

16.15 — Structure Plans

16.15.5 Hill Road

16.15.5.1 Description of the Area

The area comprises some 155 ha of land bounded to the north by Totara Park, to the west by the Botanic Gardens and the motorway, to the south by Alfriston Road and the lower slopes of the Hill Road ridge and to the east by the low density rural — residential ridgeline protection zone. (Rural 3 zone).

The land slopes gently down to the north from the Hill Road ridge to Totara Park but slopes more steeply to the south from the ridge, particularly just north of Alfriston Road where it is bisected by large gullies. To the east of Stratford Road upper slopes are particularly steep. The ridge rises to a high point just to the west of Mill Road.

The ridgeline has a high landscape value as a prominent feature when viewed from the south. The area to the north of Hill Road contains several isolated stands of bush and major stands of trees which enhance its amenity value.

16.15.5.2 Pattern of Development

The area is to be developed for residential purposes to consolidate the existing residential zoned land south of Alfriston Road, which has remained an isolated residential settlement since 1975. By restricting development to the west of Stratford Road and Porchester Road and north of Hill Road, the urban boundary will utilise in the main the ridgeline as a natural boundary.

16.15.5.3 Development Rules and Assessment Criteria for applications for subdivisional consent

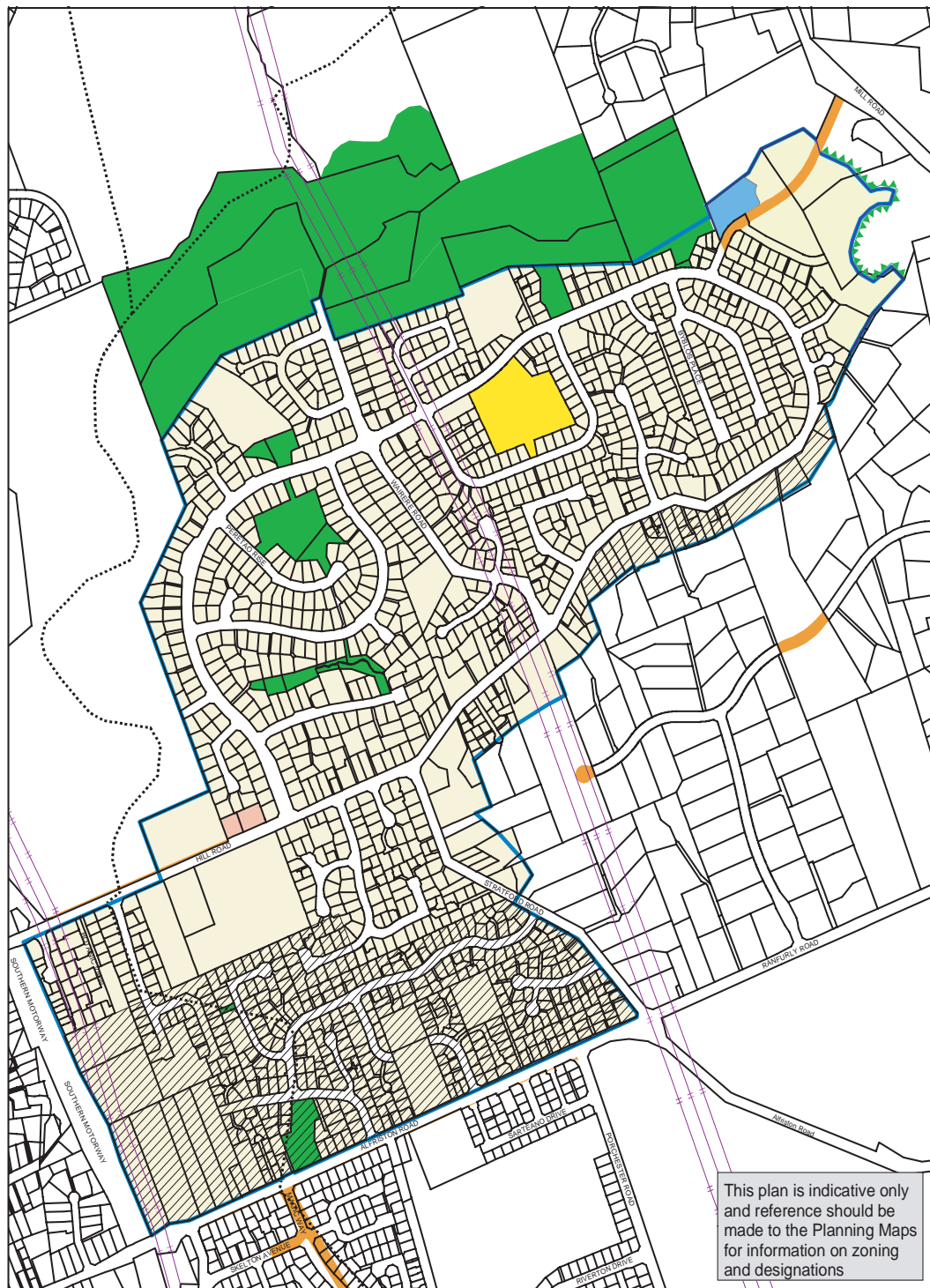
(a) Residential

All of the residential areas are zoned Main Residential. This will enable a variety of development options to be utilised to reflect the various areas in the structure plan area.

The upper slopes of the Hill Road ridge and the steeper terrain along the west side of Mill Road is to be developed for low density rural-residential purposes, using the Rural 3 zone with its greater emphasis on environmental protection.

