



PRIVATE PLAN CHANGE REQUEST

**REZONING OF LAND AT
57 & 57A SCHNAPPER ROCK
ROAD, SCHNAPPER ROCK**

**Site Analysis and
Zoning Proposal**

PREPARED BY:



**QBIX Limited
Planning & Urban Design**

26 February 2021

**APPLICANT:
KBS DESIGN GROUP LIMITED**

SITE PLAN



Source: ABLEY Transport Report

Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
 Date: 26 February 2021
 Status: Final
 Scale: NTS



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.



Intersection of Schnapper Rock Road and Albany Highway (north)

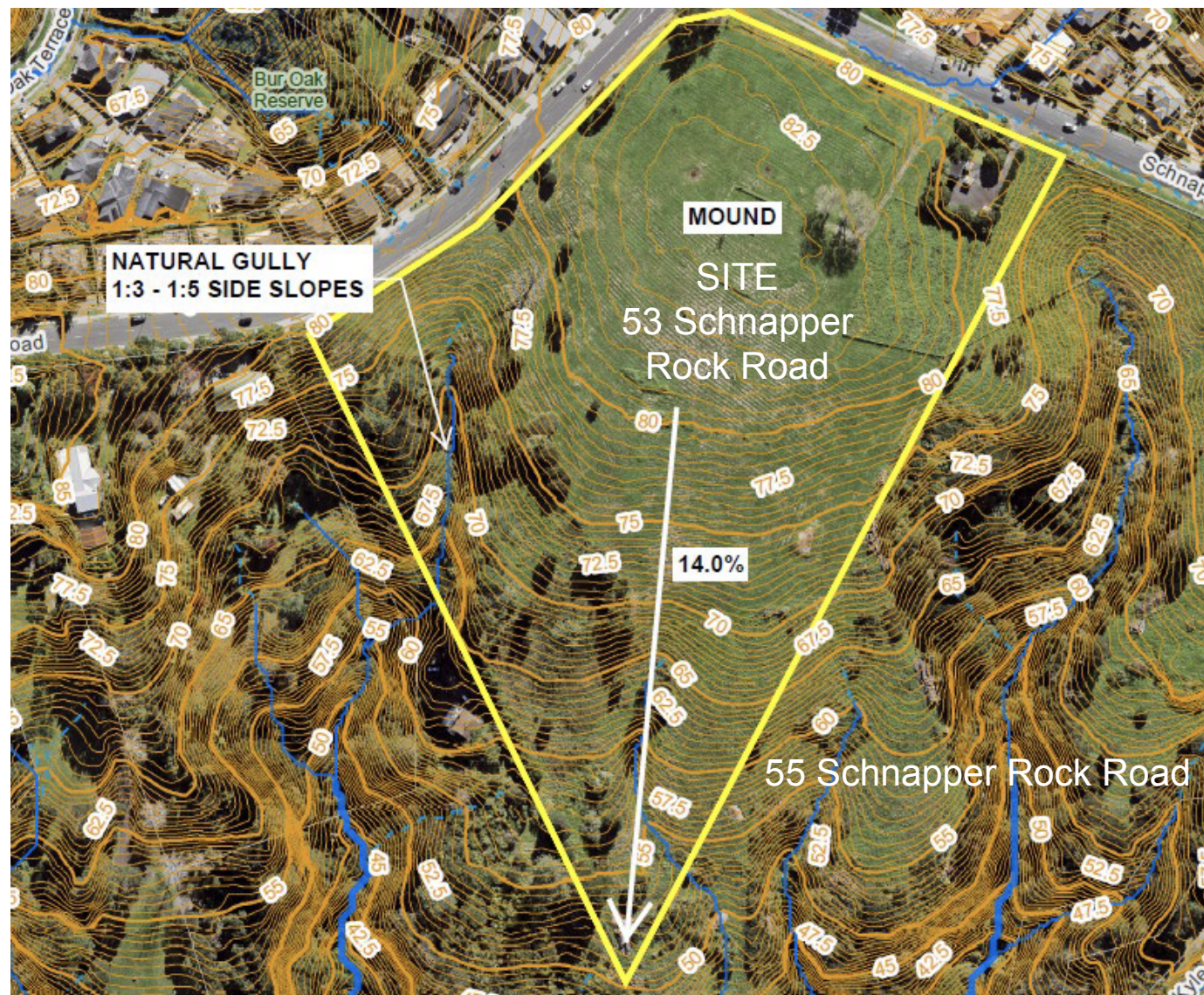


Intersection of Schnapper Rock Road, Albany Highway and Bush Road

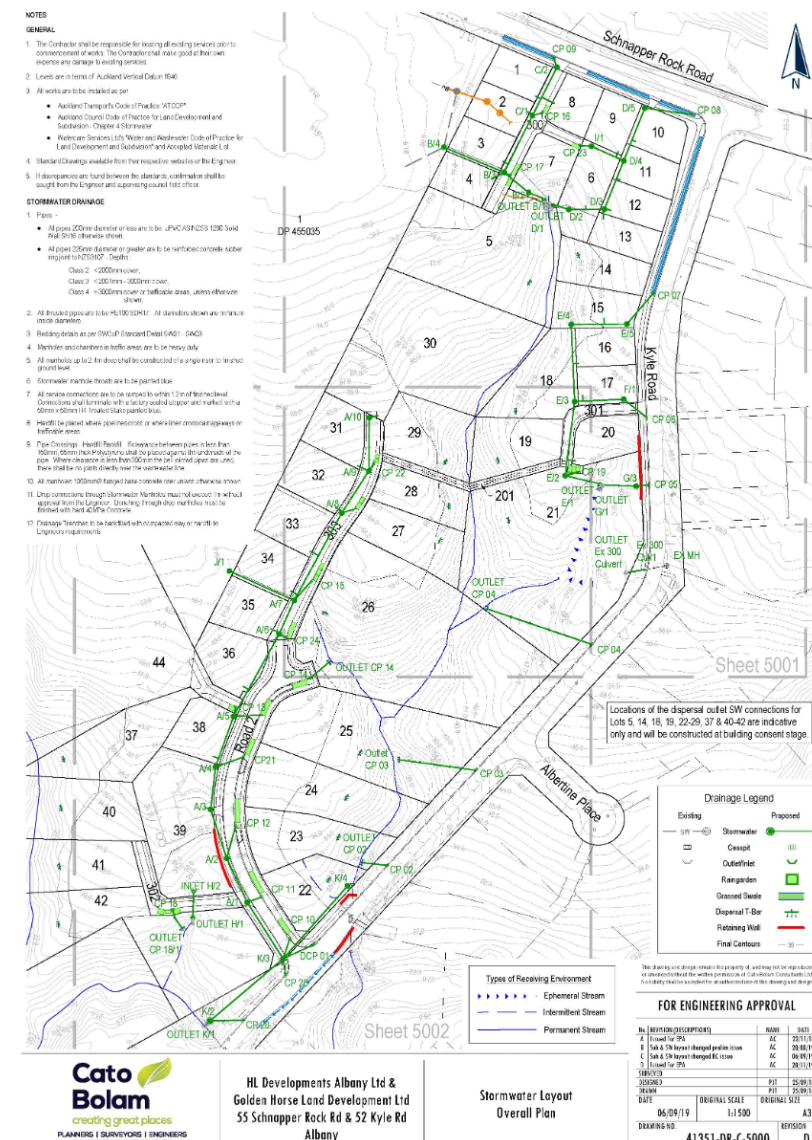


Intersection of Schnapper Rock Road and Oakway Drive

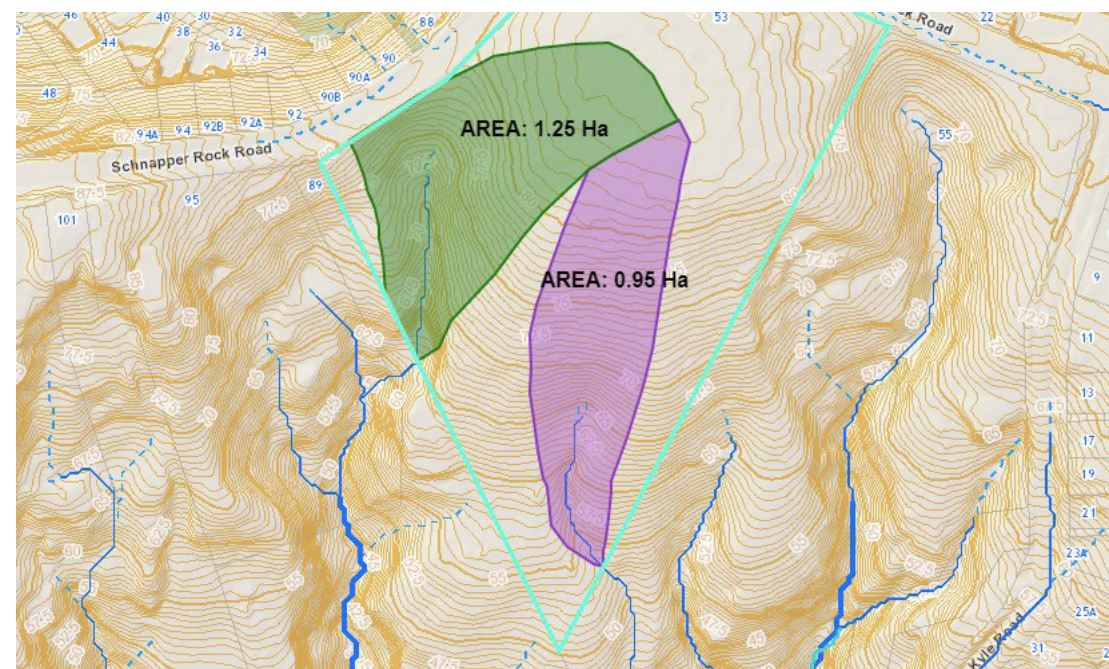
SITE CONDITIONS



Site Contours



Approved Subdivision Design for the Neighbouring Property to the East - 55 Schnapper Rock Road



GeoMaps Overland Flowpath Catchment Delineation Plan

