

Waitakere City District Plan

Proposed Plan Change 32

Penihana North

Additions are underlined and deletions are ~~struckthrough~~.

POLICY SECTION

Part 5 Objectives and Policies

Insert a new Policy 11.53 in Part 5 of the District Plan as follows:

Policy 11.53

Urban development in Penihana North should be consistent with the Penihana North Urban Concept Plan, achieving:

- i. medium density housing within walking distance of the Swanson railway station that has a height of up to two storeys and predominantly comprises detached townhouses and/or semi-detached duplex houses;
- ii. interconnected road and pedestrian linkages particularly to the railway station and open space network;
- iii. a transition in residential density where development adjoins the Foothills Environment, through the provision of a range of residential lot sizes, including larger residential lots; and
- iv. an appropriate roadscape to Christian Road that acknowledges the rural amenity of land in the Foothills Environment located opposite Penihana North.

Explanation

Policy Map X identifies Swanson (which includes the Penihana North land) as a 'neighbourhood node' and provides a 500 metre radius circle for intensification around the Swanson railway station. Policy 0.9 and Schedule Y identifies Penihana North as a growth area having priority for urban development after 2011.

Consistent with Policy 0.1, provision is made within part of Penihana North for medium density housing. This applies in the Living Environment (Penihana North) in the vicinity of the Swanson railway station, where a density of more than one dwelling for every 350m² of net site area is to be achieved. As such, the Plan only provides for subdivision to create sites large enough and appropriately shaped for future medium density housing proposals or for medium density housing, in which case a land use consent for medium density housing needs to precede or be made concurrently with subdivision.

Penihana North offers a unique opportunity to create new urban development within this 'greenfields' location which provides quality medium density housing. This is a response to and recognition of the suitability of this land for more intensive development and the recent 'double tracking' of the railway and the upgrading of the railway station for passenger transport. Policy 11.53 establishes a preference for the type of medium density housing to be predominantly detached townhouses and/or semi-detached duplex houses. Some opportunities exist for higher density types of medium density housing within 250 metres of the Swanson train station, provided that the predominant form of housing remains as detached townhouses and/or semi-detached duplex houses.

The provision of medium density housing is subject to specific design criteria for Penihana North (Design Element J), which includes a limitation on the height of development to two storeys. Comprehensively designed medium density housing applications will be subject to the detailed design criteria.

Recognising that Penihana North adjoins the Foothills Environment and the Waitakere Ranges Heritage Area, the Living 2 Environment on the southern part of the land provides a range of conventional and larger residential lots as a density transition to the rural edge. Medium density housing is not provided for in the Living 2 Environment and subdivision applications for lots should have a minimum average size of 550m² and a minimum size of 450m². A minimum lot size of 1200 m² is required in Area A illustrated on the Penihana North Urban Concept Plan. Specific roadscape designs are required to Christian Road to acknowledge the rural amenity of this road.

The *Penihana North Urban Concept Plan* provides a framework for the *subdivision and development* of the *land*. The *Urban Concept Plan* recognises existing environmental characteristics of the *land* including the Blewitt Gully stream and an area of *Managed Natural Area* (in regenerating *native vegetation*) and seeks to protect and enhance these features. The *Urban Concept Plan* identifies the primary, secondary and indicative secondary roading links to provide connections between the *land* and the surrounding neighbourhood, including direct connections to the Swanson railway station. Neighbourhood *reserves* are identified, along with pedestrian and cycle linkages. Stormwater is to be managed through identified stormwater management areas (stormwater treatment and disposal systems).

Specific Subdivision Design Criteria for *Penihana North* require consideration to be given to design elements that expand upon the elements illustrated in the *Penihana North Urban Concept Plan*. The focus is on “movement networks”, “block size and lot type”, “design of roads” and “design of reserves”. Where a *land use* consent application precedes or is processed concurrently with a *subdivision* application the relevant matters shall apply to the assessment of that land use application.

