

6.15 Māngere Gateway

Precinct description Sub-precinct E

This sub-precinct covers the Mixed Housing Suburban areas located adjacent to the Otutāua Stonefields Historic Reserve.

Sub-precinct E is comprised of 33ha of land located on the Ihumātao Peninsula, bound to the east by Oruarangi Road and to the west by the Otutāua Stonefields reserve. The Auckland International Airport is located approximately 2.5km to the south of the sub-precinct E area.

The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated with key road links, areas of public open space, and provide a range of housing options.

Development in the sub-precinct is intended to respect the significant cultural and heritage characteristics associated with the site and its surrounds while appropriately recognising and providing for the protection of the adjacent Otutāua Stonefields Historic Reserve and the Papakainga area.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Māngere Gateway sub-precinct E sub-precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

1. Business activities in Kirkbride sub-precinct are provided for, allowing for a range of low impact commercial, office and light industrial activities.
2. The unique cultural, natural and built heritage resources of the Māngere Gateway area is recognised.
3. Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
4. A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
5. The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
6. The Māngere wastewater treatment plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
7. Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.

Māngere Gateway Sub-precinct E

The objectives are as listed in the underlying Mixed Housing Suburban zone and the Mangere Gateway precinct objectives, with additional objectives as specified below:

8. Subdivision and development occurs in a coordinated manner that gives effect to the Mangere Gateway sub-precinct E precinct plan.
9. Subdivision and development which responds appropriately to the varied external interfaces of the site, balancing the need for integration with the need to limit effects on sensitive adjacent areas and to discourage future extension of the development.
10. Subdivision and development respects the adjacent Otuaataua Stonefields Historic Reserve area and provides for the protection of the remnant edges of the Pukeiti and Otuaataua volcanic cones.
11. Subdivision and development recognises and provides for the existing cultural and heritage values of the site, in particular the adjacent Otuaataua Stonefields Historic Reserve area and Maori cultural associations with the area, including wahi tapu.
12. Subdivision and development protects the visual amenity values of the Otuaataua Stonefields Historic Reserve and in particular sightlines to the reserve and the Pukeiti Maunga from the existing Papakainga area.
13. Subdivision and development is set back from the existing Papakainga area to:
 - a. provide a buffer between the Papakainga properties and new dwellings;
 - b. achieve a functional and vegetated stormwater corridor to manage flooding and reduce flood effects on the Papakainga properties; and
 - c. allow Mana Whenua use of the buffer area for cultural practices and traditional medicinal and other plantings.
14. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, stormwater, wastewater and water services.
15. Subdivision and development implements a stormwater management network that:
 - a. uses water sensitive design as a core development approach;
 - b. protects the ecological values of the receiving environment;
 - c. integrates with open space and road networks;
 - d. maintains the function of the existing overland flowpath in the sub-precinct through provision of a vegetated swale running south to north across the sub-precinct.
16. Subdivision and development is integrated with the external road network and provides for the enhancement and improvement of Oruarangi Road where it immediately adjoins the sub-precinct.
17. Oruarangi Road and Ihumātao Quarry Road are recognised as key components of the Mangere Gateway Heritage Route and upgraded to reflect the unique character and identity of the area.
18. A safe, efficient, legible and low speed internal street movement network is provided in the sub-precinct.
19. A safe and convenient internal pedestrian and cycle network is provided with connections to adjacent public open space.
20. Opportunities for provision of an integrated public transport bus route to serve the local residential population and linking with the adjacent business and employment land and the Auckland International Airport are investigated.
21. Opportunities for recreation and social interaction are provided internal to the sub-precinct and away from sensitive heritage and cultural sites.

22. Retention, restoration and adaptive use of heritage resources/features within the sub-precinct is provided for.
23. Subdivision and development occur in a manner that recognises the presence, ongoing operation, and national and regional importance of the Auckland International Airport.
24. Development provides for increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies and affordable price options.
25. Subdivision and development provides opportunities for affordable housing relative to the local housing market in Mangere.
26. Landscaping of streets and public spaces that recognises site context and natural and cultural character.
27. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
28. To ensure that the affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
29. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

1. Encourage framework plans to be prepared in the Māngere Gateway sub-precincts A, B and C prior to subdivision, the establishment of land use activities and/or development that:
 - a. retain opportunities within the Māngere Gateway precinct for warehousing and distribution activities on sites of at least 4000m² in area
 - b. achieve a high and consistent standard of amenity, particularly along the heritage route
 - c. incorporate consistent features, such as coherent street planting, street lighting and vehicle crossing placement and design.
2. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
3. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
 - b. any neighbouring sub-precinct (including within the Auckland Airport precinct).
4. Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.
5. Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Māori Purpose zone.
6. Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.
7. Establish protocols in the consent process to manage any finding of archaeological interest, including wāhi tapu that may be identified through development works.

8. Require subdivision and land use activities in sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.
9. Avoid any new road access from Kirkbride Road.
10. Enable large scale warehousing in sub-precinct B.
11. Restrict activities to appropriately scaled visitor and tourist facilities in sub-precinct C that will not compromise existing heritage features, include the Paul Homestead.
12. Require business activities in sub-precinct A to avoid adverse effects on the adjacent residential areas.
13. Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.
14. Require the establishment of an 18m-wide area public open space between sub-precinct C and the Māori Purpose zone as a buffer between urban development and the papakāinga.
15. Require a structure plan for sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.
16. Require the structure plan for sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.
17. Require large scale buildings in sub-precinct D to avoid adverse impacts on the features and values of significance in the area.

