

PART 3 - REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»6 South»

6.15 Māngere Gateway

The activities, controls and assessment criteria in the underlying zone apply in the sub-precincts unless otherwise specified below.

1. Activity table

The following activity table applies to sub-precincts A, B and C.

For clarity, where in the activity table permitted, controlled, restricted discretionary or discretionary activity status is specified for activities marked *, that activity status applies only after the approval of a framework plan. Any land use, development or subdivision activity prior to the approval of a framework plan is a non-complying activity.

Activity	Sub-precinct B	Sub-precinct C	Sub-precinct A
Framework plans			
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3 below	RD	RD	RD
A framework plan, amendments to an approved framework plan, or a replacement framework plan not complying with clause 3 below	NC	NC	NC
Any land use, development or subdivision activity prior to the approval of a framework plan, or not in compliance with an approved framework plan	NC	NC	NC
Accommodation			
Workers' accommodation*	D	D	RD
Visitor accommodation*	D	RD	NC
Commerce			
Drive-through facilities*	RD	NC	NC
Food and beverage up to 100m ² Gross Floor Area per site*	D	D	NC
Entertainment facilities*	D	D	NC
Greenhouses*	P	P	P
Retail selling arts and crafts and souvenirs*	NC	P	NC
Service stations*	P	NC	P
Trade suppliers	NC	NC	NC
Veterinary clinics*	D	C	NC
Community			
Emergency services*	P	P	NC
Healthcare facilities*	D	C	NC
Development			
Buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1*	C	C	RD
External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1*	C	C	RD

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The following activity table applies to sub-precinct D.

Activity	Sub-precinct
Buildings that exceed site coverage of 300m ²	D

2. Notification

1. The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct(s) who has not provided their written approval.

3. Framework plans

1. A resource consent application for a framework plan, amendments to an approved framework plan, or a replacement framework plan must:
 - a. apply only to land within a sub-precinct that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application.
 - b. comply with:
 - i. the General rules - Framework plans and Information Requirements for Framework Plans (refer to [sections 2.6](#) of the General rules and [section 2.7.3](#) of the Information Requirements).
 - ii. the special information requirements for framework plans specified in clause 9 below
 - iii. any relevant controls in this precinct.
 - c. seek consent for the following land uses:
 - i. the design and location of roads
 - ii. the design and location of building platform(s)
 - iii. building envelopes, including the height of buildings within 30m of the Mangere Gateway heritage route
 - iv. landscaping and yards on sites adjoining the Mangere Gateway heritage route.

4. Land use controls

4.1 Gross floor area - retail

1. The total GFA for retail must not exceed 1000m² in sub-precincts A and B combined.
2. Any activity that does not comply with clause 1 above is a non-complying activity.

4.2 Public Open Space

1. Public open spaces must be provided adjoining the Māori purpose zone identified as Area 1 on Precinct Plan 1 at no cost to the Council.
2. The public open space provided will not form part of any development contribution.
3. The public open space identified as Area 1 on Precinct Plan 1 must be provided prior to establishing any further development within sub-precinct C.
4. Clause 1 above does not apply to a rural activity not involving the erection of buildings, or any building and associated activity fronting the heritage route that is part of an approved framework plan.
5. Development that does not comply with clause 1 above is a non-complying activity.

5. Development controls

4.1 Building height

1. The height of buildings located within 30m of the Māngere Gateway heritage route shown on Precinct Plan 1

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will be determined by a framework plan, or a maximum of 15m where no framework plan is lodged.

2. Buildings must not exceed 9m in height where they are located within 60m of the Māori Purpose Zone.
3. All other buildings must not exceed 15m in height.

4.2 Yards

1. Yards for sites adjoining the Māngere Gateway heritage route shown on Precinct Plan 1, excluding Ōruarangi Road will be determined by a framework plan, or 5m where no framework plan is lodged.
2. For sites adjoining Ōruarangi Road:
 - a. front yard: 10m
 - b. building coverage must not exceed 40 percent for the area between 10m and 30m of the site frontage.
3. In all other areas the front yard: 5m.

4.3 Landscaping

1. The public open space adjoining the Māori Purpose zone must be fully planted with species approved by council in consultation with Makaurau Marae and Te Kawerau Iwi Tribal Authority Incorporated.
2. Landscaping on sites adjoining the Māngere Gateway heritage route will be determined by the framework plan, where one is prepared, having regard to whether:
 - a. the treatment is more planted than built and dominated by large trees which are predominantly native, with other vegetation
 - b. the treatment avoids using fencing and adopts a simple palette of plants throughout the precinct.

4.4 Signs

1. For sites having frontage to Māngere Gateway heritage route, signs are a discretionary activity.

6. Subdivision controls

1. All subdivisions meeting the standards of this section are controlled activities.
2. Subdivisions not meeting these standards are discretionary activities.
3. Site sizes for vacant sites must comply with the site areas and minimum frontage widths specified in the table below:

Sites in sub-precincts B and C created in compliance with an approved framework plan

Table 1

	Minimum area	Minimum frontage - front/corner site	Minimum frontage – rear site
Sites in sub-precinct A	2000m ²	23m	9m
Sites in sub-precincts B and C	4000m ²	32m	9m
Sites in sub-precinct A created in compliance with an approved framework plan	1000m ²	15m	9m
As specified in the framework plan or land use consent, provided the subdivision does not contain any area that has not already been developed in accordance with the land use consent	2000m ²	23m	9m

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4. Indicative roads must be provided in the locations shown on Precinct Plan 1 where they are within the subdivision site.
5. Protection and Enhancement of Heritage and Landscape Features
 - a. Lots, roads, private ways and services, particularly stormwater systems are to be planned so as to protect any identified natural, cultural and historic heritage and landscape features.

7. Assessment - Controlled activities

Matters of control

1. The council will restrict its control to the matters listed below for the activities listed as controlled in the precinct activity table:
 - a. Buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - i. Intensity and scale
 - ii. Traffic and access
 - iii. Development and design
 - iv. Effect of buildings on historic heritage places
 - b. External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - i. Development and design
 - c. Veterinary clinics
 - i. Traffic and access
 - ii. Development and design
 - d. Healthcare services
 - i. Traffic and access
 - ii. Development and design

Other matters of control

1. The council will restrict its control to the additional matters listed below for the activities listed as controlled in the precinct activity table:
 - a. Potential adverse effects arising from the activity in relation to natural, cultural, and built heritage resources and residential activities.
 - b. Any relevant matter relating to the Ihumātao Catchments Integrated Catchment Management Plan.
 - c. Ecological and amenity values of the coastal environment and margins of the Oruarangi and Waitomokia Creeks.
 - d. Provision of art, sculpture and other public amenity features.
 - e. Provision of landscaping and enhancement of significant heritage or natural features.
 - f. Provision of cycleway and walkway linkages and facilities.

Assessment Criteria

The council will consider [clauses 6.1-6.2](#) of the Business zone rules and the relevant assessment criteria below for controlled activities.

1. Intensity and Scale
 - a. whether the scale, form design, height, and colour of the proposed building or structures (including fences) is sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area.
2. Traffic and access
 - a. whether carpark areas are designed and located to ensure an attractive site layout, particularly as viewed from the road or areas of open space.

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3. Development Design
 - a. whether the design of buildings has been used to reduce the apparent height and size of large buildings where viewed from the Mangere Gateway Heritage Route.
 - b. whether any building containing tourism activities is designed with artwork reflecting the heritage of Mangere Gateway and whether there is high quality landscaping around the tourist entrance.
4. Framework Plans
 - a. Any relevant matter contained within an approved framework plan, including any approved guidelines for future subdivision.

8. Assessment - Restricted discretionary activities

Matters of discretion

1. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table.
 - a. Framework plan (including amendments to approved framework plans or replacement framework plans)
 - i. Building Interface with the public realm
 - ii. Traffic and access
 - iii. Development design
 - iv. Effect of buildings on historic heritage places
 - v. Iwi consultation
 - b. Drive-through facilities
 - i. Traffic and access
 - ii. Development design
 - c. Visitor accommodation
 - i. Traffic and access
 - ii. Development and design
 - d. Workers' accommodation
 - i. Building interface with the public realm
 - ii. Traffic and access
 - iii. Design and development
 - e. Buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - i. Building Interface with the public realm
 - ii. Traffic and access
 - iii. Development design
 - iv. Effect of buildings on historic heritage places
 - f. External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - i. Building Interface with the public realm
 - ii. Traffic and access
 - iii. Development design
 - iv. Effect of buildings on historic heritage places
2. For framework plans (including amendments to approved framework plans and replacement framework

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plans), the general matters of discretion for framework plans apply (refer to [clause 2.6.6](#) of the General provisions - Framework Plans).

Assessment criteria

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

1. Framework plans (including amendments to approved framework plans and replacement framework plans):
 - a. any relevant matter contained within the objectives and policies
 - b. the context of adjoining precincts and other surrounding land, natural features and development
 - c. if the framework plan promotes a coherent design for the heritage route and adjoining land, including:
 - i. managing the relationship of buildings to the street, and to each other
 - ii. minimising the number of vehicle entries onto the street
 - iii. minimising heavy vehicle use through the appropriate location of locating access points to sites
 - iv. using consistent forms of planting, paving, lighting and fencing
 - v. retaining existing trees and shelter belts where they may contribute to maintaining amenity
 - vi. enhancing the natural character of open space elements
 - d. po, art, sculpture or other public amenity features representing Māori and European history should be integrated with the wider Gateway area
 - e. whether a fully integrated Transport Assessment has been submitted with the application including consideration of:
 - i. all modes of transport that would support the land uses proposed
 - ii. travel plans to encourage employer and visitor uptake of sustainable transport options
 - iii. car parking standards
 - iv. provision for cyclists, including cycle storage
 - v. any relevant funding matters
 - f. a connected road pattern should be achieved
 - g. the framework plan should discourage heavy vehicle traffic movements through the Māori Purpose zone
 - h. provision for public pedestrian linkages between Ōruarangi Road and the Waitomokia Creek in sub-precinct C
 - i. development adjoining the heritage route should incorporate historic trees and shelter belts, and existing heritage buildings, including an appropriate area of domestic open space around the Paul Homestead (556 Ōruarangi Road)
 - j. Sub-precinct C should be developed to maintain a separate identity within the Māori Purpose zone
 - k. there has been a comprehensive design of street planting, including guidelines for future development
 - l. there is a comprehensive design, including building location, height, materials and colouring guidelines, future building and site layout (including site areas and frontages).
 - m. the comprehensive design should contain a consistent design standard for signs along the heritage route that recognise the need to avoid clutter and visual clashes because of the number, size, location and design, colour and lighting of signs.
 - n. the general assessment criteria for framework plans. Refer to [clause 2.6.5](#) of the General Provisions - Framework Plans.
2. For the land uses to be consented as part of the framework plan, the following additional assessment

