

16.15 — Structure Plans

16.15.2 Massey Road

16.15.2.1 Description of the Area

The structure plan area covers approximately 14 ha and is currently used for dairying and market gardening.

The land rises gently from Massey Road frontage to the south for some 200m. There are some existing trees scattered through the area.

The area is bounded by:

- (a) existing residential blocks
- (b) Massey Road
- (c) Pukaki Lagoon (southwest)
- (d) Tidal Road business area
- (e) and Tidal Road.

See Figure 16.4.

16.15.2.2 Development Rules and Assessment Criteria for applications for subdivision consent

(a) Residential

The area is suitable for residential development in terms of its aspect, topography and nature of adjacent land uses. At an average density of 40 persons per gross hectare, the expected population of the area will be approximately 500 residents. There are shopping and other commercial facilities already available nearby, for example on Imrie Ave and Massey Road, and consequently no provision has been made for business sites in the structure plan area.

Given the existence of nearby primary and secondary schools and the total number of predicted residents for the area, provision for schools within the area is unnecessary.

(b) Public Open Space Areas, Archaeological Sites and Conservation of Vegetation

A small designated neighbourhood public open space is shown on Figure 16.4. This will be acquired from reserve contributions in accordance with the provisions of this plan. A number of trees on Lot 1 DP 47887 were identified as being worthy of protection and these are included within the proposed public open space. Access will be available through the reserve to Massey Road.

The Manukau City Council Heritage Inventory prepared by the Auckland Regional Council is available at Council main office and contains information in map form illustrating known archaeological sites in the City.

The use, subdivision, development of and any work on the land on or in the vicinity of archaeological sites will be subject to relevant restrictions in accordance with the

provisions of the Historic Places Act 1993, and other relevant statutory requirements.
[AM89]

(c) **Roading**

Prangley Avenue will be extended through to Tidal Road in the form of a residential street. The residential amenity of the street will be preserved by the existence of two sharp bends and a “slow point” at the business/residential interface which will deter through traffic and industrial traffic associated with Tidal Road from using Prangley Avenue.

(d) **Servicing**

Existing utility services including pumping stations and water mains are available within the vicinity. However, some upgrading of these facilities may be necessary, the extent of which will largely be determined by investigation undertaken at subdivision stage.

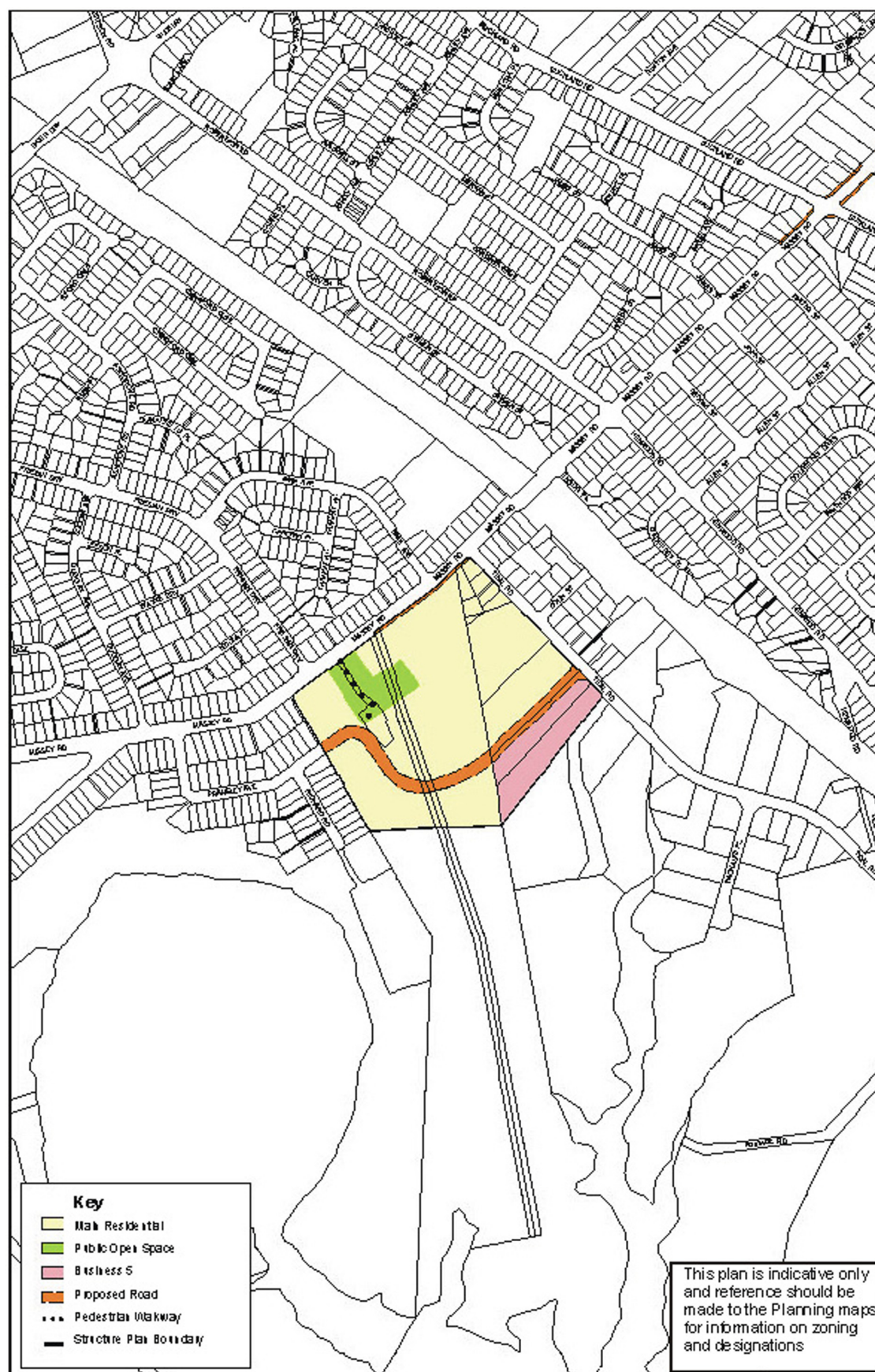


FIGURE 16.4 MASSEY ROAD STRUCTURE PLAN

