

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.23 Rosella Road

The activities, controls and assessment criteria in the underlying Single House zone and the 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. Activity table

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

| Activity | Activity Status |
|--|-----------------|
| Total or substantial demolition (by more than 30% by volume) | RD |
| External alterations and additions | RD |

2. Development controls

1. The development controls applying in the Rosella Road precinct are specified below.

2.1 Building height

1. Buildings must not exceed 5.5m in height.

2.2 Yards

1. Yards must comply with the Table 1 below.

Table 1:

| Yard | Dimension |
|-------|--|
| Front | 5m |
| Side | One of 1.2m with the composite yard minimum 7m |

3. Subdivision controls

1. The subdivision control applying in the Rosella Road precinct is specified below.

3.1 Minimum site size

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

4. Assessment - Restricted discretionary activities

Matters of discretion

The council will reserve its discretion to the matters listed below for each activity listed as a restricted discretionary activity in the precinct activity table.

1. Total or substantial demolition of buildings
 - a. the intrinsic character and value of the existing building
 - 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

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- c. consistency with existing layout and siting of buildings and structures
- d. existing landscaping, trees and planting
- e. ability of adverse effects on the residential character of the area to be avoided, remedied or mitigated.

Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

- 1. Total or substantial demolition of buildings
 - a. The intrinsic character and value of the existing building, and its contribution to streetscape character.
 - b. Whether demolition or removal is required for health or safety reasons.
- 2. External additions or alterations to buildings on the site
 - 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.
 - 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.
 - v. Avoid, remedy or mitigate any other adverse effects on the residential character of the area.

5. Assessment - Development control infringements

Matters of discretion

In addition to the matters set out in [clause 2.3](#) of the General provisions, the council will restrict its discretion to the matters below for the relevant development control infringement.

- 1. Building height – character of the existing houses.
- 2. Yards – character of the precinct area.

Assessment criteria

- 1. Building height:
 - a. The proposed height of buildings and other structures will be compatible with the prevailing character of existing houses.
- 2. Yards:
 - a. The reduction in yards should not adversely affect the identified character in the precinct area.

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