

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»7 West»

7.12 Whenuapai 1 - OPERATIVE

Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale Road to the north, Totara Road to the east and Brigham Creek Road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek Road, Totara Road and Dale Road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
 - a. The village of Whenuapai and its main street; and
 - b. A community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:
 - a. A network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. A town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.
 - c. A neighbourhood park that provides for the recreational needs of the developed precinct.
 - d. A drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.
 - e. A logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek Road with Dale Road.
 - f. A logical east-west local road connection through the centre of the precinct which links with Totara Road to the east, and provides a road connection to the land to the west of the precinct.
 - g. A limited number of driveway access points onto Brigham Creek Road.
 - h. No less than four road connections to the land to the west of the precinct.
 - i. Visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "gateway" features.
2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.
 3. Require development to be designed to:
 - a. Provide for improvements to Brigham Creek Road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.
 - b. Provide for improvements to Totara Road and Dale Road where they adjoin the precinct to safeguard their future transport function in Whenuapai.
 - c. Facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek Road and Totara Road. No more than 160 lots should be titled prior to the signalised intersection being established.
 4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.
 5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).
 6. Enable the relocation of the existing villa (located at 36 Brigham Creek Road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter K7.12.6).
 7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.
 8. Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.
 9. Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.
 10. Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:
 - a. roads over a grade of 5%; and

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.
11. Require site platforms and retaining walls to be designed to:
 - a. recognise likely housing and outdoor space layout, aspect and configuration on the site;
 - b. create opportunities for views and for the visual connection between the house and the street;
 - c. minimise the use and height of any retaining walls on street boundaries; and
 - d. improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.
12. Require 10% of new dwellings to be relative affordable, or 5% to be retained affordable.