Mangere Gateway Sub-precinct E

The policies are as listed in the underlying Mixed Housing Suburban zone and Mangere Gateway policies, as well as those specified below:

18. Require structural elements of the Mangere Gateway sub-precinct E precinct plan to be incorporated into all subdivision and development, to achieve:
 - a. an appropriate development set back from the Otuataua Stonefields Historic Reserve located to the west of sub-precinct E, as specified in objectives 11, 12 and 13.
 - b. an appropriate development off-set from the existing Papakainga area located to the north of sub-precinct E, as specified in objectives 11, 12 and 13.
 - c. single storey development within the identified Building Height Restriction overlay to maintain views from the existing Papakainga area to the Otuataua Stonefields Historic Reserve and the Pukeiti Maunga, as specified in objectives, 11, 12 and 13.
 - d. two public recreation reserves, as specified in objective 21, predominantly edged by roads or otherwise fronted onto by adjoining residential development.
 - e. a unique and functional road geometry for Oruarangi Road and Ihumatao Quarry Road in recognition of their connections with the Otuataua Stonefields Historic Reserve and their role in the wider Mangere Gateway Heritage Route.
 - f. key local roads that provide visual connections from Oruarangi Road to the Otuataua Stonefields Historic Reserve.
 - g. a north-south boulevard road that responds to the natural drainage pattern of the site and provides for the conveyance of overland flows through the integration of water sensitive design features within Road Typology E, as specified in objective 15d.

- h.the retention and protection of the Kintyre House located at the corner of Oruarangi Road and Ihumātao Quarry Road as an heritage building.
 - i.the retention and protection of identified trees.
 - j.the restoration of segments of stone walls along appropriate sections of Ihumātao Quarry Road and Oruarangi Road.
 - k.two pedestrian connections to the reserve area located to the south-west of the precinct as required by objective 19.
- 19.Require subdivision and development to recognise the significant cultural heritage and landscape values associated with the area.
- 20.Enable the establishment of a cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway sub-precinct E sub-precinct plan.
- 21.Require subdivision to provide appropriate infrastructure to service the sub-precinct and to mitigate the effects of development.
- 22.Require subdivision and development to be designed to manage stormwater to:
- a.reduce existing flood effects on the Papakainga area;
 - b.cater for, and mitigate, storm events up to (and including) the one percent AEP storm event;
 - c.prevent adverse erosion and sedimentation effects in the Oruarangi Creek; and
 - d.achieve appropriate on-site stormwater retention (volume reduction with its attendant reduction in stormwater contaminants) to mitigate the effects of stormwater discharges on the receiving environment.
- 23.Ensure subdivision and development, including road design and communal stormwater management areas, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.
- 24.Require development to be designed to:
- a.provide for improvements to Oruarangi Road where it adjoins the sub-precinct to:
 - i.create a quality interface between the road reserve and the sub-precinct;
 - ii.provide for a shared cycle and pedestrian path immediately adjoining the sub-precinct;
 - iii.retain and restore sections of existing stonewalls in appropriate locations immediately adjoining the road reserve; and
 - iv.require treatment with an approved stormwater quality device to protect the water quality of the Oruarangi Creek.
 - b.provide for improvements to Ihumātao Quarry Road to reinforce the road as a key link in the Mangere Gateway Heritage Route.
- 25.Require the internal road network, including the upgrade of Ihumātao Quarry Road, to comply with the sub-precinct specific road cross-sections to achieve a high quality balance between road function, stormwater management, and sense of place.
- 26.Require specific development setbacks from the road boundaries of Oruarangi Road and Ihumātao Quarry Road to create a defined sense of place and space.
- 27.Enable adaptive re-use of Kintyre House for complementary non-residential land uses.

28. Encourage re-use of stones from deconstructed stonewalls in entry/gateway features, threshold areas, communal stormwater management devices and /or areas of open space.
29. Ensure that reverse sensitivity effects in respect of noise from aircraft and airport activity from the Auckland International Airport are appropriately avoided, remedied and mitigated.
30. Ensure that development provides a range of lot sizes, housing typologies and densities to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density residential lots while respecting the adjoining Otuataua Stonefields Historic Reserve and the Papakainga area.
31. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.
32. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
33. New retirement village developments containing 15 or more dwellings provide for affordable housing.
34. Require landscape design to recognise existing wider landscape character and cultural associations and expectations.
35. Utilise appropriate and eco-sourced native plants as part of any landscaping, infrastructure enhancement and ecological enhancement opportunities.

6.15 Māngere Gateway

11. Sub-precinct E

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

1. 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 Otataua 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 3.1.1.2](#) apply.

3. Land Use Controls

1. 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

1. 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.

2. 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

3. In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed and the site:

- Has a minimum net site area of 1200m²
- is at least 20m wide:
 - at the frontage of the site; and
 - 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.

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

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuataua 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 Otuataua 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 Otuataua 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 Otuataua 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.

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 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) 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.

8.5A 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 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.

9.3As 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.

10.1For 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

10.2The 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 Otuataua 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 Otuaatua 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 Otuaatua 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
- 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. easements 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:

Table 3 - Mangere Gateway Sub-Precinct E Precinct	
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/foot path	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	17m	8.2m	1.8m (both sides)	N/A	Figure 9

Street					
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 Otuaatua 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.

d.Access/Interface Detail 2 (Oruarangi Road)

i.alternative methods to achieve the purpose of the development control.

e.Stone feature walls

i.insure 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 Otuataua volcanic cones.
- iv. consideration will be given to the views of Iwi obtained through consultation.

