

17.11 Animal Village

[AM30]

17.11.1 Introduction

The SPCA Auckland Animal Village is a regionally significant resource providing animal welfare and associated needs for the Auckland Region, in addition to the citizens of Manukau City. The Society for the Prevention of Cruelty to Animals Auckland Incorporated Animal Village ("The SPCA") established on the site at 50 Westney Road, Mangere in 1978. The Animal Village activities currently occupy approximately 40% of the 4 hectare site, and include administration, an animal hospital, dog and cat adoption facilities, kennels, stables, and an on-site custodian's dwelling. A good portion of the site is used for grazing.

The SPCA is located at the interface between land zoned Main Residential and Business 5. Adjacent activities on residentially zoned land include Zayed College for Girls immediately to the north, and a row of established household units occupying the land to the west (on the opposite side of Westney Road). The Business 5 land to the south of the SPCA site is being developed for business activities, while the similarly zoned land to the east has been subdivided and developed for residential purposes. Until recent times, the SPCA site and the activities conducted thereon, remained relatively isolated from activities that may have been sensitive to effects of the operation such as noise generated by barking dogs. With the passage of time and the gradual development of previously vacant land adjacent to the Animal Village, however, there is at least some prospect that incompatible land uses will be established in the area giving rise to effects from reverse sensitivity.

17.11.2 Resource Management Issues

Two resource management issues relating to the Animal Village have been identified, below. A summary of each issue follows each issue statement.

Issue

17.11.2.1 The SPCA Auckland Animal Village makes a unique contribution to the social well being of people and communities through its animal welfare activities

The SPCA provides a unique service to the Auckland Region, attending to the needs of 13,000 abandoned animals per year, with an animal hospital that treats thousands of cases of neglect and suffering through ignorance or circumstance. More than 95% of animals attended to by the SPCA are cats and dogs, but the existing facilities can also accommodate cattle, sheep, horses, chickens, and the like.

The SPCA is actively involved in the education of young people, to promote a responsible and caring community, the policing of animal cruelty, the provision of hospital and animal treatment to families less financially secure, and the therapeutic use of animals with hospital and rest home visits. In the resource management context, the activities carried out by the SPCA contribute to the social, economic, and cultural well being of people and communities, and their health and safety. The presence of the SPCA Auckland Animal Village on the site at 50 Westney Road, Mangere warrants explicit recognition within the District Plan.

Issue

17.11.2.2 The potential for reverse sensitivity to occur between the SPCA Auckland Animal Village and adjacent activities necessitates that activities be managed to avoid land use conflicts

The progressive development of previously vacant land in the vicinity of the Animal Village could potentially affect its continued operation and the ability to further expand village activities on the site. Noise generated by barking dogs has emanated from the site for many years. The separation distance that has prevailed in respect of these activities has mitigated the effect of such noise on residential activities to a degree in the past. For the most part this has happened courtesy of the intervening vacant land.

This passive mitigation has lessened over time as the previously vacant areas have been developed for residential purposes. The number of people who may be potentially affected has therefore increased and may still be increasing. Managing the use, development and protection of the SPCA Animal Village would promote sustainable management within the meaning of the Resource Management Act 1991. Sustainable management however also requires that any adverse effects of activities on the environment to be avoided, remedied, or mitigated, and experience shows that 'reverse sensitivity' effects, such as the noise generated by activities on the SPCA site do need to be managed to avoid land use conflicts.

17.11.3 Objectives

Objective

- 17.11.3.1 To manage community expectations and establish a degree of certainty regarding the current and future activities of the SPCA Auckland Animal Village**

(This Objective relates to Issue 17.11.2.1)

Objective

- 17.11.3.2 To recognise and manage the effects of the current and future activities of the SPCA Auckland Animal Village**

(This Objective relates to Issue 17.11.2.2)

17.11.4 Policies

Policy

- 17.11.4.1 Current and future activities in the Animal Village Zone should be carried out in accordance with a concept plan based on the spatial relationship of activities within, and external to the zone.**

Explanation and Reasons

This policy seeks to achieve Objective 17.11.3.1 and Objective 17.11.3.2. The provision of a Concept Plan provides an element of certainty to the community both in terms of the likely effects that may be generated and how the site will be developed.

Policy

- 17.11.4.2 The best practicable option methods of noise management should be applied to any future development in the Animal Village Zone**

Explanation and Reasons

This policy seeks to achieve Objective 17.11.3.2. Any future development on site will need to be undertaken utilising the best practicable option methods of noise management and may necessitate the upgrading of existing facilities on site overtime.

