

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 6.14 Māngere Bridge

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

### 1. Land use controls

1. The land use controls in the Single House zone apply in the Māngere Bridge precinct unless otherwise specified below.

#### 1.1 Maximum density

1. The number of dwellings on a site must not exceed one dwelling per 600m<sup>2</sup> net site area.
2. Development that does not comply with clause 1 above is a discretionary activity.

### 2. Subdivision controls

1. The minimum site size for subdivision is 600m<sup>2</sup> net site area.

### 3. Development controls

The development controls in the Single House zone apply in the Māngere Bridge precinct unless otherwise specified below.

#### 3.1 Height

1. Accessory buildings must not exceed 4m in height.

#### 3.2 Yards

Table 1

Yard	Dimension
Front	6m
Side	One of 1.2m with the composite yard minimum of 3m
Rear	3m

### 4. Assessment - Development control infringements

#### Matters of discretion

In addition to the general matters set out in clause 2.3 and the specific matters set out for the infringement in the Single House zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

1. Yards
  - a. Streetscape and overlay character

#### Assessment criteria

In addition to the general assessment criteria in clause 2.3 and the specific assessment criteria for the infringement in the Single House zone, the council will consider the relevant assessment criteria below for the infringement listed.

1. Yards
  - a. The reduction in yards should not detract from the character of the streetscape or the identified spacious character in the overlay area.

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