

## **I420. Māngere 1 Precinct**

### **I420.1. Precinct description**

The purpose of the Māngere 1 Precinct is to provide for the light industrial development of the land at 50 Westney Road, Māngere. Formerly occupied by the SPCA, the land is proposed to be developed for light industrial zone type activities.

The Precinct is located at the interface of land zoned Residential - Mixed Housing Suburban Zone, Special Purpose School and Business – Light Industry Zone. Adjacent activities comprise a school immediately to the north, and a row of established houses occupying the land to the east, and west on the opposite side of Westney Road.

The Precinct provides for the development of light industrial uses with restrictions on activities that could have adverse air quality impacts on the neighbouring school and residential activities. It is therefore important to provide certainty about the range of activities that can occur in the precinct.

Specific noise, landscaping, and yard controls are also proposed to enhance amenity outcomes on the adjoining Residential and Special Purpose School-zoned land.

The precinct also includes provisions to ensure that stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment of the Tautauoa Creek and Pūkaki Creek.

There is an existing traffic control sign located on Westney Road adjacent to the site, which restricts the movement of heavy vehicles north on Westney Road. Future heavy vehicle traffic to and from the Precinct will be required to access the site from the south only.

The zoning of land within this precinct is Business – Light Industry.

### **I420.2. Objectives**

- (1) Potential adverse air quality effects associated with activities within the Māngere 1 Precinct on adjacent sensitive land uses are controlled and managed.
- (2) Adverse effects on amenity values of adjacent residential and school areas are suitably managed.
- (3) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. [rp]

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

### **I420.3. Policies**

- (1) Protect the amenity of adjoining residential and education land uses through restrictions on activities which could result in adverse air quality effects.
- (2) Require development and activities adjacent to school and residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (3) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan.

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

#### I420.4. Activity table

The overlay, Auckland-wide and zone provisions apply in this Precinct unless otherwise specified below.

Table I420.4.1 Activity table specifies the activity status of land use and development activities in the Māngere 1 Precinct pursuant to section 9(2) and 9(3) of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

**Table I420.4.1 Activity table**

Activity		Activity status
<b>Use and Development</b>		
(A1)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H17.4.1 Light Industry Zone	
<b>Discharge of contaminants into air from activities</b>		
(A2)	Fumigant for use in commercial pest control	RD
(A3)	Melting of any metal or metal alloy at a rate of no more than 100kg/hour	RD
(A4)	Spray application of surface coatings containing diisocyanates or hazardous organic plasticisers at an individual site not in a spray booth or at a domestic premises at an application rate no more than 2L/day	RD
(A5)	Spray application of surface coatings containing diisocyanates or organic plasticisers in a spray booth	RD
(A6)	Drying, curing or baking of any solvent based coatings onto a surface by application of heat at a solvent volatile organic compound(VOC) application rate of less than 20kg /hour	RD

(A7)	Blasting (sweep) using abrasive material containing less than five per cent dry weight free silica	RD
(A8)	Blasting undertaken outside a permanent facility (spray booth) using abrasive material containing less than five per cent silica	RD
(A9)	Bulk cement storage, handling, redistribution, or packaging	RD
(A10)	Coal storage outdoors where total amount on site is not more than two tonnes	RD
(A11)	Manufacture of concrete at a rate up to 110 tonnes/day	RD
(A12)	Alcoholic beverage production from fermentation of plant matter	RD
(A13)	Coffee roasting at a loading rate of green coffee beans up to 50kg/hour and not exceeding a total weekly production of 100kg	RD
(A14)	Coffee roasting at a loading rate of green coffee beans greater than 50kg/hour and not exceeding 250kg/hour or with a total weekly production between 100kg and 500kg	RD
(A15)	Air discharges of volatile organic compounds (including organic solvents) from: <ul style="list-style-type: none"> <li>a) dispensing of motor fuels; or</li> <li>b) ventilation or displacement of air or vapour from storage tanks containing motor fuels; or</li> </ul> ventilation or displacement of air or vapour from motor fuel tankers (excluding petrol vapour)	RD
(A16)	Animal feedlots for cattle	RD
(A17)	The storage and application of fertiliser (including agricultural lime)	RD
(A18)	Intensive farming of up to 10,000 poultry	RD
(A19)	Manufacture and storage of silage	RD
(A20)	Composting, where the operation is not fully enclosed, of refuse, waste, organic materials excluding green wastes where the total amount on site is between 10m <sup>3</sup> and 50m <sup>3</sup>	RD
(A21)	Composting, where the operation is not fully enclosed, of only greenwaste where the total amount on site is between 10m <sup>3</sup> and 100m <sup>3</sup>	RD
(A22)	Refuse transfer stations with up to 30m <sup>3</sup> of refuse or 500m <sup>3</sup> of green waste	RD
(A23)	Recycling stations where no greenwaste is collected on site	RD
(A24)	Treatment of wastewater that was generated on-site (on-site wastewater treatment systems) -excluding municipal wastewater	RD

