

I420. Māngere 1 Precinct

I420.1. Precinct description

The purpose of the Māngere 1 Precinct is to provide for the SPCA Auckland Animal Village at 50 Westney Road, Māngere. The SPCA was established on 1978 and is a regionally significant resource providing animal welfare and associated services for Auckland. The facility occupies approximately 40 per cent of the 4 hectare site and includes administration buildings, an animal hospital, dog and cat adoption facilities, kennels, and a significant amount of land for grazing. The precinct is made up of two sub-precincts A and B, which delineate the areas within which certain types of activities should take place.

The SPCA is located at the interface of land zoned Residential - Mixed Housing Suburban Zone and Business – Light Industry Zone. Adjacent activities on residential zoned land include a school immediately to the north, and a row of established houses occupying the land to the east, and west on the opposite side of Westney Road.

When first established, the SPCA activity was relatively isolated from other activities, but gradual development of vacant land adjacent to the village has created reverse sensitivity effects. It is therefore important to provide certainty about the range of activities that can occur in the precinct. The Māngere 1 Precinct plan stipulates how the site will be developed and used.

The zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

I420.2. Objectives

- (1) Animal welfare activities are enabled within the Māngere 1: Precinct plan.
- (2) Adverse effects associated with the animal welfare activities within the Māngere 1 Precinct are recognised and managed.

The objectives for this precinct replace the zone objectives.

The overlay and Auckland-wide objectives apply in this precinct, in addition to those specified above.

I420.3. Policies

- (1) Require current and future animal welfare activities to align with the Māngere 1: Precinct plan.
- (2) Protect the amenity of adjoining residential and education land uses through appropriate built form, scale and location and the implementation of best practice noise management.
- (3) Recognise the significance of the animal welfare facility by avoiding competing land uses within the site.

The policies for this precinct replace the zone policies.

The overlay and Auckland-wide policies apply in this precinct, in addition to those specified above.

I420.4. Activity table

The provisions in the zone do not apply in this precinct, unless otherwise specified below. The provisions in any relevant Auckland-wide and overlay provisions apply in this precinct unless otherwise specified below.

Table I420.4.1 Activity table specifies the activity status of land use and development activities in the Māngere 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I420.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Rural			
(A1)	Animal breeding or boarding	P	P
(A2)	Farming	P	P
Commerce			
(A3)	Restaurants and cafes	P	D
(A4)	Restaurants and cafes that do not comply with standard I420.6.2	NC	NC
(A5)	Clubroom	P	D
(A6)	Offices	P	D
(A7)	Retail sales	P	P
(A8)	Veterinary clinics	P	D
(A9)	Animal welfare (includes keeping of animals, animal adoption services, education and training of people about animal welfare)	P	P
(A10)	Animal welfare that does not comply with activity I420.4.1(A9) above	D	D
(A11)	Educational facilities	P	P
(A12)	Tertiary education facilities	P	P
(A13)	Workers' accommodation	P	D
(A14)	Workers' accommodation that does not comply with Standard I420.6.1	NC	NC
Development			
(A15)	New buildings and additions to existing buildings	P	D
(A16)	Alterations to buildings	P	P
(A17)	Any activity that complies with Standard I420.6.6 Earthworks	P	P

I420.5. Notification

- (1) Any application for resource consent for an activity listed in Table I420.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I420.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards.

All activities listed as permitted activities in Table I420.4.1 Activity table must comply with the following permitted activity standards:

I420.6.1. Worker's accommodation

- (1) No more than one workers' accommodation unit must be located within sub-precinct A of the Māngere 1: Precinct plan.

I420.6.2. Restaurants and cafes

- (1) No more than one restaurant or cafe must be located within sub-precinct B of the Māngere 1: Precinct plan.

I420.6.3. Noise

- (1) Noise levels arising from activities established on a site after 1 October 2003 measured at or within the boundary of any other site must not exceed the following limits:

Table I420.6.3.1 Noise limits

Activity	Average maximum level		Maximum
	dBL _{Aeq}		dBL _{AFmax}
	Monday to Sunday 7am-8pm	All other times	10pm-7am
Within Residential zones	55	45	75
Within Industrial zones	65	65	90

I420.6.4. Yards

- (1) Yards must comply with Table I420.6.4.1 Yards below:

Table I420.6.4.1 Yards

Yard	Dimension
Front	10m
Northern	5m
Southern	None
Rear	30m

I420.6.5. Landscape treatment

- (1) The minimum landscaped area must not exceed 35 per cent of the net site area.
- (2) Where any boundary adjoins a residential zone at least 50 per cent of the yard required in Standard I420.6.4 Yards above must be landscaped by plantings of specimen trees and shrubs.

I420.6.6. Earthworks

- (1) Earthworks associated with the construction/extension of a perimeter bund westward along the boundary with the adjoining residential site (Lot 1 DP 1149852) must not exceed 100m in length.

I420.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I420.8. Assessment – restricted discretionary activities

I420.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) For yards, landscape treatment and earthworks:
 - (a) effects on amenity values of neighbouring residential areas;
 - (b) effects of site layout, landscaping and planting;
 - (c) effects of noise; and
 - (d) effects of design and external appearance.

I420.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) For amenity values of neighbouring residential areas:
 - (a) the extent to which the amenity values of neighbouring residential areas is maintained, particularly with regard to noise, traffic and other potential nuisances.
- (2) For site layout, landscaping and planting:
 - (a) whether the siting of the buildings and other structures, including car parking areas and vehicle access points, maintain a good relationship between those structures and other structures on the site and on adjoining sites.
- (3) For noise:
 - (a) whether the best practicable measures are put into place to minimise the effects of noise emanating from activities on the site.
- (4) For design and external appearance:
 - (a) whether buildings and other structures are designed to avoid unrelieved mass and bulk and maintain the amenity values of neighbouring residential areas.

I420.9. Special information requirements

There are no special information requirements in this precinct.

I420.10. Precinct plans

I420.10.1. Māngere 1: Precinct plan

