

Hobsonville Village and Corridor

Adopted changes to Waitakere City District Plan

The changes have been adopted to ensure that private developments are of a high quality and are coordinated with town centres that work well and provide employment opportunities.

Hobsonville Village

Human Environments, Natural Areas and Concept Plan Rules

Plan Change 14 modifies the Human Environments (activity areas or zones) and Natural Areas Rules (earthworks, vegetation clearance) for Hobsonville Village, re-identifying land from rural Countryside Living to urban Living Environment.

Key issues:

Waitakere needs more employment land to:

- halt the flow of residents out of the City each day and decrease motorway congestion
- generate more economic activity

Over the next two years Transit NZ will complete SH18. The interchange at Brigham Creek will provide:

- opportunities for further growth of the Hobsonville town centre
- strong connections to more employment land for the City

Currently the land use in the Hobsonville corridor is split between the Countryside Environment (rural land) on



one side of the highway and Living Environment (urban land) on the other. The plan changes were designed to help Hobsonville grow and develop in an integrated way by providing for four distinct areas of land use; industry, mixed uses, open space and a school.



The adopted district plan changes are part of Waitakere's Growth and Transportation Integration Programme – a response to the Local Government (Auckland) Amendment Act 2004.

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Plan Change 14

This plan change introduces two tools to manage land development in an integrated way with a Concept Plan, and a Comprehensive Development Plan requirement.

The **Concept Plan** provides for a range of land uses which will guide future development:

- industry – Precinct A
- mixed use town centre with retail, business uses at the edge of the centre, and residential – Precinct B
- the existing Hobsonville Primary School – Precinct C
- open space – Precinct D

Different Rules apply for each Precinct.

The Plan Change has a number of implications for the Hobsonville Village area which the Council is addressing:

- Hobsonville Primary will continue to operate "as is", and new rules that have been introduced for the industrial precinct will ensure that surrounding land uses are designed to fit in with the school and ensure that the school's current character is maintained
- the industrial precinct will encourage light industry, business and professional services, to establish close to the Bringham Creek Motorway off-ramp

- retail development, including provision for a small local supermarket will occur mainly in the mixed use village centre and complement existing retail on the other side of Hobsonville Road
- controls on industrial land uses facing Hobsonville Rd and the school will ensure an attractive industrial edge to promote walking, cycling and use of public transport on Hobsonville Rd.
- provision for retail and commercial land uses around the village core
- protection of streams and environmental Enhancement through the identification of water courses on the Concept Plan
- all new development will require resource consent and will need to meet wastewater and stormwater standards.

The **Comprehensive Development Plan** requires developers in the village centre to collaborate and submit a detailed land use plan that is consistent with the Concept Planning framework.



For complete details on the district plan changes, please contact the Council or visit the Council's web site at www.waitakere.govt.nz.