17.11.5 Strategy for Animal Village

The principal purpose of the Animal Village Zone is to address the potential effects arising from reverse sensitivity caused by land use conflicts. The management of such effects requires the balancing of certainty for each party regarding the acceptable level of amenity, while maintaining flexibility for the

generator of the effects (such as noise) to implement the best practicable option to avoid, remedy, or mitigate the effect.

To achieve this balance, a concept plan has been developed for the zone, which details where activities of a certain nature can be expected to locate within the zone. The areas delineated in the concept plan are based on the nature of activities presently undertaken, and the optimum location of future activities, relative to the sensitivity of the receiving environment to various effects.

Activities undertaken in accordance with the concept plan and in compliance with the development and performance standards are generally permitted or controlled activities. Any activities falling outside the scope of the concept plan however become discretionary activities. Such activities shall be considered on their merits via the medium of resource consent applications, and having regard to their potential effects on adjoining activities.

17.11.6 Implementation

17.11.6.1 Regulatory Methods

17.11.6.1.1 Animal Village Zone

The objectives and policies are most likely to be achieved by establishing a special zone that caters for the particular requirements of the SPCA Animal Village. The controls within the zone have been designed to achieve a level of amenity that is consistent with the interface of residential/business activities. They also recognise however the value of animal welfare activities to the social well being of people and communities in the greater Auckland region.

17.11.6.1.2 Activity Types

17.11.6.1.2.1 Permitted Activities

Within the Animal Village Zone permitted activities include administration, clubrooms, training of animals, and grazing associated with the Animal Village. These activities are those that are the core activities for the zone, within the areas nominated on the concept plan. Any potential adverse environmental effects of the activities are to be managed by the Development and Performance Standards.

17.11.6.1.2.2 Controlled Activities

The controlled activity resource consent procedures apply to those activities for which the Council has reserved its control over specified matters. Under normal circumstances such applications for resource consents can be determined on a non-notified basis without the need for approvals from neighbours (Refer to Chapter 5 General Procedures and Rules).

17.11.6.1.2.3 Restricted Discretionary Activities

Restricted discretionary activities are those activities where the Council has limited the matters for its discretion, and so are only those activities where there is a high degree of certainty as to the potential effects of the activity and the matters that need to be assessed. Animal Village activities that do not comply with the Development and Performance Standards are Restricted Discretionary Activities. The matters for discretion relate to the potential adverse effects arising from the non-compliance with the particular standard and may have conditions imposed on a consent in respect of those matters.

17.11.6.1.2.4 Discretionary Activities

Discretionary activities in the Animal Village zone are those that may generate adverse effects, such as noise, odour, or other off-site effects beyond those envisaged by the concept plan. A resource consent application and assessment of effects on the environment is required for these activities as they have the potential to generate adverse effects on the environment.

17.11.7 Anticipated Environmental Results

From the identification of the resource management issues and the objectives, policies and rules for animal village activities the anticipated environmental results are as follows:

- Continuity of animal welfare services by SPCA
- Land use conflicts avoided

17.11.8 Procedures for Monitoring

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results for the Animal Village Zone, the Council will develop a monitoring programme (see Chapter 1, Section 1.7.3), which may include the following monitoring procedures:

- Monitoring of complaints and enforcement actions regarding the nuisance aspects of activities emanating from the Animal Village Zone on the adjoining area.

17.11.9 Description and Explanation of the Zone

The Animal Village Zone applies to the SPCA Auckland Animal Village Site in Mangere. The SPCA's activities include kennels and other facilities to hold a variety of animals, educational facilities, grazing, administration, club rooms, an animal hospital and ancillary retailing. The zone has been designed to avoid or mitigate any adverse effects on surrounding residential and business zoned areas.

The intention of the zone is also to enable the establishment and redevelopment of animal welfare facilities on the site. The zone will enable the establishment of a limited range of activities ancillary to or associated with the core activity, which is animal welfare. These activities are ones that are necessary for the animal welfare and education outcomes sought by the SPCA for the benefit of the wider community, and include animal boarding facilities and ancillary retail activities.

17.11.10 Rules — Activities**Rule****17.11.10.1 Activities in the Animal Village Zone**

Activities shall comply with the following:

- (a) All permitted activities in Rule 17.11.10.2 – Activity Table shall comply with 17.11.11 Development and Performance Standards and the Concept Plan of the Animal Village Zone in Figure 17.11.11.9.
- (b) All controlled activities in Rule 17.11.10.2 – Activity Table shall comply with 17.11.11 Development and Performance Standards and the Concept Plan of the Animal Village

Zone in Figure 17.11.11.9. Council shall exercise control over those matters specified in 17.11.12.

