

5. OUTCOMES/IMPLEMENTATION

The Waimauku Structure Plan will be implemented primarily through Variations/Plan Changes to the District Plan and also through infrastructure and other works projects.

5.1 District Plan

Due to the vision of the Waimauku Structure Plan, it is likely that a Variation to implement the Structure Plan would be done in two phases. The first phase would be to implement those District Plan matters that can be addressed in the short term. The second phase would be to implement those District Plan matters that rely on the township being connected to a wastewater system before they can occur.

The matters that the District Plan Variations/Plan Changes would deal with would be the following:

5.1.1 Residential

Rezone Future Residential Areas A, B, and C with a zoning package that aligns with the following policies:

- Minimum lot size of approximately 800m² (in line with the Residential Medium Intensity's Township Policy Zone). However, in some areas topography may dictate a significantly larger lot size.
- No subdivision to occur before Waimauku is connected to a public wastewater system. This includes subdivision down to larger lots with onsite wastewater (e.g. 1,500m² +). This is because the urban design outcomes and amenity of the township are likely to be adversely affected. Premature subdivision to larger lots could also undermine planned growth as there is no guarantee the property will be further subdivided.
- In terms of staging, the portion of Area A zoned Future Urban in the Proposed District Plan 2000 is to be rezoned for residential in the short term. In the longer term, future residential areas B and C (as well as the small balance area of A) are to be rezoned. These areas are to be rezoned once Waimauku is connected to a public wastewater system (approximately 10 years). There is no current preference of Council for any further staging of areas B, C (and the balance of A).
- A hard boundary between urban and rural areas. The township to be kept visually separate and not bleed into the surrounding rural area.
- Further detailed assessment of the land is required in terms of geotechnical suitability and an archaeological survey. This assessment is to be carried out before any rezoning of the land through a Plan Change/Variation. The outcomes of the assessments are to inform the detailed design of these areas and the objectives, policies and rules of a Plan Change/Variation.
- An Integrated Transport Assessment is to be completed prior to rezoning (this can address transport issues in a holistic manner).

- Avoid development over streams (except transportation network where required) and promote riparian planting.
- Mature trees/shelterbelts to be retained where possible and incorporated into the detailed subdivision design.
- Houses to address public open spaces by fronting onto them where they are adjacent (not turn their back to the reserve). Also fence height/material restrictions adjacent to reserves/walkways.
- The indicative reserve in the southwest of Future Residential Area B is to be designed to protect the privacy and visual amenity of the dwelling at 23 School Road.
- Design guidelines to be developed for the new urban areas that take into account the vernacular of the Waimauku area and have regard to the rural village and country community identity and spirit aspirations of Waimauku. Also give guidance on water tank design/screening.
- The roading network must give effect to the indicative roading network shown in the draft Structure Plan. However, the full roading network can be determined at the detailed subdivision design stage. Active street frontages and connectivity are encouraged by requiring the use of public roads to access all parts of the Future Residential Areas. This is to give road frontage to the majority of lots and avoid multiple long driveways where possible.
- A sufficiently wide road reserve (around 25m) is proposed to allow for appropriate stormwater attenuation and treatment devices (e.g. swales) to manage stormwater and to give a country look and feel. On detailed planning, if further stormwater attenuation and treatment is required then other devices outside the road reserve such as ponds may be considered.
- No roading entrance from School Road into Area B is allowed to retain a well defined rural/urban boundary.
- No subdivision is to occur before NZTA have completed a full upgrade (e.g. traffic signals or roundabout) of the SH16/Muriwai Road intersection.
- Area C is subject to a detailed visual assessment on the southern urban edge in terms of how high up the hill urban development can occur before it is visible from SH16, the North Auckland Rail line, and other rural roads.
- Screening planting along the southern edges of Future Residential Areas A and B around Muriwai Road.
- Backdrop planting on hills where specified to reinforce southern edge of township on steep land and to provide a strong visual backdrop to the urban area. Planting type is to be determined with regards to other local bush remnants

and linkages with any Glasgow Reserve planting. Backdrop planting is not required to be public land.

- While not promoting further urban expansion beyond that set out in the Structure Plan, neighbourhood reserves could be used for future roading links in any long term future urban expansion beyond the new limits. This is so that, in the long term future, if the community of the day chooses to expand the urban area, these new areas will be able to be connected to the established areas, keeping a permeable township.
- The Future Urban zoned land (PDP2000) to the southwest (the bulk of Area A) is to be rezoned in the short term for residential development. The land will be rezoned Residential Medium Intensity (Township Policy Zone) and all new dwellings will be required to connect to a public wastewater system when it comes to Waimauku. Other policies in this section relating to further studies to be carried out and prohibiting subdivision before public wastewater or a SH16/Muriwai Road intersection upgrade are not applicable to this area.

