

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.13 Māngere 2

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 the planning maps for the location and extent of the precinct.

1. Activity table

The activities in the Single House zone apply in the Māngere 2 precinct unless otherwise specified in the activity table below.

| Activity | Activity status |
|--|-----------------|
| Development | |
| Total or substantial demolition (by more than 30% by volume) | RD |
| External additions or alterations to buildings | RD |

2. Development controls

1. The development controls in the Single House zone apply in the Māngere 2 precinct unless otherwise specified below.

2.1 Yards

1. Side yard: 3m

3. Assessment - Restricted discretionary activities

Matters of discretion

The council will restrict its discretion to the matters listed below for the relevant activities listed as restricted discretionary activities in the precinct activity table:

1. Total or substantial demolition (by more than 30% by volume)
 - a. intrinsic character and value
 - b. health and safety
2. External additions or alterations to buildings
 - a. design elements
 - b. heritage character
 - c. landscaping

Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. This is addition to the criteria specified for the relevant restricted discretionary activities in the Single House zone.

1. Total or substantial demolition (by more than 30% by volume)
 - a. the intrinsic character and value of the existing building, and its contribution to heritage streetscape character
 - b. whether demolition or removal is required for health or safety reasons.
2. External additions or alterations to buildings
 - a. 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

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- ii. not detract from the heritage 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
- v. avoid, remedy or mitigate any other adverse effects on the residential heritage character of the area.

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 matter below for the relevant development control infringement.

1. Yards - character of streetscape, character qualities of the area

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 character qualities in the precinct area.

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