(A25)	Wastewater facility that is for the primary purpose of pumping or transfer or storage of raw or partially treated wastewater	RD
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#### I420.5. Notification

- (1) Any application for resource consent for an activity listed in Table I420.4.1 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).

#### I420.6 Standards

- (1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I420.4.1 unless replaced with the following specific standards.
- (2) All activities must comply with the following standards:

##### I420.6.1 Noise at the interface with the Special Purpose – School Zone

- (1) Noise levels arising from activities on the measured at or within the boundary of the adjacent Special Purpose - School Zone must not exceed the following limits:

**Table I420.6.1.1 Noise limits**

Time	Noise Level
<b>Monday to Saturday 7am-10pm</b>	55dB LAeq
<b>Sunday 9am-6pm</b>	
<b>All other times</b>	45dB LAeq 60dB Leq at 63 Hz 55dB Leq at 125 Hz 75dB LAFmax

##### I420.6.2 Yards

Purpose: To provide separation between buildings and neighbouring residential and school zoned land, to mitigate adverse visual and nuisance effects.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I420.6.2.1

**Table I420.6.2.1 Yards**

Yard	Dimension
Northern (44 Westney Road) and Rear / East	10m

### **I420.6.3 Landscape treatment**

Purpose: To provide a vegetated screen between activities and neighbouring residential and school zoned land, to mitigate adverse visual and nuisance effects.

- (1) Yards required by Standard I420.6.2 Yards above must be planted to a depth of at least 3m with a mixture of trees, shrubs and ground cover plants (including grass) to provide a densely planted visual buffer and must be appropriately maintained thereafter.
- (2) The planting required by I420.6.3(1) above must include trees capable of reaching a height of at least 5m planted no more than 10m apart.

### **I420.6.4 Infrastructure and Servicing**

#### **I420.6.4.1 Hydrological Mitigation**

Purpose: To provide erosion protection for frequent small storm events and water quality treatment from roofs.

- (1) Design development to achieve the requirements of an approved Stormwater Management Plan in relation to hydrological mitigation.

#### **I420.6.4.2 Water Quality**

Purpose: To protect water quality in streams, and the Pukaki Inlet catchment, by avoiding the release of some contaminants from impervious surfaces and limiting the release of other contaminants.

- (1) Design development to achieve the requirements of an approved Stormwater Management Plan in relation to water quality.
- (2) New buildings and additions to buildings must be constructed using Council approved inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).
- (3) Roof runoff is to be discharged into an approved stormwater device sized for the minimum of 5mm retention volume for non-potable reuse within the private property.

#### **I420.6.4.3 Stormwater Flood Management**

Purpose: To manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks and to ensure that sufficient stormwater attenuation is provided within the Precinct area so that downstream flooding risks are not increased.

(1) Subdivision and development must be designed so that stormwater is directed to communal stormwater device(s) that must be located within the drainage reserve area and must be appropriately sized following detailed soil testing results in each sub catchment to confirm soil type and condition.