8. Sub-Precinct Plans

Figure 1 - Zoning Map

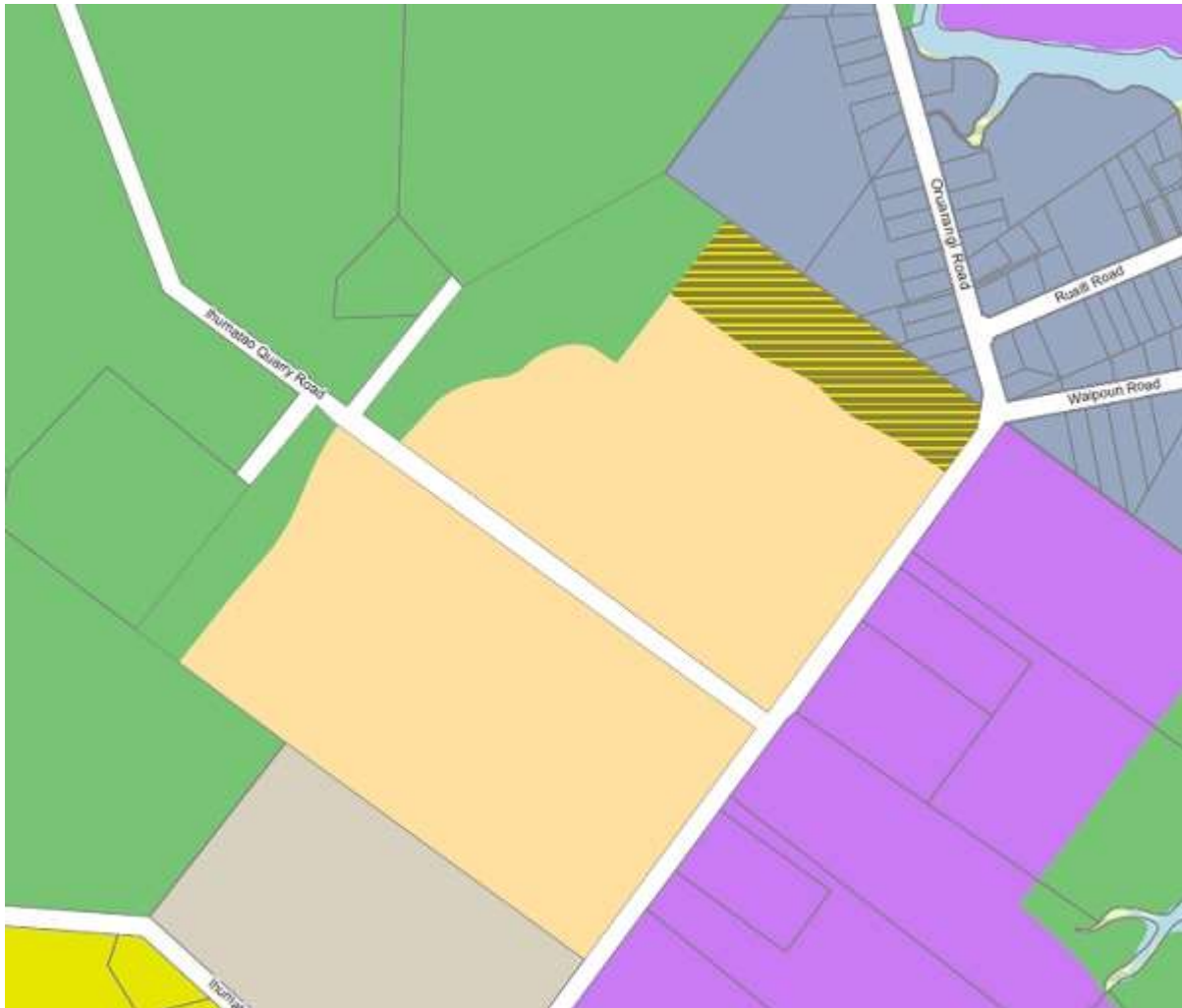


Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2



9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