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criteria apply:

- a. Design and location of roads
 - i. providing sufficient roads to create a connected roading pattern, avoiding where possible the necessity for rear sites
 - ii. street and site layout avoids adverse effects on the safety and efficiency of the adjacent road network
 - iii. roads are designed to a consistent, high quality design standard
 - iv. sufficient cycleway and/or walkway linkages and facilities are provided and are designed in such a way as will contribute to the overall attractiveness of the precinct
 - v. discourage heavy vehicle traffic (except buses) away from the heritage route and the Maori Purpose zone.
 - b. Design and Location of building footprint(s)
 - i. a coherent spatial structure formed by the relationship of buildings to the street and by one building to another
 - ii. the indicative site layout pattern and possible development of the sites (including contour, shape and orientation) is able to reinforce or enhance the street pattern
 - iii. align buildings to the street and to each other
 - iv. locate office component of development at the front (street) part of the development.
 - c. Building Envelopes, including the height of buildings within 30m of the Mangere Gateway heritage route
 - i. manage the height and location of buildings relative to the street
 - ii. any relevant matter contained within a development control above.
 - d. Landscaping and Yards on sites adjoining the Mangere Gateway heritage route
 - i. consistent planting, paving, lighting and fencing
 - ii. existing trees and shelter belts are retained when they may contribute to maintenance of amenity
 - iii. providing trees along road berms and/or within front yards that are capable of reaching a similar scale to nearby buildings
 - iv. avoid security fencing further forward than the line of buildings adjoining the street
 - v. enhance the natural character of open space elements
 - vi. any relevant matter contained in a development control above.
3. Drive-through restaurants and visitor accommodation
 - a. Refer to [clauses 6.1-6.2](#) and [9.1](#) of the Business zone rules.
 4. Visitor Accommodation
 - a. Refer to [clause 6.1-6.2](#) of the Business zone rules.
 5. Workers' accommodation
 - a. Refer to [clause 7.3.2 - 7.3.3](#) above.
 6. Buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - a. Refer to [clause 7.3.2-7.3.3](#) above.
 7. External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Precinct Plan 1
 - a. Refer to [clause 7.3.2-7.3.3](#) above.

9. Special information requirements

Consultation

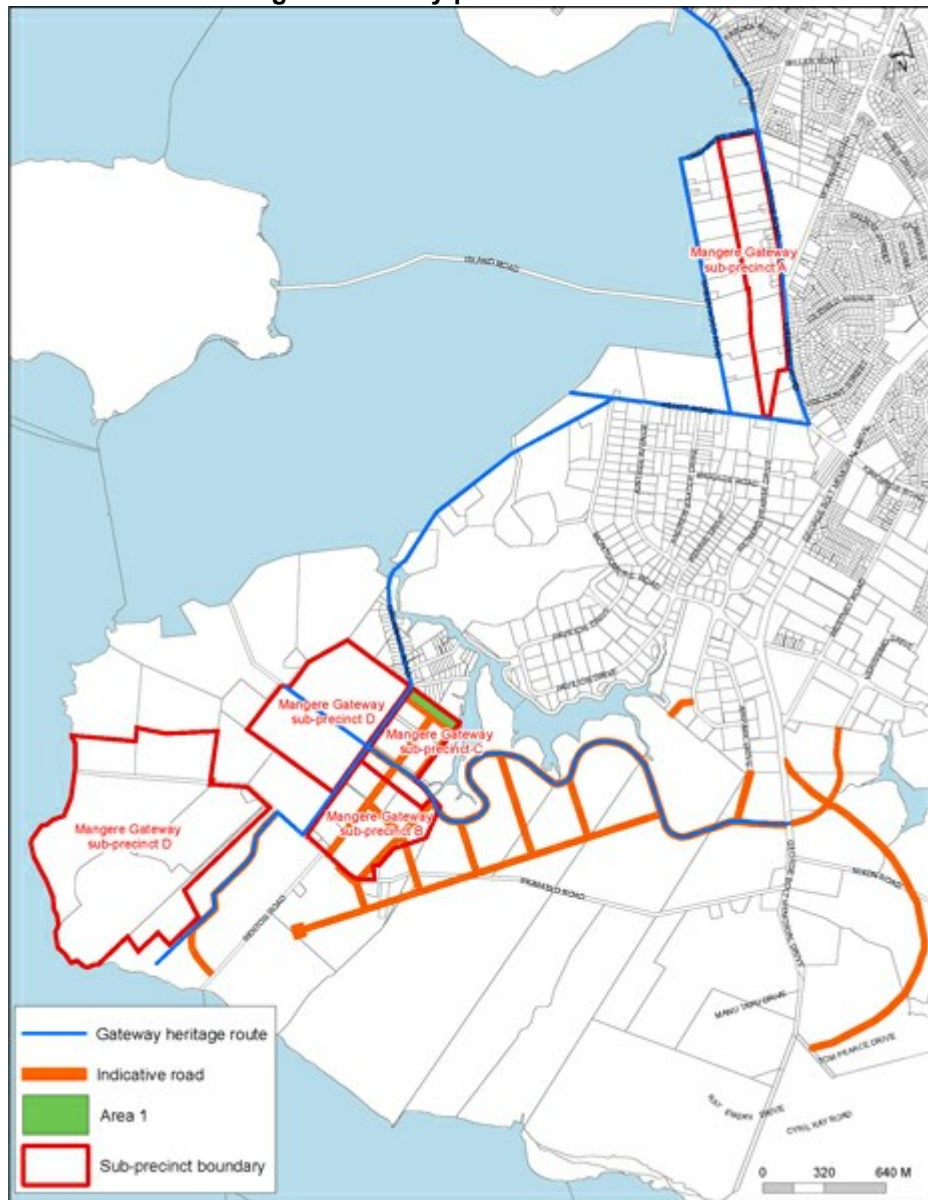
1. Any framework plan (including any amendments to an approved framework plan and any replacement framework plan) must include evidence of consultation with iwi with an interest in the area in respect of:
 - a. matters of urban design, structures and landscape treatment
 - b. any potential waahi tapu.

Framework plans

1. Any framework plan (including any amendments to an approved framework plan and any replacement framework plan) must include:
 - a. the exact boundaries of the sub-precinct, which are in general accordance with those shown on Precinct Plan 1
 - b. the design and location of all roads and indicative roads
 - c. an Integrated Transport Assessment
 - d. proposed pedestrian and cycle linkages
 - e. proposals for public amenity areas and artwork located in or adjoining the sub-precinct
 - f. traffic management proposals
 - g. building platform(s) location and design
 - h. building height, materials and finish, and associated site access, car parking and landscape treatment
 - i. sign location, size, design and height on the heritage route
 - j. A streetscape and landscape treatment plan with sufficient detail to enable establishment of a coherent design throughout the sub-precinct. This must include:
 - i. trees and groups of trees that are proposed to be retained
 - ii. the form, including density, species, depth and height, of planting proposed within each sub-precinct
 - k. the likely staging of the development
 - l. site areas and frontages
 - m. any relevant matter contained in a land use, development or subdivision control above.

10. Precinct plan

Precinct Plan 1: Māngere Gateway precinct



11. Sub-precinct E - OPERATIVE

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E area unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precinct.

1. Activity Table

- The activities in the Mixed Housing Suburban zone and Auckland-wide rules apply in the Mangere Gateway sub-precinct E unless otherwise specified in the activity table below.

Table 1 - Mangere Gateway sub-precinct E	
Activity	Activity Status
Commerce	
Restaurants and cafes utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
Community	
Community Facilities utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
Mana Whenua	
A cultural/information centre adjacent to the Otuaatua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway subprecinct E precinct plan	C

2. Notification

The notification provisions outlined in [Part 3.G.2.4](#), and [Part 3.I.1.2](#) apply.

3. Land Use Controls

- The land use controls in the Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

3.1 Density

- The number of dwellings on a site must not exceed the limits specified below:

Table 2: Maximum Density - Mangere Gateway sub-precinct E	
Zone	Dwellings
Mixed Housing Suburban	One Dwelling per 400m ² net site area, or One Dwelling per 300m ² net site area where the requirements of clause 3.1.2 below are met, or No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.3 below are met.
Overlay	Dwellings
Density Restriction Overlay Area	A maximum density of one dwelling per 400m ² net site area.

- In the Mangere Gateway sub-precinct E a density of one dwelling per 300m² applies where:
 - the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
 - each proposed dwelling is setback at least 4m from the frontage of the site
- In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed

and the site:

- a.) Has a minimum net site area of 1200m²
- b) is at least 20m wide:
 - i. at the frontage of the site: and
 - ii. for at least 80 percent of the length of its side boundaries.

4. Development controls

1. The development controls in the Mixed Housing Suburban zone and [Part 3.K.6.15.5](#) apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

4.1 Yards

Purpose: To maintain an open streetscape character

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m

4.2 Mangere Gateway Heritage Route building setback

Purpose:

To provide appropriate development setbacks between the road boundary of Oruarangi Road and Ihumātao Quarry Road and buildings on adjacent residential lots to create a defined sense of place and space, and unique character and identity.

To provide appropriate separation between buildings and the streetscape to maintain an appropriate human scale within the Mangere Gateway Heritage Route.

1. The following building setbacks shall be observed from the road reserve boundary of Ihumātao Quarry Road and Oruarangi Road:
 - a. Ihumātao Quarry Road: No building shall be located within an area defined by a parallel line drawn 5m from the road reserve boundary;
 - b. Oruarangi Road: No building shall be located within an area defined by a parallel line drawn 10m from the road reserve boundary.