#### **I420.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I420.8. Assessment – restricted discretionary activities**

##### **I420.8.1. 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, zone or Auckland-wide provisions:

(1) For discharge of contaminants into air from all restricted discretionary activities:

- (a) the matters in Policy E14.3(1); and
- (b) location of site and activity; and
- (c) site and plant layout.
- (b) quantity, quality and type of discharges and any effects arising from that discharge;
- (c) sensitivity of receiving environment and separation distances between the activity and any sensitive land uses;
- (d) production capacity and material that can be burnt;
- (e) emissions of odour, dust, visible emissions and hazardous air pollutant, including any mitigation measures;
- (f) management plans; and
- (g) emissions control and plant maintenance

(2) For development that does not comply with Standard I420.6.1.1 Noise at the interface with the Special Purpose – School Zone

- (a) the effect on adjacent land uses particularly activities sensitive to noise; and
- (b) measures to avoid, remedy or mitigate the adverse effects of noise.

(3) For development that does not comply with Standard I420.6.2.1 Yards or Standard I420.6.3 Landscape Treatment:

- (a) effects on amenity values of neighbouring school and residential areas;
- (b) effects of design of building, layout, landscaping and planting;

(4) Development of new or redevelopment of existing impervious areas that do not comply with Standard I420.6.4 Infrastructure and Servicing :

(a) the potential adverse effects, including:

- (i) cumulative effects of increased stormwater flows on freshwater systems;
- (ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and

(b) the best practicable options for reducing existing adverse effects;

(c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area and achieve appropriate hydrology mitigation; and

(d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.

#### **I420.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

(1) For discharges to air:

- (a) The degree to which Auckland Ambient Air Quality Targets are likely to be met where people are likely to be exposed to the specified contaminants for the relevant averaging period.
- (b) Whether the amount of separation between the activity discharging contaminants into air and existing or potential activities sensitive to the air
- (c) discharges is sufficient to mitigate adverse effects on the environment, health and amenity.
- (d) The extent to which adverse effects are avoided, remedied or mitigated including appropriate emissions control technology and use of management practices.
- (e) Where applicable, the degree to which offsetting can remedy or mitigate adverse effects considering the proximity of the offset to where the effects of the discharge occur and the effective duration of the offset.

- (f) Whether there are practicable location and method options that cause less adverse effects and can still achieve the applicant's objectives.
- (g) The extent to which the odour and dust level meet the expectations for the High air quality – dust and odour area.(7) Whether the assessment methods, including monitoring and modelling are
- (h) appropriate to the scale of the discharge and any potential adverse effects.
- (i) Whether discharge into air are minimised as far as practicable, where appropriate through:
  - i use of clean burning fuels; or
  - ii efficient use of energy; or
  - iii use of best practicable option emissions control and management practices; or
  - iv minimisation of fugitive emissions ; or
  - v reduction, reuse or recycling of waste materials relating to waste processes.

(2) For noise

- (a) whether activities can be managed so that they do not generate unreasonable noise and vibration levels on adjacent land uses particularly activities sensitive to noise;
- (b) the extent to which the noise generated by the activity will
  - (i) occur at times when disturbance to the neighbouring occupiers can be avoided or minimised; and
  - (ii) will be compatible with activities occurring or allowed to occur in the surrounding area; and
  - (iii) will be limited in duration, or frequency or by hours of operation; and
  - (iv) will exceed the existing background noise levels in that environment and the reasonableness of the cumulative levels;
- (c) whether the measures to minimise the noise or vibration generated by the activity represent the best practicable option.

(3) For amenity values of neighbouring school and residential areas:

- (a) the extent to which the amenity values of neighbouring school and residential areas are maintained
- (b) Policy I420.3.2

(4) For effects of design of building, layout, landscaping and planting:



- (a) The extent to which the proposed yard or landscaping results in adverse visual amenity effects on adjacent sites.

(3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:

- (a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.

#### **I420.9. Special information requirements**

There are no special information requirements in this precinct.