

6.32 Hingaia 2 - OPERATIVE

Precinct Description

The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karakā Lakes” and “Karakā Harbourside” residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:

- Mixed Housing Suburban
- Mixed Housing Urban
- Neighbourhood Centre; and
- Green Infrastructure Corridor (the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

Objectives

The objectives are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.

1. Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
2. Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.
3. Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m² in area are provided in appropriate locations for recreation.
4. Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.
5. Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.
6. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.
7. Subdivision and development implements stormwater management that:
 - a. uses water sensitive design as a core development approach;
 - b. protects and, where practicable, enhances the ecological values of the receiving environment; and
 - c. integrates with open space, road and pedestrian/cycling networks.
8. Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.
9. Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

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10. Promote the availability of affordable housing to first home buyers and/or community housing providers.
11. 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.
12. Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

Policies

The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1. Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:
 - a. a range of housing choice and section sizes that enable views from public roads to the coast;
 - b. key roads that promote an integrated road network;
 - c. restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;
 - d. a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;
 - e. two Neighbourhood Parks;
 - f. a network of pedestrian and cycle paths; and
 - g. public access to the coast, including the provision of Coastal Places.
2. Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations with high amenity (e.g. locations close to public open space) and lower density forms of housing along the coastal margin.
3. Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.
4. New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
5. New retirement village developments containing 15 or more dwellings provide for affordable housing.
6. Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located, and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.
7. Ensure that subdivision and land use activities provide an interconnected road network which:
 - a. is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.
 - b. enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.
 - c. provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.
 - d. makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

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- e. 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 coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.
9. Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.
10. Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:
 - a. restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.
 - b. vesting of esplanade reserve adjacent to the coast.
 - c. the creation of Coastal Places as identified on the precinct plan.
 - d. connectivity within, and through, the 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.
11. Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.
12. Ensure that, in the Neighbourhood Centre zone:
 - a. the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m² in the Hingaia 2 precinct;
 - b. a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;
 - c. a maximum of 1,000m² gross floor area of convenience retail and commercial activities is provided;
 - d. activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;
 - e. development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and
 - f. development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town centre and the Papakura Metropolitan centre.
13. Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.