

PRIVATE PLAN CHANGE REQUEST

REZONING OF LAND AT 49, 57 AND 71 MILL ROAD FROM RURAL 3 ZONE TO MAIN RESIDENTIAL ZONE

Amendments to:

MANUKAU OPERATIVE DISTRICT PLAN 2002

AUCKLAND REGIONAL POLICY STATEMENT

AUCKLAND REGIONAL PLAN – AIR, LAND AND WATER

Notes:

1. The private plan change makes several amendments to Manukau Operative District Plan 2002 – Text and Maps. Where indicated, new text is underlined and deleted text is shown as ~~strikethrough~~.
2. The private plan change makes amendments to the maps of the Auckland Regional Policy Statement and the maps of the Auckland Regional Plan – Air, Land and Water.

SCHEDULE OF CHANGES

A Changes to Manukau District Plan - Text

1. Chapter 13 -Residential Areas
2. Chapter 16 – Structure Plans

Changes to Manukau District Plan - Maps

1. Map 42
2. Map 52

B Changes to Auckland Regional Policy Statement - Maps

1. Map 1 – Sheet 19 – Manurewa East

C Changes to Auckland Regional Plan – Air, Land & Water - Maps

1. Map Series 1A - Map No 88- Manurewa East

A. AMENDMENTS TO THE MANUKAU OPERATIVE DISTRICT PLAN 2002

1.0 AMENDMENTS TO CHAPTER 13– RESIDENTIAL AREAS

(1.1) Add Rule 13.11.1.9.9 as follows:

Rule

13.11.1.9.9 Buildings located in the “Sensitive Ridge or Coastal Margin” Area as delineated on the Planning Maps and relating to Lot 101 DP 402310(CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011)

In addition to all other requirements of the Plan, any building located in the “Sensitive Ridge or Coastal Margin” Area delineated on the Planning Maps relating to Lot 101 DP 402310(CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011) shall comply with the vegetation buffer area and 5.5m maximum height area as shown on Figure 13.4 and shall be assessed as a Controlled Activity pursuant to Rule 13.12.7.

For the avoidance of doubt, any building not complying with the vegetation buffer area and 5.5m maximum height area as shown on Figure 13.4 shall be a non-complying activity.

(1.2) Add Rule 13.15.1.5 as follows:

Rule

13.15.1.5 Subdivision located in the “Sensitive Ridge or Coastal Margin” Area as delineated on the Planning Maps and relating to Lot 101 DP 402310(CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011)

In addition to all other requirements of the Plan, any subdivision located within the “Sensitive Ridge or Coastal Margin” Area delineated on the Planning Maps relating to Lot 101 DP 402310(CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011) shall be limited to a total of 45 residential lots and shall be assessed as a Controlled Activity pursuant to Rule 13.12.7.

For the avoidance of doubt, any subdivision exceeding 45 residential lots shall be a non-complying activity.

(1.3) Add Assessment Criteria Rule 13.15.1.5 as follows:

Rule

13.12.7 Buildings located in the “Sensitive Ridge or Coastal Margin” Area as delineated on the Planning Maps and relating to Lot 101 DP 402310(CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011)

Rule

13.12.7.1 Council restricts the exercise of its discretion to the following matters when considering an application for the above activity and may impose conditions in respect of each:

(a) subdivision design and layout and the siting, design and external appearance of buildings in relation to:

- site sizes
- ridgelines
- landscape and amenity values
- retention of vegetation and new planting
- screening of buildings
- land modifications
- car parking and access

Rule

13.12.7.2 When assessing an application for resource consent for the above activity 13.12.7, Council shall have regard to the following assessment criteria, assessment criteria under Rule 12.13.4.4 and relevant matters set out in Section 104 of the Act:

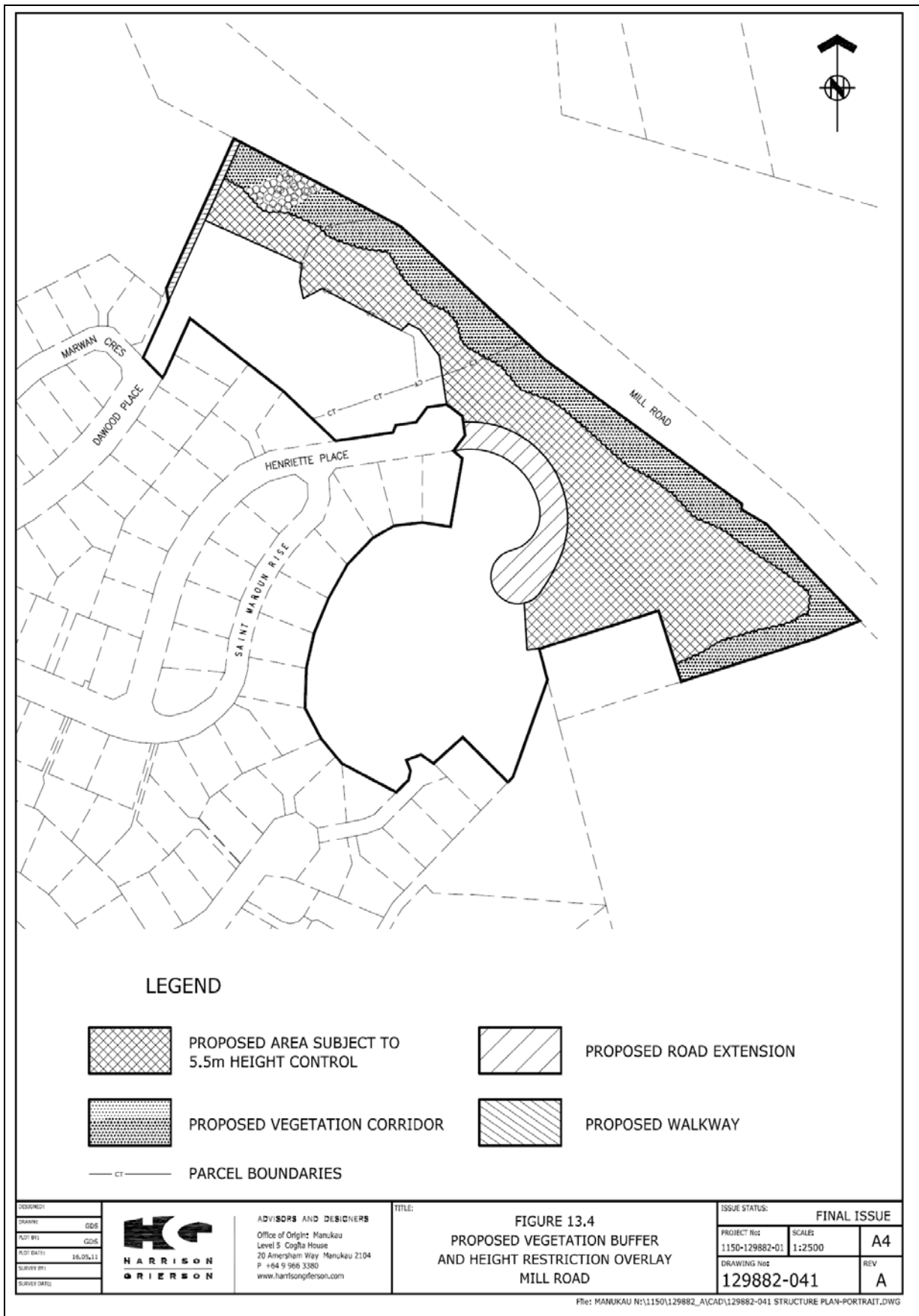
- (i) Whether the subdivision proposes generally larger sites adjoining to the vegetation corridor shown on Figure 13.4;
- (ii) Whether the vegetation corridor on Figure 13.4 is to be appropriately planted with suitable native planting of no less than 7,500 stems per hectare.
- (iii) Whether the siting, design and external appearance of buildings, dominates the skyline when viewed from any formed public road, accessway or public open space.
- (iv) Where the application involves a building on or near a ridgeline the Council will consider whether:
 - (a) the highest point of any building is below that of the natural landform at the watershed of the ridgeline immediately adjacent to it; or
 - (b) the highest point of any building is below that of any existing vegetation, or proposed planting, which provides a vegetative screen between the site of the proposed building and the watershed of the ridge immediately adjacent to that site.
- (iv) Whether the existing bush and vegetation will be retained where practicable, and sufficient landscape planting is provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape.
- (v) Whether any earthworks necessary for the creation of a building platform and access will cause minimal disturbance to the landform and character of the site, and whether any such areas will be appropriately landscaped as soon as practicable having regard to the planting season.
- (vi) Whether the driveways, private ways and turning areas will be constructed in such a manner as to require minimal land disturbance to existing landform or vegetation and the character of the landscape.

Note: Compliance with the document "Landscape Context and Visual Assessment – Dawood Subdivision – 49, 57 and 71 Mill Road The Gardens Manukau City by DJ Scott Associates Limited August 2010 is one means of satisfying the above criteria.

