

Note:

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

I422. Māngere Gateway Precinct**Table I422.4.1 Activity table – sub-precincts A, B and C**

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
(A1)	Any activity located within this Sub-precinct other than those activities listed below.			
Accommodation				
(A2)	Workers' accommodation	P	D	D
(A3)	Visitor accommodation	NC	D	RD
Commerce				
(A4)	Drive-through restaurants	NC	RD	NC
(A5)	Food and beverage up to 120m ² gross floor area per site	NC	D	P
(A6)	Entertainment facilities	NC	D	D
(A7)	Greenhouses	P	P	P
(A8)	Retail accessory to an industrial activity on the site where goods are manufactured on site and the retail gross floor area does not exceed 25 per cent of all buildings on the site or 250m ² , whichever is the lesser	RD	P	P
(A9)	Retail up to 200m ² gross floor area per tenancy	NC	NC	P
(A10)	Service stations	P	P	NC
(A11)	Trade suppliers	NC	NC	NC
(A12)	Veterinary clinics	NC	D	RD
Community				
(A13)	Care centres	NC	D	D
(A14)	Education facilities	NC	D	D
(A15)	Emergency services	NC	P	P

(A16)	Healthcare facilities	NC	D	RD
Development				
(A17)	Any development within this Sub-precinct other than those listed below.			
(A18)	Buildings, structures and works including new or modified parking areas	RD	RD	RD
(A19)	External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1	RD	RD	RD
(A20)	Buildings and internal and external alterations to buildings not provided for in (A16) and (A17)			
Subdivision				
(A21)	Subdivision complying with Standard I422.6.8			
(A22)	Subdivision that does not comply with Standard I422.6.8	D	D	D

Table I422.4.2 Activity table – Sub-precinct D

Activity		Activity status
(A23)	Any activity located within this Sub-precinct other than those activities listed below.	
Development		
(A24)	Any development within this Sub-precinct other than those listed below.	
(A25)	Buildings that exceed total site coverage of 300m ²	D

I422.8. Assessment – restricted discretionary activities**I422.8.1. Matters of discretion**

- (1) Buildings, structures and works including new or modified parking areas; or subdivision:
 - (a) coherent design for the Māngere Gateway heritage route, Oruarangi Road and surrounds;
 - (b) adverse effects on heritage resources; and
- (2) External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1:
 - (a) coherent design for the Māngere Gateway heritage route and surrounds;

I422.8.2. Assessment criteria

- (1) Buildings, structures and works including new or modified parking areas; or subdivision:
 - (a) design and external appearance of buildings and landscape design:
 - (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
 - (ii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Mangere Gateway precinct, and features including generous areas of glazing, verandahs over entrance areas, and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;
 - (iii) in the case of any building visible from the Special Purpose – Māori Purpose zone or an open space zone (existing or proposed), the building design and external appearance should include or measures such as building setback and landscape planting that respond sensitively to cultural and landscape values;
 - (b) the building, structures and works should promote a coherent design for the Mangere Gateway heritage route and adjoining land by:
 - (ii) pou, art, sculpture or other public amenity features should be of an appropriate design to represent the Māori and European history of the area and be located on land adjoining the Mangere Gateway heritage route, in order to promote a distinctiveness or sense of place appropriate for the wider heritage area;
 - (c) sub-precincts B•C: provision of and relationship to public open spaces and natural resources:
 - (i) development proposals for the public open space areas identified in the precincts should generally reflect an informal or passive design that reflects the historic rural character, cultural and heritage values of the area including as viewed from the Mangere Gateway Heritage Route; and
 - (ii) strong open space and visual connections to and around Waitomokia and Oruarangi Creeks should be created, and include provision for pedestrian and cycle linkages and locations for cultural, landscape and historical interpretive features;
 - (d) adverse effects on heritage resources:
 - (i) buildings, structures and works adjoining that part of the Mangere Gateway Heritage Route within sub-precincts B and C should be designed in such a way as to incorporate historic trees and shelter

belts and existing heritage buildings, including the provision of an appropriate area of domestic open space around the Paul Homestead (556 Oruarangi Road), and ensuring the location and scale of development complements rather than dominates that area;

(ii) buildings, structures and works adjoining Oruarangi Road within sub-precincts B and C should be designed in such a way as to incorporate existing heritage buildings and historic trees, and complements those elements as well as responding sensitively to the cultural and landscape values of the area;

(iii) development proposals should identify and incorporate any cultural heritage resources, in a way that integrates with and enhances those resources;

(e) landscape treatment:

(i) the extent and form of landscaping should complement development in adjoining policy areas, contribute in a significant manner to the visual amenities of the site, and streetscape, and promote a distinctiveness or sense of place appropriate for the wider heritage area;

(2) External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1:

(a) refer to Rule I422.8.2(2)(b) to (e).

I422.9. Special information requirements

(1) A cultural impact assessment is required for an application for buildings, structures and works including new or modified parking areas or subdivision. This requirement may be waived by the Council for minor works before or after a comprehensive redevelopment of the site.