Methods

District Plan Rules:

- *Penihana North Urban Concept Plan*
- Subdivision Rules and Subdivision Design Criteria for *Penihana North*
- Provision for *Medium Density Housing* and additional *Penihana North* design criteria in Design Element J
- *Living Environment* and *Living 2 Environment* rules

Part 6 Explanations

Insert a new explanation in Part 6.1.1 Theme One: Urban Consolidation & Managing Growth Pressures of the District Plan as follows:

Penihana North

The *Penihana North land* is located at Swanson, to the south of the railway line and between Christian Road and O’Neills Road. The southern boundary of the *Penihana North land* adjoins the *Penihana South Land*, the *Foothills Environment* and the Waitakere Ranges Heritage Area. The urbanisation of *Penihana North* is anticipated by the Growth Management Strategy for Waitakere 2009 and Policy 0.9 of the *Plan*. It is an urban growth area recognised in the Auckland Regional Policy Statement.

It is expected that future residential *development* in that part of the 22.5 hectare *Penihana North* area closest to the Swanson railway station will achieve an overall net minimum density required for *medium density housing* as defined in the *Plan*. This is a specific outcome to be achieved through the *Living Environment (Penihana North)* provisions, and is a means of implementing the integration of regional land transport and land use provisions in the Auckland Regional Policy Statement (consistent with the Auckland Regional Growth Strategy). Policy 11.53 establishes a preference for the type of *medium density housing* to be predominantly detached townhouses and/or semi-detached duplex houses.

A range of conventional and larger residential *lots* are provided for in the *Living 2 Environment* located in the southern part of the *Penihana North land* to provide a density transition to the Waitakere Ranges Heritage Area in accordance with Policy 0.1 of the *Plan*. *Medium density housing* is not provided for in the *Living 2 Environment* and *subdivision* applications for *lots* should have a minimum average size of 550m² and a minimum size of 450m². A minimum *lot* size of 1200 m² is required in Area A illustrated on the *Penihana North Urban Concept Plan* to ensure a graduated intensity of urban development establishes adjoining the *Foothills Environment* to the south, diminishing the effect of built form and urban activities. Specific roadscape *designs* are required to Christian Road to acknowledge the rural *amenity* of this road.

Comprehensively designed medium density housing applications, containing a variety of housing types, will be subject to the detailed assessment criteria in the Plan. These include additional criteria in Design Element J that are specific to Penihana North.

Subdivision Design Criteria for Penihana North apply to subdivision, and where a land use consent application precedes subdivision, relevant matters will also apply to the assessment of that proposal. The design criteria require consideration to be given to design elements that expand upon the elements illustrated in the Penihana North Urban Concept Plan, having a focus on “movement networks”, “block size and lot type”, “design of roads” and “design of reserves”.

The majority of the land within Penihana North has been used in the past for rural activities, more recently as a ‘kiwifruit’ orchard with shelter belt plantings, now discontinued, Overall the land has been identified as suitable for residential urban activities. Geotechnical investigations have shown that there are no stability issues.

The southern boundary of Penihana North partly abuts the tributary of the Waimoko stream (adjoining O’Neills Road) which is joined by the Blewitt Gully Stream. In this area the Penihana North Urban Concept Plan provides for protection of the riparian margin through identification of an open space area for drainage, ecological and recreation purposes. The greater length of the Blewitt Gully Stream to the south lies outside of Penihana North.

Another identified natural feature is a Managed Natural Area alongside Christian Road. Subdivision should avoid development occurring within this area, which will assist to create a robust urban boundary.

Stormwater discharge consents will be required prior to subdivision taking place, as will the management of sediment runoff. An indicative location for an ‘off line’ stormwater treatment and disposal system is shown on the Urban Concept Plan. Low-impact design techniques are encouraged in the design of subdivision and development within Penihana North.

The indicative ‘primary’ and secondary neighbourhood reserves are located in positions that are easily accessible and available as a focal point for residents. These reserves will form part of a network of pedestrian linkages that includes access to the Swanson railway station via the over-bridge access between the two rail platforms. The specific alignment of the pedestrian linkages will form part of future subdivision or development applications and will be designed to have good connectivity and visibility.

A new east-west primary road link is provided for in the Penihana North Urban Concept Plan between Christian Road and O’Neills Road. This will give primary access to secondary roads, and individual site access. Subdivision and development is to be designed to achieve high levels of road connectivity.