5.1.2 “Central Township Area” overlay

Rezone the future “Central Township Area” overlay with a zoning package that aligns with the following policies:

- More permissive home occupation rules (especially with regards to retail sales)
- Mixed use (office/retail and residential)
- More permissive Visitor Accommodation rules to encourage tourist accommodation.
- Allow for integration of area into a full retail area in the long term future (e.g. defined rules for balconies, set backs etc for any alterations/additions to buildings or for new buildings).
- Design guidelines to be developed for Main Street look. The guidelines will take into account the vernacular of the Waimauku area and have regard to the rural village and country community identity and spirit aspirations of Waimauku.
- Buildings on eastern side of Waimauku Station Road to have dual frontage – address both the street and the open space of the ‘Waimauku Village Centre’.
- No rezoning to occur before Waimauku is connected to a public wastewater system.

5.1.3 Neighbourhood shops

Rezone the future “Neighbourhood shops” with a zoning package that aligns with the following policies:

- The shops are not intended to compete with main shops. They are for local daily needs only.

- Located within easy walking distance of new residential areas
- Only to be added to District Plan when the Future Residential Areas are rezoned (in approximately 10 years when the township is connected to a public wastewater system).
- The area of the notation is not intended to be fully used for shops. The small number of shops (more precise floor area to be determined at the time of Plan Change) can be located anywhere within the notation and the remaining area can be used for residential (as is the surrounding zone).
- Avoid development over streams (except transportation network where required) and promote riparian planting.

5.1.4 Industrial

Rezone the small future industrial area with a zoning package that aligns with the following policies:

- Town entrance amenity through screening planting
- SH16 access restrictions (minimal accesses)
- Wastewater treatment and disposal can be accommodated onsite as long as the Rodney District Council and Auckland Regional Council requirements are met. The on-site system is to be operated under a body corporate, and the properties will be required to connect to the public wastewater system when it is available (at their own cost).
- Further investigation of potentially contaminated site (86) “underground storage tanks”.
- Measures required preventing potential downstream flooding from run-off.
- The rezoning can occur in the short term.

5.1.5 Heritage

Add protection notation to those cultural heritage items and sites that are recommended for District Plan protected after further investigation (sites identified in Table 5: Identified Cultural Heritage Sites in the Waimauku Structure Plan Study Area).

5.1.6 Open space/walkways

Rezone the Open space/walkways areas as below:

- New neighbourhood reserves/walkways in the Future Residential Areas A, B and C .

- New neighbourhood reserves/walkways in existing residential area.
- The residential land adjoining SH16 containing the Waimauku Bowling, Tennis and RSA clubs is to have appropriate landscape treatment for the SH16 boundary, should it be subdivided for residential uses (the use of a plain wall/fence along this boundary is intended to be avoided).
- Village green by shops (not available until the township is connected to a wastewater system as it is currently used as a wastewater disposal field).
- New public toilets to be located in the Central Township Area of Waimauku, close to the major shopping amenities.

5.1.7 Township Entrances

Protection of visual amenity of township entrances and backdrops by rezoning for protection:

- The mature vegetation lining the left side of Muriwai Road in the approximately 100m before the School Road intersection.

5.1.8 Township Backdrops

To retain the attractive backdrops to the township measures will be necessary as below:

- Restrict development and built forms on the eastern face and hilltop of Renall's Hill*.
- Restrict development and built forms on the steep slopes of the cell phone tower hill* and require planting to reinforce new urban area boundary.
- As the following backdrops are further from the township, the School Road Ridge, Taylor Road Ridge and North Western Pastoral Flanks should be considered alongside the Rural Strategy in terms of any protection measures to be implemented.

* In terms of the Backdrop Protection Areas, it needs to be noted that Structure Plan proposes to restrict development and built forms these areas. There is no requirement for these areas to be planted and they can continue to be farmed.

The future rules of a Plan Change implementing the Backdrop Protection Areas may (as an example) make the erection of any new structure a discretionary activity subject to criteria relating to the impacts of the structure on the amenity of the township backdrop. It is not intended that a structure in the Backdrop Protection Areas would be a prohibited activity.

5.2 Infrastructure/other works

Project	Agency Responsible*	<i>Indicative Timeline</i>
Public wastewater system connection for Waimauku township	Rodney District Council	2018
SH16/Muriwai Road intersection upgrade	NZTA	2010+
Integrated Transport Assessment (in association with Plan Change)	Rodney District Council/ Land developers	2018
New toilet block	Rodney District Council	2010+
New residential area roads	Land developers	2018
New residential area open space	Rodney District Council/ Developers	2018
New walkway links (various) and open space (not in new residential area)	Rodney District Council	2016
Screening planting - Power transfer station	Transpower	2010
Screening planting – Drainage reserve by Wintour Road	Rodney District Council	2010
Screening planting – Bus park and ride	Rodney District Council	2010
Screening planting – Future Residential Areas A and B	Developers	2018
Train Station Platform relocation	ARTA/Ontrack/ Rodney District Council	2016

* Projects run by other agencies outside Rodney District Council are subject to those agencies own budgets and timetables.