View of south-eastern watercourse looking downstream towards the adjoining property - 55 Schnapper Rock Road. The channel is entirely overgrown with kikuyu and other pasture grasses.
18 February 2021. Source: Wildlands.



Source: MAVEN SMP Report

Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

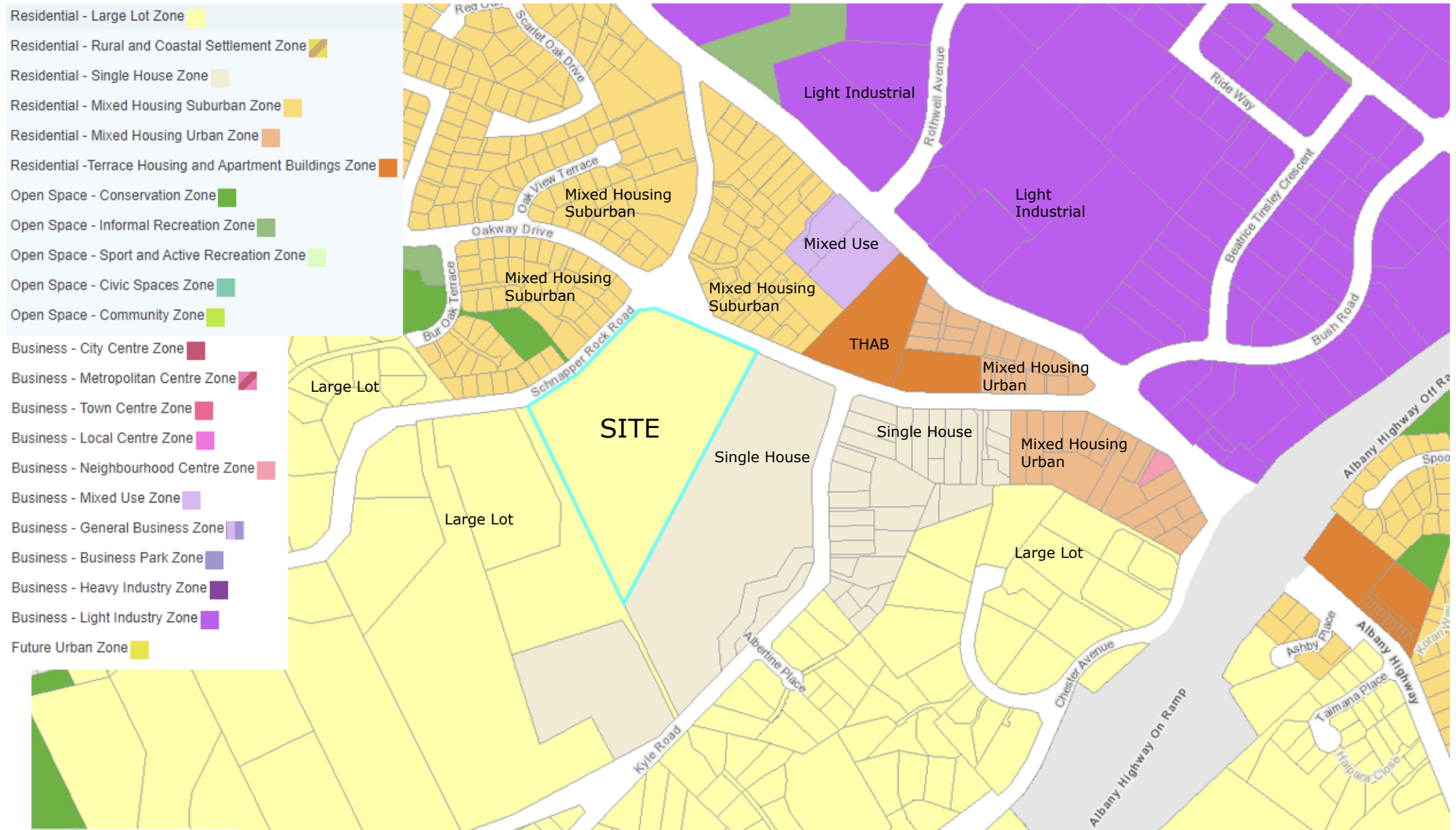
57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
Date: 26 February 2021
Status: Final
Scale: NTS