RULES VOLUME 1

City-Wide Rules - Definitions

Insert a new definition in the Definitions Section of the District Plan as follows:

PENIHANA NORTH means land shown on the Human Environment Maps as Penihana North and to which the relevant rules of the Living Environment and Living 2 Environment apply, and also is subject to the Penihana North Urban Concept Plan (Appendix XXX).

RULES VOLUME 2

Living Environment Rules

Amend Rule 2.1 Residential Activities/Density of the Living Environment as follows:

2.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- Any *Residential Activity* which involves:
 - (i) Dwellings with a minimum 450m² net unit area per dwelling except in the Living (3) and Living (4) Environments and in Penihana North; and
 - ...
 - (vii) Dwellings with a minimum 450m² net unit area and, where there is more than one dwelling on each site, an average of 550m² net unit area in the Living 2 Environment in Penihana North; and
 - (viii) Dwellings with a minimum 1200m² net unit area in Area A of the Penihana North Urban Concept Plan.

Amend Rule 2.2 Residential Activities/Density of the Living Environment as follows:

2.2 Limited Discretionary Activities

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

- a) Any *Residential Activity* involving *medium density housing*:
 - i). Established on a *site* with a minimum *net site area* of 2000m² and either:
 - ...
 - is on a *site* in the *Living Environment* falling wholly within a 500 metre radius of a train station, except within the Living 2 Environment (Penihana North); or
 - ...
 - is within the Living Environment (Penihana North).
 - ...
- b) *Dwellings*, except in the *Living (3) and Living (4) Environment* and in *Penihana North* not in a *medium density housing development* and not satisfying the requirements of Rule 2.1 where:
 - i). the minimum *net unit area* in the *Living Environment* including the *Living Environment (Harbour View)* but not including the *Living (1) Environment* or *Living (L2) Environment* is 350m²; or

Insert an additional policy reference in Rule 2 Residential Activities/Density of the Living Environment to the “see also policies” references as follows:

11.53

Amend Rule 6.1 Front Yards of the Living Environment as follows:

6.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- *buildings set back* from the *road boundary* by a minimum of 3.0 metres.
- *buildings in Penihana North set back* from the *road boundary* of Christian Road by a minimum of 6.0 metres.
- eaves which encroach 0.6 metres into the front yard.

Insert an additional policy reference in Rule 6 Front Yards of the Living Environment to the “see also policies” references as follows:

11.53

Amend Rule 12.3 Carparking and Driveways of the Living Environment as follows:

12.3 Limited Discretionary Activities

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

(c) Any driveway access directly to Christian Road in Penihana North.

Assessment of *Limited Discretionary Activity* applications made under the above rule will be limited to the matters of *design, visual appearance, neighbourhood character, location, safety*, and will be considered in accordance with Assessment Criteria 12(a)-12(d).

Insert an additional policy reference in Rule 12 Carparking and Driveways of the Living Environment to the “see also policies” references as follows:

11.53

Medium Density Housing Design Criteria

Insert a new Design Element to page 1 of the Medium Density Housing Criteria as follows:

Penihana North

In *Penihana North* additional criteria apply which insert new criteria or replace the equivalent matters addressed in the above Design Elements.

Insert a new Design Element J Penihana North to the Medium Density Housing Criteria as follows:

DESIGN ELEMENT J **PENIHANA NORTH**

For medium density housing in the Living Environment (Penihana North) the following design criteria apply, and where relevant replace specific matters addressed in the previous Design Elements.

The Plan limits the type of development possible within the Living Environment (Penihana North) to medium density housing and establishes a preference as to the type and density of housing possible. This applies within the vicinity of the Swanson railway station. As outlined in Policy 11.53, Penihana North offers a unique opportunity to create new urban development within this 'greenfields' location which can provide quality medium density housing. This is a response to and recognition of the suitability of this land for more intensive development and the recent 'double tracking' of the railway and the upgrading of the railway station for passenger transport.

ASSESSMENT CRITERIA

J1
Development should be consistent with the Penihana North Urban Concept Plan and the relevant matters identified in the Subdivision Design Criteria for Penihana North where a land use consent application precedes or is concurrent with subdivision.

