

Attachment A: Precinct Provisions – Decisions Version

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 [rp/dp]

- (1) Human health, property and the environment in neighbouring residential and school areas are protected from significant adverse effects from the discharge of contaminants to air associated with activities within the Māngere 1 Precinct.
[rp]
- (2) Adverse effects on streetscape and the amenity values of neighbouring residential and school areas are suitably managed.
- (3) Avoid, remedy or mitigate adverse effects of stormwater runoff on receiving waterbodies [rp]

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

I420.3. Policies [rp/dp]

- (1) Manage the discharge of contaminants to air so that significant adverse effects on human health in neighbouring residential and school zones, including cumulative adverse effects, are avoided, and all other adverse effects are remedied or mitigated. [rp]
- (2) Require development and activities to avoid, remedy or mitigate adverse effects on streetscape and the amenity values of neighbouring school and residential zones through separation distances and the required management of heavy vehicle movements, yards, landscape treatment, and noise.
- (3) Stormwater management is designed in accordance with an approved Stormwater Management Plan to achieve hydrological mitigation, flood mitigation and quality treatment. [rp]

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
Use and Development		
(A1)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H17.4.1 Light Industry Zone	
Discharge of contaminants into air from activities		
(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

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Activity		Activity status
(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"> a) dispensing of motor fuels; or b) ventilation or displacement of air or vapour from storage tanks containing motor fuels; or c) 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 ³ and 50m ³	RD
(A21)	Composting, where the operation is not fully enclosed, of only greenwaste where the total amount on site is between 10m ³ and 100m ³	RD

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Activity		Activity status
(A22)	Refuse transfer stations with up to 30m ³ of refuse or 500m ³ 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
Heavy Vehicle Movements		
(A26)	Heavy Vehicle Movements that do not comply with standard I420.6.6	D
Stormwater Management		
(A27)	Subdivision use and development not complying with Standard I420.6.5 Stormwater Management	D

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

- (1) Noise levels arising from activities within the precinct, when measured within the boundary of adjacent sites must not exceed the following limits:

Table I420.6.1.1 Noise limits

Receiving Zone	Time	Noise Level
Residential Special Purpose – School Zone	Monday to Saturday 7am- 10pm	55dB LAeq
	Sunday 9am-6pm	
	All other times	45dB LAeq 60dB Leq at 63 Hz 55dB Leq at 125 Hz 75dB LAFmax
Business – Light Industry	All times	65dB LAeq

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
Rear Yard / North Side Yard (44 Westney Road)	10m
Front Yard	3m

I420.6.2A Building height on Westney Road frontage

Purpose: To manage visual amenity effects of development fronting Westney Road on streetscape amenity and to provide a sensitive transition to the residential neighbourhood.

- (1) Any part of a new building and/or addition to an existing building within 20m of the Westney Road boundary of the precinct must not exceed a height of 11m.

I420.6.3 Landscape treatment

Purposes:

- To provide a vegetated screen between activities and neighbouring residential and school zoned land, to mitigate adverse visual and nuisance effects.
 - To ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.
- (1) Rear and side yards required by Standard I420.6.2 Yards above:
 - (i) must be planted within and along the full extent of the yard for a depth of at least 5m with a mixture of trees, shrubs and ground cover plants (which may include grass and must include trees capable of reaching a height of at least 5m planted no more than 10m apart) to provide a densely planted visual buffer and must be appropriately maintained thereafter.
 - (ii) must include boundary fencing along the full extent of the yard of minimum 1.8m, maximum 2m in height and comprising close-boarded timber construction or equivalent standard of visually impermeable fencing.
 - (2) The front yard required by Standard I420.6.2 Yards above, excluding vehicle and pedestrian accesses, must be planted with a mixture of trees, shrubs and ground cover plants (which may include grass and must include trees a minimum of 3m high at time of planting and capable of reaching a height of at least 8m planted no more than 10m apart).

I420.6.4 Frontage Fencing

Purpose: To provide security for activities within the precinct while maintaining streetscape amenity on Westney Road.