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

CURRENT ZONING SITUATION & RESIDENTIAL INTENSIFICATION IN SCHNAPPER ROCK



Evidence of a gradual transformation of urban built character and residential intensification through mixed-density housing during the last 20 years along the main entrance road to Schnapper Rock area from Albany Highway.



Source: AUP Zoning Map and Auckland Council GeoMaps

Note:
This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

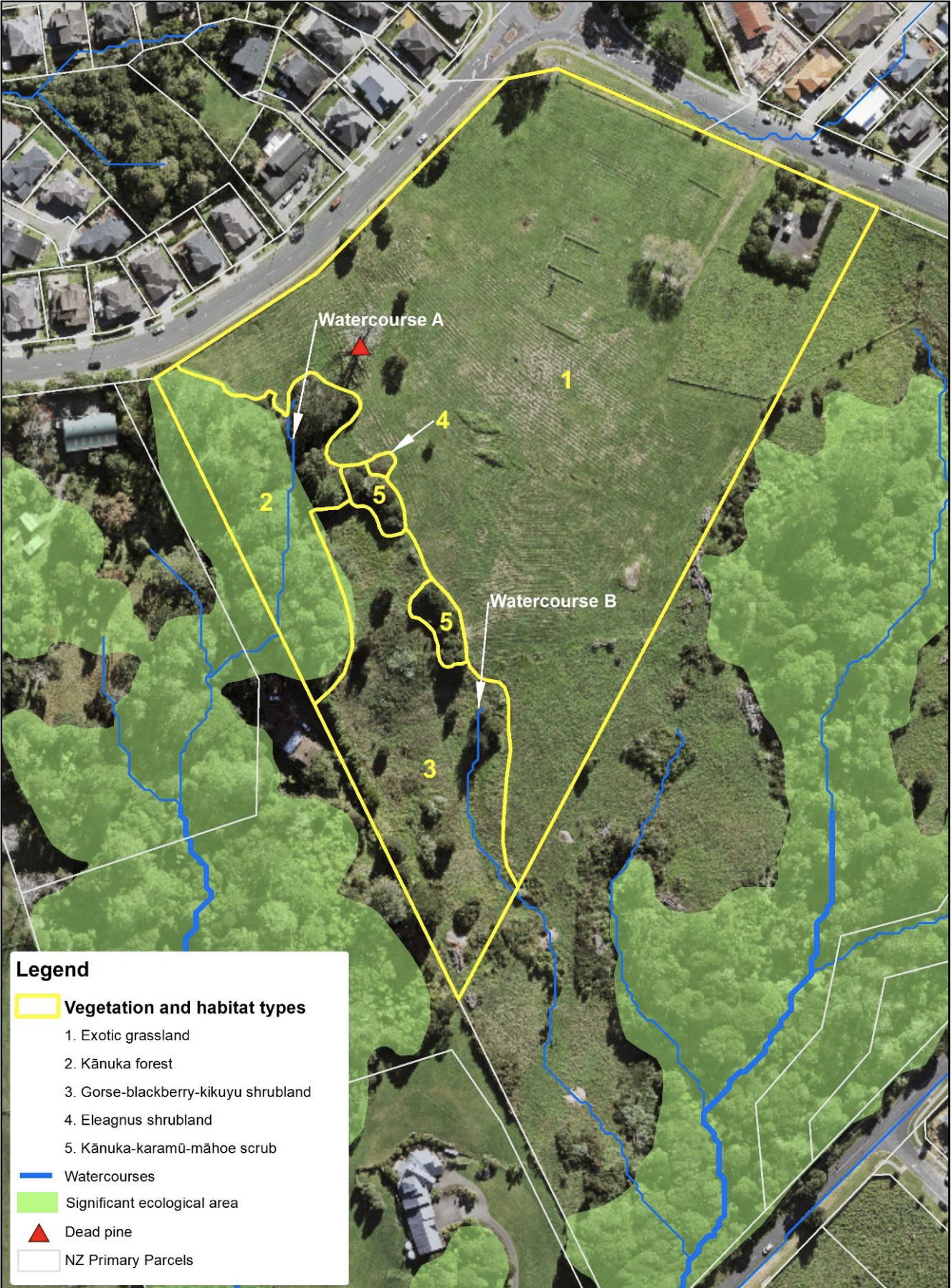
57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
 Date: 26 February 2021
 Status: Final
 Scale: NTS



