

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»6 South»

6.30 Franklin 2 - OPERATIVE

The following objectives and policies apply in the Franklin 2 precinct and sub-precincts as indicated in the planning maps. The location and extent of the precinct and sub-precincts is shown on the Franklin 2 precinct overlay.

Precinct description

The Franklin 2 precinct (“the precinct”) is located approximately 6km north of the centre of Pukekohe and forms the northern edge of the rural urban boundary that surrounds Pukekohe, an identified rural satellite town. The precinct is applied to just under 300 hectares of land that has been principally owned by the Wesley College Trust Board for much of the past century. From 1922 up until the current day Wesley College and its associated agricultural operation has been located on the land.

The precinct provides for the development of a sustainable community with a compatible mix of residential and supporting activities to meet the daily needs of the new, largely residential, community.

The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, a local commercial centre that will provide a heart for the community as well as meeting their local service needs. This community heart builds on the history of the Wesley College, its people and place.

The precinct provisions provide for the bulk of the land to be developed with a variety of residential activities and housing typologies including terrace, duplex and standalone dwellings, predominantly single and two storey houses, with a limited opportunity for additional height in the local centre. Provision is also made for more comprehensively planned and integrated residential developments including retirement villages. Two distinct Franklin 2 residential sub-precincts have been created. The intent of these is to provide a range of housing choice commensurate with their locality and proximity to amenity.

The Franklin 2 Residential A sub-precinct is applied to the majority of the land in the precinct. The provisions are based on the Mixed Housing Urban zone to achieve the desired medium density outcomes. Specific provisions apply to the northern boundary of the precinct, which adjoins land zoned rural and is accessed from Gellert road, to preserve a sense of space for these neighbouring properties.

The Franklin 2 Residential B sub-precinct is applied to the central part of the precinct, adjoining the local centre, central park and the higher ground where Sim road intersects with the railway line. The Franklin 2 Residential B sub-precinct provides for a higher intensity of residential development to that provided for by Franklin 2 Residential A.

The Wesley sub-precinct provides the commercial and social hub of the new community. The provisions applying to this sub-precinct will enable the redevelopment of this area to provide for the local convenience needs of the surrounding residential community including local retail, commercial services, offices, food and beverage and a small scale supermarket. The new community will remain reliant on commercial facilities further afield for its bulk item retail and professional service needs. The provisions also enable the development of a wide range of residential activities.

The provisions recognise the area’s historical links to Wesley College, with retention of the W.H. Smith Memorial Chapel as a focal point in the local centre along with other features that provide important links to the site’s past. Wesley College is to be relocated to a new rural location outside the precinct. In the interim, the precinct provisions continue to recognise and make provision for the operation of the College and its associated activities.

Objectives

1. The Franklin 2 precinct is developed in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.
2. Development makes efficient use of land based on a series of walkable neighbourhoods in close proximity to

passenger transport, local centres and open space.

3. Development is of a height, bulk, form, scale and design that provides for high quality amenity for residents and responds to the precinct's intended residential character.
4. Different types of housing and levels of intensification are enabled through application of development controls that allow a choice of living environments while providing for good quality on-site amenity for residents on adjoining residential sites.
5. Commercial and retail activities are enabled at a scale and intensity which complements and serves the primarily residential development, while avoiding adverse effects on the social and economic function and viability of the Pukekohe town centre.
6. Subdivision and development is sensitive to the precinct's built heritage values and natural ecological values, and those values are a significant feature of the precinct's development.
7. Subdivision and development is integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.
8. Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid line (GLN-DEV A).
9. Subdivision and development provides a high level of recreation and open space amenity for residents through provision of a network of public open spaces and parks, catering for both active and passive recreational opportunities.
10. Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles.
11. Subdivision and development of the precinct depends on provision of adequate water and wastewater infrastructure.
12. Subdivision of the precinct will facilitate restoration of riparian margins.
13. Development will be undertaken to ensure the continued operation of Wesley College and farm on its current site in the short to medium term.

