

I421. Māngere 2 Precinct

I421.1. Precinct Description

The Māngere 2 precinct seeks to protect one of the first examples of cluster housing in New Zealand in Teo and Tioro lanes. This state housing was built in 1978 and is significant because it represents a change in the government's housing policies relating to architectural and subdivision design.

The zoning of land within this precinct is Residential - Single House Zone.

I421.2. Objectives

- (1) The unique and established character of Teo and Tioro lanes is protected

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

I421.3. Policies

- (1) Manage the demolition of buildings to ensure that the established built character of Teo and Tioro lanes is protected.
- (2) Restrict new development and alterations so that they do not detract from the established built and landscape character of Teo and Tioro lanes.

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

I421.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below.

Table I421.4.1 Activity table specifies the activity status of development activities in the Māngere 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I421.4.1

Activity		Activity status
Development		
(A1)	Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint, (whichever is the greater)	RD
(A2)	External additions or alterations to buildings	RD
(A3)	Construction of new buildings or relocation of buildings onto the site	RD

I421.5. Notification

- (1) Any application for resource consent for an activity listed in Table I421.4.1 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).

I421.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct except that the following:

Standard H3.8.8 Yards, side yard Residential – Single House Zone does not apply.

All activities listed in Table I421.4.1 Activity table must comply with the following standards.

I421.6.1. Yards

- (1) A building or parts of a building must be set back from the side boundary by a minimum depth of 3 metres.

I421.7. Assessment – controlled activities

There are no controlled activities in this precinct

I421.8. Assessment – restricted discretionary activities

I421.8.1. 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, Auckland wide or zone provisions.

- (1) total or substantial demolition of buildings:
- (a) the intrinsic character and value of the existing building; and
 - (b) health and safety considerations for building removal or demolition.
- (2) external additions or alterations:
- (a) use of similar or same design elements, materials and finishes;
 - (b) character of the cluster development or streetscape; and
 - (c) existing landscaping, trees and planting.
- (3) construction of new buildings and relocation of buildings:
- (a) Architectural design; and
 - (b) Streetscape and context.

- (4) building yards:

In addition to the general matters set out in Rule C1.9(3) and the specific matters set out for infringements in the Residential - Single House Zone and Auckland-wide rules, the council will restrict its discretion to the matter below:

- (a) character of streetscape, character qualities of the area.

I421.8.2. 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, Auckland wide or zone provisions.

- (1) total or substantial demolition of buildings:

- (a) the extent to which the total or substantial demolition of buildings will have on the intrinsic character and value of the existing building, and its contribution to streetscape character; and

- (b) whether demolition or removal is required for health or safety reasons.

- (2) external additions or alterations to buildings on the site:

- (a) the extent to which the external additions and alterations to existing buildings should:

- (i) use the same or similar design elements, materials and finishes as those of the original buildings;
- (ii) not detract from the character of the cluster development or streetscape;
- (iii) be in keeping with the existing site layout and siting of buildings and structures;
- (iv) conserve and enhance existing landscaping, trees and planting; and
- (v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

- (3) construction of new buildings and relocation of buildings:

- (b) the extent to which the new building or relocated building should:

- (i) use the same or similar design elements, materials and finishes as those of the original buildings;
- (ii) not detract from the character of the cluster development or streetscape;
- (iii) be in keeping with the existing site layout and siting of buildings and structures;
- (iv) conserve and enhance existing landscaping, trees and planting; and
- (v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

- (4) building yards:

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- (a) the extent to which the reduction in yards adversely affects the identified character of the streetscape; and
- (b) the extent to which the reduction in yards adversely affects the identified character qualities of the area.

I421.9. Special information requirements

There are no special information requirements in this precinct.

I421.10. Precinct plans

There are no precinct plans in this precinct.