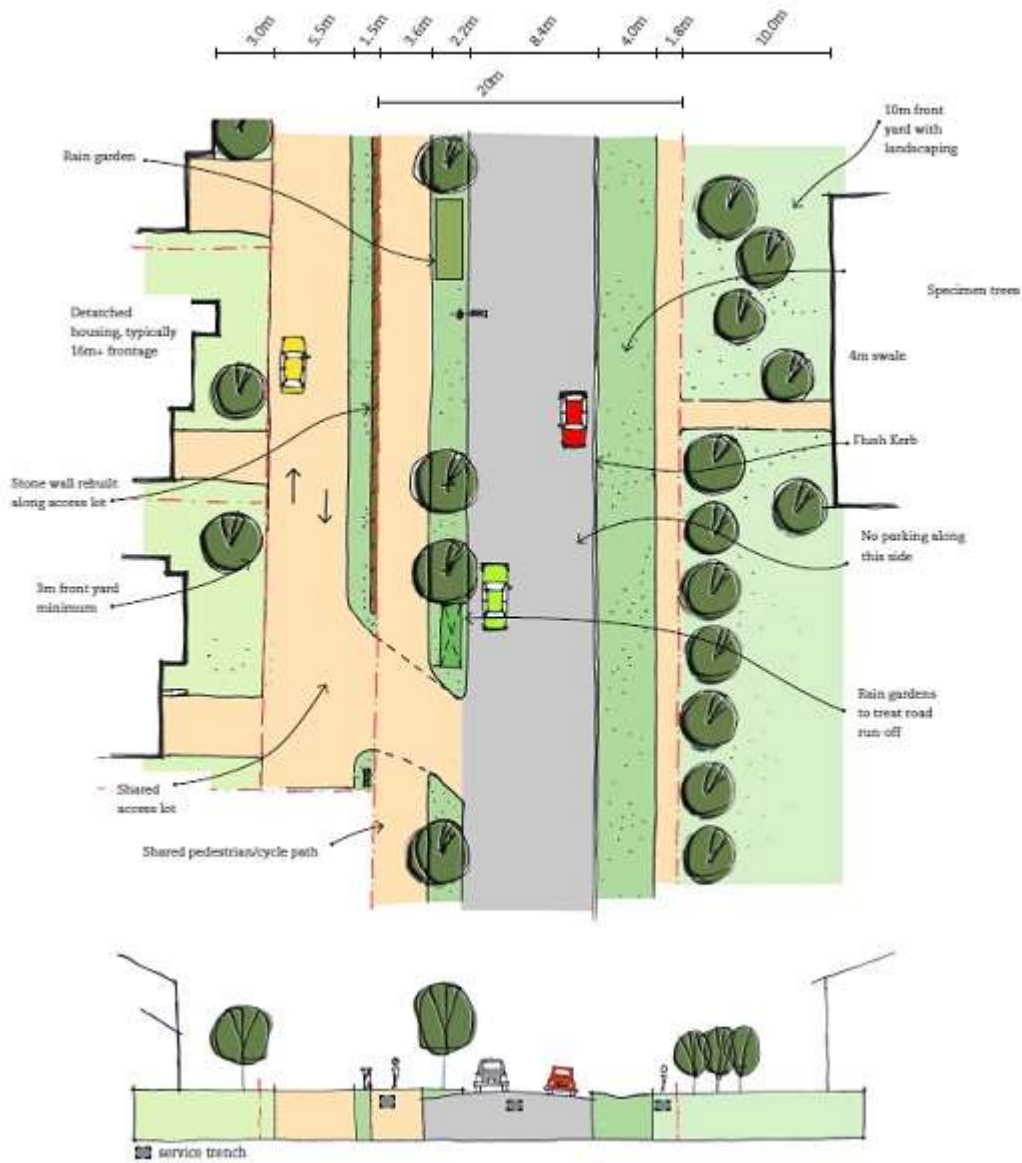


Figure 5 - Road Typology B - Ihumatao Quarry Road

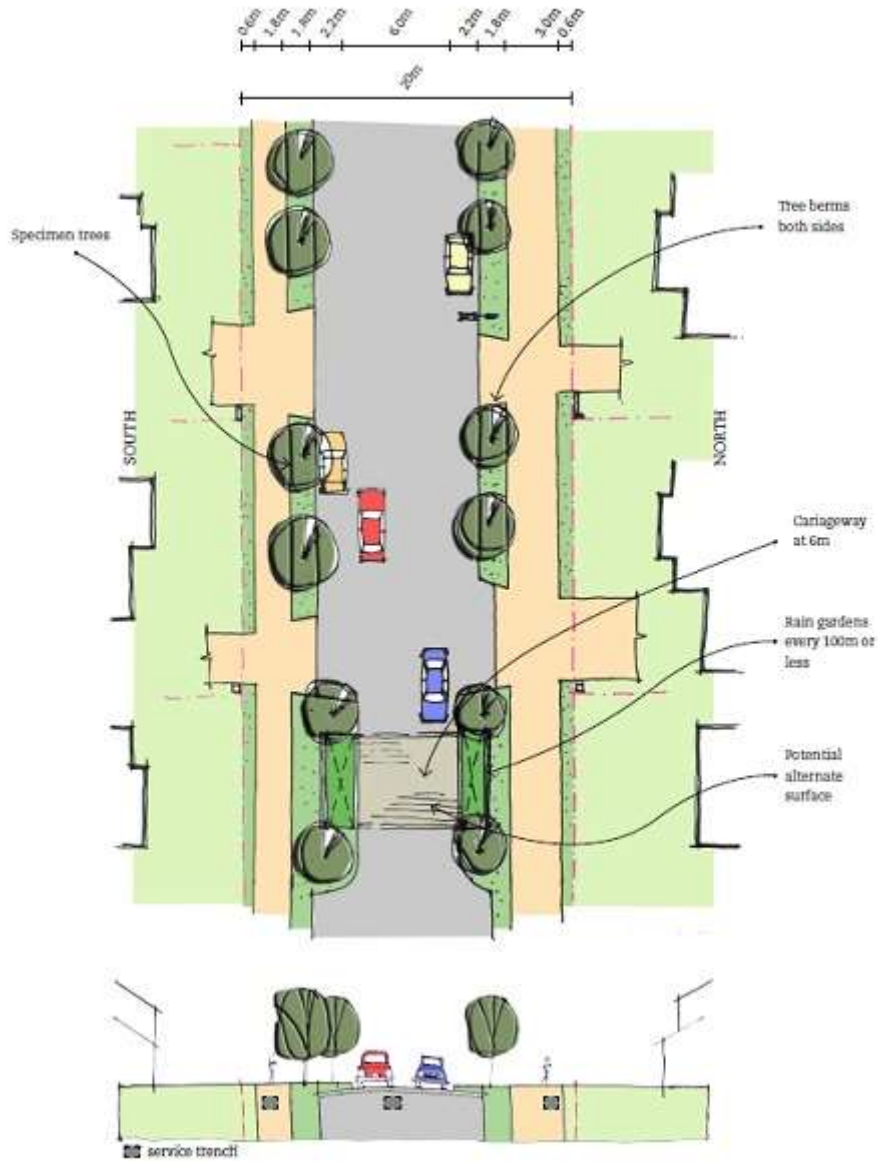


Figure 6 - Road Typology C - Key Local Road