Policies

Development

1. Require the development of framework plans prior to subdivision, the establishment of land use activities or development to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
2. Require the framework plan to demonstrate the interrelationship and future integration with other land and features in the precinct, including the National Grid Corridor.
3. Encourage higher density and mixed use development centred on the public transport network, particularly rail, with pedestrian and cycleway facilities, to provide alternatives to, and reduce dependency on, private motor vehicles as a means of transport.
4. Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining lower intensity residential sites and providing high-quality on-site amenity.
5. Provide sufficiently flexible development controls to provide for a range of living situations to accommodate extended families, sub-tenancies and multiple units in a dwelling that will foster quality long term density outcomes including the opportunity for the provision of habitable roof space.
6. Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.
7. Discourage large scale commercial activity that would adversely affect the:

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- a. retention and establishment of a mix of activities in the local centre;
- b. function, vitality or amenity of the Pukekohe Town Centre zone;
- c. safe and efficient operation of the transport network.

Built Form

8. Require residential development to achieve a high quality of on-site amenity by:
 - a. providing functional and accessible outdoor living spaces;
 - b. controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
 - c. controlling building coverage, impervious areas and minimum landscaped areas;
 - d. applying design assessment criteria in sub-precincts to manage privacy effects;
 - e. specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and to mitigate noise effects;
 - f. creating developments with visual interest when viewed from the street and reducing the dominance of garage doors.

Heritage

9. Apply controls in the Wesley sub-precinct to protect and to enhance the precinct's heritage values, amenity and character features including recognising the significant historic heritage of the W.H. Smith Memorial Chapel.
10. Protect and recognise the heritage values in the detailed design for the precinct.
11. Require the design of any proximate new buildings to be sensitive to the location, scale and setback of historic buildings identified in the precinct plan.
12. Provide for identified historic buildings in the Wesley sub-precinct to be retained and, together with their surrounds, managed in accordance with a heritage management plan approved as part of a framework plan.

Open space

13. Protect and enhance the natural values of, and public access to, streams and ecological habitats within the precinct.
14. Provide for establishment of public open space to recognise and protect the ecological values of the precinct and to provide public amenity.
15. Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision.
16. Require integrated, accessible and usable public open spaces as shown in precinct plan 1 to provide for the recreational needs of the community within walkable distances for all residents.
17. Incorporating the Electricity Transmission corridor as part of the east west, informal recreation open space corridor traversing the precinct.

Stormwater management

18. Apply a water sensitive design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments.
19. Apply specific stormwater measures to protect the different receiving environments of the identified

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Stormwater Management Areas in the precinct as shown on precinct plan 3.

20. Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct.
21. Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream.

Other Infrastructure

22. Require the construction of new roads in accordance with an approved framework plan to achieve a highly interconnected pedestrian and road system that provides for all modes of transport, particularly cycling as shown in precinct plan 5.
23. Require pedestrian and cycle links in accordance with an approved framework plans to allow for safe and efficient movements within the precinct and where practicable the surrounding network, as shown in precinct plan 5.
24. Limit the number and location of vehicle access and egress points from the precinct to State Highway 22 as shown in precinct plan 1.
25. Require the construction of water and wastewater network services in conjunction with the staged subdivision and development of the project.
26. Applying rules to allow for the continued operation of the existing Wesley College and its farming operation.

Subdivision

27. Require subdivision to give effect to an approved framework, concept plan and/or the precinct plan.
28. Require subdivision to be consistent with the Electricity Transmission overlay provisions.
29. Subdivision design should respond to the natural landscapes by:
 - a. locating and designing roads, access and infrastructure in a manner which minimises earthworks;
 - b. locating roads and blocks to follow land contours;
 - c. enhancing the riparian margins of the stream network within the precinct.
30. Require subdivision to be designed to create integrated communities and to provide a street and block pattern that supports the concepts of liveable, walkable and connected neighbourhoods including:
 - a. a road network that:
 - i. is easy and safe to use for pedestrians and cyclists;
 - ii. is connected with a variety of routes in the immediate neighbourhood and between adjacent sites;
 - iii. is connected to public transport, shops, schools, employment, open spaces and other amenities.
 - b. vesting roads as public infrastructure;
 - c. a road network which is set out in a manner that supports the needs of the public transport system;
 - d. incorporating principles of crime prevention through environmental design.