4.3 Maximum impervious area

Purpose:

To manage the amount of stormwater run-off generated by a development

1. Maximum impervious area: 60 percent
2. Maximum impervious area for a site with a density greater than one dwelling per 300m²: 70 percent.

4.4 Building coverage

Purpose:

To maintain the suburban residential character of the zone

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 400m²: 40 percent

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2. Maximum building coverage for proposed sites with a density greater than one dwelling per 400m²: 50 percent

4.5 Landscaping

Purpose:

To provide for on-site amenity and an attractive streetscape character.

To provide an attractive vegetated interface between residential lots and Ihumātao Quarry Road.

To provide an attractive vegetated interface between residential lots and the Public Open Space area located to the south-west of the sub-precinct.

To improve stormwater absorption on-site

1. For sites or proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.
2. For sites or proposed sites with a density greater than one dwelling per 300m² at least 30 percent of the site must comprise landscaped area.
3. For clauses 1 and 2 above, the following must be met:
 - a. at least 10 percent of the required landscaped area must be planted including at least one tree that is PB95 or larger at the time of planting.
 - b. at least 50 percent of the front yard must comprise landscaped area.
4. All lots that have frontage to Ihumātao Quarry Road must have a PB 150 tree planted in the yard fronting Ihumātao Quarry Road.
5. All lots that have a rear yard adjoining the south-western boundary of Mangere Gateway sub-precinct E must have a PB 95 tree planted in the rear yard between the interface of the sub-precinct and the adjoining Public Open Space.

4.6 Dwellings fronting the street

Purpose:

To ensure dwellings are orientated to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
 - b. a door that is the main entrance to the dwelling.

4.7 Fences

Purpose:

To enhance passive surveillance of the street and public open space.

To provide for the demarcation of sacred/wahi tapu sites and areas of cultural significance adjacent to the Otuaataua Stonefields Historic Reserve.

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuaataua Stonefields Historic Reserve.

To integrate stylised cultural fence typologies into the Green Infrastructure Corridor to enhance public safety and to protect vegetated areas.

1. Fences in a front yard must not exceed 1.2m in height.

2. Fences constructed along the interface between Road Typology D and the Public Open Space - Conservation zone must be constructed in accordance with Figure 11. The Fencing Detail 1 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that this rule 4.7.2 applies to.
3. Fences constructed along the interface between residential land and open space areas (including the Green Infrastructure Corridor) must be constructed in accordance with Figure 12 and shall not exceed 1.5m in height. The Fencing Detail 2 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that rule 4.7.3 applies to.
4. Any fence located in the Public Open Space - Conservation zone, on the side slopes of the Otataua or Pukeiti Maunga, must be constructed in accordance with Figure 14 in consultation with Mana Whenua.

4.8 Garages

Purpose:

To reduce the dominance of garages as viewed from the street.

To avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

4.9 Building height

1. The Building Height control specified in the Mixed Housing Suburban zone - [Part 3.1.1.7.2](#), applies to the Mangere Gateway sub-precinct E, except in the Building Height Restriction Area as demonstrated on the sub-precinct E precinct plan (see rule 4.10 below).

4.10 Single storey height control

Purpose:

To ensure that the visual connection to the Pukeiti Maunga from the Papakainga area is protected.

1. No dwelling within the "Building Height Restriction" overlay on the Mangere Gateway sub-precinct E precinct plan must exceed a height of RL 15.5m.
2. Non-compliance with rule 4.10.1 is a non-complying activity.

4.11 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otataua Stonefields Historic Reserve and Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).
2. No person shall illuminate or display the following outdoor lighting between 11.00pm and 6.30am:
 - a. searchlights;
 - b. any lighting intended to illuminate the adjacent Otataua Stonefields Historic Reserve and Maunga.

4.12 Protected trees

Purpose:

To provide for the retention of trees identified as contributing to the amenity of the Mangere gateway sub-precinct E area.

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1. The Activity Table and controls listed in [Part 3.J.6.4](#) - Notable trees apply to trees identified as being worthy of retention on the Mangere Gateway sub-precinct E precinct plan.

4.13 Affordable housing

Provision of relative and retained affordable dwellings not in accordance with the land use controls below is a discretionary activity.

Purpose:

To ensure that the sub-precinct provides for affordable housing to address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of rules 2-9 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with rule 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels in which case no more than half of the identified affordable dwellings must be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

Relative affordable

Number of relative affordable dwellings or sites

Purpose:

To ensure that the sub-precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

- 8.1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - (a) The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) published by the Real Estate Institute of New Zealand.
 - (b) If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (for example consent notice) for ensuring that the combined value of the building and the land on

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completion will meet that criterion or is a building associated with such a dwelling.

- (c) Dwellings must be sold to first home buyers who intend to reside in the dwelling.

Eligibility for relative affordable housing

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

- 8.2. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - (a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
 - (b) the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.
 - (c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
 - (d) the purchaser is a first home buyer and has never owned any other real property.
 - (e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
- 8.3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 8.1 above or is a building associated with such a dwelling.
- 8.4. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
 - (a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
 - (b) any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.
 - (c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
 - (d) the purchaser is a first home buyer and has never owned any other real property.
 - (e) (e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
- 8.5. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for three years from the date of the transfer to the eligible purchaser.

Retained affordable

Eligibility for retained affordable housing

Purpose:

To ensure that the sub-precinct contains income related retained affordable housing to help address Auckland's

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housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

- 9.1 Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with under rule 10.1 below.

Number of retained affordable dwellings or sites

- 9.2 For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

- (a) the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
- (i) the dwelling is purchased with a 10 percent deposit; and
 - (ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

- 9.3 As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in rule 9.2 above.

Affordable housing in retirement villages

Purpose:

To ensure affordable housing is provided in retirement village complexes.

- 10.1 For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:
- (a) at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold within this timeframe it must continue to meet the required price point set out below in 10.1a(i):
- (i) the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;
 - (ii) the price point required by 10.1(a)(i) above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.

Eligibility for relative affordable in a retirement village

Purpose:

To ensure relative affordable housing is purchased by appropriate persons

- 10.2 The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the

NZ superannuation income receivable, current at the date of purchase.

Definitions

Retained affordable

Housing that is:

- a. built by a registered community housing provider or the Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c. sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

Relative affordable

Housing that is:

- a. bought by first home buyers with the intention that it remains in the same ownership for at least three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.
- b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

Community housing provider

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- a. social rental housing:
- b. affordable rental housing

Household income

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

4.14 On-site stormwater management - new impervious areas

Compliance with the following land use controls will be deemed to satisfy the permitted and controlled activity controls in [H.4.14.2](#).

1. New impervious areas (including roads created through subdivision of land but excluding private paving/driveways and shared accessways including jointly owned access lots) exceeding 50m² must achieve hydrology mitigation on-site to:
 - a. provide retention (volume reduction) of 10mm runoff depth for the impervious area for which stormwater mitigation is required.
2. Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

4.15 Heritage Route footpath

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route in the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with 4kg/m³ black oxide.

4.16 Access/Interface Detail 2

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road.

To enhance the Mangere Gateway Heritage Route through the restoration of sections of stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E precinct plan (annotated as “Access/Interface Detail 2”) residential dwellings must provide vehicle access by way of a slip lane to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

4.17 Stone feature walls

Purpose:

To provide for the restoration and retention of portions of the historic drystone walls located in the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stone walls shall be provided in the location shown on the Mangere Gateway sub-precinct E precinct plan annotated as “Access / Interface Detail 2”.

5. Assessment - Land use development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

5.1 Controlled activities

5.1.1 Matters of control

The Council will reserve its control to the matters below for the activities listed as controlled in the sub-precinct activity table:

1. The design, size, and location of buildings to be erected on the site.
2. Proposed external lighting and signage.
3. The relationship between the built form and the adjoining Otuaatua Stonefields Historic Reserve and the Mangere Gateway sub-precinct E provisions.
4. Proposed number of parking spaces and management of parking and access arrangements.
5. The impact on the recognised values of Kintyre House of its proposed use for non-residential activities, including the effects noise levels and hours of operation on its recognised heritage values.

5.1.2 Assessment criteria

1. The scale and location of buildings should comply with the development controls for the Mixed Housing Suburban zone and this precinct.
2. The design and layout of buildings should be sympathetic to cultural and historic heritage values of the

adjoining Otuataua Stonefields Historic Reserve.

3. External lighting should comply with rule 4.11.
4. Buildings should promote an active frontage facing the Otuataua Stonefields Historic Reserve, while being sympathetic to the cultural and historic heritage values of the area.
5. The parking provided should be sufficient for the proposed activities and managed to avoid conflict with the surrounding road network.
6. Parking associated with the cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve should be designed to avoid adverse amenity effects on the adjacent areas of open space and consideration should also be given to any external lighting proposed.
7. The hours of operation and noise levels for the proposed activities should ensure that the residential amenity of adjacent properties is maintained and protected.

5.2 Restricted discretionary activities

5.2.1 Matters of discretion

5.2.1.1 Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

- a. Mangere Gateway Heritage Route setback (rule 4.2)
 - i. a consistent standard of amenity achieved through fencing, landscaping and paving along the heritage route.
 - ii. the cultural and heritage qualities of the Mangere Gateway sub-precinct E.
 - iii. landscaping and fencing that is integrated with the natural and built environments along the heritage route.
- b. landscaping (rule 4.5)
 - i. those matters listed in [Part 3.I.1.11.1.5](#)
 - ii. the continuity of Ihumātao Quarry Road's streetscape amenity.
 - iii. the interface between the rear of residential lots and the Public Open Space area located to the south-west of the sub-precinct.
- c. fences (rule 4.7)
 - i. those matters listed in [Part 3.I.1.11.1.6](#)
 - ii. the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones.
 - iii. the amenity of open space areas.
- d. lighting (rule 4.11)
 - i. traffic safety (including aircraft safety)
 - ii. airport operations
 - iii. visual amenity
 - iv. hours of operation
- e. heritage route footpaths
 - i. a high and consistent standard of amenity along Ihumātao Quarry Road.
 - ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.
 - iii. consistency with the Mangere Gateway sub-precinct E precinct plan.