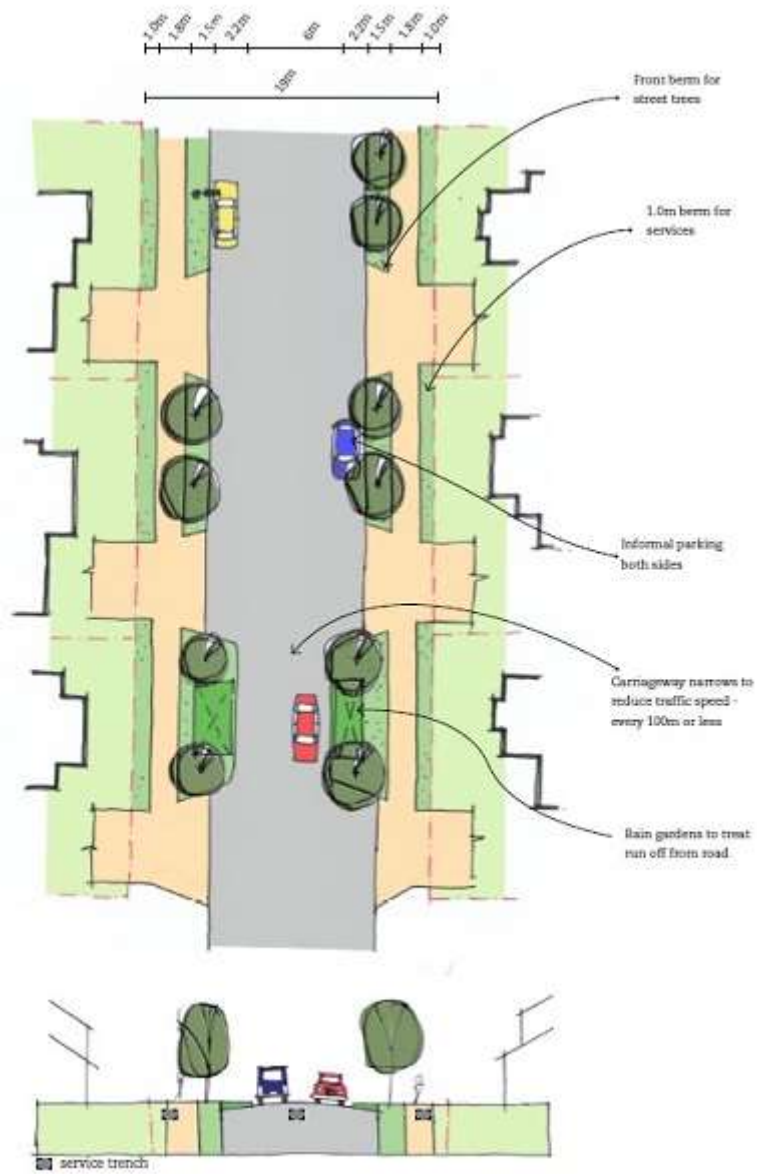


Figure 7 - Road Typology D - Maunga Edge Road

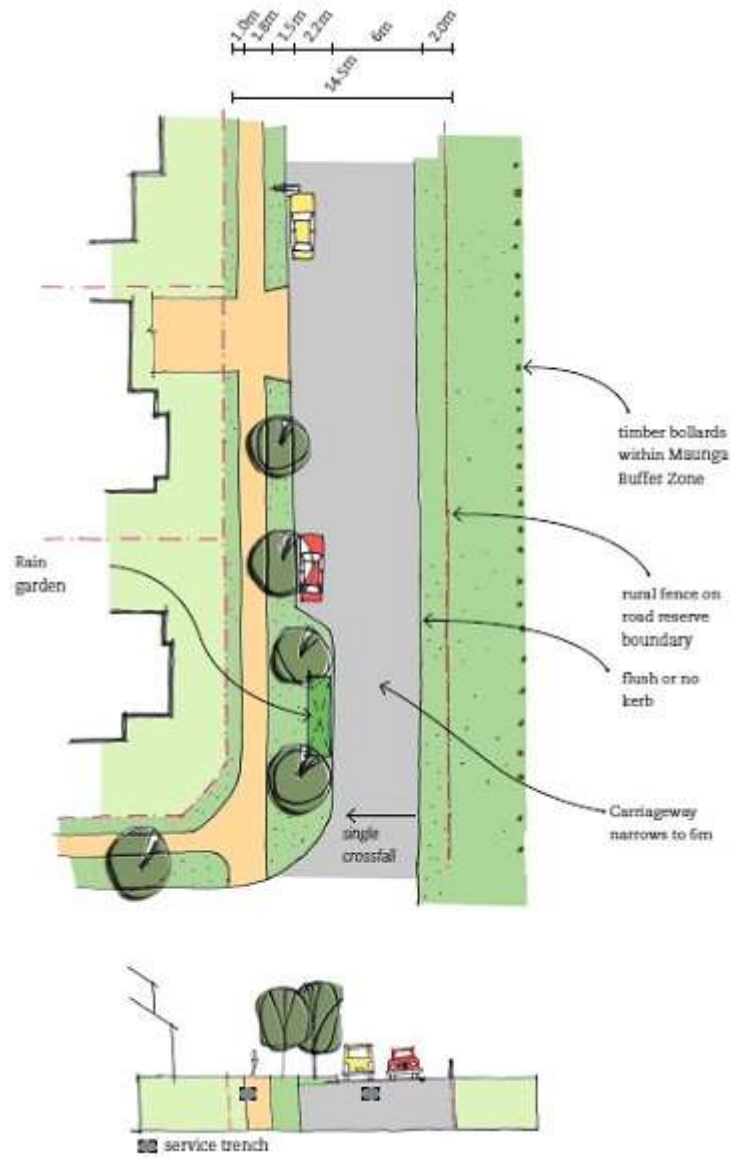


Figure 8 - Road Typology E - Boulevard

