

APPENDIX A – COPY OF PLAN CHANGE NO. 33 INCORPORATING AMENDMENTS AS A RESULT OF DECISIONS ON SUBMISSIONS

PROPOSED PLAN CHANGE NO. 33. TO THE MANUKAU OPERATIVE DISTRICT PLAN 2002 PURSUANT TO THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

REZONING FOR THE MANUKAU CITY CENTRE CAMPUS PRECINCT AND OTHER CITY CENTRE ZONING CHANGES

DECISIONS VERSION

(Note: recommended amendments to the Hearings Report version are indicated by underlining and strikethrough)

SCHEDULE OF CHANGES

1. **Changes to Planning Maps**
2. **Changes to Chapter 8 (Transportation)**
3. **Changes to Chapter 14 (Business Areas)**

1. CHANGES TO PLANNING MAPS

(a) AMEND

The District Plan Planning Map 28 to (refer Attachment 1 - Site Descriptions and Attachment 2 – Locality and Zoning Plans):

- (i) Rezone land on Hayman Park, as illustrated on the attached Plan No. 001 from Public Open Space 2 and Secondary Road to Business 3. Change the underlying zone of the Designated portion of this site from Public Open Space 2 to Business 3.
- (ii) Show the indicative proposed road over the new Business 3 zone as described in (i) above and as illustrated on attached Plan No.001A.
- (iii) Change the underlying zoning of Designation 284 and 181 over Hayman Park as illustrated on the attached Plan No.002 from Primary Road and Public Open Space 2 to Business 3.
- (iv) Change the underlying zoning of Designation 284 and 181 over Hayman Park as illustrated on the attached Plan No. 003 from Primary Road and Public Open Space 2 to Business 5.
- (v) Change the underlying zone of Designation 284 and 181 over the northern portion of the designation as illustrated on the attached Plan No. 004 from Primary Road to Business 4.
- (vi) Change the underlying zone of Designation 284 over the site south of Lakewood Court as illustrated on the attached Plan No. 005 from Primary Road to Business 4.
- (vii) Change the zoning of land adjacent to the Manukau Court as illustrated on the attached Plan No. 006 from Public Open Space 2 to Business 4 zone.

- (viii) Show the indicative proposed road over existing and new Business 4 zone between Barrowcliffe Place and Clist Crescent as described in (vii) above and as illustrated on attached Plan No. 006A.
- (ix) Show the indicative proposed road over Designation 284 and 181 extending Barrowcliffe Place south and linking Wiri Station Road with Great South Road as illustrated on attached Plan No. 007.
- (x) Make any other consequential amendments to the District Plan text, Planning Maps or facing pages as necessary to give effect to this plan change.

2. CHANGES TO CHAPTER 8 (TRANSPORTATION)

(a) INSERT

New Rule 8.10.2.4(b) as follows:

In respect of the proposed road over Hayman Park extending Putney Way west to Lambie Drive, a Business 3 zone, as shown on Figure 14.1, shall apply:-

- (i) from a minimum of 2 stories above the road zone; and
- (ii) for a length of 90 metres from Lambie Drive.

3. CHANGES TO CHAPTER 14 (BUSINESS AREAS)

(a) AMEND 14.10.2 as follows:

- (i) By inserting the notation above the Activity Table:

‘C¹ Controlled except where located within the area shown in Figure 14.1 where it shall be (R) D’

- (ii) By inserting a notation into the Business 3 heading of the Activity Table, and amending the activity status of the second listed activity in the Activity Table as detailed below (additions in bold) :

ACTIVITY	BUSINESS ZONES					
	1	2	3 (Including the area shown on Figure 14.1)	4	5	6
The erection or relocation of any building or structure and/or external alterations or additions to any building or structure.			C¹			

(b) INSERT a new Figure 14.1 below:

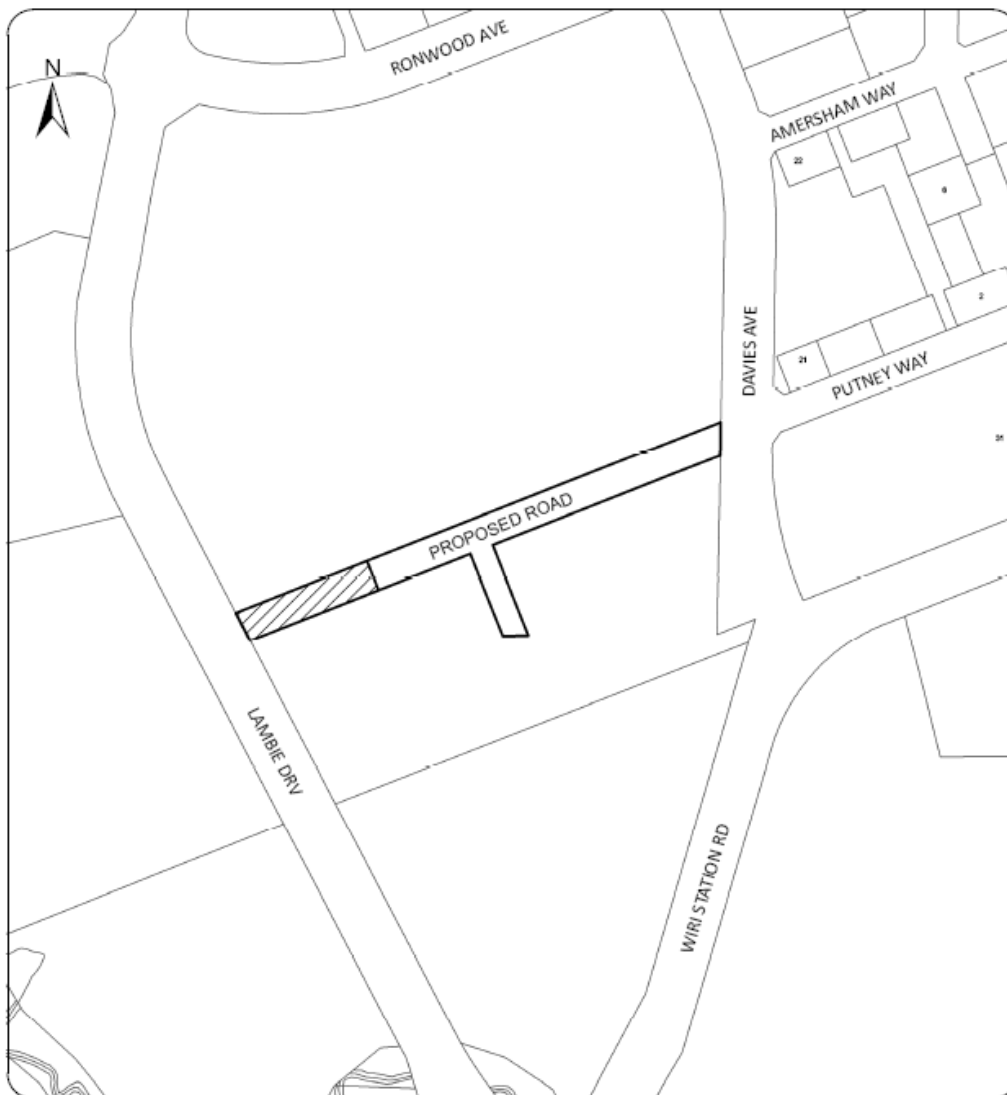


Figure 14.1 Area Subject to Business 3 Zone
Refer Rule 8.10.2.4(b)

