

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

5.60 Whenuapai 2 - OPERATIVE

The objectives and policies and rules of the underlying Mixed Housing Urban zone, the Local Centre zone, and the Auckland-wide rules and Auckland-wide overlays apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

Precinct Description

The Whenuapai 2 precinct comprises 16.8 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Totara road to the west, Brigham Creek road to the south, the Whenuapai Airbase to the east, and rural land to the north, as illustrated on the Whenuapai 2 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 combination of commercial and residential areas integrated with key road links, stormwater infrastructure 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 with the additional objectives specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 2 precinct plan.
2. The precinct is supported by a safe, effective, efficient, legible and attractive 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 to the adjoining portions of Brigham Creek road and Totara road (to an urban standard).
4. Subdivision and development implements a stormwater management network that:
 - a. uses water sensitive design as a core development approach;
 - b. protects the ecological values of the receiving environment; and
 - c. integrates with open space and road networks.
5. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
6. Subdivision and development occurs in a manner that recognises the presence and ongoing operation of the adjacent Light Industrial zone and Whenuapai School.
7. Housing supply, variety and choice are increased by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options, with convenient access to local commercial facilities.
8. The portion of new dwellings that are affordable to households in the immediate housing market is increase in Whenuapai.
9. Establishment of a Local Centre that will provide a range of services that will meet the day-to-day needs of existing and future residents of Whenuapai Village.

Policies

The policies are as listed in the Mixed Housing Urban and Local Centre zones with the additional policies specified below:

1. Require structural elements of the Whenuapai 2 precinct plan to be incorporated into all subdivision and

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development to achieve:

- a. a predominantly residential precinct which incorporates locally-scaled commercial development.
 - b. a logical extension of Dale road, providing road frontage to the land north of the precinct.
 - c. a logical and visually distinct north-south Local road connection through the precinct, which establishes a streetscape that responds to the surrounding land use and links Brigham Creek road with the Dale road extension.
 - d. a logical East-West Town road connection to define the interface between the Mixed Housing Urban zone and Local Centre zone.
 - e. a functional north-south Swale road connection through the precinct, which links the northern drainage reserve with the Light Industrial zone.
 - f. ensure that no private access ways are provided onto Brigham Creek road, and a maximum of two private access ways are provided along Totara road. A limited number of private access is enabled on Town road east.
 - g. an active retail frontage to Brigham Creek road and Totara road in the location shown on the precinct plan.
 - h. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "threshold" features.
 - i. two drainage reserves which provide attractive and functional stormwater management areas.
 - j. two bus stops and bus facilities, one on Totara road north and one on Totara road south as depicted on Fig 1. structure plan
 - k. ensure the intersections of Town road east, Dale road extension and the local road which bisect Totara road align with the key intersections of the Whenuapai 1 precinct.
2. Require the internal road network to generally 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 current function as an arterial road with its future role as part of Whenuapai Village.
 - b. provide for improvements to Totara road where it adjoins the precinct to safeguard Totara road's multi-modal and future arterial road function in Whenuapai.
 4. Require subdivision and development to be designed to appropriately manage stormwater to:
 - a. prevent adverse erosion and sedimentation effects within the Rarawaru Creek; and
 - b. achieve suitable at-source stormwater retention in line with the Whenuapai 2 precinct Stormwater Management Plan.
 5. Install stormwater devices within road corridors to retain the first 10mm of a 24 hour rain event for new impervious areas associated with the road network.
 6. 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, and landscaping associated with residential development, on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.
 7. Ensure that reverse sensitivity effects in respect of noise from the adjacent Light Industrial zone and Whenuapai School on residential activities are appropriately avoided, remedied and mitigated.
 8. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

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9. Encourage the use of rear lane developments as part of the mix of intensive housing solutions for locations with access restrictions.
10. Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.
11. Encourage a mix of uses to locate within the Local Centre zone to enhance centre vitality.