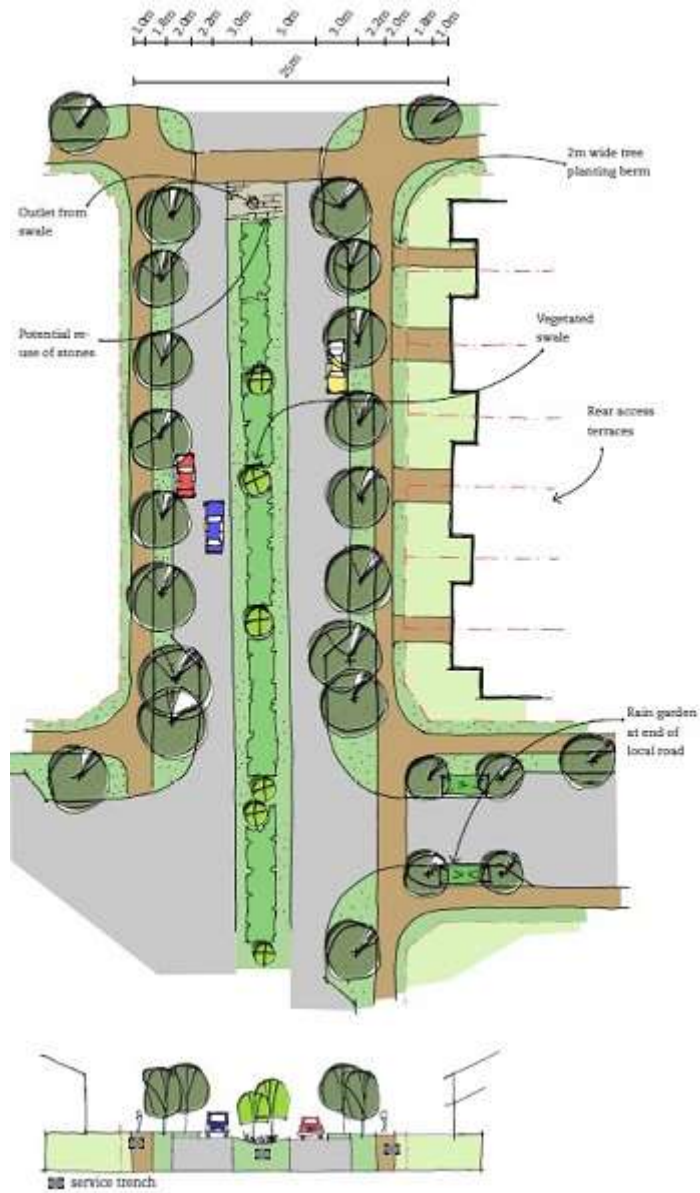


Figure 9 - Road Typology F - Swale Street

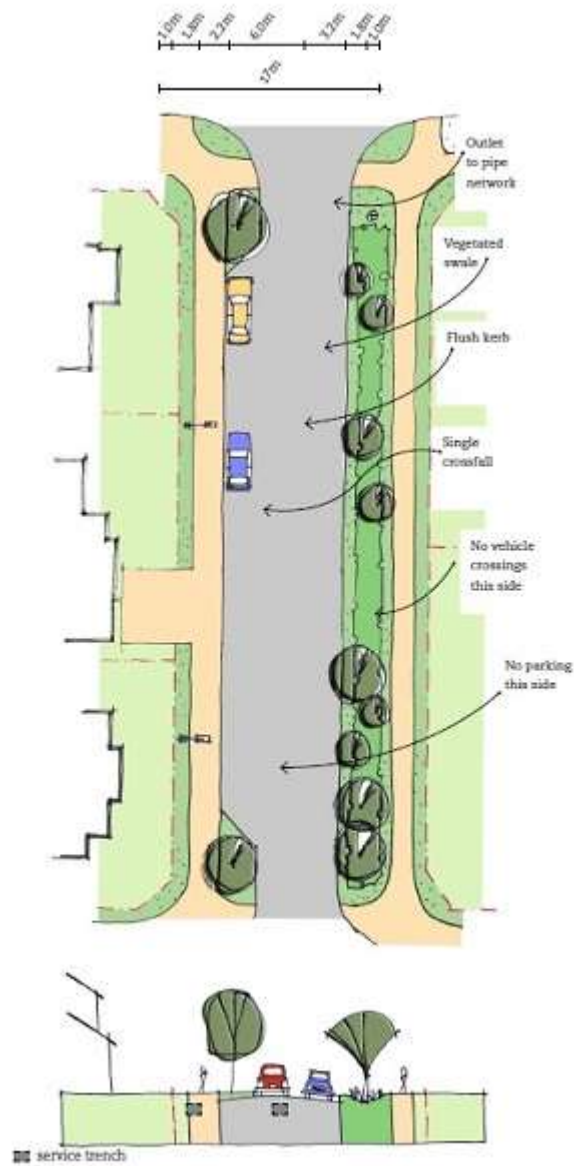
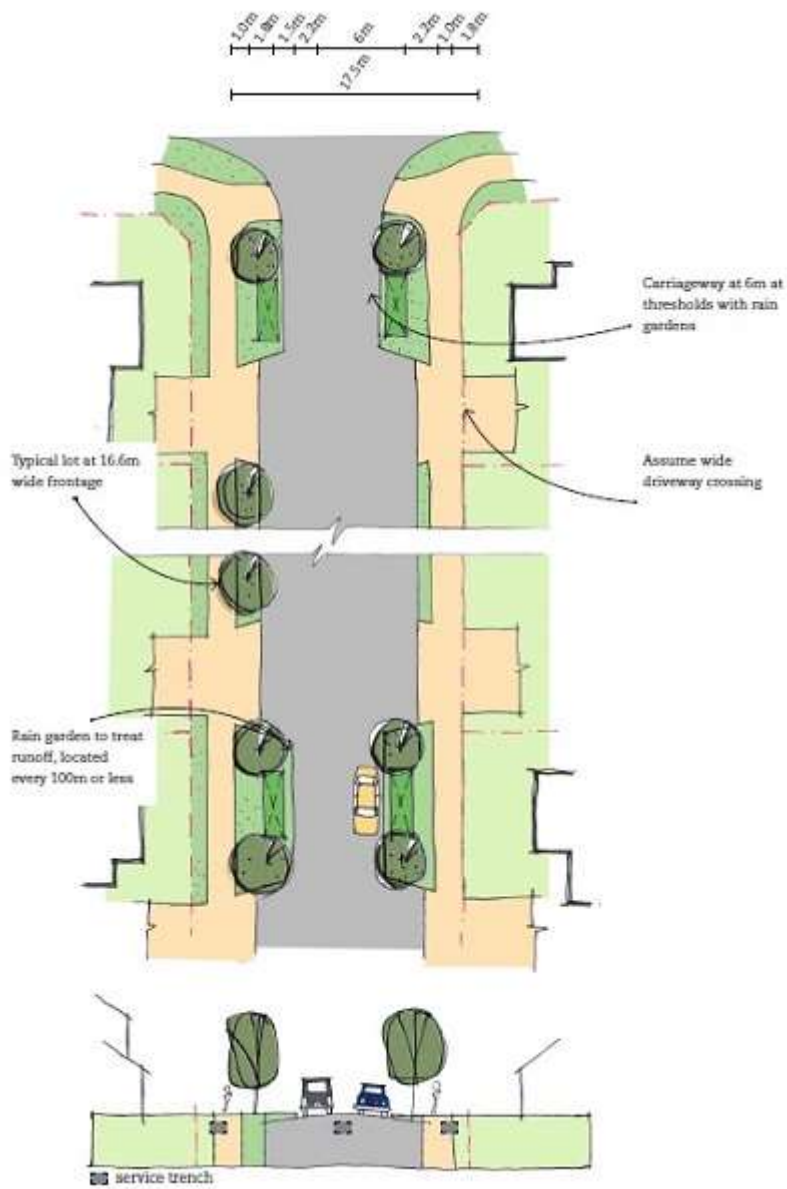