(c) **AMEND** Rule 14.11.17(a) as follows:

Rule 14.11.17(a) Traffic Generation, Parking, Loading and Access

In addition to Chapter 8 – Transportation, the following rule applies to the area subject to the Campus Precinct (refer Figure 14.2):

An Integrated Transport Assessment (ITA) shall be submitted as part of any application for the erection or relocation of any building or structure and/or external alterations to any building or structure.

(d) **ADD** a new Rule 14.12.3 as follows:

Rule

14.12.3 The erection and relocation of any building in the Campus Precinct of the City Centre Business 3 Zone as shown in Figure 14.2

As well as the matters listed below, when this activity involves the erection or relocation of any building or structure and/or external alterations or additions to any building or structure, reference must also be made to Rule 14.12.1 and 14.12.2.

Rule

14.12.3.1 Council reserves control over the following matters for a controlled activity resource consent applications for the erection or relocation of any building in the Campus Precinct of the City Centre Business 3 Zone and may impose conditions in respect of each:

- (i) Density
- (ii) Integrated Transport Assessment
- (iii) Alternative Modes of Transport and Monitoring of Parking Supply and Demand
- (iv) ~~Over-~~Supply of Parking

Rule

14.12.3.2 When assessing an application for a controlled activity resource consent for the erection or relocation of any building in the Campus Precinct of the City Centre Business 3 Zone Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) Whether the development has an appropriate ~~is of a sufficiently high~~ density and is of high quality design, having regard to its location in the Manukau City Centre and its role as a sub regional centre on the future Rapid Transit Network.
- (b) Whether an Integrated Transport Assessment has been completed for the development which has assessed its

potential trip generation and impacts including an assessment of the transport environment, safety, accessibility, integration, economy, transport network effects, and parking supply and demand.

- (c) Whether the development proposal includes:
- Mitigation measures to prevent or reduce actual and potential transport effects
 - Measures to optimise the use of the train station and bus interchange within the precinct, and rail and bus services generally, by students and workers
 - Travel Demand Management measures which optimise the use of other modes such as cycling, walking and carpooling in order to reduce use of single purpose/occupant vehicle trips
 - Provisions for ongoing monitoring of parking supply and demand, and of the effectiveness of the travel measures. This includes reviewing any condition which imposes parking requirements and the including means to make adjustments in order to mitigate any adverse traffic or parking effects generated over the lifetime of the activities within the Precinct.
 - Significantly greater or fewer number of car parking spaces than are recommended by the ITA.

in accordance with the ITA completed for the development.

- (d) Whether potential oversupply of car parking is averted by restricting the numbers of on site spaces only to that which relates to the actual floor space built and the associated staff and student numbers, for each stage of development.

- (e) **ADD** a new Rule 14.12.3.3 as follows:

Rule

14.12.3.3 The owners of the Manukau City Shopping Centre and the Auckland Regional Transport Authority (or its successor) shall be considered affected persons, in accordance with section 95E of the RMA, and shall be given limited notification to any applications for the erection, relocation or change of use of any buildings in the Campus Precinct of the City Centre Business 3 Zone which provide fewer departs from parking spaces than what is required in Schedule 8A of the District Plan. The Council will not be required to give limited notification if written approval is obtained under section 95E(3)(b).

- (f) **MOVE** the existing Explanations/Reasons at the end of Rule 14.12.2.2 to the end of the new Rule 14.12.3.3 and **AMEND** as follows:

The City Centre is identified in the Auckland Regional Growth Strategy and the Auckland Regional Policy Statement as a high density sub regional centre on rapid transit. It is therefore appropriate that the centre be developed more intensively over time consistent with densities specified in Appendix H of the Auckland Regional Policy Statement.

All of the core City Centre is zoned Business 3 including the area referred to as 'the Campus Precinct'. This area is intended to be developed for tertiary and

related activities and integrated with a new train station facility. The vision and outcomes sought for this precinct have been developed through non regulatory methods which lie outside the District Plan (for example, master planning, precinct planning and lease conditions applying to the site). Matters for Control that apply to this precinct have therefore been included to address the specific outcomes sought for the development of the Campus Precinct.

In respect of all Business 3 zoned land within the City Centre, development should be coordinated within the zone to achieve an integration of amenity values such as public open space and pedestrian linkages.

(g) **ADD** a new Rule 14.13.10 as follows:

'Rule
14.13.10 **The erection or relocation of any building or structure and/or external alterations or additions to any building or structure within the area shown in Figure 14.1**

Rule
14.13.10.1

Council restricts the exercise of its discretion to the following matters for restricted discretionary resource consent applications for the erection or relocation of any building or structure and/or external alterations or additions to any building or structure within the area shown in Figure 14.1 and may impose conditions in respect of each:

- (i) Building Design
- (ii) Wind and Natural light
- (iii) Ventilation

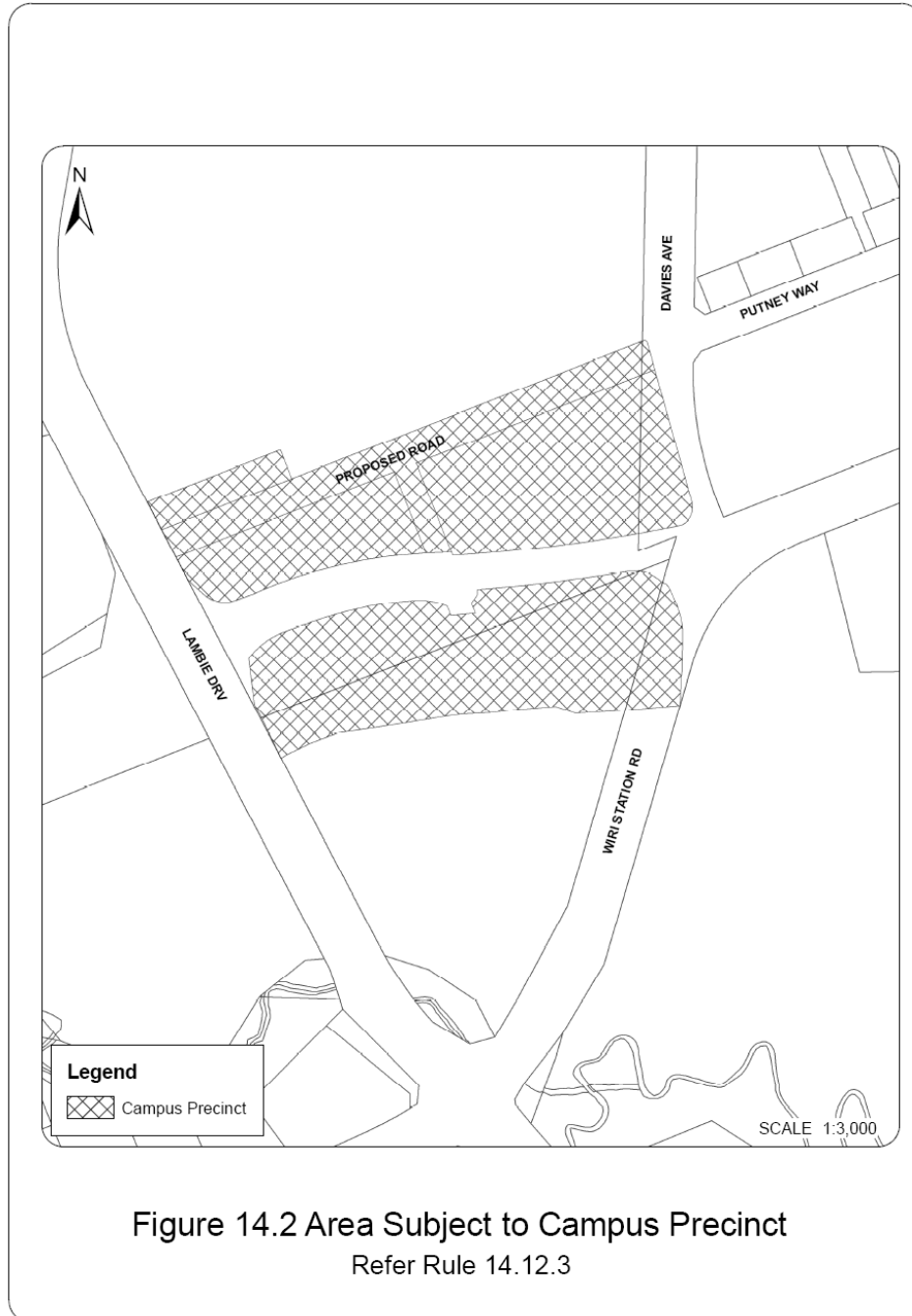
Rule
14.13.10.2

When assessing a restricted discretionary resource consent application, for the erection or relocation of any building or structure and/or external alterations or additions to any building or structure within the area shown in Figure 14.1, Council will have regard to the following assessment criteria and any relevant matters set out in section 104 of the Act:

- (a) Building Design**
Whether the proposed structure utilises unified orthogonal built edge
- (b) Wind and Natural light**
The building shall be designed to minimise the wind tunnel effect and to ensure there is adequate vertical natural light.
- (c) Ventilation**

The building shall be designed to ensure there is adequate natural ventilation to the area below the building within the road corridor.

(h) **INSERT** a new Figure 14.2 below:



APPENDIX B – SITE DESCRIPTIONS

SITE DESCRIPTIONS

	Property Address	Legal Description	Existing Zone/Underlying Zone	Proposed Zone/Overlay	District Plan Map	Locality Plan Number
1.	57R Wiri Station Road	Lot 1 DP 195904	PUBLIC OPEN SPACE 2, SECONDARY ROAD, subject to Designation 284 and Rail Zone Overlay	Business 3	28	001
2.	57R Wiri Station Road	Lot 1 DP 195904	PUBLIC OPEN SPACE 2, SECONDARY ROAD, subject to Designation 284 and Rail Zone Overlay	Business 3 with Proposed Indicative Road Overlay	28	001A
3.	57R Wiri Station Road	Pt DP 6970	PUBLIC OPEN SPACE 2, PRIMARY ROAD, subject to Designation 284 and Rail Zone Overlay	Business 3	28	002
4.	59R Wiri Station Road	Lot 1 DP 195904	PRIMARY ROAD, PUBLIC OPEN SPACE 2, subject to Designation 284 and Rail Zone Overlay	Business 5	28	003
5.	52 Wiri Station Road	Pt DP 24628	PRIMARY ROAD, subject to Designation 284 and Rail Zone Overlay	Business 4	28	004
6.	754 Great South Road	Pt Lot 1 DP 23063	PRIMARY ROAD, subject to Designation 181 and 284 and Rail Zone Overlay	Business 4	28	005
7.	28A Wiri Station Road and 2 Clist Crescent	Pt Clendons Grant & DP 24700 Lot 1 DP 101463	PUBLIC OPEN SPACE 2, subject to Rail Zone Overlay	Business 4	28	006
8.	28A Wiri Station Road and 2 Clist Crescent	Pt Clendons Grant & DP 24700 Lot 1 DP 101463	BUSINESS 4, PUBLIC OPEN SPACE 2, subject to Rail Zone Overlay	Business 4 with Proposed Indicative Road Overlay	28	006A
9.	52 Wiri Station Road & 725 Great South Road	Pt DP 24628 Clendon Grant All DP 11902	PRIMARY ROAD, MAIN RESIDENTIAL, subject to Designation 181 and 284	Proposed Indicative Road Overlay <i>(Amended as agreed with 7th Day Adventist Church)</i>	28	007

APPENDIX C - LOCALITY & ZONING PLANS

**Proposed Plan Change 33
Manukau City Centre Rezoning**

Address 57R Wiri Station Road
Legal Description Lot 1 DP 195904



- From POS 2 to Business 3
- From Secondary Road to Business 3
- From Underlying Zone POS 2 to Underlying Zone Business 3

