

**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**

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**EXPLANATORY STATEMENT**

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(This statement does not form part of the Plan Change; it is for explanatory purposes only)

Rezoning for the Manukau City Centre Campus Precinct and Other City Centre Zoning Changes

Proposed Plan Change 33 has been initiated to amend the zoning of a number of sites within the Manukau City Centre in order to assist with facilitating the future redevelopment and intensification of the city centre. The Proposed Plan Change only amends the zoning of some sites within the City Centre. It does not propose any changes to the objectives, policies or rules of the Manukau District Plan with the exception of minor consequential amendments arising from the zoning changes.

Manukau City Centre is identified in the Auckland Regional Growth Strategy (1999) as a sub regional node which can accommodate future growth and development due to its existing size and range of facilities and proximity to key transport infrastructure. Following on from earlier redevelopment plans for the City Centre, a Spatial Structure Plan was developed in 2008 which sets out options for the Centres future redevelopment. The Spatial Structure Plan looks at the redevelopment of the city centre in terms of a number of precincts and proposes various redevelopment options for each of these precincts.

There are three key areas of land subject to the proposed zoning changes included in this Proposed Plan Change:

1. The Campus Precinct
2. Land Surplus to the State Highway 20 Requirement
3. Barrowcliffe Place to Clist Crescent Connection

The above areas are identified in Map 1 attached to this Explanatory Statement. An explanation of each of these areas in relation to the Proposed Zone change is provided below.

The Campus Precinct

The Manukau City Centre Spatial Structure Plan identifies the southern portion of Hayman Park as a future development site, primarily as a campus precinct for a tertiary education facility.

The Campus Precinct identified in this Proposed Plan Change comprises land within the southern portion of Hayman Park between Lambie Drive to the west and Davies Avenue to the east. It is currently zoned Public Open Space 2 within the Manukau District Plan. The State Highway 20 Designation currently covers part of this site (the southern portion) where the underlying zone is Public Open Space 2.

The Manukau Institute of Technology (MIT) proposes to develop a university campus on this portion of Hayman Park, an area which has been identified for development in a number of future development plans for the city centre.

The Proposed Plan Change proposes a new road extending Putney Way westward to Lambie Drive creating a public interface with the park along the first 243 metres. A site is to be created south of this new road and given a Business 3 zoning. A site of 1,830m<sup>2</sup> is also to be created north of the proposed road at the western end and given a Business 3 zoning. The Proposed Plan Change also creates the ability for a building to canter lever the proposed road and build from a minimum height of two stories above the road zone for a length of 90 metres from Lambie Drive. A Business 3 zone would also apply to this "air space". Public access underneath and through to Lambie Drive is paramount and is to be retained in any future design of these sites. New assessment criteria has been introduced to the Plan Change to address matters such as building design, natural light, ventilation and wind.

The future campus facility will assist with making the city centre more attractive, safe and lively throughout the day and night. The campus facility is proposed to integrate with the proposed new railway station to be located on the corner of Davies Avenue and Wiri Station Road.

The realignment of the local roading network due to the State Highway 20 requirement and the construction of the new railway line through the southern portion of Hayman Park would result in a poor edge condition for this part of the park. The proposed Campus facility provides the opportunity to address a new edge for the park ensuring an active public interface is achieved.

As mentioned above, the new zoning proposed for this area is Business 3 which allows for tertiary campus facilities and other related activities including retail, student accommodation and cafes.

#### Land Surplus to the State Highway 20 Requirement

Some of the sites that are the subject of this Proposed Plan Change are currently designated for the State Highway 20 requirement. These sites are located along the northern portion of the State Highway 20. The physical works are nearing completion and some sites are now surplus to the needs of the construction project and therefore require changes to the underlying zones to enable these sites to be easily redeveloped. Although the District Plan provides some flexibility for activities in road zones which are no longer required for transport purposes, it is considered that changing the zone to a business zone is a more appropriate zone that allows for the redevelopment of the site consistent with surrounding business related uses. The underlying zone of these designated areas therefore now needs to reflect the zoning of adjacent business zoned properties.

The southern portion of Hayman Park which is south of the proposed Campus Facility was intended to accommodate a stormwater pond but is no longer required for that purpose. It is not considered suitable as a park and it is proposed that it be treated as a potential development site thereby requiring a change to the underlying zone from Primary Road zone and Public Open Space 2 zone to Business 3 zone.

An area of land south of Lakewood Court and north of the new State Highway 20 is also surplus to the requirement. The Proposed Plan Change amends the underlying zone of this site from Primary Road to Business 4. It is noted however, that the Requiring Authority have applied to Council for a partial uplifting of the designation over this site. The Proposed Plan Change will therefore not show this site as designated.

Other changes proposed include a proposed indicative road linking Great South Road with Wiri Station Road and Barrowcliffe Place to the north over the new State Highway 20.

#### Barrowcliffe Place to Clist Crescent Connection

The Ministry of Justice initiated discussions with Council regarding intentions to extend the District Court facilities at Manukau City Centre in early 2008. Following a meeting held with Council and the Ministry of Justice an indicative design was agreed upon that satisfies Council's long term aims as well as the needs of the Ministry of Justice. The development of an east west road at the rear of the existing District Court building is an integral part of the proposed design by the Ministry of Justice, providing vehicular access and linking to Barrowcliffe Place and Clist Crescent. The location of the proposed road and the proposed court extension means that a portion of land currently zoned Public Open Space 2 will need to

be changed to Business 4. The parcel of land currently zoned Public Open Space 2 which is immediately adjacent to Wiri Station Road will remain as Public Open Space 2 zone.

