

6.33 Hingaia 3 - OPERATIVE

Precinct description

The objectives and policies of the underlying, Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones apply to this precinct unless otherwise specified. The location and extent of the precinct is shown on the precinct plans and maps.

No change is proposed to the underlying Special Purpose: School and the Public Open Space: Sport and Active Recreation zones objectives, policies or rules.

The area comprises approximately 202ha of relatively flat land which has been subject to structure planning analysis allowing for a mixture of development opportunities. The precinct is a natural extension of the Karaka Harbourside area and provides for new greenfields development extending as far as Oakland Road to the west and across Hingaia Road to the south into land in the south-west with frontage to the coast.

The intended outcome is to provide for a variety of residential environments across land with high capability for urban development. The precinct will provide large lot, medium density and medium-high density opportunities. The area is well served with a new primary school and a large public open space fronting Hingaia Road. A high quality residential amenity will be provided through street planting and connectivity to the coastal edge. The proposed stormwater management system will become the corridor for a future pedestrian and cycle linkage running from Hingaia Road to the coast. The presence of the large lot area has been managed to achieve a development option without requiring the installation of wastewater and water supply infrastructure through that part of Hingaia 3. This is the intended development enhancement of the Karaka large lot area that was supported and promoted through previous statutory planning instruments and the Southern Sector Agreement which set a pattern for urbanisation of this area in 2002.

Objectives

The general residential and business objectives and the objectives in the underlying Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre, and Mixed Use zones, and the Auckland-wide objectives apply in this precinct in addition to those specified below.

1. Subdivision and development maintains and enhances the coastal and estuarine environment, streams and riparian margins. Public access and public open space is provided adjacent to the coast and neighbourhood parks are provided in appropriate locations to ensure opportunities for recreation.
2. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, wastewater, stormwater and water services.
3. Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles
4. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the one percent AEP, taking into account maximum probable development in the upstream catchment.

Affordable housing

5. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
6. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
7. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

The general residential and business policies and the policies of the Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide policies apply in this precinct in addition to those specified below.

1. Design subdivision and development in the Large Lot zone to protect the landscape features and character of the area.
2. Maintain the low density residential environment of the Large Lot zone to provide for on-site stormwater and wastewater provision.
3. Increase the intensity of development through reduced site size while maintaining the intended amenities of the zone.
4. Subdivision, land use and development should use water sensitive design as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime, and provide baseflow to streams.
5. Require subdivision and development to promote the restoration and enhancement of the stream network to achieve a natural appearance with appropriate native species and encourage pedestrian walkways along stream edges. Where possible, pedestrian walkways should integrate with existing linkages and open space areas, and should not preclude the ability for future development on neighbouring properties to connect to the pedestrian network.
6. Stormwater devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits. Where appropriate they should also be natural in appearance.
7. Ensure that subdivision and land use activities provide an interconnected road network which:
 - a. Provides for a quality urban form
 - b. Makes appropriate provision for stormwater management and on-site stormwater management devices, consistent with the principles of the Network Discharge Consent and water sensitive design.
 - c. Contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.
8. Require subdivision and development to provide co-ordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.
9. Ensure that riparian margins and recreational and amenity spaces are provided in this precinct by requiring:
 - a. Restoration and enhancement of riparian margins by providing a minimum of 10m planting either side of a permanent or intermittent stream.
 - b. Vesting esplanade reserves adjacent to the coast.
 - c. Connectivity within and through this precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

Affordable housing

10. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
 - b. Five percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or
11. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
12. New retirement village developments containing 15 or more dwellings provide for affordable housing.