J2
The maximum height of buildings should not exceed two storeys to achieve an appropriate neighbourhood character in Swanson.

J3
The type of medium density housing provided in Penihana North should be predominantly based on detached townhouses and/or semi-detached duplex houses. Higher density types of medium density housing may occur on land within 250 metres of the Swanson train station, provided that the predominant type of housing remains as detached townhouses and/or semi-detached duplex houses. Outside of a radius of 250 metres from the Swanson train station, the preference is for development to provide detached townhouses.

J4
Building set backs from the road boundary on front sites should create an appropriate streetscape and maintain pedestrian amenity by providing:

- a maximum setback of 6 metres;
- a minimum setback of 3 metres;
- a minimum setback for any garage of 5 metres where the door of the garage generally faces the road.

J5
Fences on the road boundary, or between the road boundary and the closest building on the site should generally not exceed 1.2 metres in height.

J6
Development should achieve an appropriate roadscape with Christian Road consistent with the outcomes anticipated in Rules 4.1(h) Greenfields Subdivision and 6.1 Front Yards of the Living Environment.

Subdivision Rules

Amend Rule 3 Infill Subdivision by amending the first two bullet points of the controlled activity rule and inserting a new limited discretionary activity standard as follows:

3.1 Controlled Activities

- Except in Penihana North and the Living 4 Environment ...
- Except in Penihana North and the Living 4 Environment ...

3.2 Limited Discretionary Activities

Subdivisions meeting the following Performance Standard are *Limited Discretionary Activities*:

...

d) In the *Living Environment (Penihana North)* any subdivision of an existing site either up to 1ha in *net site area* or up to 9 new sites created where standards 3.1(c) through 3.1(f) are met and where the minimum *net site area* is 2000m² or comprises the *net unit area* specified in a resource consent, and

(i) for all proposed sites in *Penihana North* with a road boundary to Christian Road:

- the minimum width of the proposed site's road boundary to Christian Road shall be no less than 20 metres, and
- the proposed site shall not be designed to rely on Christian Road for driveway access unless resource consent has been granted pursuant to rule 12.3(c) of the *Living Environment*.

e) In the *Living 2 Environment* at *Penihana North* any subdivision of an existing site either up to 1ha in *net site area* or up to 9 new sites created where standards 3.1(b) through 3.1(f) are met and where the:

- minimum *net site area* for each proposed site is 450m², and the minimum average *net site area* is 550m², or
- minimum *net site area* for each proposed site is 1200 m² in Area A identified on the *Penihana North Urban Concept Plan*, and

(i) for all proposed sites in *Penihana North* with a road boundary to Christian Road:

- the minimum width of the proposed site's road boundary to Christian Road shall be no less than 20 metres, and
- the proposed site shall not be designed to rely on Christian Road for driveway access unless resource consent has been granted pursuant to rule 12.3(c) of the *Living Environment*.

Amend Rule 3 Infill Subdivision by inserting new matters in the matters of assessment in Rule 3.2 as follows:

Assessment of *Limited Discretionary Activity* applications will be limited to the matters of:

- ...
- density

Amend Rule 3 Infill Subdivision by inserting new assessment criteria as follows:

- 3(zj) In *Penihana North*, the extent to which:
- i. any proposed *subdivision* is consistent with the *Penihana North Urban Concept Plan* (Appendix XXX) and the Subdivision Design Criteria for *Penihana North*.
 - ii. low impact design *stormwater treatment and disposal systems* are to be utilised.
 - iii. the *revegetation* and *restoration* of the stream margins are provided for.
 - iv. the design of *sites and roads* in the *Living Environment (Penihana North)* support the integration of land use and transport in proximity to the Swanson railway station.
 - v. the *subdivision design* and *site dimensions* for sites over 2000m² provide for the development of *medium density housing*.

Amend the references in the discretions of Rule 3.2 Infill Subdivision to reflect the additional criteria:

... and will be considered in accordance with Assessment Criteria 3(a)-3(~~zi~~)(zj).