Figure 10 - Road Typology G - Typical Local Road



10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

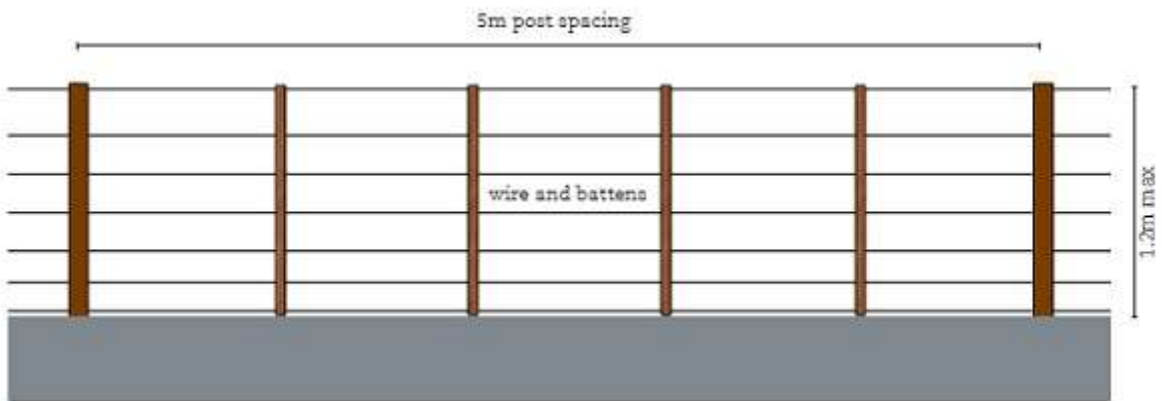


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

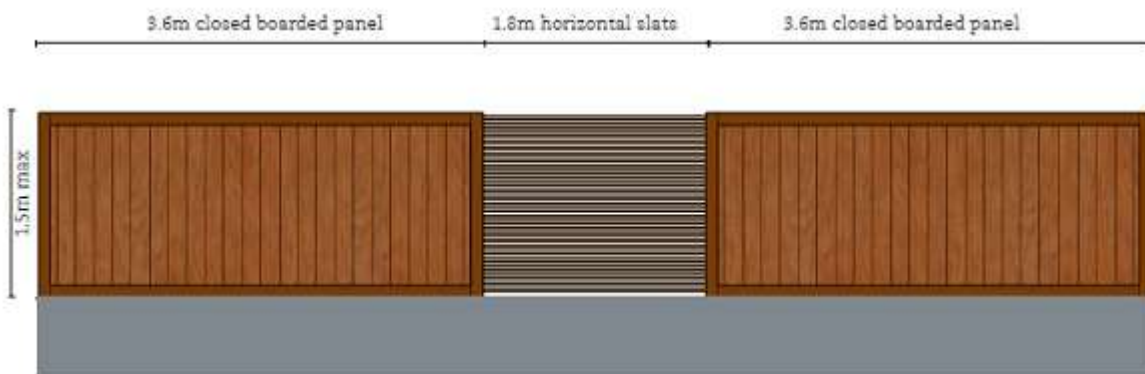


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation

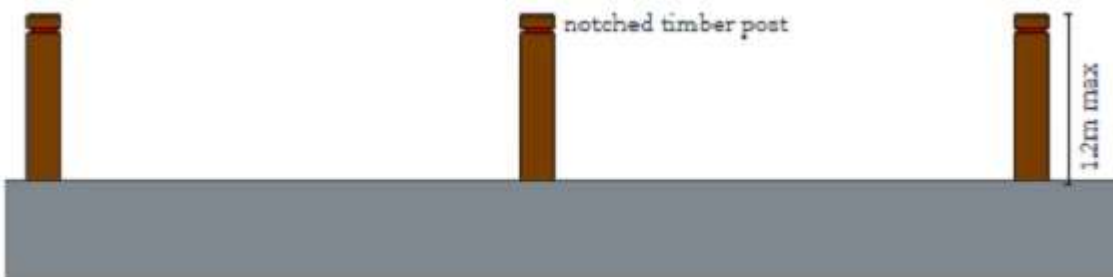


Figure 14 - Fencing Detail 4 - Green Infrastructure Zone



11. Planting Guide

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

Figure 15 - Oruarangi Road - Stage 1

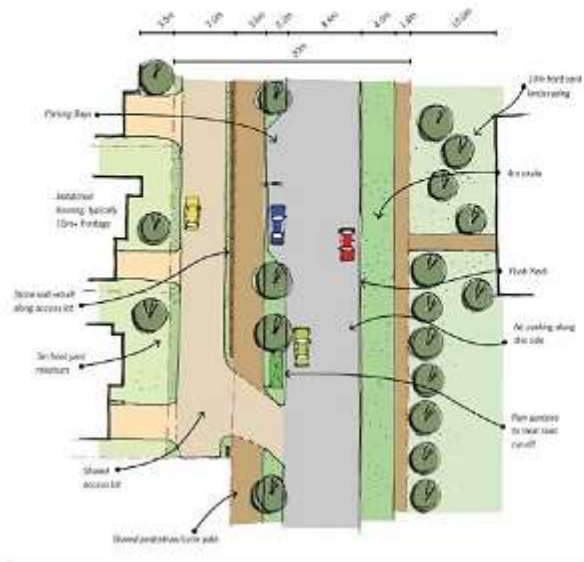
Oruarangi Road - Stage 1

- 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 (336 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>		Celts	100	



Metrosideros excelsa. Source: commons.wikimedia.org



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



Carex virgata. Source: naturoplex.co.nz



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



Sophora chathamica. Source: treehouse.co.nz



Sophora chathamica. Source: treehouse.co.nz

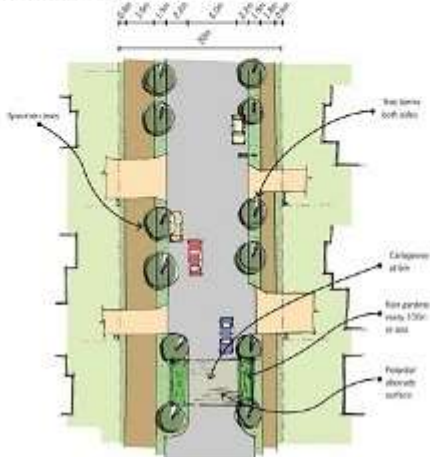
Figure 16 - Ihumatao Quarry Road - Stage 1

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 out threshold – use stone berms (Check with Engineer)
- + Pohutukawa on build outs



