

# Information Sheet: Proposed Plan Change 32 Penihana North

Waitakere City Council is seeking to change its District Plan to provide for the establishment of a residential neighbourhood on 22.5 hectares of land known as Penihana North. The land is situated in Swanson, south of the railway line and Swanson train station, between O'Neills and Christian Roads and was formerly used as a kiwifruit orchard.

The Council has identified the Penihana North land to provide for the expansion of Swanson. This is because of its proximity to the Swanson train station and its ability to accommodate additional houses in a new residential neighbourhood.

## The Proposed Plan Change:

- defines the extent of the expansion of the urban part of Swanson;
- outlines (on an urban concept plan) the pattern for houses, streets, parks, storm water ponds and pedestrian linkages;
- protects and enhances native bush and the stream within the site;
- includes new rules to provide for a range of lot sizes and house types, with medium density housing located within walking distance of the train station and larger residential lots on the periphery of the land;
- limits the height of houses to a maximum of two storeys;
- provides for a resource consent process to consider subdivision and development;
- includes new design criteria to control the quality and design of subdivision, streets and parks;
- responds to adjoining rural character by including new design criteria and seeking larger lot sizes and setbacks for development next to Christian Road and the rural foothills; and
- includes additional design criteria to improve the quality of medium density housing.



*Swanson Aerial*

*This Information Sheet is provided to assist people to understand Proposed Plan Change 32. It is not, however, part of Proposed Plan Change 32*

*1 October 2010*



## Medium Density Housing

The Proposed Plan Change supports medium density housing being built on land in proximity of the Swanson train station. This is to create housing opportunities that have good access to public transport. The Proposed Plan Change seeks that the majority of housing in proximity to the train station is either detached or duplex houses. These will require resource consent to ensure it is comprehensively designed.

Anselmi Ridge, Pukekohe



Atherton Heights, Albany



Rialto Court, Botany



The Orchard, Braeburn



### *Examples of housing developments on 350 m<sup>2</sup> sites*

## Information and Contacts

Copies of the Proposed Plan Change are available for viewing online at the Council's website ([www.waitakere.govt.nz](http://www.waitakere.govt.nz)), at the Council offices or at the Council's libraries. You can also contact the Council's 24-hour call centre on 839 0400 or email [info@waitakere.govt.nz](mailto:info@waitakere.govt.nz).

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