

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.12 Māngere 1

The activities, controls and assessment criteria in Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

1. Activity table

The following table specifies the activity status of activities in the Māngere 1 precinct.

Activity	Activity status
Rural	
Animal breeding or boarding	P
Grazing	P
Earthworks	P
Commerce	
Restaurants and cafes	P
Clubroom	P
Offices	P
Retail sales	P
Veterinary clinics	P
Workers' accommodation	P
New buildings	P
Additions and alterations	P

2. Land use controls

2.1 General

- All activities within the Māngere 1 precinct must be associated with animal welfare (except for any earthworks).
- Land use that does not comply with clause 1 above is a discretionary activity.

2.2 Mangere 1 precinct plan

Activities must be located within the identified sub-precinct in Table 1 below which corresponds to the Mangere 1 Precinct Plan.

Table 1

Activity	Sub-precinct A	Sub-precinct B	Sub-precinct C
Offices	X	X	
Clubroom		X	
Animal breeding or boarding	X	X	
Veterinary clinics	X	X	
Grazing			X
Retail sales	X	X	

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Restaurants and cafes	X		
Workers' accommodation		X	

2.3 Workers' accommodation

1. No more than one workers' accommodation unit must be located within sub-precinct A of the Māngere 1 Precinct Plan.
2. Development that does comply with clause 1 above is a non-complying activity.

2.4 Restaurants and cafes

1. No more than one restaurant or cafe must be located within sub-precinct B of the Māngere 1 Precinct Plan.
2. Development that does comply with clause 1 above is a non-complying activity.

2.5 Noise

1. The LAeq (15 min) noise level and maximum noise level (LAFmax) arising from activities established on the site after 1 October 2003 measured at or within the boundary of a neighbouring site must not exceed the following limits:

Table 2

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

3. Development controls

The development controls in Mixed Housing zone apply in the Māngere 1 precinct unless otherwise specified below.

3.1 Yards

Yards must comply with Table 3 below:

Table 3

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

3.2 Landscape treatment

1. Minimum landscaped area: 35 per cent
2. Where any boundary adjoins a residential zone at least 50 per cent of the required yard in clause 1

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above must be landscaped by plantings of specimen trees and shrubs.

3.3 Earthworks

1. All earthworks associated with the construction/extension of a perimeter bund westward along the boundary with the adjoining residential site (Lot 1 DP 1149852) that does not exceed 100m in length is a permitted activity.
2. Any other earthworks must be in accordance with the Auckland-wide - Earthworks rules.

4. Assessment - Development control infringements

Matters of discretion

In addition to the general matters set out in [clause 2.3](#), the council will restrict its discretion to the matters below for development control infringements.

1. Yards, Landscape treatment and earthworks
 - a. amenity values of neighbouring residential areas
 - b. site layout, landscaping and planting
 - c. noise
 - d. design and external appearance.

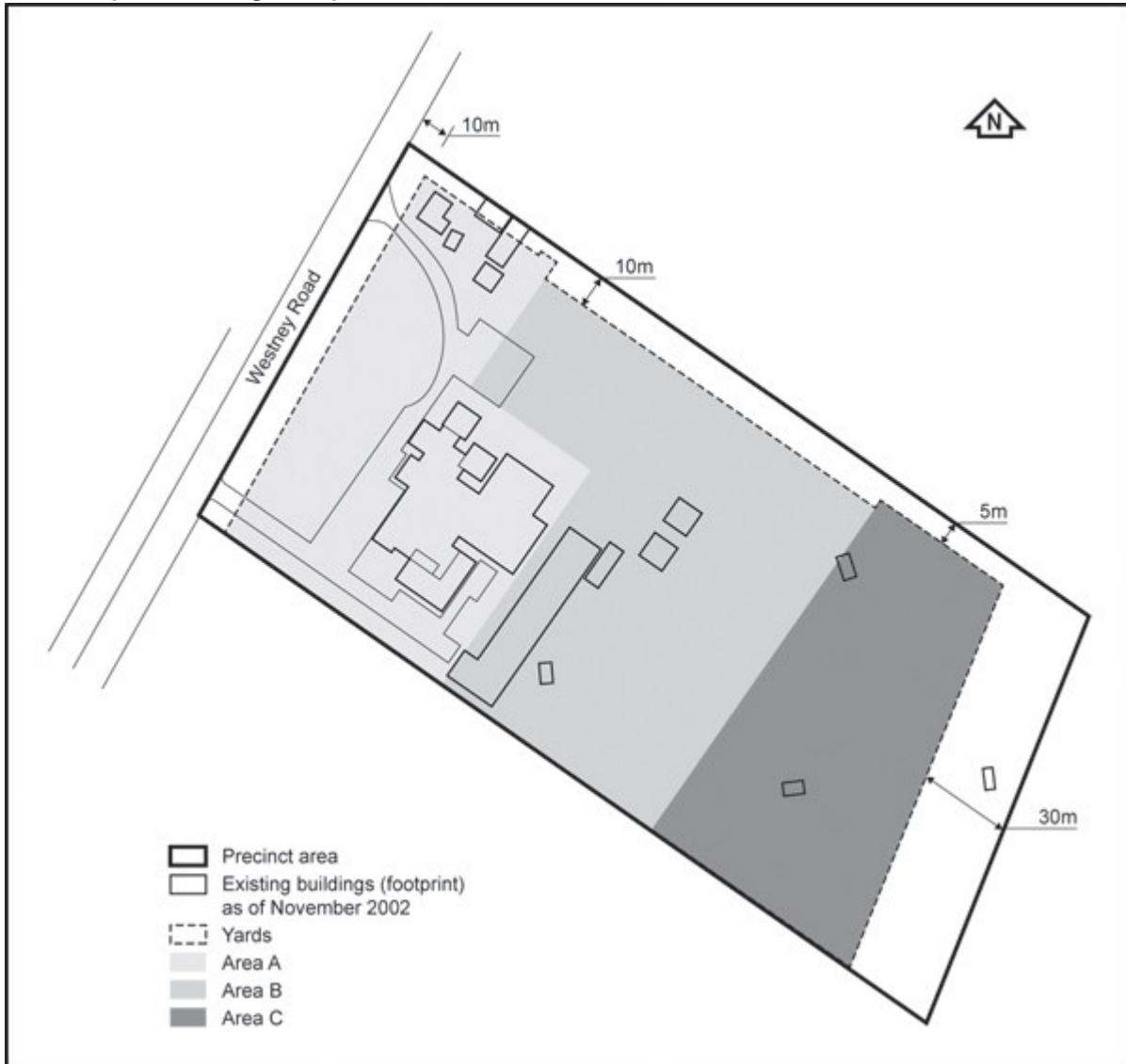
Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#), the council will consider the assessment criteria below for development control infringements.

1. Amenity values of neighbouring residential areas
 - a. The amenity values of neighbouring residential areas should be maintained, particularly with regard to noise, traffic and other potential nuisances.
2. Site layout
 - a. The siting of the buildings and other structures, including car parking areas and vehicle access points, should maintain a good relationship between those structures and other structures on the site and on adjoining sites.
3. Noise
 - a. The best practicable measures should be put into place to minimise the effects of noise emanating from activities on the site.
4. Design and external appearance
 - a. Buildings and other structures should be designed to avoid unrelieved mass and bulk and maintain the amenity values of neighbouring residential areas.

5. Precinct plan

Precinct plan 1: Mangere 1 precinct



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