

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»5 North»

5.63 Huapai 2 - OPERATIVE

The objectives and policies of the underlying Mixed Housing Suburban zone apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

Precinct Description

The Huapai 2 precinct occupies some 16 hectares of land located approximately 1.1km east of the settlement of from Huapai.

The purpose of the precinct is to provide for the comprehensive and integrated development of the land for residential purposes and thus increase the supply of housing, including affordable housing. The precinct provides for a range of site sizes thus allowing for a variety of housing choices to be established. The precinct plan incorporates an internal roading and open space network intended to facilitate multi-modal transport and a high level of internal amenity for residents while enabling future connections to be established to adjacent land zoned Future Urban.

In order to ensure a range of site size and housing typologies a sub-precinct (Sub-precinct A) is identified which requires minimum site sizes greater than that for the underlying zone with limited opportunity to achieve a dwelling density greater than 1 dwelling per 300m². The size of sites within Sub-precinct A are required to be no less than 525m² to ensure that that pattern of development within the precinct reflects the proximity of the adjacent Countryside Living zone.

The Huapai 2 precinct is within the SMAF 1 overlay and is also subject to precinct specific development controls for stormwater management.

Objectives

The general residential objectives and the objectives in the underlying Mixed Housing Suburban zone apply in the precinct in addition to those specified below:

1. Subdivision and development is undertaken in accordance with the Orahā road Huapai 2 precinct plan.
2. A pattern of residential development that is commensurate with the overall density of the underlying zone while providing and provides the opportunity for a range of housing typologies and price options.
3. The provision of an open space network and linkages that contribute to the amenity of the precinct and facilitate pedestrian access within and beyond the precinct.
4. A pattern of subdivision and development that responds to the landscape features both within and external to the precinct, including the adjacent Countryside Living zone.
5. A safe, effective and efficient internal street network that allows for multi-modal forms of transport.
6. An internal roading network that anticipates and allows for safe, effective and efficient future connections to surrounding land and upgrading of the connection to Orahā road.
7. Stormwater management within the precinct uses natural processes and at source devices where practicable.
8. Subdivision and development promotes the enhancement and protection of cultural, freshwater and terrestrial ecological features (including covenant areas).
9. Development is integrated with transport, open space and ecological networks and provides high quality streetscapes and public spaces which are safe and pedestrian friendly.

Affordable Housing

10. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
11. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

12. To promote availability of affordable housing to first home buyers and/or community housing providers.

Policies

The general residential policies and the policies in the underlying Mixed Housing Suburban zone apply in the precinct in addition to those specified below:

1. The design of any subdivision within the Precinct shall incorporate all elements of the precinct plan including:
 - i. the pattern and hierarchy of roads;
 - ii. pedestrian linkages;
 - iii. interface treatment with the Countryside Living zone;
 - iv. linkages to adjacent land within the Future Urban zone.
 - v. riparian margins.
2. The distribution of site sizes across the precinct shall be able to accommodate a variety of dwelling typologies.
3. The size of sites within sub-precinct A should be no less than 525m².
4. Land development within the precinct should retain the underlying pattern of the landform as far as practicable and minimise the use of extensive retaining structures while allowing for localised terracing and batters to create usable sites.
5. Building platforms within sites should create opportunities to maximise views and visual connections to the street.
6. The configuration of sites and dwellings shall create a positive frontage to any adjacent open spaces.
7. Subdivision and development should incorporate a legible, safe, effective and efficient, accessible network of pedestrian linkages within and beyond the precinct including specific provision for a pedestrian connection along Oraha road to the Huapai township.
8. Open space areas within the precinct shall be accessible by pedestrians and contribute to the character and amenity of the precinct by using existing elements of the natural landscape where practicable.
9. Landscape treatment shall be used to define the interface between the precinct and the adjacent Countryside Living zone.
10. The internal roading network shall comprise a legible hierarchy which encourages walking and cycling and incorporates suitable roadside planting.
11. Allowance provision shall be made for a future roundabout upgrade of the connection to Oraha road to safeguard the future efficiency and safety of Oraha and Koraha roads.
12. The formation of local roads within the precinct shall allow for safe, effective and efficient future connections to the east and west of the precinct.
13. The development of a stormwater management network within the precinct shall, where practicable, be integrated with existing natural networks and other infrastructure such as roads.
14. Maintain the existing sub-catchment hydrology through management of stormwater on-site and the discharge of treated stormwater to existing gullies and watercourses.
15. Achieve SMAF1 mitigation requirements through the use of a single device or combination of devices.
16. Provide for the recognition and protection of freshwater, ecological and mana whenua cultural heritage values in the precinct.
17. Encourage public access, protect, restore and enhance the natural character of the freshwater streams and terrestrial habitat (including covenant areas).
18. Provide for, and encourage, ecological corridors through the Huapai 2 precinct to enhance natural linkages

throughout the wider landscape.

19. Encourage and employ the use of appropriately eco-sourced plants as part of any landscaping, infrastructure requirements and riparian and terrestrial enhancement opportunities.

Affordable Housing

20. 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 and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to community housing providers or Housing New Zealand and owned for long term retention.
21. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
22. New retirement village developments containing 15 or more dwellings provide for affordable housing.