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

EXISTING VEGETATION



Vegetation and habitat types.
Source: Wildlands.



Vegetation at the head of Watercourse A. 18 February 2021.
Source: Wildlands.



View of Watercourse B looking downstream towards the adjoining property. The channel is entirely overgrown with kikuyu and other pasture grasses. 18 February 2021.
Source: Wildlands.

Source: WILDLANDS Ecological Report

Note:
This site layout is conceptual only and is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
Date: 26 February 2021
Status: Final
Scale: NTS



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.



Locality Plan



Surrounding properties to the north-west opposite the western frontage



Schnapper Rock Road looking north-west - northern site frontage on the left hand side

Schnapper Rock Road looking north-east - western site frontage on the right hand side



SITE FRONTAGE

Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
 Date: 26 February 2021
 Status: Final
 Scale: NTS



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

SURROUNDING BUILT ENVIRONMENT



Three storey apartment



Small lot detached housing



Comprehensive medium density housing



Conventional suburban housing

Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK


Project: Schnapper Rock Road Dev 2020
Date: 26 February 2021
Status: Final
Scale: NTS





This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.


PROPOSED ZONING PLAN

KEY:

 Proposed Mixed Housing Suburban Zone

 Proposed Single House Zone

 Greenhithe Sub-precinct Boundary (relocated - subject site is proposed to be outside this boundary)

 Existing Significant Ecological Area (SEA - to be retained)



Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK






Project: Schnapper Rock Road Dev 2020
 Date: 15 February 2021
 Status: Final
 Scale: 1:2000 @ A3



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

ENVISAGED HOUSING DEVELOPMENT

KEY:

-  Medium Density
Terrace & Duplex Type Housing
-  Medium to Low Density
Small Lot Detached & Zero-lot line Type Housing
-  Low Density
Conventional Stand-alone Type Housing
-  Proposed Public Road (14.0m road reserve)
-  Significant Ecological Area(protected land)
-  Riparian Margin (protected land)



Note:

This site layout is conceptual only and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

57 & 57A SCHNAPPER ROCK ROAD, SCHNAPPER ROCK

Project: Schnapper Rock Road Dev 2020
 Date: 15 February 2021
 Status: Final
 Scale: 1:2000 @ A3



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.