

# MILL - Mill Road Development Area

## Introduction

The Mill Road Outline Development Plan Area is located at the southern end of Ohoka Township. It comprises an area of Large Lot Residential Zone, with separate densities provided for within the development.

The key features of DEV-MILL-APP1 include:

- Density Areas A and B, providing for between one and two households per ha;
- amenity tree planting;
- pedestrian and cycleways;
- indicative roading layouts;
- setbacks from Mill Road; and
- stormwater management areas.

## Activity Rules

DEV-MILL-R1 Mill Road Development Area Outline Development Plan	
<b>Activity status: PER</b> Where: 1. development shall be in accordance with DEV-MILL-APP1.	<b>Activity status when compliance not achieved: DIS</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li> </ul>	
DEV-MILL-R2 Stormwater management	
<b>Activity status: PER</b> Where: 1. All stormwater generated from the site shall be directed into and pass through one of the stormwater attenuation and water quality treatment systems prior to discharge from the site.	<b>Activity status when compliance not achieved: NC</b>
DEV-MILL-R3 Activities in the road and internal boundary setback	
<b>Activity status: PER</b> Where: 1. There shall be no fixed outdoor lighting within any road or internal boundary setback. 2. Within a 10m setback from the marked boundaries a minimum of one tree shall be planted for every 20m of the relevant allotment boundary. Such trees may be grouped within each allotment adjacent to the marked boundary. 3. Any hedge of more than 5m in length along	<b>Activity status when compliance not achieved: NC</b>

<p>any lot boundary shall not exceed 1.5m in height.</p> <p>4. Trees required in accordance with (2) above shall:</p> <p>a. comprise a mix of large high amenity trees that reflect and complement species found in Ohoka, from the following tree list:</p> <ul style="list-style-type: none"> <li>i. <i>Cupressus macrocarpa</i> (macrocarpa), <i>C. x leylandii</i> (Leyland cypress)</li> <li>ii. <i>Eucalyptus pauciflora</i> (snow gum), <i>E. gunii</i> (cider gum), <i>E. cinerea</i> (silver dollar gum), <i>E. mannifera ssp mannifera</i> (Eucalyptus mannifera)</li> <li>iii. <i>Fagus spp</i> (European beech)</li> <li>iv. <i>Fraxinus excelsior</i> (European ash)</li> <li>v. <i>Ginkgo biloba</i> (ginkgo)</li> <li>vi. <i>Juglans nigra</i> (black walnut)</li> <li>vii. <i>Liquidambar styraciflua</i> (liquidamber)</li> <li>viii. <i>Magnolia grandiflora</i> (evergreen magnolia), <i>M. soulangeana</i> (saucer magnolia)</li> <li>ix. <i>Platanus x acerifolia</i> (London plane), <i>P. orientalis</i> (oriental plane)</li> <li>x. <i>Podocarpus totara</i> (Totara)</li> <li>xi. <i>Populus nigra x euramericana</i> 'Crows nest', <i>P. yunnanensis</i> (Chinese poplar)</li> <li>xii. <i>Quercus robur</i> (English/common oak), <i>Q. rubra</i> (red oak), <i>Q. palustris</i> (pin oak), <i>Q. ilex</i> (Holm oak), <i>Q. coccinea</i> (scarlet oak), <i>Q. cerris</i> (Turkey oak)</li> <li>xiii. <i>Robinia pseudoacacia</i> (black locust)</li> <li>xiv. <i>Tilia x europaea</i> (common lime)</li> <li>xv. <i>Ulmus glabra</i> (wych elm), <i>U. procera</i> (English elm), <i>U. hollandica 'Dodens'</i> (Dutch elm)</li> </ul> <p>b. be at least 1.5m in height above ground level at the time of planting; and</p> <p>c. be maintained so that any dead, dying, damaged or diseased plants are replaced immediately.</p>	
<p><b>DEV-MILL-R4 Subdivision design</b></p>	
<p><b>Activity status: PER</b> Where: 1. Any subdivision shall provide for the protection of vegetation located downstream</p>	<p><b>Activity status when compliance not achieved: NC</b></p>

adjacent to the Mill Road and Threlkelds Road intersection together with the springs and watercourses that drain to that vegetation.

