

The Proposed Auckland Unitary Plan (notified 30 September 2013)

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			

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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

The following activity table applies to sub-precinct D.

Activity	Sub-precinct D
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.

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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 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 per cent 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

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	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

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

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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 build 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.
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

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- 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 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

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- 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 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,

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- 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

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- 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



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