District Plan Map 28



DRAWN NLiana
CHECKED _____
DATE 23 October 2009

Bruce Nicholson
Regional and City Planning



Te Kaunihera o
MANUKAU
City Council

SCALE 1:2,500
FILE _____
PLAN NUMBER 001
AMENDMENTS _____

LICPro/09MCD/Amanda Harland/Locality Plans

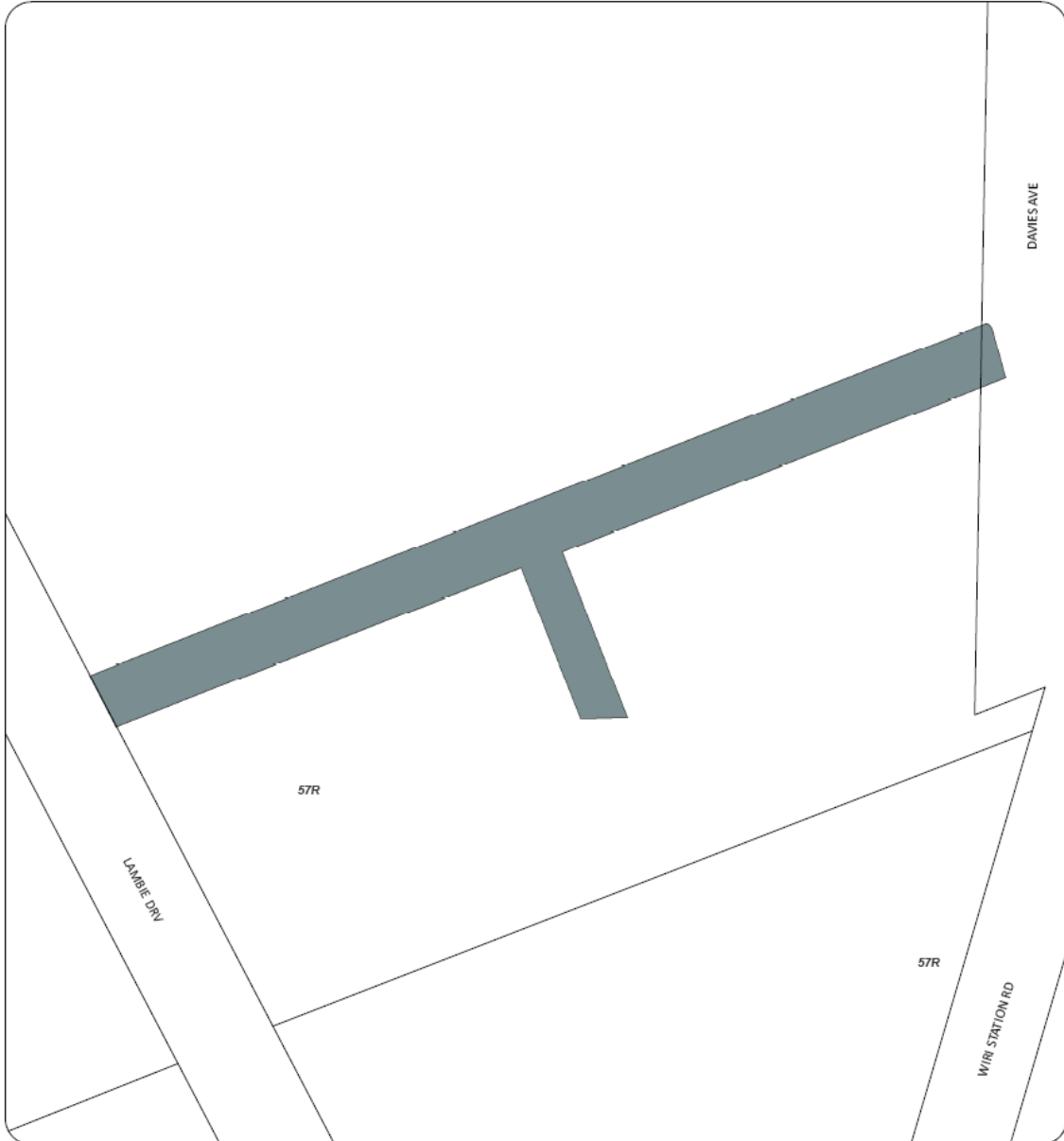
Proposed Plan Change 33
Manukau City Centre Rezoning



Address 57R Wiri Station Road
Legal Description Lot 1 DP 195904

Indicative Proposed Road to be shown

District Plan Map 28



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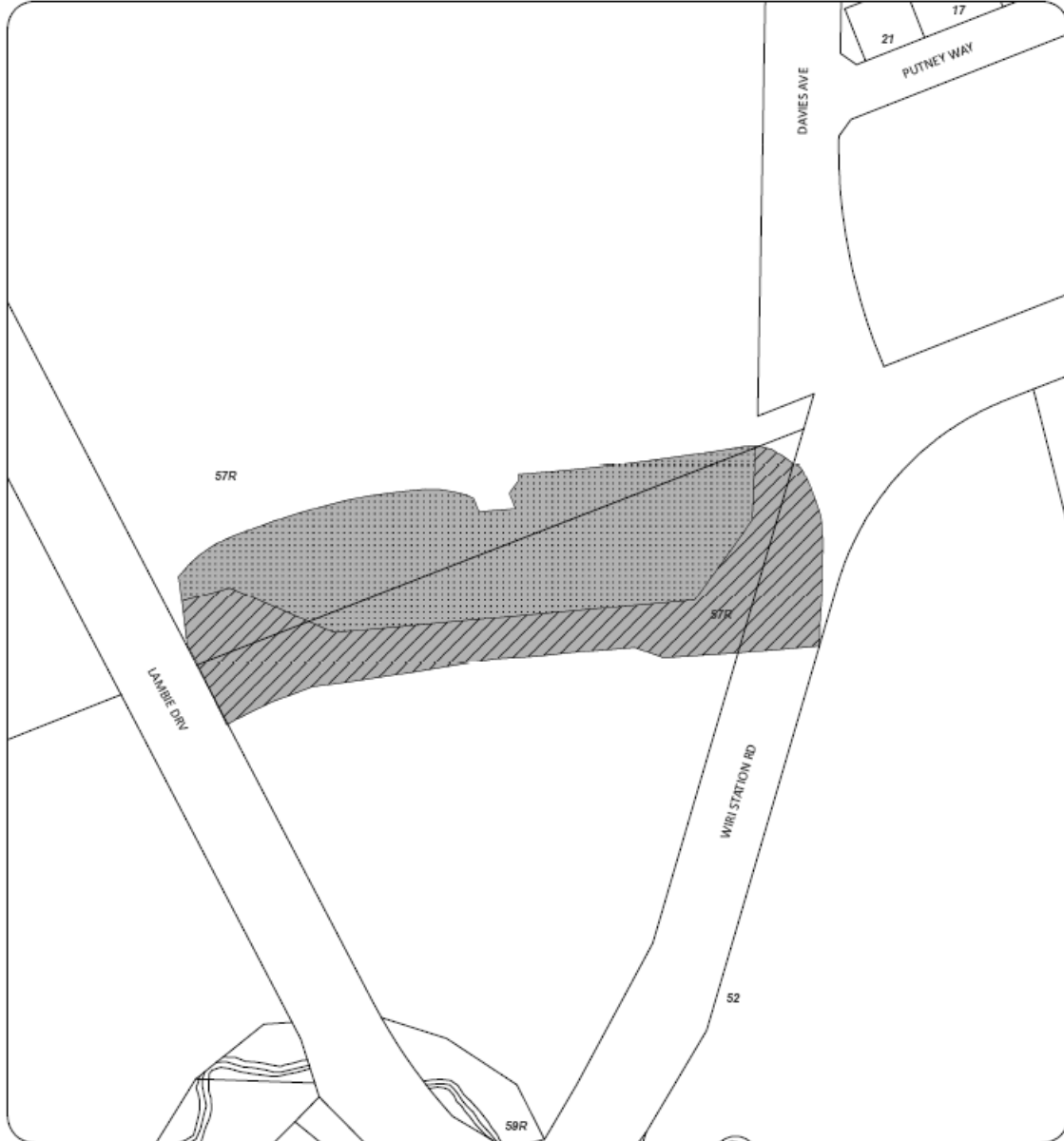
**Proposed Plan Change 33
Manukau City Centre Rezoning**