- f. access / Interface Detail 2 (Oruarangi Road)
 - i. alternative methods to achieve the purpose of the development control.
- g. Stone feature walls
 - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
 - ii. the effect of the proposal on the heritage and Mana Whenua values of the place, including effects on its setting
 - iii. the purpose and necessity for the works and any alternatives considered
 - iv. design, external appearance and landscaping
 - v. consistency with the Mangere Gateway sub-precinct E precinct plan.
- h. on-site stormwater management
 - i. the management of effects, including cumulative effects, on the capacity of the stormwater network including treatment capacity and flooding within the catchment.

5.2.2 Assessment criteria

When assessing an application for a restricted discretionary activity for an infringement of a development control, the Council will have regard to the following assessment criteria:

1. Mangere Gateway Heritage Route building setback (rule 4.2)
 - a. ensuring that the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting of the Mangere Gateway sub-precinct E area, is appropriately provided for.
 - b. developments that infringe the Mangere Gateway Heritage Route Building Setback control will also be assessed against the assessment criteria contained in [Part 3.I.1.11.2.3](#)
2. Landscaping (rule 4.5)
 - a. ensure that the streetscape amenity of Ihumātao Quarry Road is consistent with the precinct diagrams and planting guide
 - b. ensure that the interface between the residential lots that share a boundary with the Public Open Space area located to the south-west of the sub-precinct will be landscaped through planting(s) in the rear yard of residential properties
3. Fences (rule 4.7)
 - a. ensure that fencing is consistent with Figure 13 of Mangere Gateway sub-precinct E in order to respect the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones
 - b. consideration will be given to the views of Iwi obtained through consultation with respect to any proposed deviation from the fencing figures 11, 12, 13 or 14 contained in the Mangere Gateway sub-precinct E set of figures
4. Lighting (rule 4.11)
 - a. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), the operation of Auckland Airport, and visual amenity
 - b. the maximum level of light to be emitted
 - c. the hours during which the lighting is proposed be used
 - d. the effect of light spill on the Pukeiti and Otuataua volcanic cones
 - e. consideration will be given to the views of Iwi obtained through consultation
5. Heritage Route footpath
 - a. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for

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- b. the effect on the public realm as expressed through set-back, landscaping and colour of paving materials.
 - c. whether the proposal will maintain or enhance heritage values of the Mangere Gateway sub-precinct E sub-precinct plan area, including:
 - i. recovering or revealing heritage values of the place; and
 - ii. complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.
6. Access / Interface Detail 2 (Oruarangi Road)
1. 1. Alternative methods to achieve the purpose of the development control
 2. Stone feature wall
 - a. ensure that the proposal is of an appropriate form, scale, location and finish to reflect the historic nature of the original drystone walls
 - b. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area
 - c. ensure the proposal is designed to maintain and enhance heritage values of the Mangere Gateway sub-precinct E area, including:
 - i.. recovering or revealing heritage values of the place; and
 - ii. complementing the form and fabric which contributes to, or is associated with, the heritage values of the place
 - d. easures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.
 7. On-site stormwater management
 - a. ensure that stormwater is managed on-site or there are stormwater management devices in the catchment and their ability to accept and cater for increased stormwater flows to mitigate stormwater quality effects.

6. Subdivision controls

The controls in the Auckland-wide rules - Subdivision apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

6.1 Activity table

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3.H.5](#) of the Unitary Plan, and related controls, apply to the Mangere Gateway precinct: sub-precinct E, except as specified in Table 3 below:

Subdivision Activity	Activity Status
Subdivision in accordance with the Mangere Gateway sub-precinct E precinct plan	RD
Subdivision not in accordance with the Mangere Gateway sub-precinct E precinct plan	D

6.2 Development controls

6.2.1 Roading standards

Purpose:

To provide a safe and legible street network in the sub-precinct E area, having particular regard to the Mangere Gateway Heritage Route.

1. Roads must be located generally as illustrated on the Mangere Gateway sub-precinct E precinct plan.
2. The road network shall be constructed to the standards contained in Table 4: Road Construction Standards in the Mangere Gateway sub-precinct E and be consistent with the applicable Figure or, where not

contained in Table 4, the relevant Auckland-wide rules shall apply.

3. Subdivision applications must be accompanied by a programme detailing the proposed upgrades to existing public roads immediately adjoining the proposed subdivision area, including a description of the upgrade works. All road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. 4. Traffic calming measures (such as road build-outs, pinch points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater devices and on-street parking spaces.
5. All internal roads must be constructed to Council standards, except for jointly owned access lots and the specific road typologies outlined on the Mangere Gateway sub-precinct E precinct plan.
6. 6. Road upgrades must be undertaken in a manner consistent with the standards in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the Council.

Table 4: Road construction standards in the Mangere Gateway sub-precinct E area

Road	Road Width	Carriageway (includes on-street parking)	Footpath width	Combined cycle/footpath	Figure
Road Typology A: Oruarangi Road	20m	8.4m	1.8m (one side)	3.6m (one side)	Figure 4
Road Typology B: Ihumatao Quarry Road	20m	10.4m	1.8m	3m (one side)	Figure 5
Road Typology C: Key Local Road	19m	10.4m	1.8m (both sides)	N/A	Figure 6
Road Typology D: Maunga Edge Road	14.5m	8.2m	1.8m (one side)	N/A	Figure 7
Road Typology E: Boulevard	25m	15.4m (including central swale)	1.8m (both sides)	N/A	Figure 8
Road Typology F: Swale Street	17m	8.2m	1.8m (both sides)	N/A	Figure 9
Road Typology G: Typical Local Road	17.5m	10.4m	1.8m (both sides)	N/A	Figure 10

6.2.2 Heritage Route footpaths

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route within the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with a 4kg/m³ black oxide.

6.2.3 Gateway and threshold features

Purpose:

To provide a sense of place in the Mangere Gateway sub-precinct E that references the unique cultural setting and identity of the area.

To create unique and special places which function as markers along the Mangere Gateway Heritage Route

To provide an entry feature at the intersection of Oruarangi Road and Ihumātao Quarry Road.

To provide an entry feature to the Otataua Stonefields Historic Reserve.

1. The location of the entry/gateway features must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The entry/gateway features may incorporate the following:

- a. contrasting road surface treatments
- b. unique/contrasting planting
- c. signage
- d. public art
- e. street furniture
- f. other design features agreed in consultation with Mana Whenua.

The design of entry/gateway features should incorporate mataurangi and tikanga Maori, and be designed in consultation with Mana Whenua.

2. The location of the threshold area must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The threshold area may incorporate the following:

- a. contrasting road surface treatments
- b. contrasting specimen planting
- c. public art
- d. stone walls (using stones obtained from within the precinct where possible) as corner definitions
- e. wider road berms
- f. street furniture
- g. other design features that are agreed in consultation with Mana Whenua.

The design of the threshold area should incorporate mataurangi and tikanga Maori and be designed in consultation with Mana Whenua.

6.2.4 Access/Interface Detail 1 (Swale Road)

Purpose:

To exclude vehicle crossings from directly accessing one side of the Swale Road to allow for the unimpeded capture and conveyance of overland flows/stormwater.

To provide a high level of streetscape amenity.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as Access/Interface Detail 1) residential lots are to be excluded from having direct vehicle access to the Swale Road.
2. Up to three road intersections may cross the Swale Road at logical locations to provide for east-west vehicle and pedestrian connections through the sub-precinct E area.

6.2.5 Access/Interface Detail 2 (Oruarangi Road)

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road

To enhance the Mangere Gateway Heritage Route through restoration of sections of the stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as "Access/Interface Detail 2") residential lots must be provided vehicle access by way of slip lanes to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

6.2.6 Stone feature wall

Purpose:

To provide for restoration and retention of portions of the historic drystone walls located within the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stoned walls must be provided in the location shown on the Mangere Gateway sub-precinct E sub-precinct plan annotated as "Access/Interface Detail 2".

6.2.7 Landscaping

Purpose:

To ensure that plantings on sites adjoining Ihumātao Quarry Road and the Public Open Space area located to the south-west of the sub-precinct E area are provided in perpetuity.

To provide for Mana Whenua input into the design of landscaping to be incorporated into public roads and areas of open space in the sub-precinct.

1. Consent notices must be registered on the Certificates of Title for sites with frontage to Ihumātao Quarry Road requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
2. Consent notices must be registered on the Certificates of Title for sites with a common boundary with the Public Open Space located to the south-west of the sub-precinct E, requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
3. The detailed design of landscape features and elements in roads and areas of open space located in the sub-precinct E area shall be undertaken in parallel with the engineering plan approval process, and must have regard to Mana Whenua values. Compliance with this rule will be required by appropriate conditions

of consent imposed on any subdivision application that includes new roads, upgrades to existing roads, and/or creation of areas of open space.

6.2.8 Noise

Purpose:

To ensure that potential reverse sensitivity effects from the Auckland International Airport on residential amenity are appropriately addressed and provided for in the sub-precinct.

1. No-complaints covenants addressing potential reverse sensitivity issues arising from the proximity of the Mangere Gateway sub-precinct E to the Auckland International Airport must be registered on the Certificates of Title for each site created in the Mangere Gateway sub-precinct E area.

6.2.9 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otataua Stonefields Historic Reserve and the Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

7. Assessment

7.1 Restricted discretionary activities

7.1.1 Matters of discretion

1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the sub-precinct E Subdivision Activity Table:

- a. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. the design and location of the subdivision
- c. the matters for discretion outlined in [Part 3.H.5.4](#), Table 13.

2. Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpaths
 - i.. a high and consistent standard of amenity along Ihumātao Quarry Road.
 - ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.
 - iii. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. gateway and threshold features
 - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
 - ii. the effect of the proposal on place making and reference to the cultural and historic identity of the area

- iii. integration of matauranga and tikanga into the development
 - iv. design, external appearance and landscaping
 - v. consistency with the Mangere Gateway sub-precinct E sub-precinct Plan
 - vi. consultation with Mana Whenua
 - vii. the purpose of the development control
 - viii. effects on traffic and vehicle manoeuvring.
- c. access/Interface Detail 1 (Swale Road)
- i. effect on the function of the swale
 - ii. impact on the conveyance of overland flows/stormwater
 - iii. adverse effects on the function of the swale, and the amenity values of the streetscape
 - iv. the purpose of the development control.
- d. access/Interface Detail 2 (Oruarangi Road)
- i. alternative methods to achieve the purpose of the development control.
- e. stone feature walls
- i. the nature, form, scale, location, design, materials, finish and extent of the proposal
 - ii. the effect of the proposal on the heritage and Mana Whenua values of the place including effects on its setting
 - iii. the purpose and necessity for the works and any alternatives considered
 - iv. design, external appearance and landscaping
 - v. consistency with the Mangere Gateway Sub-Precinct E Sub-Precinct Plan
 - vi. communal devices.
- f. lighting
- i. traffic safety (including aircraft safety)
 - ii. airport operations
 - iii. visual amenity
 - iv. hours of operation.