- (c) All restricted discretionary activities in Rule 17.11.10.2 – Activity Table will be assessed against those matters for control specified in Rule 17.11.12.
- (d) All discretionary activities in Rule 17.11.10.2 – Activity Table will be assessed against 17.11.13 Assessment Criteria – Discretionary Activities, together with the relevant matters set out in Section 104 of the Act.
- (e) Any activity not listed in Rule 17.11.10.2 – Activity Table is deemed to be a discretionary activity (Section 77C of the Resource Management Amendment Act 2003).
- (f) For notification procedures under the Resource Management Act 1991 see Rules 5.2.2, 5.2.3, 5.2.4 and 5.3.3.1 of Chapter 5 General Procedures and Rules.

Note: Activities Sensitive to Aircraft Noise in the Animal Village Zone

Any Activity Sensitive to Aircraft Noise (“ASAN”) and certain additions to an ASAN for which provision is made in this zone as a permitted, controlled, restricted discretionary or discretionary activity:

- are subject to Rule 5.21, and
- may also become a controlled, restricted discretionary, discretionary, or non-complying activity by reason of Rule 5.21

if the subject site is located within the High Aircraft Noise Area or the Moderate Aircraft Noise Area. Therefore, in the case of an ASAN and certain additions to an ASAN in this zone, reference should be made to Rule 5.21.

(Refer to Chapter 18 for the definition of “Activity Sensitive to Aircraft Noise”)

Rule**17.11.10.2 Activity Table**

In the Table below the terms used have the following meanings:

P = Permitted Activity

C = Controlled Activity

(R)D = Restricted Discretionary Activity

D = Discretionary Activity

ACTIVITY	ANIMAL VILLAGE ZONE (WITHIN THE AREAS NOMINATED ON THE CONCEPT PLAN. REFER FIGURE 17.10.11.9)
Accessory Buildings associated with the use of the site for animal welfare purposes	P
Animal adoption facilities	P
Animal Boarding Facilities	C
Any activity specified in Rule 17.11.10.2 that does not comply with any or all of the Rules – Development and Performance Standards 17.11.11	(R)D
Activities that may have an adverse effect on any scheduled heritage resource	Refer Chapter 6 – Heritage
Administration/offices associated with the use of the site for animal welfare purposes	P
Animal hospital associated with the use of the site for animal welfare purposes	P
Any activity not specified as a permitted or controlled activity that is associated with the use of the site for animal welfare purposes Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	D
Cafes associated with the use of the site for animal welfare purposes	P
Clubroom Facilities associated with the use of the site for animal welfare purposes	P
Earthworks associated with the construction/extension of a perimeter bund westward along the boundary with the adjoining residential site more particularly described as LOT 1 D.P. 114982 (Zayad College) for a length not exceeding 100 metres. Complying with the General Development and Performance Standards contained within rule 9.9.1 of the Plan.	P
Educational facilities, training areas and facilities associated with the use of the site for animal welfare purposes	P
Facilities to hold animals for welfare purposes	P
Grazing	P
Hazardous Facilities and Substances	Refer Chapter 10.1 – Hazardous Facilities and Substances
Land Modification, Development and Subdivision	Refer Chapter 9 – Land Modification, Development and Subdivision
Network Utility Services	Refer Chapter 7 – Network Utility Services
Parking, Loading and Access	Refer Chapter 8 – Transportation
Relocated Buildings	Refer to Section 5.17, Chapter 5 – General Procedures and Rules
Retailing associated with the use of the site for animal welfare purposes	P

ACTIVITY	ANIMAL VILLAGE ZONE (WITHIN THE AREAS NOMINATED ON THE CONCEPT PLAN. REFER FIGURE 17.10.11.9)
Signage associated with the use of the site for animal welfare purposes	Refer Chapter 5 – General Procedures and Rules
Temporary Activities associated with the use of the site for animal welfare purposes	Refer Chapter 5 – General Procedures and Rules

Rule**17.11.11 Development and Performance Standards****Rule****17.11.11.1 Maximum Height**

8m

Rule**17.11.11.2 Building Height in Relation to Boundary**

Refer Rule 5.18.1, Chapter 5 – General Procedures and Rules

Explanation / Reasons

The maximum height of 8m will limit development to two storey buildings. The height recession control will avoid adverse effects on surrounding residential sites in terms of shading and visual domination.

Rule**17.11.11.3 Yards**

Front	10m
Side along the northern boundary of the zone	5m
Side along the southern boundary of the zone	Nil
Rear	30m

Explanation / Reasons

The front and rear yards ensure a separation of animal village buildings from residential activities to a distance comparable to that of the business zone controls. Side yards are consistent with those of the business zones in the same environment.

Rule**17.11.11.4 Landscape Treatment**

- (i) Minimum Landscaped Area : 35%
- (ii) Where any boundary adjoins a Residential Zone at least 50% of the yard shall be landscape designed by planting in grassed areas, trees, shrubs and other plants.

Explanation / Reasons

The requirement that 35% of a site be set aside in grass, trees and shrubs will ensure that the intensity of development is not incompatible with that of adjoining residential zones. In combination with the yard controls the standards will also ensure that the visual amenities of adjoining residential zones are maintained.

Rule**17.11.11.5 Noise**

To ensure that noise from the Animal Village activities does not exceed a reasonable level, the following levels in Table A shall not be exceeded:

Table A

The average noise level (L_{10}) and maximum noise level (L_{max}) as measured at or within the boundary of any neighbouring site shall not exceed the following:

ACTIVITY	AVERAGE MAXIMUM LEVEL		MAXIMUM
	L_{10} dBA		L_{max} dBA
	Monday to Sunday 7:00am–8:pm (0700–2000)	At all other times	10pm–7am (2200–0700)
Residential zoned sites or sites used for residential activities	55	45	75
Business 5 zoned sites	65	65	90

NB: This rule shall only apply to activities established on the site after 1 October 2003

Rule**17.11.11.6 Other Development and Performance Standards****Rule****17.11.11.6.1 Artificial Lighting**

Rule 5.18.2 Chapter 5 – General Procedures and Rules shall apply.

Rule**17.11.11.6.2 Traffic Generation, Parking, Loading and Access**

Chapter 8 — Transportation shall apply.

Rule**17.11.11.6.3 Building Height in Relation to Boundary**

Rules in Section 5.18.1 Chapter 5 – General Procedures and Rules shall apply.

Rule**17.11.11.6.4 Signs**

Rules 5.14.9.1 and 5.14.9.2 and Rule 5.14.9.3 Chapter 5 – General Procedures and Rules shall apply.

Rule**17.11.11.6.5 Hazardous Facilities and Substances**

Rules in Chapter 10.1 — Hazardous Facilities and Substances shall apply.

Rule**17.11.11.6.6 Odour, Dust, Fumes and Smoke**

(a) Odour

Activities must not create offensive or objectionable odour able to be detected at or beyond the boundary of the site. In the event of an offensive or objectionable odour occurring to such an extent that it has, or is likely to have an adverse effect on people, places or resources, such action shall be taken as may be necessary by the owner and or occupier to remedy the situation to the satisfaction of the Council.

(b) Dust, Fumes and Smoke

Activities shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:

- There is visible evidence of suspended solids / particulate matter in the air beyond the site boundary; and / or
- There is visible evidence of deposited particulate matter traceable from a dust source, settling on the ground, building or structure on an adjoining site or water body.

Rule**17.11.11.6.7 Vibration**

Rule 5.18.4 Chapter 5 — General Procedures and Rules shall apply.

Rule**17.11.11.6.8 Noise**

Rules in Section 5.18.3 Chapter 5 — General Procedures and Rules shall apply.

Rule**17.11.11.6.9 Land Modification, Development and Subdivision**

Rules in Chapter 9 — Land Modification, Development and Subdivision shall apply

Rule**17.11.12 Any controlled or restricted discretionary activity in the Animal Village Zone****Rule**

17.11.12.1 The Council reserves control and restricts its discretion over the following matter for resource consent applications for any controlled or restricted discretionary activity in the Animal Village Zone and may impose conditions in respect of each:

- (a) Amenity values of neighbouring residential areas
- (b) Site layout
- (c) Noise
- (d) Design and External Appearance

Rule

17.11.12.2 When assessing resource consent applications for any controlled activity or restricted discretionary activity within the Animal Village Zone the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(a) Amenity values of neighbouring residential areas

Whether the amenity values of neighbouring residential areas will be maintained, particularly with regard to noise, traffic and other potential nuisances.

(b) Site layout

Whether the siting of buildings and other structures, including carparking areas and vehicle access points, maintains a good relationship between those structures and other structures on the site and on adjoining sites.

(c) Noise

Whether best practicable measures have been put in place to minimise the effects of noise emanating from activities on the site.

(d) Design and External Appearance

Whether buildings and other structures have been designed in a manner which avoids an unrelieved bulk and which maintains the amenity values of the site and neighbouring residential areas.

17.11.13 Assessment Criteria: Discretionary Activities

17.11.13.1 General Assessment Criteria

For all discretionary activity resource consents applications in the Animal Village Zone, the Council will have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:

- (a) The scale of the activity, measured in terms of floor space and the number of animals to be accommodated. In general the scale of the activity should be incidental to the primary animal welfare purpose of the site.
- (b) The relationship of the activity to the animal welfare activities undertaken on the site.
- (c) The environmental impact on surrounding properties zoned for residential or business purposes. Where the animal village facility is surrounded by land zoned for Business purposes, account will be taken of the different level of amenity values.

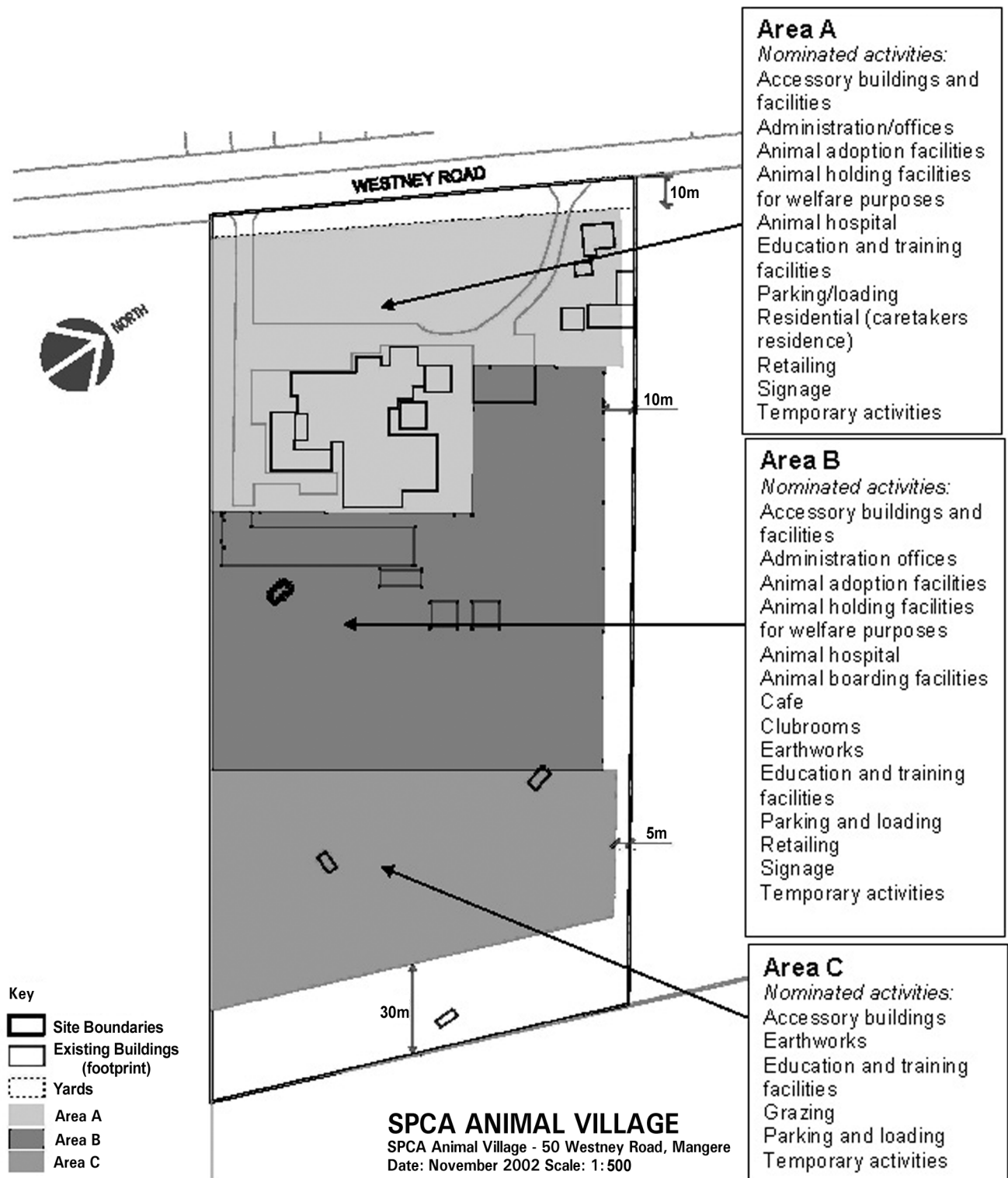


FIGURE 17.11.11.9 CONCEPT PLAN OF ANIMAL VILLAGE ZONE