Address 57R Wiri Station Road
Legal Description Pt DP 6970



-  From Underlying Zone POS 2 to Underlying Zone Business 3
-  From Underlying Zone Primary Road to Underlying Zone Business 3

District Plan Map 28



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PLAN NUMBER 002
AMENDMENTS _____

HEPro/09/MCC/Amends/History/Local/Plans

Proposed Plan Change 33 Manukau City Centre Rezoning



Address 57R Wiri Station Road
Legal Description Lot 1 DP 195904

- From Underlying Zone POS 2 to Underlying Zone Business 5
- From Underlying Zone Primary Road to Underlying Zone Business 5

District Plan Map 28



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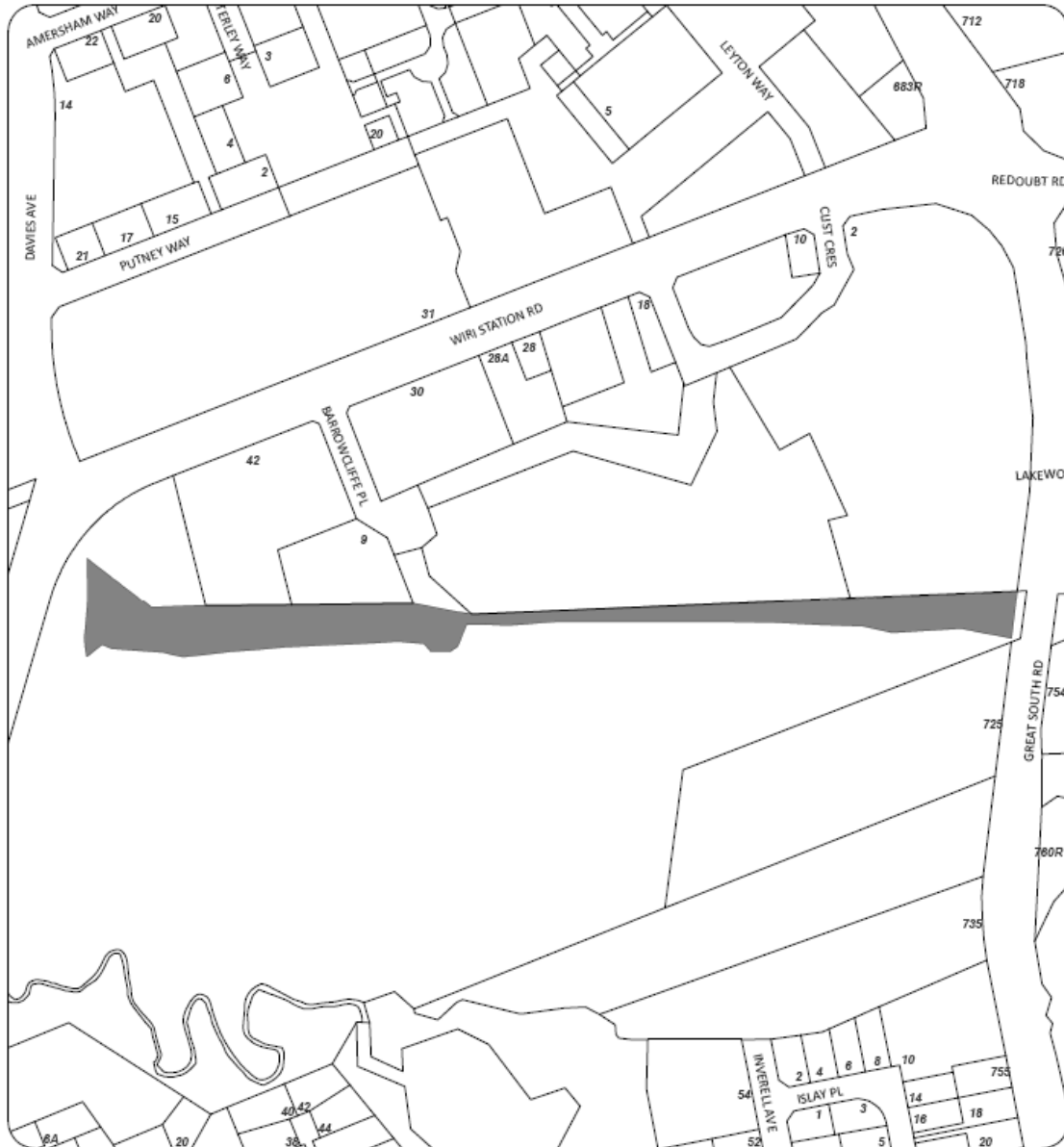
Proposed Plan Change 33 Manukau City Centre Rezoning

Address 52 Wiri Station Road
 Legal Descriptions Pt DP 24628



From Underlying Zone Primary Road to Underlying Zone Business 4

District Plan Map 28



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AMENDMENTS	_____

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**Proposed Plan Change 33
Manukau City Centre Rezoning**