7.1.2 Assessment criteria

1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the Subdivision Activity Table for the Mangere Gateway sub-precinct E.

1. Subdivision should implement and generally be consistent with:
 - a. the structural elements of Mangere Gateway sub-precinct E sub-precinct plan, including:
 - i. roads;
 - ii. neighbourhood park provision;
 - iii. green Infrastructure corridor provision;
 - iv. Public Open Space – Conservation provision;
 - v. development setbacks from the Otataua Stonefields Historic Reserve and the adjacent Papakainga area;

- vi. fencing detail typologies;
 - vii. stone wall feature detail; and
 - viii. entry/gateway feature and threshold feature provision.
- b. the roading typologies for the Mangere Gateway sub-precinct E;
 - c. the objectives and policies for the sub-precinct E area;
 - d. the relevant rules of the Mixed Housing Suburban zone; and
 - e. the assessment criteria in [Part 3.H.5.4](#)
 - f. the extent to which the stormwater device(s) can be accommodated within the Green Infrastructure Corridor zone to allow efficient operation and maintenance, and appropriate amenity.

2. Development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpath
 - i. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for.
 - ii. the effect on the nature, character, Mana Whenua values and heritage values of the place as a whole
 - iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:
 - recovering or revealing heritage values of Orurangi; and
 - complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.
- b. Gateway and threshold features
 - i. provide for the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting for the development.
 - ii. development should incorporate mataurangi and tikanga (in consultation with Mana Whenua) into the design of gateway features.
 - iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:
 - recovering or revealing heritage values of Oruarangi; and
 - complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.
 - iv. the proposal should not result in adverse effects on traffic movements and manoeuvring on the road.
- c. Access/Interface Detail 1 (Swale Road)
 - i. the proposal should not result in adverse effects on the function of the swale
 - ii. the proposed mitigation should provide for streetscape amenity
 - iii. measures proposed to mitigate adverse effects on the function of the swale
 - iv. how the proposal will achieve the purpose of the development control.

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- d. Access/Interface Detail 2 (Oruarangi Road)
 - i. alternative methods to achieve the purpose of the development control.
- e. Stone feature walls
 - i. ensure that the proposal is of an appropriate form, scale, location and finish reflecting the historic nature of the original drystone walls.
 - ii. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area.
 - iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:
 - recovering or revealing heritage values of Oruarangi; and
 - complementing the form and fabric which contributes to, or is associated with, the heritage values of the place.
 - iv. measures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.
- f. Lighting
 - i. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), operation of the Auckland International Airport, and visual amenity.
 - ii. the maximum level of light to be permitted.
 - iii. the effect of light spill on the Pukeiti and Otuaatua volcanic cones.
 - iv. consideration will be given to the views of Iwi obtained through consultation.

8. Sub-Precinct Plans

Figure 1 - Zoning Map



Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2



9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

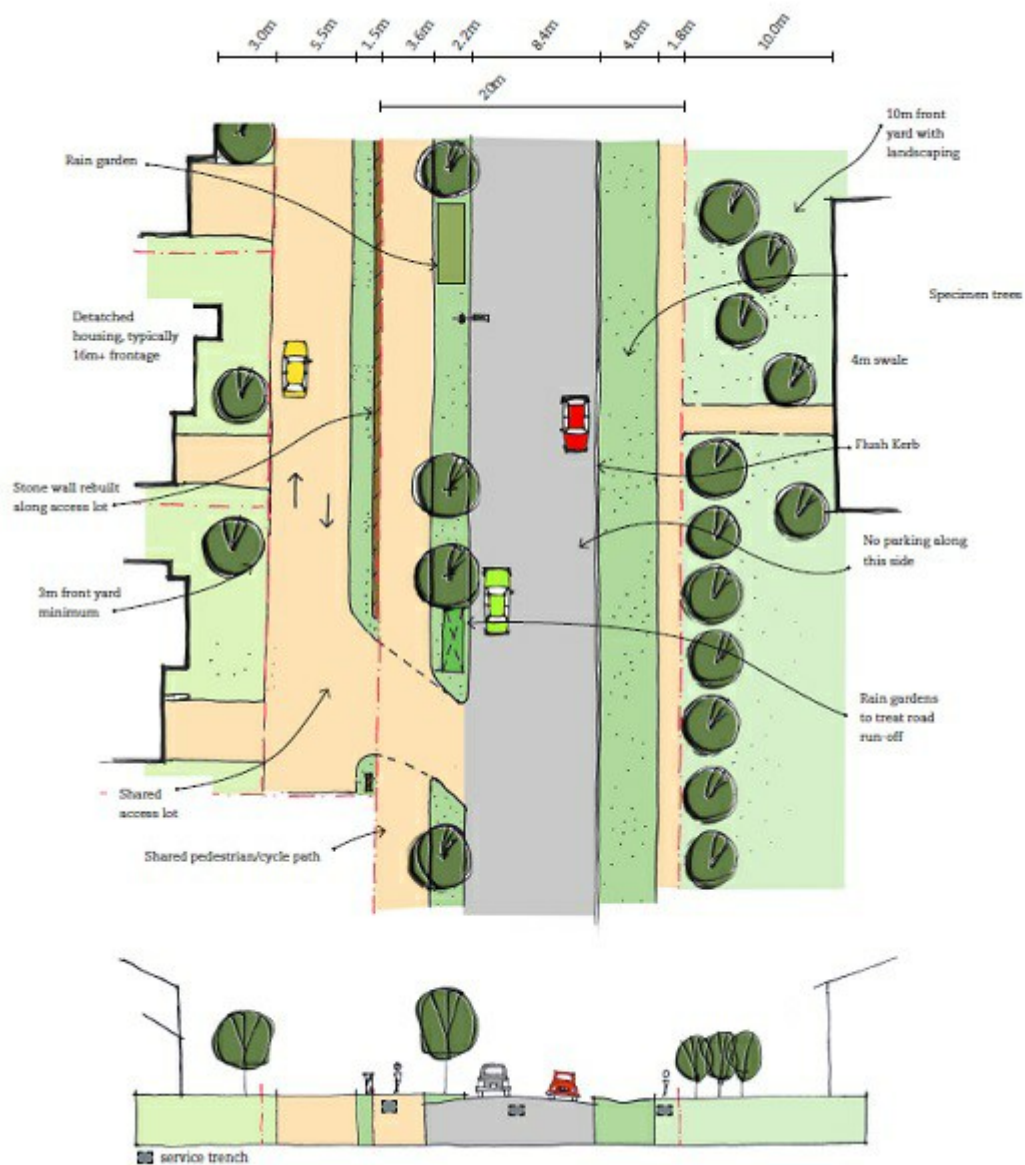


Figure 5 - Road Typology B - Ihumatao Quarry Road

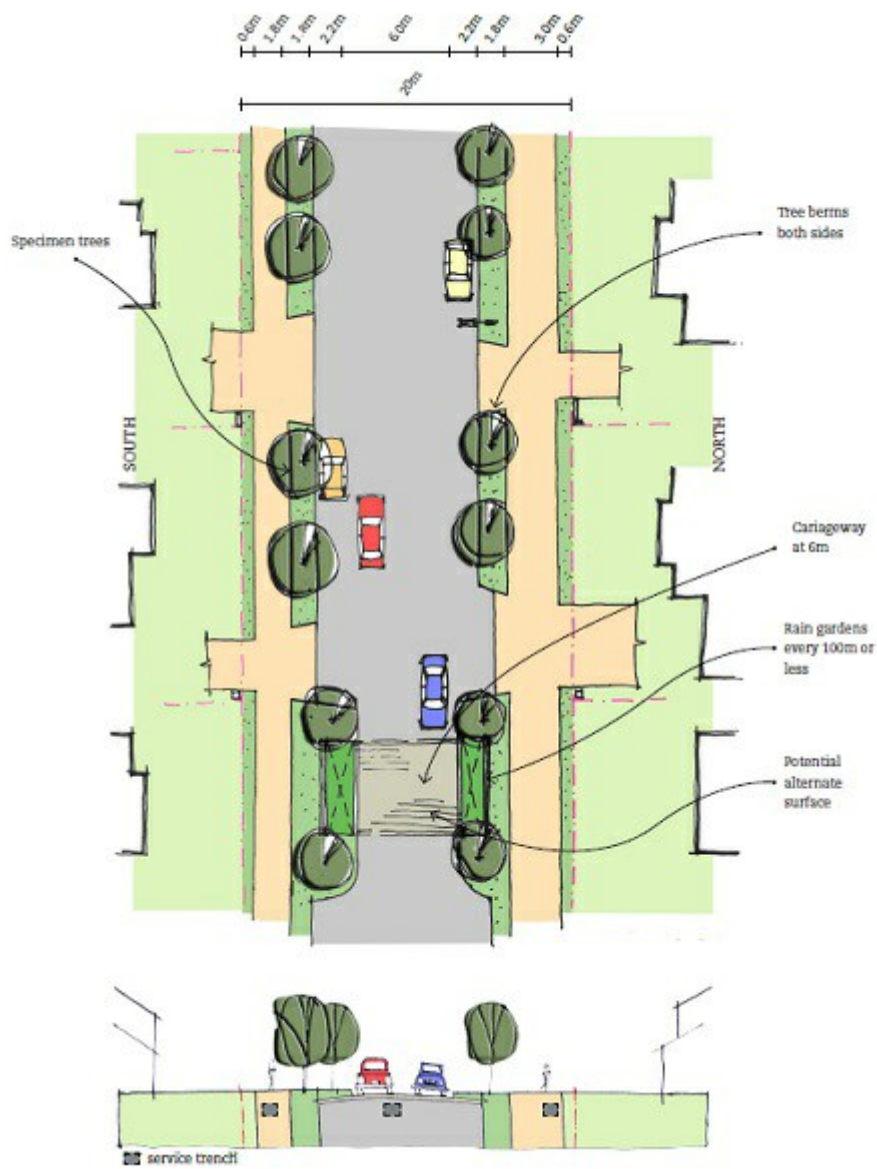


Figure 6 - Road Typology C - Key Local Road

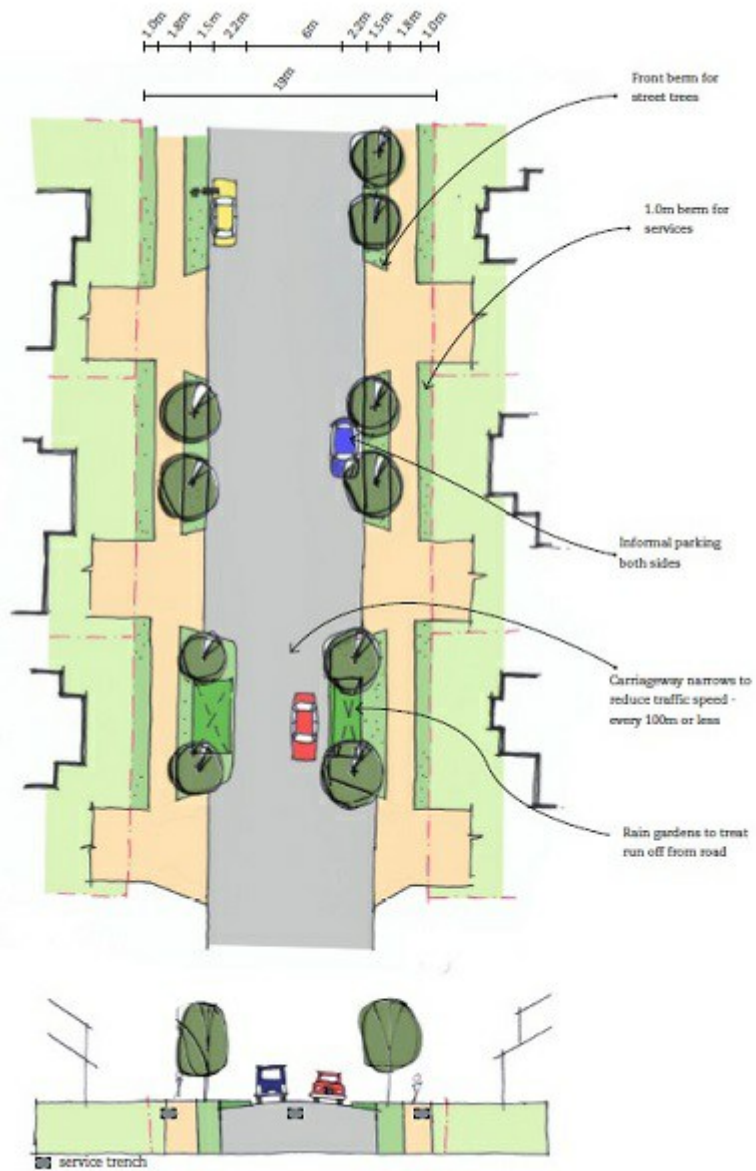


Figure 7 - Road Typology D - Maunga Edge Road

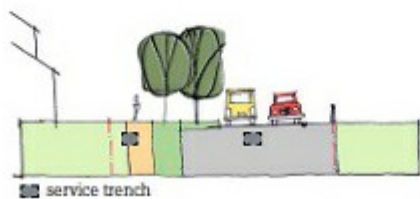
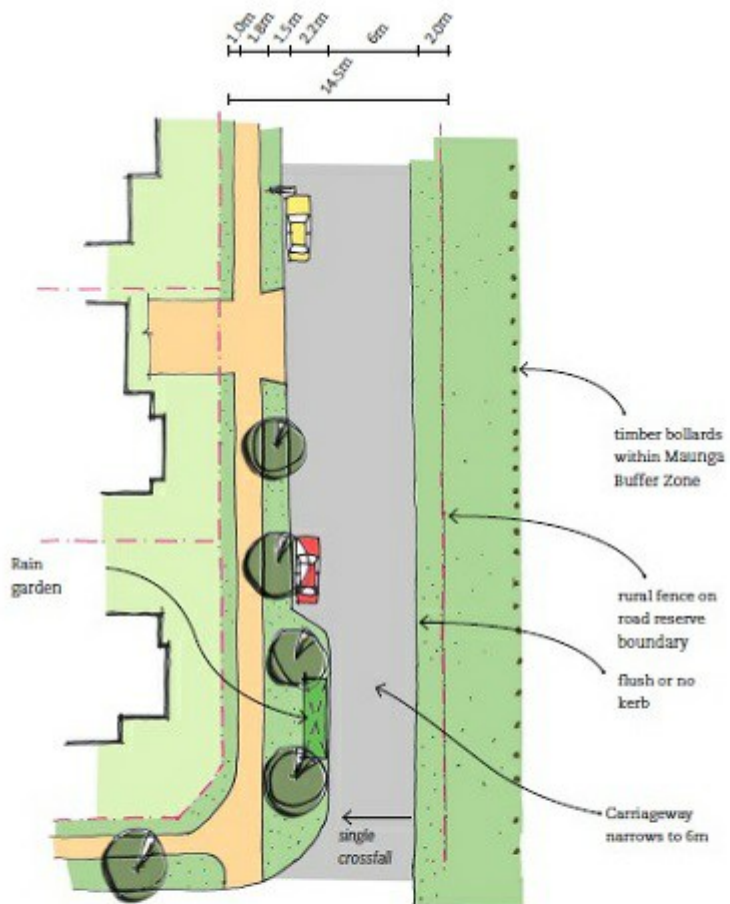


Figure 8 - Road Typology E - Boulevard

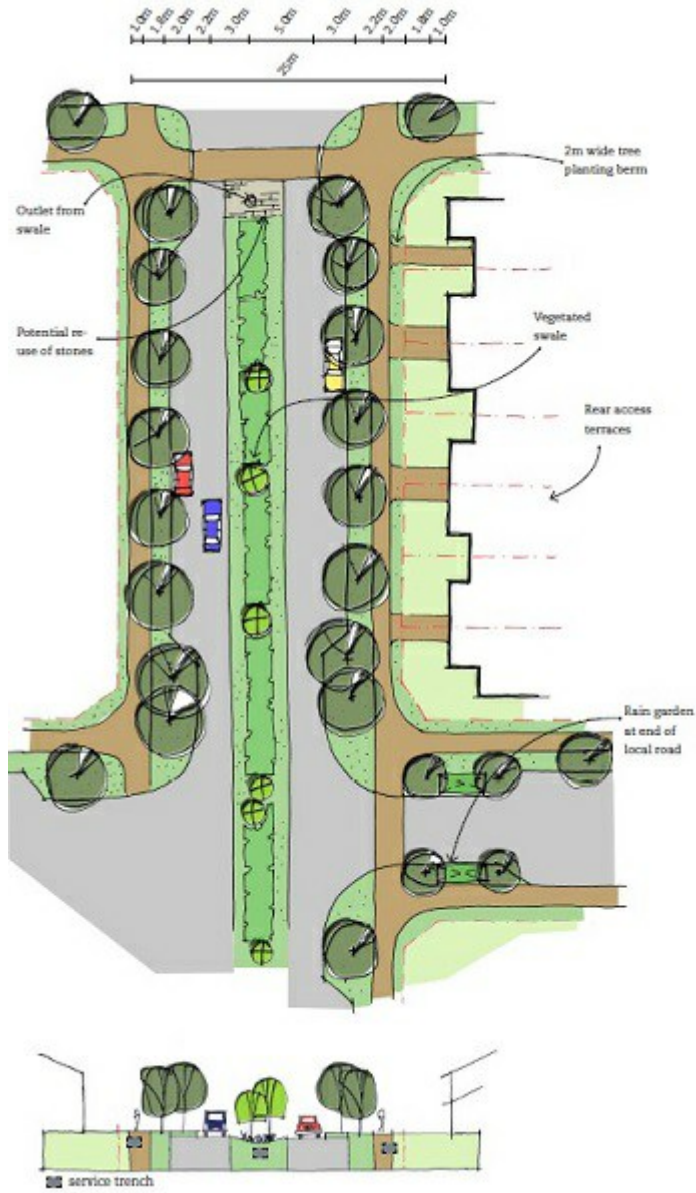


Figure 9 - Road Typology F - Swale Street

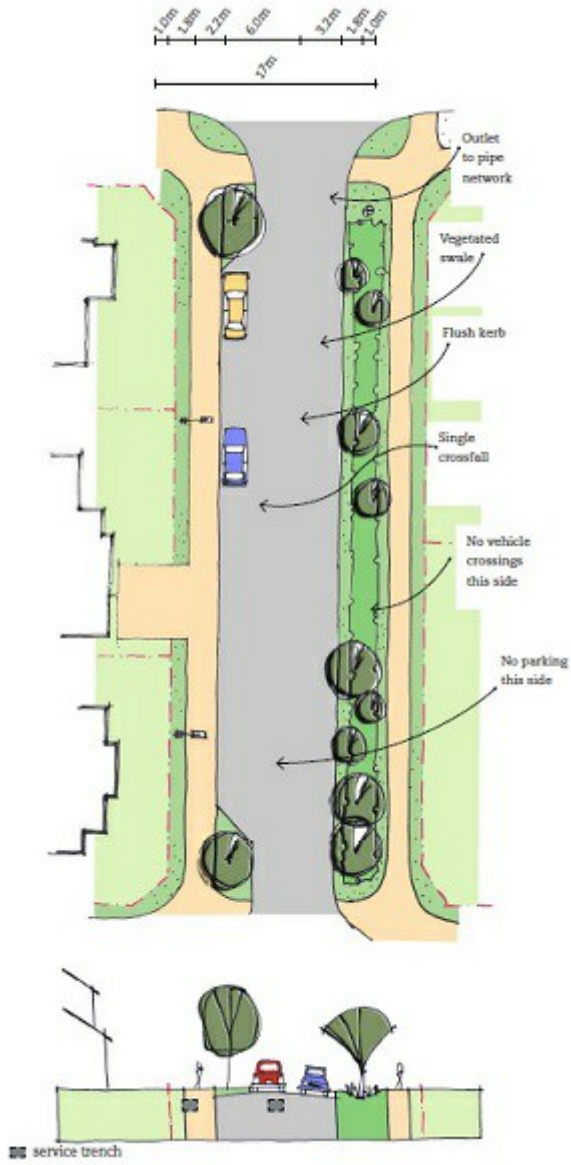
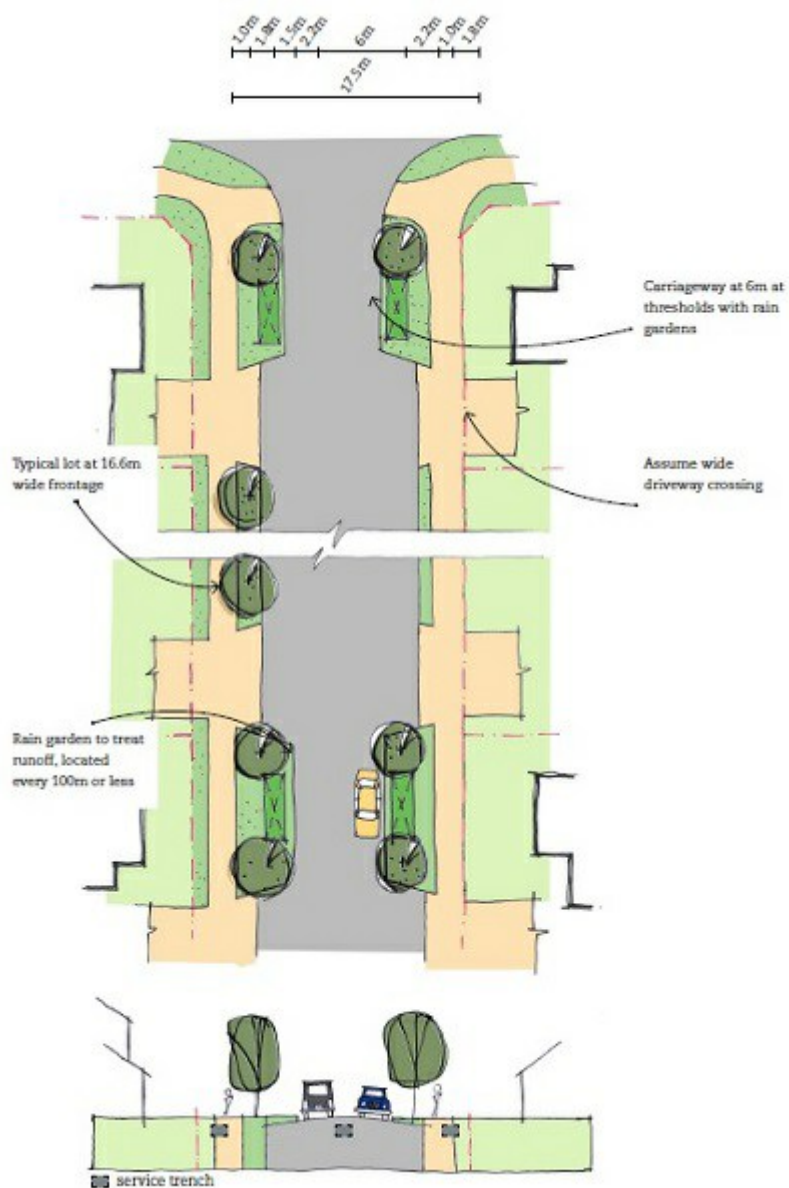


Figure 10 - Road Typology G - Typical Local Road



10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

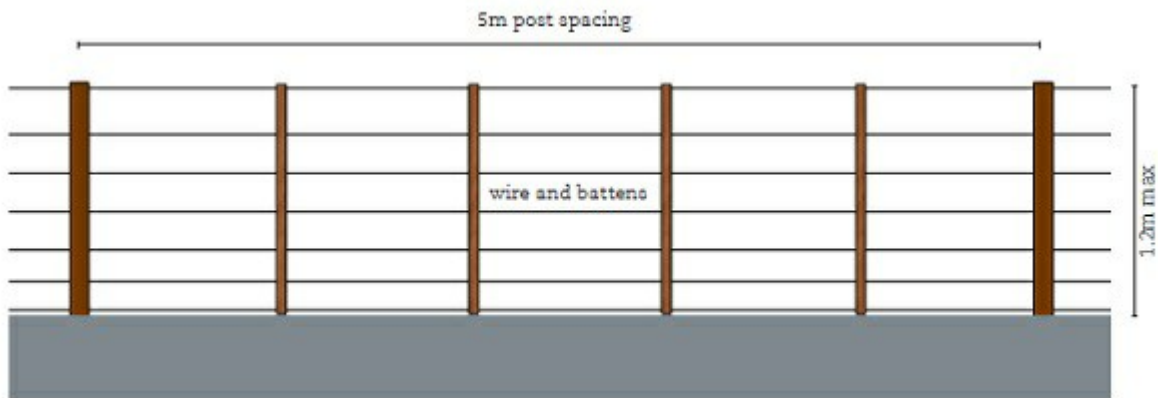


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

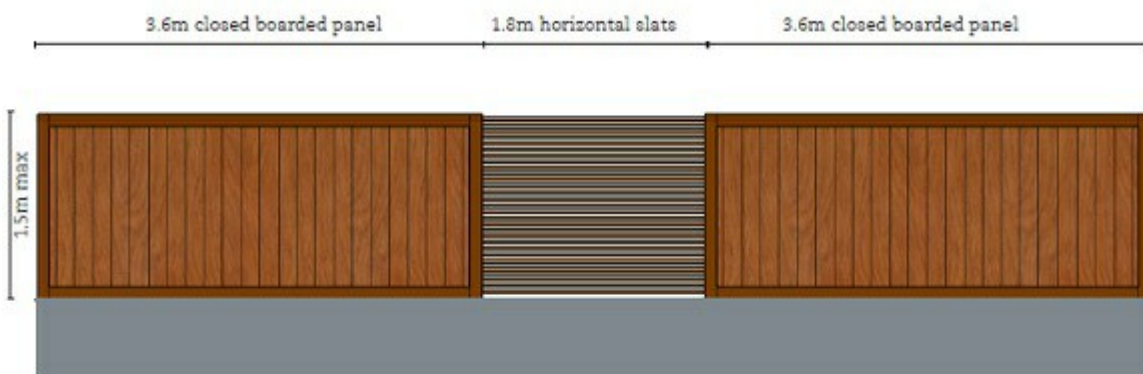


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation



Figure 14 - Fencing Detail 4 - Green Infrastructure Zone



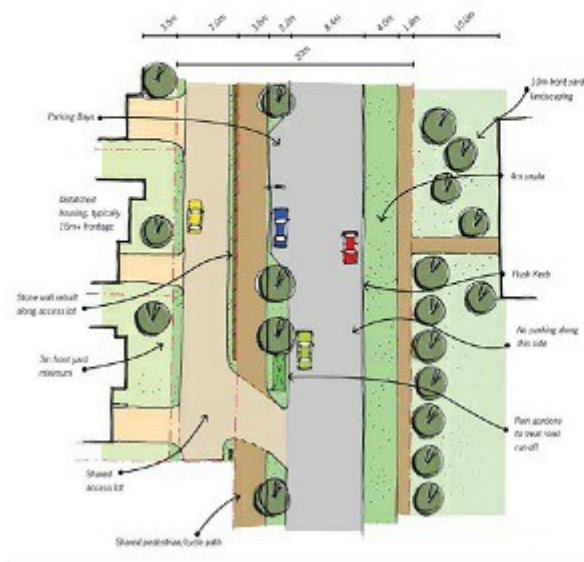
11. Planting Guide

The following planting guide indicates suitable species and planter bag sizes for street trees.

Figure 15 - Oruarangi Road - Stage 1

Oruarangi Road - Stage 1

- Pohutukawa *Metrosideros excelsa* in berms @ 10m spacing's
- Stonewalls retained
- Footpaths to be exposed aggregate with tint (Charcoal)
- Front yard min 3m
- Tree Species for front yards (1 per lot)
 - Pohutukawa 'Maori Princess', *Metrosideros 'Maori princess'*.
- Stones used for thresholds for slip lanes or ground up and used as exposed aggregate



Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Berms, Oruarangi Road (335 m in length)				
<i>Metrosideros excelsa</i>	Pohutukawa	PB 95	33	10 m
Front Yards				
<i>Metrosideros 'maori princess'</i>	Pohutukawa 'maori princess'	PB 150	16	1 / lot
Rain Garden (5m ² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>	Carex	Cells	100	



Metrosideros excelsa. Source: commons.wikimedia.org



Metrosideros 'maori princess'. Source: rainbetrees.co.nz



Carex virgata. Source: natureflow.co.nz



Metrosideros 'maori princess'. Source: myshopy.com



Sophora chathamica. Source: treepeople.co.nz



Sophora chathamica. Source: treepeople.com

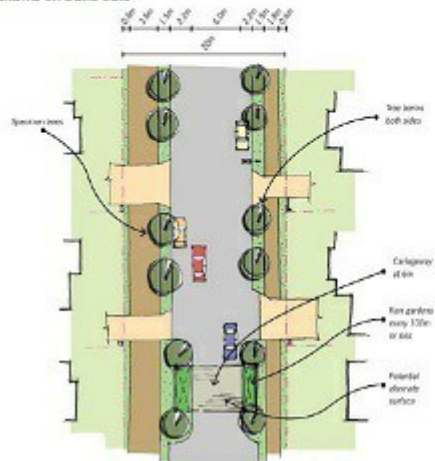
Figure 16 - Ihumatao Quarry Road - Stage 1

Ihumatao Quarry Road - Stage 1

- 5m front yard setback
- PB 150 sized trees in front yard
 - Pohutukawa, *Metrosideros excelsa*
- Berm trees
 - Pohutukawa 'Maori Princess', *Metrosideros 'Maori princess'*
 - Titoki, *Alectryon excelsa*
 - Rewarewa, *Knightia excelsa*

Objective

- Re-use stones for front walls
- Build outs threshold – use stone berms (Check with Engineer)
- Pohutukawa on build outs



Species List

Botanical Name	Common Name	Bag Size	Number	Spacing
Front Yards				
<i>Metrosideros excelsa</i>	Pohutukawa	PB 150	7	1 / Lot
Berm Trees - 100 m length				
<i>Metrosideros 'maori princess'</i>	Pohutukawa 'maori princess'	PB 95	19	N/A
<i>Alectryon excelsa</i>	Titoki	PB 95	19	N/A
<i>Knightia excelsa</i>	Rewarewa	PB 95	19	N/A
Rain Garden (5m² garden)				
<i>Sephora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	



Knightia excelsa Rewarewa
Source: en.wikipedia.org



Alectryon excelsa Source: trees.karangi.co.nz



Knightia excelsa Rewarewa
Source: en.wikipedia.org



Metrosideros 'maori princess'
Source: rainforest.co.nz



Metrosideros excelsa
Source: commons.wikimedia.org

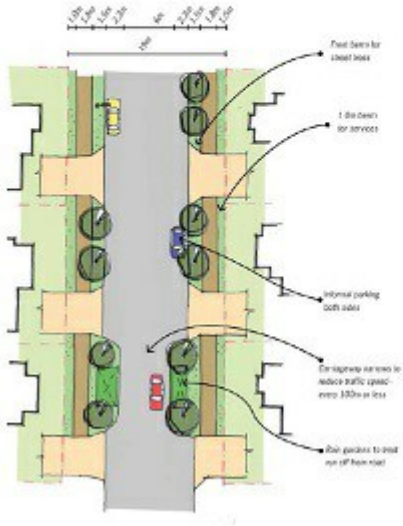


Metrosideros 'maori princess'
Source: myshof.com

Figure 17 - Key Local Road - Stage 1 and 2

Key Local Road - Stage 1 and 2

- Street trees
 - Pohutukawa *Metrosideros excelsa* on build outs (1 x build out / 100m, 4 trees / build out)
 - Titoki (2 x trees / Lot frontage)



Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Alseodaphne excelsa</i>	Titoki	PB 95	36	N/A
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	8	N/A
Rain Garden (5m² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	

Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Alseodaphne excelsa</i>	Titoki	PB 95	28	N/A
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	8	N/A
Rain Garden (5m² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	



Alseodaphne excelsa Source: tenetokuranga.co.nz



Metrosideros excelsa Source: commons.wikimedia.org



Carex virgata Source: naturalia.bea.nz



Sophora chathamica Source: teapeou.co.nz



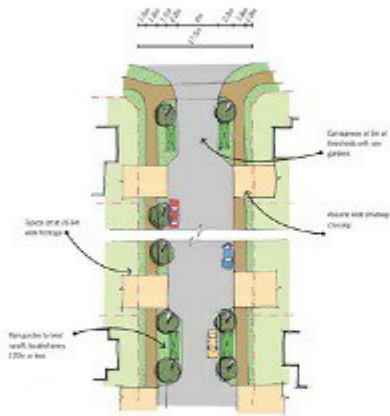
Sophora chathamica Source: tree-link.com

Figure 18 - Local Road - Stages 1 and 2

Local Road - Stages 1 and 2

• Tree species

- Puriri, *Vitex lucens*. One side of road only with 10m spacing.
- Pohutukawa, *Metrosideros excelsa* on build outs (1 x build out / 100m. 2 trees / build out)



Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Vitex lucens</i>	Puriri	PB 95	33	NIA
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	2	NIA
Rain Garden (5m² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	NIA
<i>Carex virgata</i>		Cells	100	

Stage 2

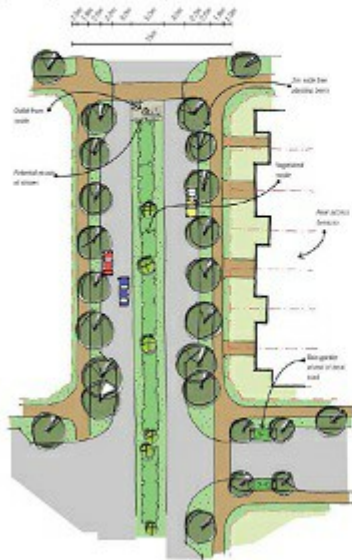
Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Vitex lucens</i>	Puriri	PB 95	7	NIA
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	8	NIA
Rain Garden (5m² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	NIA
<i>Carex virgata</i>		Cells	100	



Figure 19 - Boulevard - Stage 1

Boulevard - Stage 1

- Re-use Stones at scrutiny domes, crossing and swale edging
- Street tree
 - Pohutukawa
 - Pohutukawa on build outs (1 x build out / crossing intersection, 4 trees / build out)
- Swale vegetation (5m width swale)



Species List
Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees. Total bars length approx 738m				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	74	10 m
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	36	N/A
Swale vegetation. Total area approx 2276m²				
<i>Carex virgata</i>		Cells	4000	5 m
<i>Apodasmia similis</i>	Oioi	Cells	6000	
<i>Sophora chathamica</i>	Kowhai	PB 28	100	8 m
<i>Plagianthus regius</i>	Manatu, Ribbonwood	PB12	300	2 m



Sophora chathamica. Source: lawlink.com



Sophora chathamica. Source: lawspou.co.nz



Plagianthus regius. Source: forestera.co.nz



Metrosideros excelsa. Source: commons.wikimedia.org

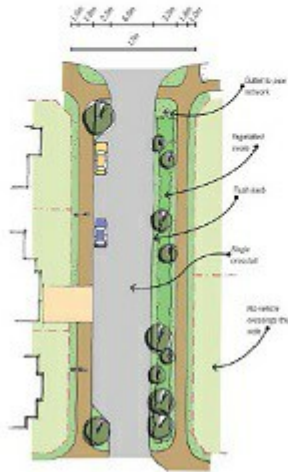


Apodasmia similis. Source: naturflow.co.nz

Figure 20 - Swale Road - Stage 2

Swale Road - Stage 2

- Re-use Stones at scubby domes, crossing and swale edging
- Street tree
 - Pohutukawa
- Swale vegetation (5m width swale)
 - Kowhai
 - Plagianthus
 - Clumps
- Footpaths all exposed aggregate with crushed re-used stones



Species List

Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees: 1 / end of street - one side only				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	5	10 m
Swale vegetation: Total area approx 238m²				
<i>Carex virgata</i>		Cells	320	
<i>Apodasmia similis</i>	Dici	Cells	480	
<i>Sophora chathamica</i>	Kowhai	PB 28	10	8 m
<i>Plagianthus regius</i>	Ribbonwood, Manatu	PG12	30	2 m

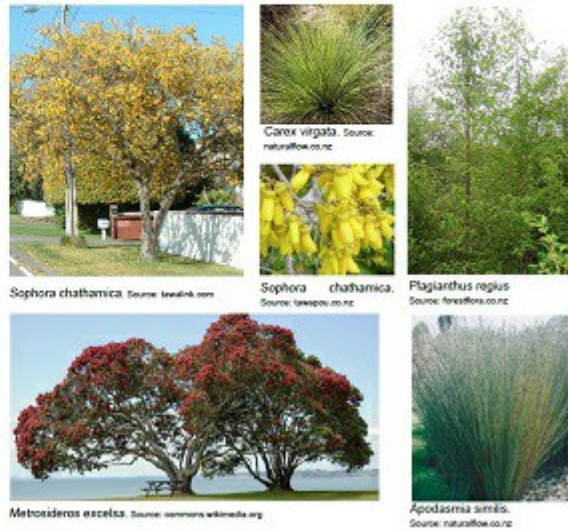
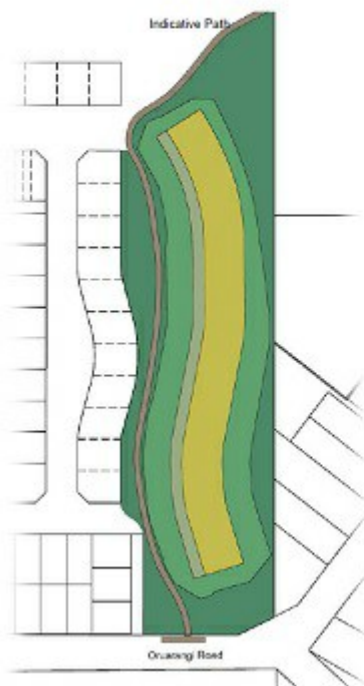


Figure 21 - Wetland/Ihumatao Papakainga Buffer Area - Stage 1

Wetland/Ihumatao Papakainga Buffer Area - Stage 1



Recommended Planting Associations

- Intermittent wet swale drain:**
 - Carex distata*
 - Carex geminata*
 - Carex secta*
 - Cyperus ustulatus*
- 10 Year flood zone:**
 - Coprosma propinqua*
 - Coprosma tenuicaulis*
 - Cordyline australis*
 - Cortaderia fulvida*
 - Phormium tenax*
 - Dacrycarpus dacrydioides*
 - Sophora microphylla*
- Beltier:**
 - Coprosma grandifolia*
 - Coprosma lucida*
 - Coprosma robusta*
 - Dodonaea viscosa*
 - Geniosfoma rupestre*
 - Hebe stricta*
 - Kunzea ericoides*
 - Leptospermum scoparium*
 - Microsperum excelsum*
 - Myrsine australis*
 - Pittosporum tenuifolium*
 - Knightia excelsa*
 - Podocarpus totara*
 - Rhopalostylis sapida*
- General vegetation (As above plus following):**
 - Holera populnea*
 - Melicytus ramiflorus*
 - Pittosporum eugenioides*
 - Pseudopanax crassifolius*
 - Schefflera digitata*
 - Wex lucens*

- Flat leaved sedge
- Rautahi
- Purei
- Giant umbrella sedge

- Karamu
- Hukihuki/Swamp coprosma
- Cabbage tree
- Toe toe
- Harakeke/Flax
- Kahikatea
- Kowhai

- Kanono
- Karamu
- Karamu
- Akeake
- Hangehange
- Koromiko
- Kanuka
- Manuka
- Kawakawa
- Mapou
- Kohuhu
- Rewarewa
- Lowland totara
- Nikau palm

- Lacobar
- Mahoe
- Lemonwood
- Lancewood
- Pate
- Puniri



Note: list not exhaustive
 + Other shrub and tree spp of significance to Te Kawerau iwi
 NB. The engineering detail is critical in the final design proposal for this area and for securing the appropriate species selection for this area