Species List

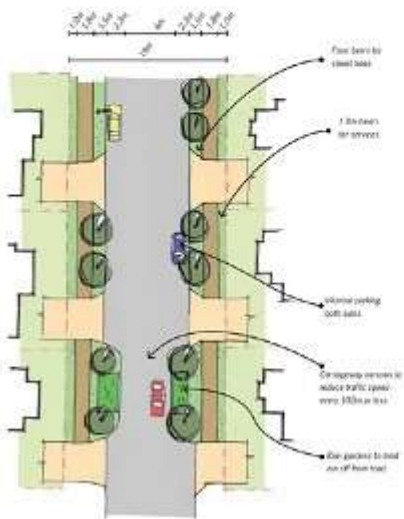
Botanical Name	Common Name	Bag Size	Number	Spacing
Front Yards				
Metrosideros excelsa	Pohutukawa	PB 150	7	1 / Lot
Berm Trees - 100 m length				
Metrosideros 'maori princess'	Pohutukawa 'maori princess'	PB 95	19	N/A
Alectryon excelsa	Titoki	PB 95	19	N/A
Knightia excelsa	Rewarewa	PB 95	19	N/A
Rain Garden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



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				
Alectryon Excelsa	Titoki	PB 95	36	N/A
Build outs				
Pohutukawa excelsa	Pohutukawa	PB 95	8	N/A
Rain Garden (5m² garden)				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata		Cells	100	

Stage 2

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

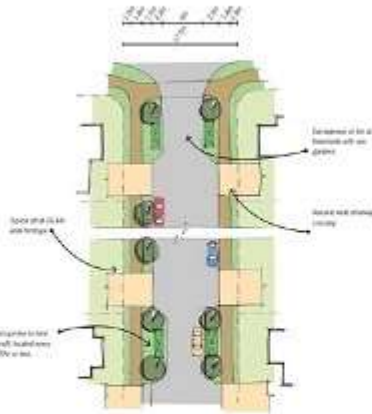


Figure 18 - Local Road - Stages 1 and 2

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)



Metrosideros excelsa. Source: commons.wikimedia.org

Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Vitex Lucens</i>	Puriri	PB 95	33	N/A
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	2	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>Vitex Lucens</i>	Puriri	PB 95	7	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	



Vitex lucens. Source: ianelli.net.nz



Vitex lucens. Source: commons.wikimedia.org



Carex virgata. Source: naturflow.co.nz



Sophora chathamica. Source: ianelli.net.nz

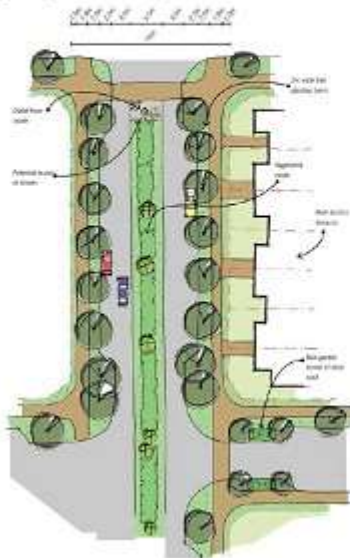


Sophora chathamica. Source: ianelli.net.nz

Figure 19 - Boulevard - Stage 1

Boulevard - Stage 1

- Re-use Stones at scruffy 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 berm 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>Apodisma simis</i>	Oia	Cells	6000	
<i>Sophora chathamica</i>	Kowhai	PB 28	100	8 m
<i>Plagianthus regius</i>	Manuka, Ribbonwood	PB12	300	2 m



Sophora chathamica. Source: ianelli.net.nz



Carex virgata. Source: naturflow.co.nz



Sophora chathamica. Source: ianelli.net.nz



Plagianthus regius. Source: forestera.co.nz



Metrosideros excelsa. Source: commons.wikimedia.org

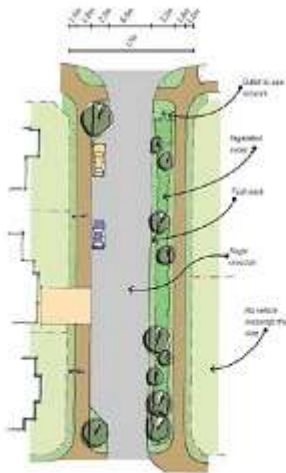


Apodisma simis. Source: naturflow.co.nz

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



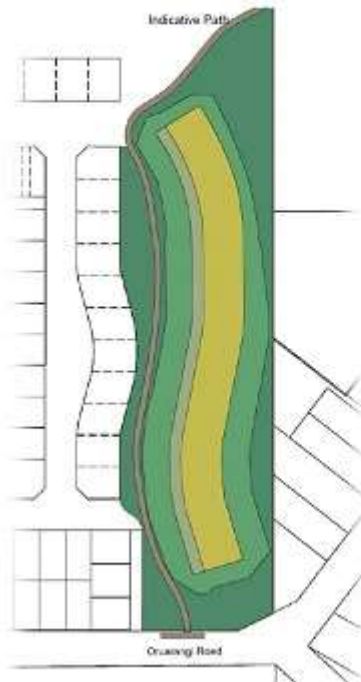
Species List
Stage 2

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 298m ²				
<i>Carex virgata</i>		Cells	320	
<i>Apodasmia similis</i>	Ota	Cells	480	
<i>Sophora chathamica</i>	Kowhai	PB 28	10	5 m
<i>Plagianthus regius</i>	Ribbonwood, Manatu	PB12	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 dissita*
 - Carex geminata*
 - Carex secta*
 - Cyperus ustulatus*
- 10 Year flood zone:**
 - Coprosma propinqua*
 - Coprosma tenuicaulis*
 - Cordyline australis*
 - Cortaderia fulvida*
 - Phormium tenax*
 - Dacrydium dacrydioides*
 - Sophora microphylla*
- Barrier:**
 - Coprosma grandifolia*
 - Coprosma lucida*
 - Coprosma robusta*
 - Dodonaea viscosa*
 - Geniostoma rupestre*
 - Hebe stricta*
 - Kunzea excelsa*
 - Leptospermum scoparium*
 - Macropiper excelsum*
 - Myrsine australis*
 - Pittosporum tenuifolium*
 - Knights excelsa*
 - Podocarpus nitara*
 - Rhopalostylis sapida*
- General vegetation (As above plus following):**
 - Lacebark
 - Mahoe
 - Lemonwood
 - Lanewood
 - Pile
 - Puriri



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