Address 754 Great South Road
Legal Description Pt Lot 1 DP 23063



■ From Underlying Zone Primary Road to Underlying Zone Business 4

District Plan Map 28



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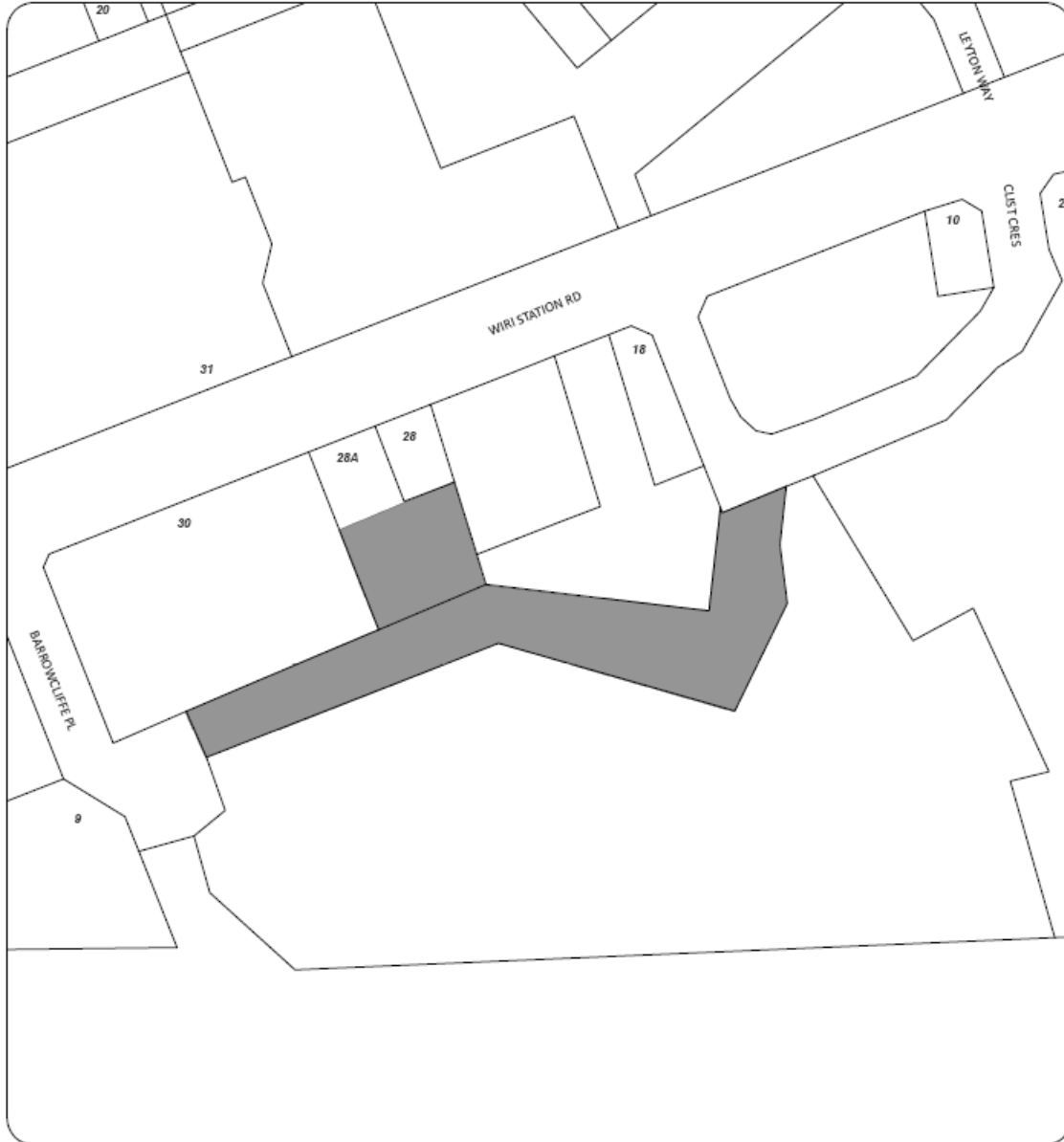
Proposed Plan Change 33 Manukau City Centre Rezoning

Address 28A Wiri Station Road
Legal Descriptions Pt Clendon Grant & DP 24700

 From POS 2 to Business 4



District Plan Map 28



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DATE 23 October 2009

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PLAN NUMBER 006
AMENDMENTS _____

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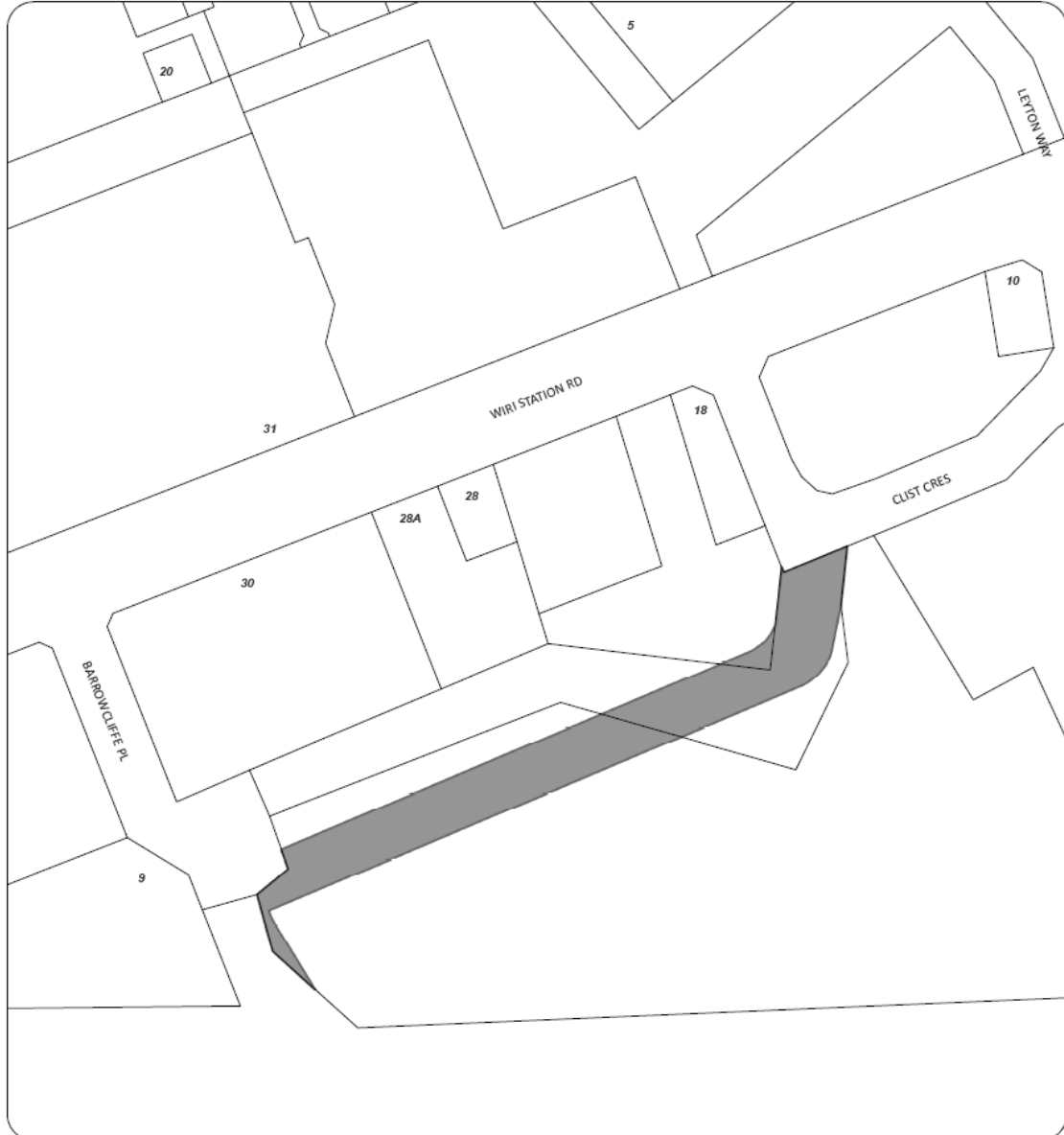
Proposed Plan Change 33 Manukau City Centre Rezoning