- (1) Fencing within the front yard along the Westney Road frontage must:
 - (i) be set back a minimum of 0.5m from the road boundary to allow planting in front of the fence.
 - (ii) not exceed 2.0m in height.
 - (iii) be constructed from high-quality materials such as powder-coated aluminium or equivalent.
 - (iv) be at least 50% visually open as viewed perpendicular to the boundary (e.g., vertical or horizontal slats, mesh panels).
- (2) Fencing must integrate with the front yard landscaping required by Standard I420.6.3(2), ensuring planting is located between the fence and the road boundary.

I420.6.5 Stormwater Management

Purposes:

- To protect water quality in streams, and the Pukaki Inlet
 - To manage stormwater runoff and potential flooding effects so that downstream flooding risks are not increased.
- (1) Development and subdivision must be managed in accordance with the requirements of an approved Stormwater Management Plan.
 - (2) New buildings and additions to buildings must be constructed using roofing and spouting building materials that avoid the use of contaminant generating building products which have:
 - (a) exposed surface(s) or surface coating of metallic zinc or any alloy containing greater than 10% zinc; or
 - (b) exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or
 - (c) any roof material with a copper containing or zinc-containing algacide.
 - (3) Roof runoff must be discharged into an approved stormwater device sized for the minimum of 5mm retention volume for non-potable reuse within the private property.
 - (4) Runoff from all impervious surfaces other than roofing meeting clause (2) above must be treated by a stormwater device or system. The devices or systems must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01).

Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01).

I420.6.6 Heavy Vehicle Access

Purpose: To manage the adverse effects of heavy vehicle movements on neighbouring residential and school areas.

- (1) Heavy vehicle movements (vehicles exceeding 3.5 tonnes) from and to Westney Road must be limited to an access situated within 25 metres of the southern boundary of the precinct.

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 E14.3(2);
 - (b) location of site and activity;
 - (c) site and plant layout.
 - (d) quantity, quality and type of discharges and any effects arising from that discharge;
 - (e) sensitivity of receiving environment and separation distances between the activity and any sensitive land uses;
 - (f) production capacity and material that can be burnt;
 - (g) emissions of odour, dust, visible emissions and hazardous air pollutant, including any mitigation measures;
 - (h) management plans; and
 - (i) emissions control and plant maintenance.
- (2) For development that does not comply with Standard I420.6.1.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 Yards or Standard I420.6.3 Landscape Treatment:
 - (a) effects on amenity values of neighbouring school and residential areas; and
 - (b) effects of design of building, layout, landscaping and planting.
- (4) For development that does not comply with Standard I420.6.2A Building Height on Westney Road frontage or Standard I420.6.4 Frontage Fencing:
 - (a) effects of fencing and/or building height and layout on streetscape amenity; and
 - (b) effects on amenity of residential activities on the western side of Westney Road.

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 discharges is sufficient to mitigate adverse effects on the environment, health and amenity.
 - (c) The extent to which adverse effects are avoided, remedied or mitigated including appropriate emissions control technology and use of management practices.
 - (d) 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.
 - (e) Whether there are practicable location and method options that cause less adverse effects and can still achieve the applicant's objectives.
 - (f) The extent to which the odour and dust level meet the expectations for the High air quality – dust and odour area.
 - (g) Whether the assessment methods, including monitoring and modelling are appropriate to the scale of the discharge and any potential adverse effects.
 - (h) 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 infringement of yards and landscape treatment standards:
 - (a) Policy I420.3 (2).
 - (b) the extent to which the amenity values of neighbouring school and residential areas are maintained.
 - (c) the extent to which the proposed yard or landscaping results in adverse visual amenity effects on the streetscape.
- (4) For effects of frontage fencing and additional building height within 20m of the site's frontage:
 - (a) Policy I420.3 (2).
 - (b) the extent to which the amenity values of Westney Road and adjacent residential activities are maintained.

I420.9. Special information requirements

- (1) Any future activity exceeding trip generation thresholds set out under E27.6.1 must be accompanied by an Integrated Transport Assessment, prepared by a suitably qualified transport engineer, confirming the following:
 - (a) the location and design of site access intersection arrangements on Westney Road supports the safe and efficient function of the existing and future transport networks and can be accommodated within the proposed or available road reserves; and
 - (b) future activity on the site supports the safe and efficient function of Westney Road, the intersections of Westney Road / Kirkbride Road and Verissimo Drive / George Bolt Memorial Drive.