Insert an additional policy reference in Rule 3 Infill Subdivision to the “see also policies” references as follows:

11.53

Amend Rule 4 Greenfields Subdivision by inserting a new limited discretionary activity standard in Rule 4.1 as follows:

4.1 Limited Discretionary Activities

Subdivisions meeting the following Performance Standards are *Limited Discretionary Activities*:

...

- (a) the minimum *net site area* for each *proposed site*, provided that *subdivision* will not require or lead to *development* in a *Protected* or *Managed Natural Area*:
 - (i) is 1000m² where more than 50% of a *proposed site* is within a *Managed Natural Area, Coastal Natural Area, Protected Natural Area or Riparian Margins/Coastal Edge Natural Area* as shown on the *Natural Area Maps* except in the *Living (4) Environment*, or
 - (ii) is 450m² in the *Living, Living (L1) and Living (L2) Environments* and the *Living Environment (Harbour View)*; or
 - (iii) is 550m² (minimum average) and 450m² (minimum) in the *Living 2 Environment at Penihana North*; or
 - (iv) is 1200 m² in Area A identified on the *Penihana North Urban Concept Plan*;
or
 - (v) is 2000m² in the *Living Environment (Penihana North)*; or
 - ~~(iii)~~ (vi) is 800m² (average minimum) and 650m² (minimum) in the *Living (3) Environment* (provided that any reserve to be vested within that *land* may be added to that area calculated in the average minimum); or
 - ~~(iv)~~ (vii) comprises the *net unit area* specified in a *resource consent*; or

...

- (h) for all proposed sites in Penihana North with a road boundary to Christian Road:
- the minimum width of the proposed site's street boundary to Christian Road shall be no less than 20 metres, and
 - the proposed site shall not be designed to rely on Christian Road for driveway access unless resource consent has been granted pursuant to rule 12.3(c) of the Living Environment.

Amend Rule 4 Greenfields Subdivision by inserting new matters in the matters of assessment in Rule 4.1 as follows:

Assessment of *Limited Discretionary Activity* applications will be limited to the matters of:

- the *design, location, construction and alignment of driveways and roads and pedestrian linkages;*
- the *design, scale and location of sites;*
- provision for *landscape treatment;*
- avoidance of flooding on or downstream of the *site;*
- density
- ...

Amend Rule 4 Greenfields Subdivision by inserting a new discretionary activity standard as a third bullet point in Rule 4.2 as follows:

4.2 Discretionary Activities

Subdivisions meeting the following Performance Standards are *Discretionary Activities*:

...

- subdivision in Penihana North not meeting the standards of Rule 4.1 (except proposed sites not meeting the minimum net site area in Area A on the Penihana North Urban Concept Plan).

Amend Rule 4 Greenfield Subdivision by inserting new assessment criteria as follows:

4(aw) In Penihana North, the extent to which:

- i. any proposed subdivision is consistent with the Penihana North Urban Concept Plan (Appendix XXX) and the Subdivision Design Criteria for Penihana North.
- ii. low impact design stormwater treatment and disposal systems are to be utilised.
- iii. the revegetation and restoration of the stream margins are provided for.
- iv. the design of sites and roads in the Living Environment (Penihana North) support the integration of land use and transport in proximity to the Swanson railway station.
- v. the subdivision design and site dimensions for sites over 2000m² provide for the development of medium density housing.

Amend the references in the discretions of Rules 4.1 and 4.2 Greenfield Subdivision to reflect the additional criteria:

... and will be considered in accordance with Assessment Criteria 4(a)-4(~~av~~)(aw).

Discretionary Activity applications will be assessed having regard to Assessment Criteria 4(a)-4(~~av~~)(aw) and any other matters that are relevant under section 104 of the Act.

Insert an additional policy reference in Rule 4 Greenfield Subdivision to the “see also policies” references as follows:

11.53

DISTRICT PLAN MAPS

1. **Amend** District Plan Maps Page E6 by :

Changing the identification of Human Environments for the land at Penihana North from Foothills Environment to Living Environment and Living 2 Environment;

2. **Insert** a new Appendix into the District Plan Maps, identified as :

Appendix XXX (i.e. Roman Numeral 30)

Appendix XXX is entitled : Penihana North Urban Concept Plan