Explanation and Reasons:

The poor siting and design of a subdivision and buildings can have a serious impact on landscape quality, particularly on sensitive ridgelines, which have a higher vulnerability and sensitivity to change. It is therefore important that buildings are sited so that they do not intrude into or dominate the skyline.

(1.4) Add Figure 13.4 as follows:

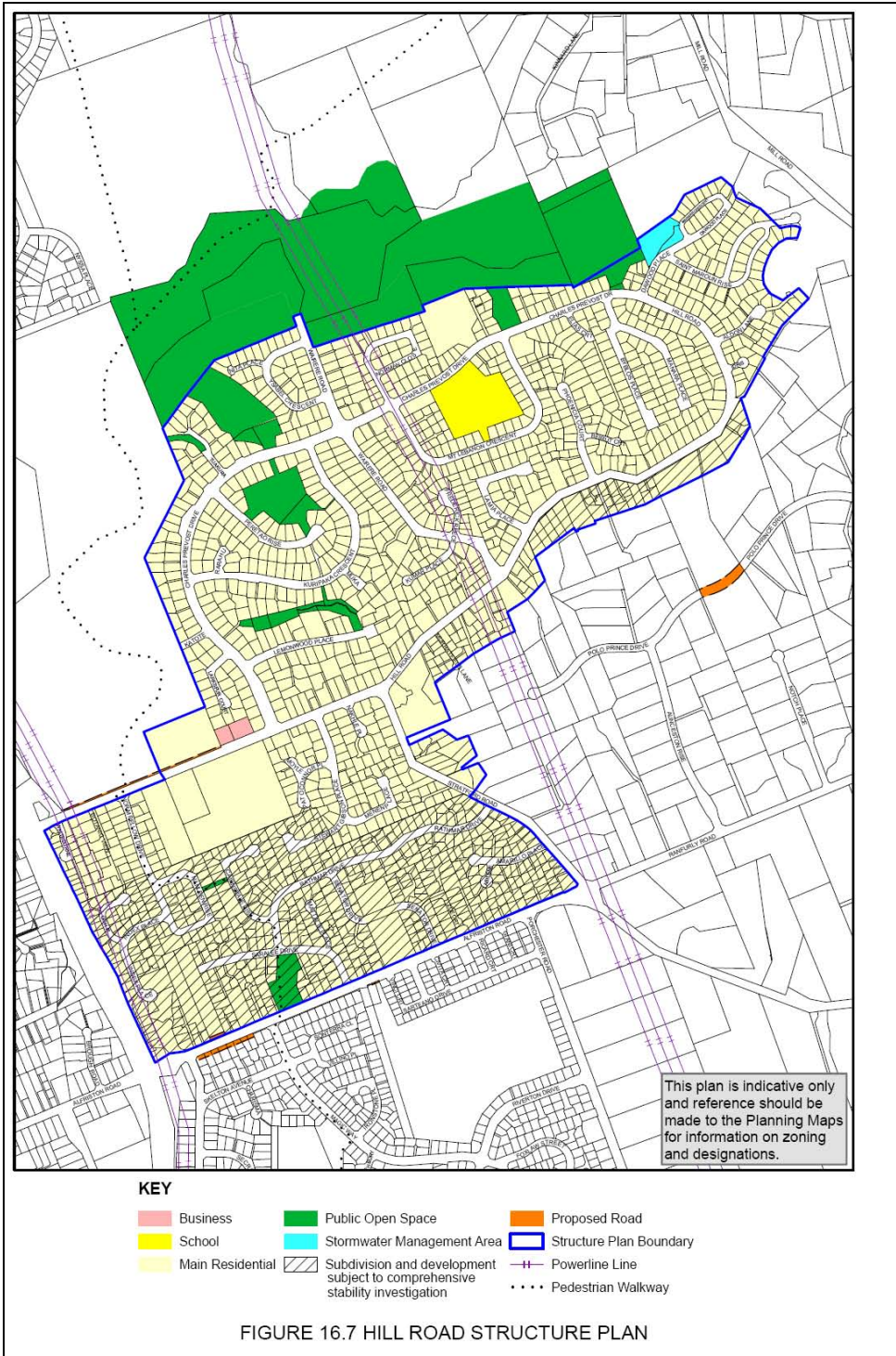


2.0 AMENDMENTS TO CHAPTER 16.15 – STRUCTURE PLANS HILL ROAD

(2.1) Amend 16.15.5.3 (g) para 4 as follows:

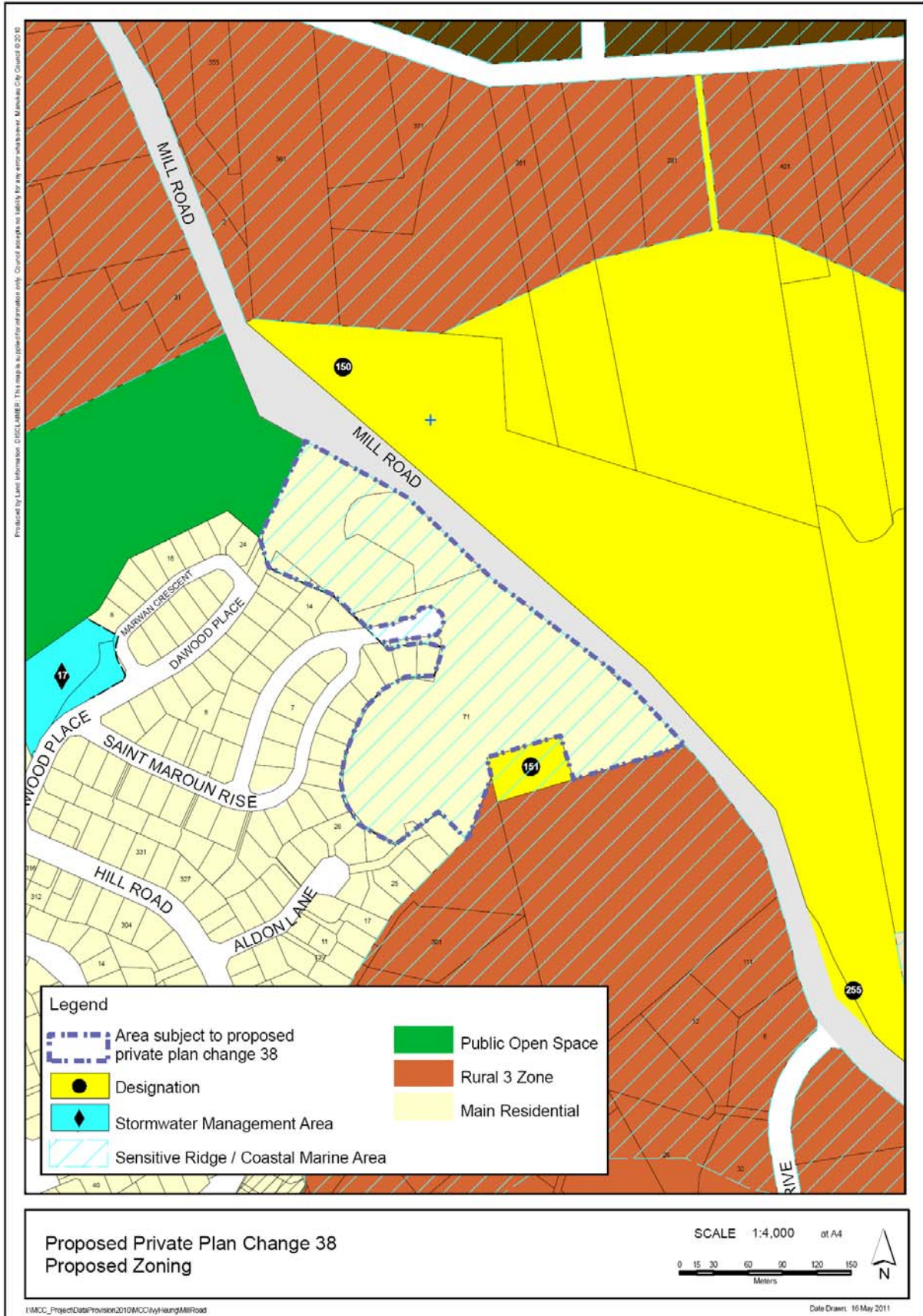
In order to protect the visual amenity of the rural / urban interface in the vicinity of Mill Road, the planting of a landscape buffer and the retention of existing vegetation along the portion of that interface depicted on Figure 16.7-13.4 should be a condition of subdivision consent.

(2.2) Amend Figure 16.15 as follows:



3.0 AMENDMENTS TO THE MANUKAU OPERATIVE DISTRICT PLAN 2002 MAPS

(3.1) Amend Maps 42 & 52 as follows:



C. AMENDMENTS TO THE AUCKLAND REGIONAL POLICY STATEMENT

(1.1) Amend Map 1 – Sheet 19 – Manurewa East as follows:

