

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.18 Mill Road

The activities, controls and assessment criteria in the underlying Single House zone apply in the Mill Road precinct except where otherwise specified below. Refer to planning maps for the location and extent of the precinct.

1. Activity table

1. The activities in the Single House zone apply in the Mill Road precinct unless otherwise specified in the activity table below.

Activity	Activity Status
Development	
Buildings	C
Subdivision	
Up to a total of 45 residential lots	C
Subdivision	C

2. Development controls

2.1 Building height

1. 5.5m in the building height restriction area identified in Figure 1.
2. Development that does not comply with clause 1 above is a non-complying activity.

2.2 Vegetation buffer

Development must meet the minimum standards for planting in clause 2.3 below.

Development that does not meet the minimum standards for planting in clause 2.3 below is a non-complying activity.

2.3 Minimum standard for planting

1. The vegetation buffer must be planted to the dimensions shown in Figure 1 at the development or subdivision stage, whichever is earlier.
2. The part of the vegetation buffer 3m from the Mill Road road reserve boundary shown in Figure 1 shall be planted with native species that do not exceed 5 metre in height at maturity.
3. A re-vegetation plan/programme shall be provided, covering the following matters:
 - a. Pre-Planting Site Assessment;
 - i. Pre-planting site assessment must include the assessment of any existing vegetation in the Mill Road road reserve which may have a detrimental effect on the proposed planting to establish the vegetation buffer.
 - b. Planting Plan Assessment; and
 - c. Annual Monitoring Programme
 - i. The re-vegetation plan/programme shall be prepared having regard to the Planting Scheme contained in document entitled "Landscape Context and Visual Assessment – Dawood Subdivision – 49, 57 and 71 Mill Road, The Gardens, Manukau City" prepared by DJ Scott

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Associates Limited and dated August 2010.

4. Permanent protection of planting and re-vegetation areas shown on Figure 1 is to be secured by a suitable legal instrument which shall be registered against the Certificate of Title for relevant lots before the issue by the Council of the Section 224(c) Certificate under the RMA, and shall include provisions:
 - a. Not to destroy or damage the protected vegetation;
 - b. For protected vegetation to be maintained, and weeds and pests adequately controlled; and
 - c. That all proposed building platforms shall be located outside of the protected vegetation.
5. A bond and a five-year maintenance period will be required to ensure that any planting is fully established and sustainable. Any such bond will be registered against the Certificate of Title for relevant lots and will bind successors in title.

3. Subdivision controls

1. For the subdivision controls in the Mill Road precinct refer to the Auckland-wide – Subdivision rules as they apply to the Single House zone except as specified below.

3.1 Maximum number of lots

1. No subdivision shall result in the number of residential lots in the Mill Road precinct exceeding 45.
2. Subdivision that does not comply with clause 1 above shall be a non-complying activity.

3.2 Vegetation buffer

Subdivision must meet the minimum standards for planting in clause 2.3 above.

Subdivision that does not meet the minimum standards for planting in clause 2.3 above is a non-complying activity.

4. Assessment - Controlled activities

Matters of control

The Council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

1. Buildings and subdivision
 - a. site sizes
 - b. ridgelines, landscape and amenity values
 - c. retention of vegetation and new planting
 - d. land modifications
 - e. car parking and access
 - f. screening and siting of buildings in relation to the vegetation buffer

Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed above.

1. Larger sites should generally adjoin the vegetation buffer shown on Figure 1;
2. The vegetation buffer on Figure 1 should be planted with suitable native planting of no less than 10,000 stems per hectare.
3. The siting, design and external appearance of buildings should not dominate the skyline when viewed from any formed public road, accessway or public open space.
4. Where an application involves a building on or near a ridgeline:

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- a. the highest point of any building should be below that of the natural landform at the watershed of the ridgeline immediately adjacent to it; or
 - b. the highest point of any building should be 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.
5. Existing bush and vegetation should be retained where practicable, and sufficient landscape planting should be provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape.
 6. Earthworks necessary for the creation of a building platform and access should cause minimal disturbance to the landform and character of the site, and should be landscaped as soon as practicable having regard to the planting season.
 7. Driveways, private ways and turning areas should be constructed in such a manner as to require minimal land disturbance to existing landform or vegetation and the character of the landscape.
 8. Proposed buildings or building platforms should give regard to the vegetation buffer and be sufficiently set back for the planting to establish and flourish.

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.

5. Precinct plans

Precinct plan 1: Mill Road precinct Vegetation buffer and height restriction



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