion between us, and has generated a significant body of information and correspondence. This includes my previous written responses of 25 October 2001 and 13 December 2001 in relation to your objection.

As a result of our more detailed discussions since my earlier letters, and my own observations of the finished stage of the development that I gained from my site visit, I can confirm that I have changed my opinion in relation to your request.

Specifically, I am prepared to reduce the reserve contribution that is payable in relation to the Earthsong development from the standard 6% to a revised requirement of 3.5%. In practical terms, this will result in your cash contribution being reduced by \$29,698.24.

Accordingly, condition FC6 of your subdivision consent is hereby amended to read:

*“Pay to the Council a financial contribution of **\$41,577.54** (inclusive of GST @12.5%) for reserve purposes pursuant to section 407 of the Act.”*

My favourable consideration of your objection is based on a number of factors, but primarily derives from the fact that the site will provide substantial areas of on-site open space together with additional recreational facilities. Having carefully reviewed the comprehensive analytical information contained in your letter of 15 July 2002, and having visited the site to view the extent and potential quality of on-site open space provision, I am convinced that the recreational needs of future Earthsong residents will in some significant part be met by the common open space that is provided on the site.

Clearly, residents of Earthsong would still use public parks and other recreational facilities for a combination of active and passive recreation. In these circumstances, the on-site provision of

open space would augment rather than replace the use of public reserves and it would not be appropriate for the Council to waive the reserve contribution altogether.

To my knowledge, the minimum reserve contribution that has been assessed to date in Waitakere City is 4.5%. This figure has been levied on three occasions. In all cases, it was applied to significant medium density housing developments that provided a range of private recreational facilities on-site, including significant aggregations of passive open space, tennis courts, swimming pools and gymnasiums.

In the case of Earthsong, I am prepared to extend the reduction on the grounds that the open space would be particularly well utilised due to the extent of passive surveillance that is possible as a result of the design, layout and nature of the development, and due to the inherent safety that would exist due to the complete absence of motor vehicles from the vicinity of the open space areas. I am also confident that the area will be well maintained over an indefinite period due to the unique communal ownership arrangements that will be in place as a result of the cohousing concept that underlies this particular residential development.

Furthermore, the development will have available a substantial recreational facility in the form of the common house. I note from the plans that the floor area of the main room in the common house is sufficient to accommodate a range of activities that would further provide for the recreational needs of residents.

The decision contained in this letter is made under section 357 of the Resource Management Act 1991 by the undersigned, acting under delegated authority pursuant to Section 34 of the Resource Management Act 1991.

Yours sincerely

Philip Brown
**SERVICE MANAGER: RESOURCE
MANAGEMENT & BUILDING**