

I436. Rosella Road Precinct

I436.1. Precinct Description

The Rosella Road Precinct seeks to protect the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road, Māngere East. The precinct seeks to protect building spacing, orientation, setback, scale, height, roof forms and the extent of site coverage.

The zoning of the land is Residential – Single House Zone.

I436.2. Objective

- (1) The unique and established built character of Rosella Road is protected.

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

I436.3. Policies

- (1) Discourage the removal, demolition or substantial demolition of buildings so that the established built character of Rosella Road is protected.
- (2) Restrict new development and external alterations and additions so that they do not detract from the established built and landscape character of Rosella Road.

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

I436.4. Activity table

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

Table I436.4.1 Activity table specifies the activity status of development and subdivision activities in the Rosella Road Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I436.4.1 Activity table

| 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 alterations and additions to buildings | RD |
| (A3) | Construction of new buildings or relocation of buildings onto the site | RD |
| Subdivision | | |
| (A4) | Subdivision | RD |

I436.5. Notification

- (1) Any application for resource consent for an activity listed in Table I436.4.1 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).

I436.6. Standards

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

- E38 Subdivision – Urban Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare.

All restricted discretionary activities listed in Table I436.4.1 Activity table must comply with the following activity standards.

I436.6.1. Building height

- (1) Buildings must not exceed 5.5m in height.

Note:

- 'height' is to be measured using the rolling height method.

I436.6.2. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I436.6.2.1 Yards below.

Table I436.6.2.1 Yards

| Yard | Minimum depth |
|-------|-----------------|
| Front | 5m |
| Side | Average of 3.5m |
| Rear | 3m |

I436.6.3. Subdivision

- (1) The minimum site size for subdivision is 400m² net site area.

I436.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I436.8. Assessment – restricted discretionary activities

I436.8.1. 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;
 - (c) consistency with existing layout and siting of buildings and structures;
 - (d) existing landscaping, trees and planting; and
 - (e) ability of adverse effects on the residential character of the area to be avoided, remedied or mitigated.
- (3) construction of new buildings and relocation of buildings;
 - (a) Architectural design; and
 - (b) Streetscape and context.

- (4) building height;

In addition to the general matters set out in Standard I436.8(3), and the specific matters set out for infringements in the Single House zone and Auckland-wide standards, the council will restrict its discretion to the matter below;

- (a) character and scale of the existing houses.

- (5) building yards;

In addition to the general matters set out in Rule I436.8(3), and the specific matters set out for infringements in the Single House zone and Auckland-wide standards, the council will restrict its discretion to the matter below

- (a) character of the precinct area.

I436.8.2. Assessment criteria

For development that is a restricted discretionary activity in the Rosella Road Precinct, the following assessment criteria apply:

- (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;
 - (a) 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 height;
 - (a) the extent to which the proposed height of buildings and other structures will be compatible with the prevailing character of existing houses.
- (5) building yards;
 - (a) the extent to which the reduction in yards adversely affects the identified character in the precinct area.

I436.9. Special information requirements

There are no special information requirements.

I436.10. Precinct plans

There are no precinct plans for the Rosella Road precinct.