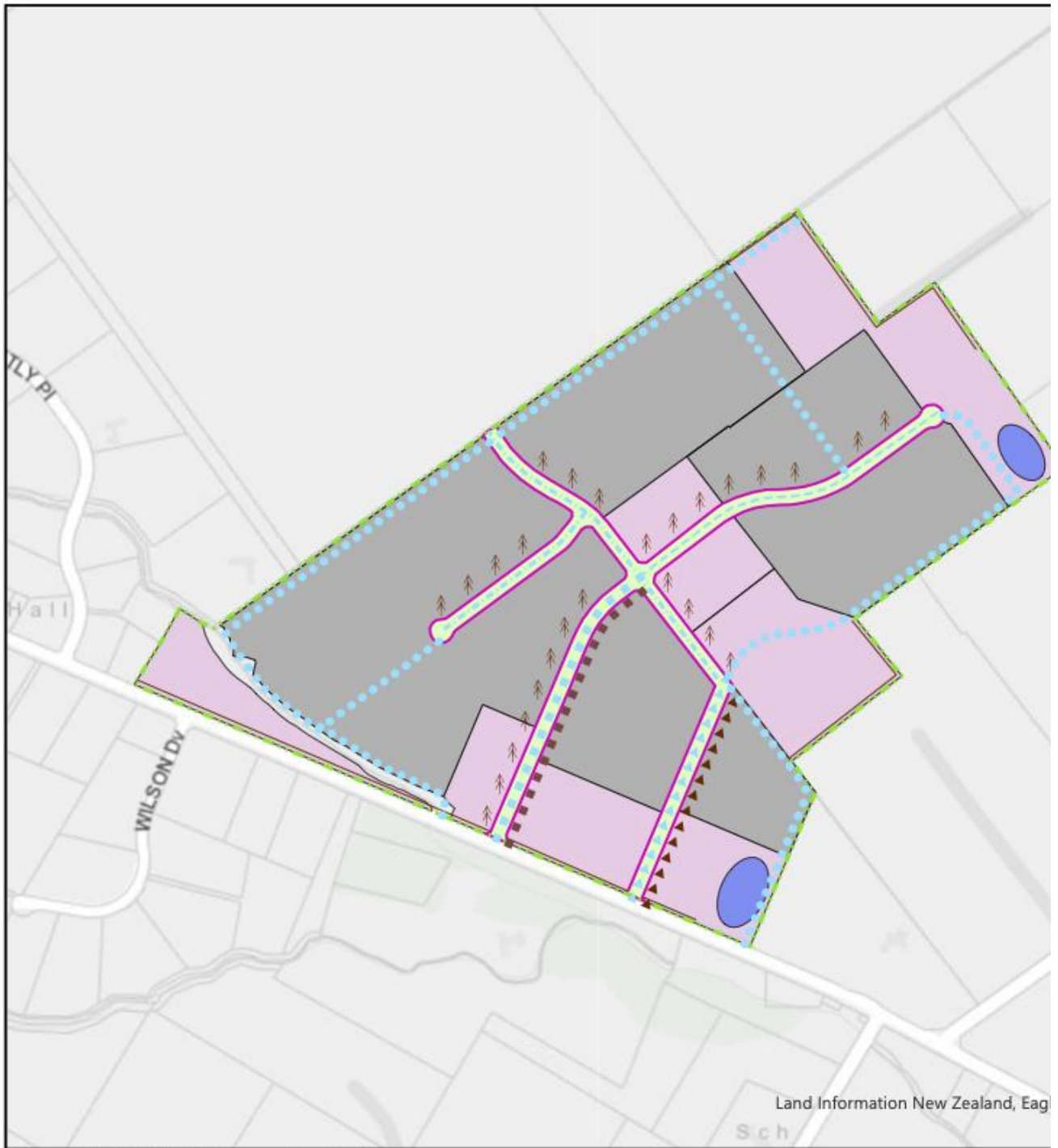
## Built Form Standards

DEV-MILL-BFS1 Specific density and road frontage requirements	
<ol style="list-style-type: none"> <li>1. For the purpose of SUB-S1:               <ol style="list-style-type: none"> <li>a. the maximum number of allotments across the DEV-MILL-APP1 area shall be 81; and</li> <li>b. allotment sizes shall be achieved within the following Density Areas:                   <ol style="list-style-type: none"> <li>i. Density Area A shall achieve a minimum allotment size of no less than 1ha;</li> <li>ii. Density Area B shall achieve a minimum allotment size of no less than 4000m<sup>2</sup>;</li> <li>iii. the average area of all allotments shall be not less than 5000m<sup>2</sup>; and</li> <li>iv. the minimum road frontage of any allotment adjoining Mill Road shall be 50m.</li> </ol> </li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: NC</b>
DEV-MILL-BFS2 Specific access provisions	
<ol style="list-style-type: none"> <li>1. There shall be no increase in the number of allotments with vehicle access to Kintyre Lane unless and until it is vested as a public road.</li> <li>2. There shall be only one public road connecting to Mill Road.</li> <li>3. Provision shall be made for a road connection to the land to the north in the location identified on DEV-MILL-APP1.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
DEV-MILL-BFS3 Building restriction area	
<ol style="list-style-type: none"> <li>1. No structures or dwellinghouses are permitted within Area C shown on the outline Development Plan.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
DEV-MILL-BFS4 Building and structure setbacks	
<ol style="list-style-type: none"> <li>1. For the purpose of LLRZ-BFS6 (1) (a) any building or structure, other than a fence, shall be set back a minimum of:               <ol style="list-style-type: none"> <li>a. 10m from any road boundary from a local road;</li> <li>b. 15m from the road boundary with Mill Road.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: NC</b>
DEV-MILL-BFS5 Fencing	

<p>1. For the purpose of LLRZ-BFS7 (1) and (2):</p> <p>a. Any fence erected within any road or internal site boundary setback shall be limited to:</p> <ul style="list-style-type: none"><li>i. maximum height of 1.2m above ground level;</li><li>ii. post and wire or post and rail fences;</li><li>iii. be at least 50% transparent; and</li></ul> <p>b. Any gate structure or wing walls shall be limited to:</p> <ul style="list-style-type: none"><li>i. a maximum height of 1.8m above ground level;</li><li>ii. gates shall be at least 50% transparent and constructed in timber; and</li><li>iii. wing walls shall be constructed in either: timber, stone or plastered masonry, and if painted shall be finished in hues of grey, green or brown with a reflectivity value of no more than 37%.</li></ul>	<p><b>Activity status when compliance not achieved:</b> <b>NC</b></p>
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## Appendix

### DEV-MILL-APP1 - Mill Road Ohoka ODP



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