### Conclusion

Council has resolved to notify this Proposed Plan Change 33. As explained in the accompanying section 32 Report, it is considered that this plan change adequately meets the Purposes and Principles of the RMA.

This Plan Change therefore proposes the following (these changes are all depicted on Map 2 attached to this Plan Change):-

1. Change the zoning of land in the southern portion of Hayman Park (the Campus Precinct) from Public Open Space 2 to Business 3 and include an indicative proposed road notation which will extend Putney Way westward to Lambie Drive.
2. Insert a new Appendix 10 to the Planning Maps which details the various underlying zones of Designation 284 and 181. This will show the proposed underlying zones which are being amended in areas surplus to the State Highway 20 requirement as part of this Proposed Plan Change. The existing underlying zone is currently either Public Open Space 2 or Primary Road and will be amended through this Proposed Plan Change to either Business 3, 4 or 5 zone. Also show indicative proposed road notation over Designation 284 connecting Great South Road and Wiri Station Road and Barrowcliffe Place to the north.
3. Amend the zoning of land between Barrowcliffe Place and Clist Crescent from Public Open Space 2 to Business 4 zone and include an indicative proposed road notation connecting Barrowcliffe Place with Clist Crescent.
4. The Proposed Plan Change also inserts corresponding amendments in the relevant text within Chapter 8 (Transportation) to provide for a Business 3 zone over a road zone.

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**SCHEDULE OF CHANGES**

- 1. Changes to Planning Maps**
- 2. Changes to Chapter 8 (Transportation)**

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**1. CHANGES TO PLANNING MAPS**

**(a) AMEND**

The District Plan Planning Map 28 to (refer attached plans and the attached Appendix – Site Descriptions):

- (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)

### (a) Amend 14.10.2 as follows:

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

**'C<sup>1</sup> 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.			<b>C<sup>1</sup></b>			

- (b) Insert a new Figure 14.1 below:

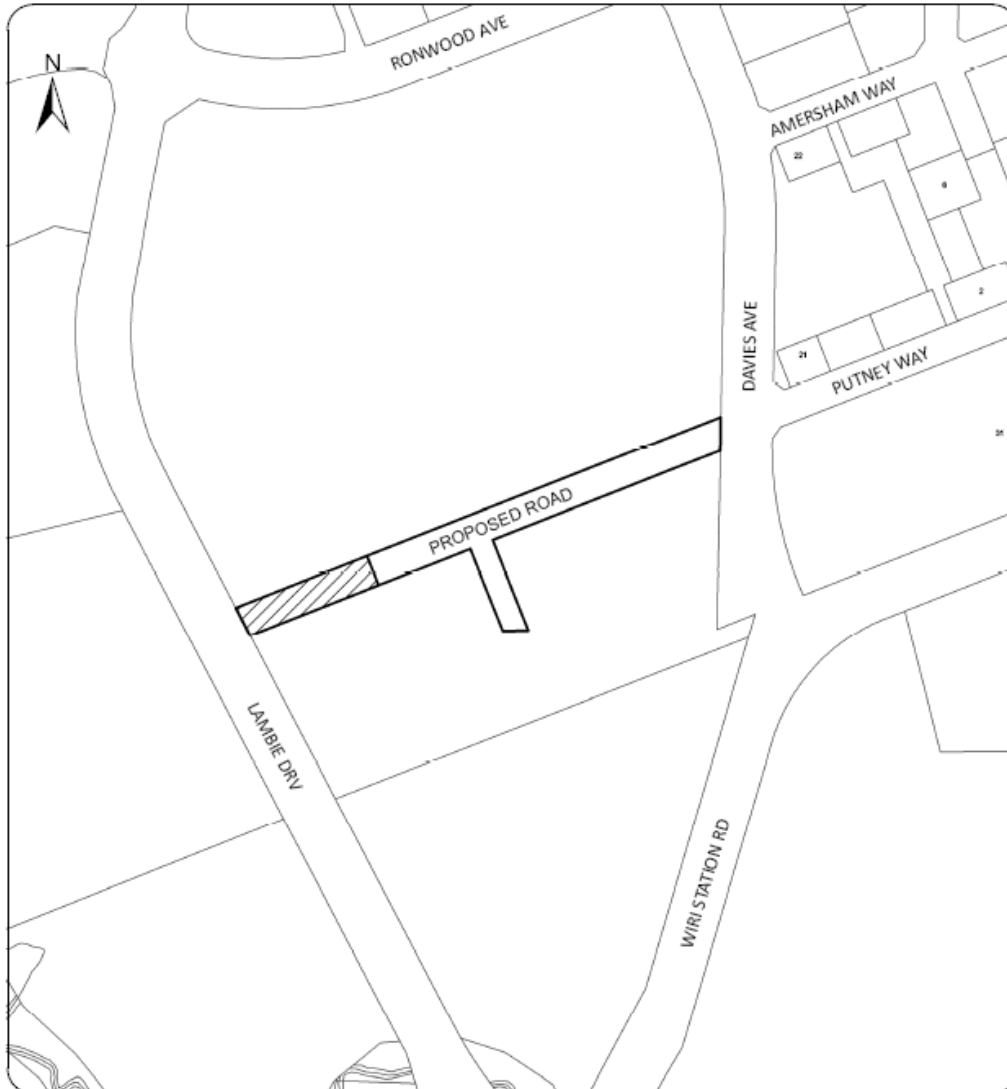


Figure 14.1 Area Subject to Business 3 Zone  
Refer Rule 8.10.2.4(b)

(c) 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.

## PROPOSED PLAN CHANGE No. 33

### (Rezoning for the Manukau City Centre Campus Precinct and Other City Centre Zoning Changes)

#### APPENDIX

#### 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	28	007