Geotechnical investigations have identified areas which have known potential or suspected instability problems. These areas have been identified on the Planning Maps and on Figure 16.7 as requiring further detailed investigations prior to any development proposals being approved. These areas are north of Alfriston Road and along a portion of Hill Road adjacent to the upper slopes.

The existence of high tension transmission lines through the area will also influence the pattern of development that can be achieved. Their location is indicated on Figure 16.7. This issue will need to be subject to discussion between the developer and Transpower at the time of subdivision and development. The objective is to manage the transmission line corridor in such a way as to avoid locating residential activities within it. See also Chapter 9, Land Modification, Development and Subdivision.



KEY

Business	Proposed Road	Structure Plan Boundary
School	Stormwater Management Area	Overhead Transmission Line
Main Residential	Subdivision and development subject to comprehensive stability investigation	Pedestrian Walkway
Public Open Space		Landscape Buffer

FIGURE 16.7 HILL ROAD STRUCTURE PLAN

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(b) **Business**

A Business 1 zone of sufficient size to accommodate a supermarket is located on Alfriston Road just south of the structure plan area. This site will serve as the major shopping centre for the residents of Manurewa East and will be developed in conjunction with other community facilities.

A smaller Business 1 zone has been provided in the residential area to meet the day-to-day needs of local residents. This centre on Hill Road has been developed in conjunction with a service station.

(c) **Schools**

One possible primary school site has been indicated on the Planning Maps east of Wairere Road. The site will be specifically determined by way of designation by the Ministry of Education at the time of land subdivision. A site is also held by the Ministry of Education on the southern side of Alfriston Road, south of the structure plan area.

(d) **Public Open Space**

Public Open Space is a major structuring element in the pattern of development in Manurewa East. The development of Totara Park has created a major reserve facility within the area. The Botanic Gardens complex has also been developed on an adjacent site as a regional facility.

Whilst the bulk of the passive recreation requirements for this area will be provided for by the development of the Totara Park complex, several other passive reserve areas will be provided to retain stands of bush and other topographical features, particularly to the north of Hill Road. Many of these reserves have been identified and indicated on Figure 16.7 as “proposed public open space”.

Most of the active reserve requirements for the area will be met in the playing fields to be established in the proposed public open space to the north of Hyperion Drive. Some additional active reserves may have to be provided in the vicinity of Hill Road.

(e) **Pedestrian and Cycle Facilities**

The Council’s overall objective in providing pedestrian and cycle facilities in Manurewa East is to create a safe, alternative, convenient and visually attractive system.

The cross-city walkway connecting Lloyd Elsmore Park to the Papakura Stream is to be established through this area. This section of the walkway will link Totara Park and the Botanic Gardens through the new urban areas to the walkway along the Papakura Stream. The walkway is indicated on Figure 16.7.

(f) **Roads**

New through-roads are to be provided within this residential area, improving its accessibility to Manurewa and the motorway. The roading pattern has been designed to provide for a more effective public transport service, including a loop road to the north of Hill Road and crossing Wairere Road half way along its length.

In considering any subdivision proposal within the block of land contained by the southern motorway and Hill, Stratford and Alfriston Roads, account will be taken of the likely subdivision and development of the whole block to normal residential densities. Regard will also be given to the desirability of linking Alfriston and Hill Roads. Development of this block shall occur so as to limit the number of intersections onto the above roads.

New rural-standard roads are to be provided through the Rural 3 zone; one to link the proposed through loop road to Mill Road adjacent to Totara Park, and the other along the lower slopes of the Hill Road ridge, terminating east of Stratford Road with a connection to Ranfurly Road.

Vehicle access from residential development within the Main Residential Zone and from new development within the Rural 3 Zone between Hill Road and Mill Road shall be provided from extensions to Aldon Lane or Dawood Place rather than from Mill Road. This is to avoid creating any traffic safety issues as a result of additional residential vehicle crossings on Mill Road. The extension to Dawood Place is not to be connected with Mill Road until significant upgrading of the alignment of Mill Road itself is completed to improve intersection sight distances.

[AM32]

The intersections of Hill Road and Stratford Road, and Hill Road and Wairere Road are to be improved and realigned. Portions of road are to be closed to enable these realignments to occur.

(g) **Conservation of Natural Features, Landscape and Vegetation**

The objective is to ensure the protection of the natural landform, features and vegetation which enhance the amenity of the landscape. The landform and vegetation should therefore be disturbed as little as possible in order to maintain the substantial landscape character inherent in this area.

Topographical features shall be major determinants of the form of development, and shall be utilised to establish the local character of the area. Development shall be controlled to ensure the enhancement of the existing features in the landscape, and consequently, in the provision of drainage, sewerage, roading and the establishment of building platforms during subdivisions, these features shall be retained and conserved within the design of subdivisions. All applications for subdivision approval will be required to include sufficient information to indicate how these objectives are to be satisfied.

The major stands of bush and trees are to be incorporated within public open space areas, or road reserves, or protected within residential development. Major gullies should be retained in as natural a state as possible for natural stormwater drainage and to enable the creation of walkways. On the steep slopes of the ridges, and particularly in those areas identified as having potential problems of instability, the existing landform and vegetation should be retained as much as possible to ensure the continued stability of the land and the high amenity value of the ridgelines is maintained.

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 13.4 should be a condition of subdivision consent. The unplanted portion of the landscape buffer associated with the north west sloping ridgeline should be planted in native species similar to those present in the adjacent portion of Totara Park so as to create a visual and biophysical connection with vegetation in the Park and to further define the rural/urban interface in that area.

[AM32] [AM 153]

(h) **Archaeology**

The Manukau City Cultural 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.
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