Address 28A Wiri Station Road & 2 Clist Crescent
Legal Descriptions Pt Clendon Grant & DP 24700
Lot 1 DP 101463



Indicative Proposed Road to be shown

District Plan Map 28



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Te Kaunihera o
MANUKAU
City Council

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AMENDMENTS	_____

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**Proposed Plan Change 33
Manukau City Centre Rezoning**

Address 52 Wiri Station Road
Legal Descriptions Pt DP 24628



Indicative Proposed Road to be shown

District Plan Map 28



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DATE DRAWN July 2010

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Regional and City Planning



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PLAN NUMBER 007
AMENDMENTS _____

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APPENDIX D – COPY OF PLAN CHANGE NO. 24 INCORPORATING AMENDMENTS AS A RESULT OF DECISIONS ON SUBMISSIONS

PROPOSED PLAN CHANGE NO. 24. TO THE MANUKAU OPERATIVE DISTRICT PLAN 2002 PURSUANT TO THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

GENERAL MINOR AMENDMENTS TO THE DISTRICT PLAN TEXT AND MAPS

DECISIONS VERSION

(Note: recommended amendments to the Hearings Report version are indicated by underlining and strikethrough)

SCHEDULE OF CHANGES

1. Changes to Chapter 8 (Transportation)

1. CHANGES TO CHAPTER 8 (TRANSPORTATION)

(a) AMEND

Rule 8.14.2.2 Notification as follows:

(i) The owners of the Manukau City Shopping Centre shall be served notice of A applications for Rapid Transit Systems and associated activities ~~must be publicly notified~~ if either:

(a) The main building envelope of the Manukau City Centre Station or any other associated works or facilities, are to be located or undertaken within the shopping centre car park, being the following lots:

- Lot 30, DP 86286
- Lot 31, DP 86286
- Lot 32, DP 75412
- Lot 15, DP 86286
- Lot 53, DP 75412

(b) if a minimum of 140 car parking spaces are not reserved within lot 1 DP 87801 for “Park and Ride” passengers using the rapid transit link, such parks to be available for use at the time the Manukau City Centre Station commences operation

and

(ii) Unless the circumstances in (i)(a) or (i)(b) apply, notice of application for Rapid Transit Systems and associated activities need not be served on persons who may be adversely affected.

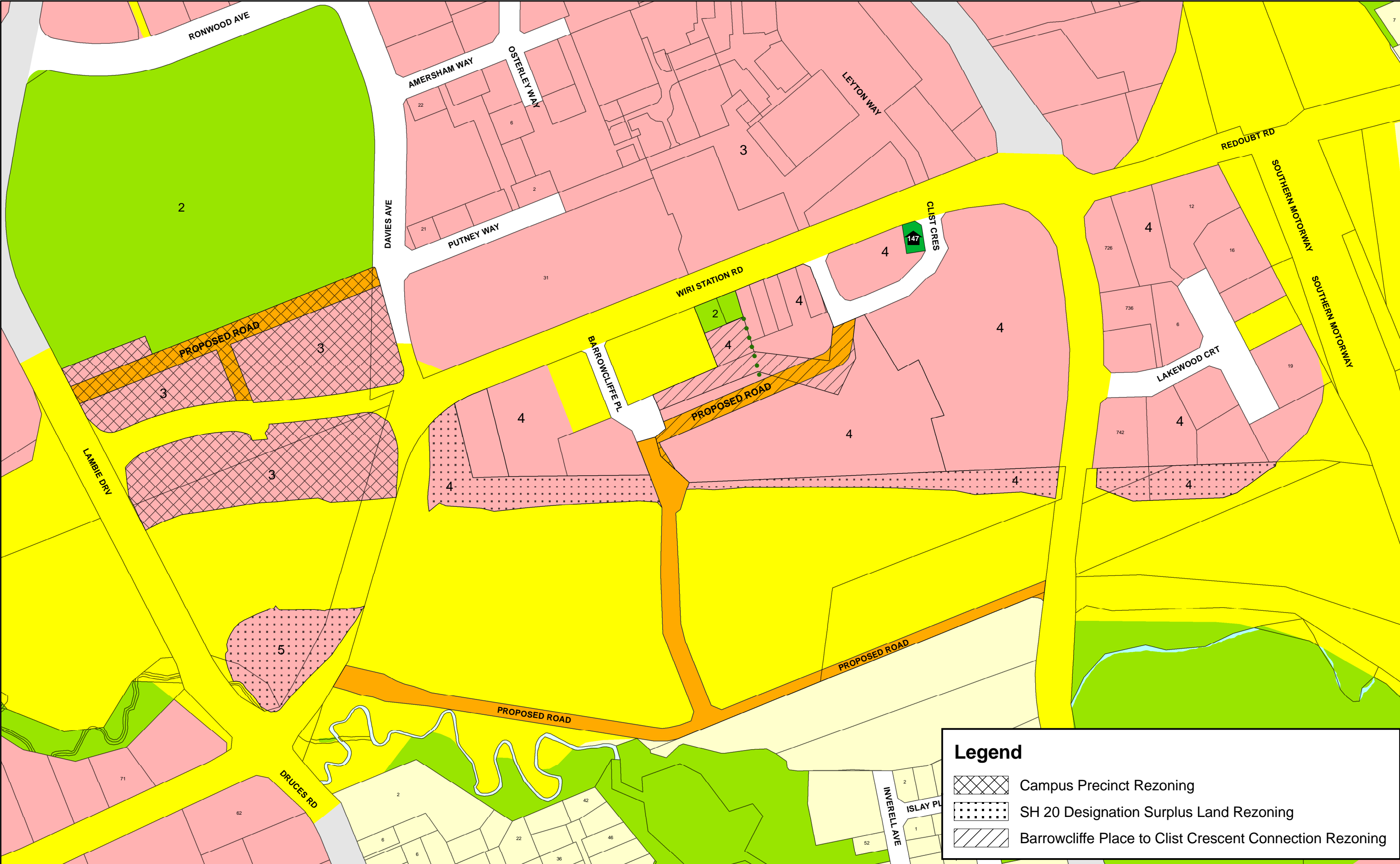
(b) RETAIN

Rule 8.14.2.5 as follows:

