

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

### 6.31 Hingaia 1 - OPERATIVE

#### Precinct Description

The Hingaia 1 precinct is located approximately 2.4km west of Papakura and is located in the southern part of the Hingaia Peninsula, to the south of the existing 'Karaka Lakes' residential subdivision.

The Hingaia 1 precinct is the area shown on the Hingaia 1 zoning map showing all Hingaia 1 sub-precincts A-D.

The whole of the Hingaia Peninsula was structure planned for growth in 2000-2002. However, only Stage 1A was re-zoned at that time. This precinct is to be developed to provide for a logical extension of the existing Hingaia urban area, and development in the precinct will be guided by the Hingaia 1 precinct plan.

The purpose of the Hingaia 1 precinct is to provide for comprehensive and integrated residential development on the Hingaia Peninsula, to increase the supply of housing (including affordable housing), to facilitate the efficient use of land, and to co-ordinate the provision of infrastructure.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the precinct plan and provide opportunities for pedestrian and roading connections into future development areas.

#### Objectives

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

1. Subdivision and development occurs in a co-ordinated way that implements the Hingaia 1 precinct plan, provides a logical extension to the existing urban environment, and provides for connections to future development on adjoining land.
2. Development achieves a high standard of amenity while ensuring there is a choice of living environments and affordability options.
3. Retain and enhance the existing stream network and provide stream corridors as illustrated on the Hingaia 1 precinct plan.
4. Subdivision and development occurs in a manner that achieves the co-ordinated delivery of infrastructure, including transport, wastewater, and water services. Stormwater management approaches should promote the use of water sensitive design options.
5. Control the location of vehicle crossings to individual properties which adjoin shared paths.
6. Significant adverse effects of stormwater run-off on communities, the marine receiving environment and freshwater systems are avoided to the extent practical, or otherwise mitigated using water sensitive design principles.
7. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the 1 percent AEP, taking account of maximum probable development in the upstream catchment.
8. To ensure that affordable housing provided in any residential development is distributed throughout the development.
9. Subdivision and development adjoining the coast has larger site sizes to provide for enhanced amenity and to avoid coastal erosion.
10. Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining State Highway network and/or the National Grid.
11. Develop a neighbourhood centre that provides for small scale convenience retail, service and commercial activities that meet the day-to-day needs of the area, and which does not undermine the viability and role of either the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

### Policies

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

1. Require the structural elements of the Hingaia 1 precinct plan to be incorporated into all subdivision and development.
2. Require the construction of new roads, as generally indicated on the Hingaia 1 precinct plan, to achieve integration with the existing urban area and to enable future connections to link into adjoining sites to ensure that an interconnected movement network can be achieved on the Hingaia Peninsula.
3. Ensure that a range of lot sizes, housing typologies and densities is enabled to reflect a choice of living environments and affordability by enabling higher density integrated residential development to be dispersed between lower density vacant lots.
4. 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).
5. Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.
6. Require subdivision and development to be staged to align with the co-ordinated provision of infrastructure, including transport, water and wastewater.
7. Subdivision and development should use water sensitive design principles as the core development approach to manage stormwater run-off, water quality, and flooding and mimic the natural hydrological regime and provide baseflow to streams.
8. Require subdivision and development to restore and to enhance the stream network to achieve a natural appearance with appropriate native species and wetland areas.
9. Create walkways along stream corridors. Where possible, walkways should integrate with existing open space areas and enable future connections to adjoining undeveloped sites.
10. Stormwater retention devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits for public areas. Where appropriate, the devices should be natural in appearance.
11. Stormwater infrastructure and devices are designed and sized to incorporate projected climate change.
12. Protect and enhance the natural character of the coast and avoid erosion through:
  - a. restoration planting with eco-sourced plants at the time of subdivision
  - b. requiring larger site sizes adjoining the coast or proposed esplanade reserve
  - c. providing for viewshafts out to the coast along roads and from the esplanade reserve back into the development
  - d. providing for ecological corridors through Hingaia.
13. Subdivision and development promote enhancement and protection of coastal character, heritage items, cultural and ecological features.
14. New residential developments containing 15 or more dwellings/sites provide for affordable housing.
15. New retirement village developments containing 15 or more dwellings provide for affordable housing.
16. Require sites in sub-precincts A-D to be developed in general accordance with Hingaia 1 precinct map.
17. Require subdivision to be consistent with the Electricity Transmission and High Noise Land Transport overlay provisions.

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

18. Ensure that in the Neighbourhood Centre zone:
  - a. the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m<sup>2</sup> in the Hingaia 1 precinct
  - b. a range of convenience retail and commercial services is provided that meets the day-to-day needs of local residents and wider public
  - c. activities are compatible with adjoining residential land uses
  - d. 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.
19. Subdivision and development contribute to a positive sense of place and identity through in-street landscape elements, including retaining existing landscape features, and maximising coastal vistas.