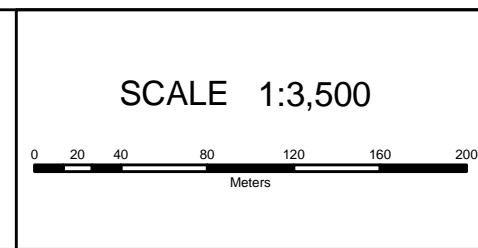
Rule 8.14.2.5 Monitoring of Car Parking Requirements

The utilisation of any car parking spaces provided in conjunction with any application for resource consent with Lot 1 DP 87801 for the purpose of “Park and Ride” passengers using the rapid transit link shall be monitored by the Council. If the results of such monitoring support it, the provision of/or location of such car parking spaces may be reduced with the agreement of the owner of the Manukau Shopping Centre.

**APPENDIX E – PROPOSED PLAN CHANGE 33 – MANUKAU CITY
CENTRE REZONING**

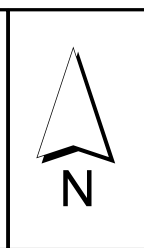


PLAN A
PLAN CHANGE 33 - MANUKAU CITY CENTRE REZONING

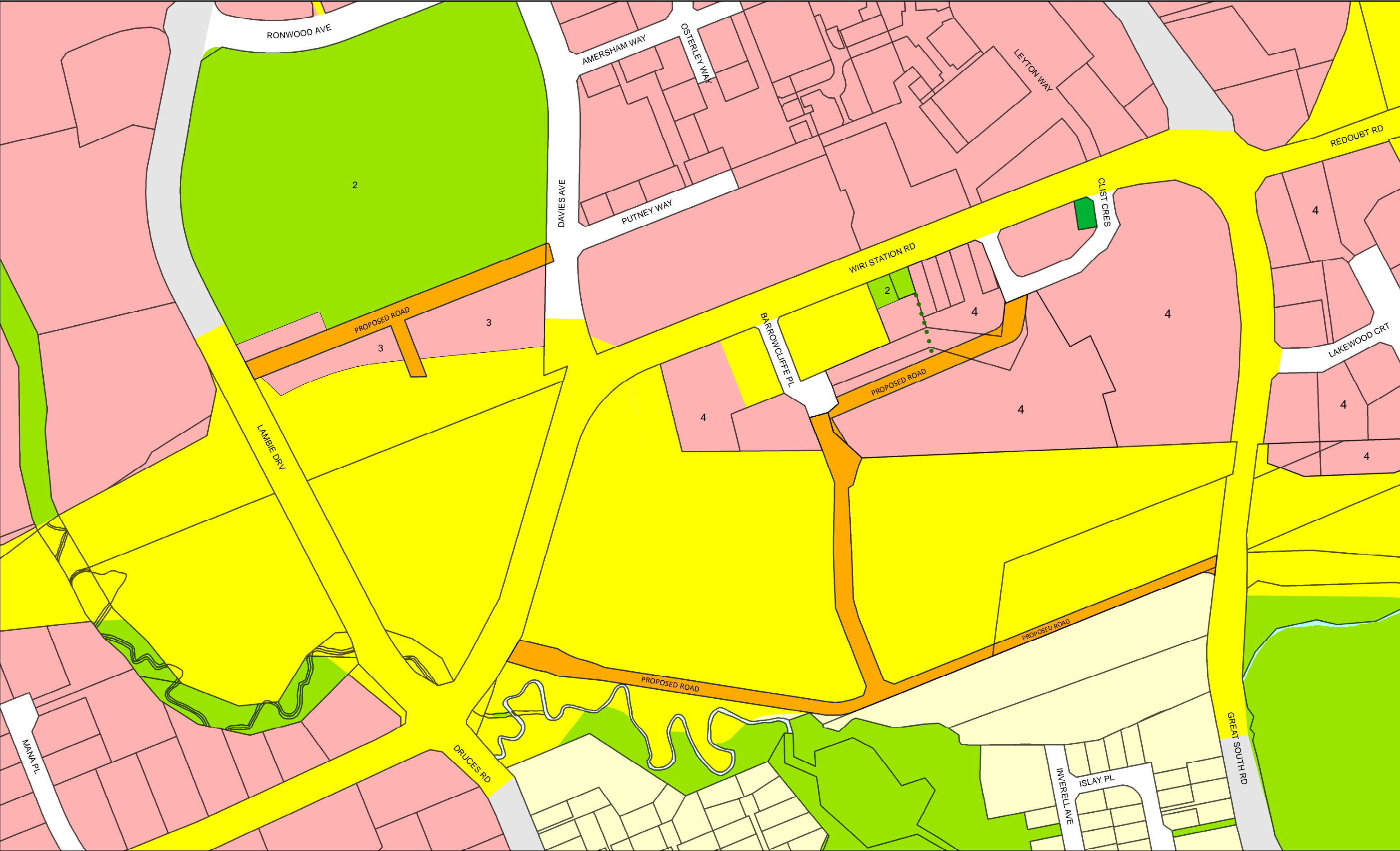


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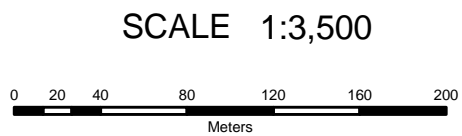
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**APPENDIX F – CHANGES TO THE MANUKAU OPERATIVE
DISTRICT PLAN PLANNING MAP AS A RESULT OF DECISIONS TO
PPC33**



PLAN B
CHANGES TO THE MANUKAU OPERATIVE DISTRICT PLAN
PLANNING MAP
AS A RESULT OF DECISIONS TO PPC 33



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