Manukau Operative District Plan 2002

Mangere Town Centre and Neighbourhood District Plan: Proposed Plan Change No. 26
EXPLANATORY STATEMENT

(This statement does not form part of the plan change; it is for explanatory purposes only).

The Mangere Town Centre and Neighbourhood District Plan (the Plan) is a stand alone document but is part of the Manukau Operative District Plan 2002.

The Plan is a legal document which sets out the vision, objectives, policies, rules and assessment considerations which will manage land uses, building development and subdivision in the Mangere Plan area. The Plan sets out the land use and development control processes that govern day to day activities and long term development activities engaged in by both the private and public sectors.

Five Management Areas are proposed, each having a particular vision and objectives, policies and rules. These Management Areas are the Mangere Town Centre, Mangere Community, Mangere Residential, Mangere Local Shops and Mangere Streets, Open Spaces and Walkways.

All new buildings in the Mangere Town Centre and Mangere Community Management Areas will require resource consents as a Restricted Discretionary Activity (RDA), and will be determined on a non-notified basis.

To assist in determining resource consent applications a range of Assessment Considerations are proposed including the Council’s Residential Apartment Design Guide and Draft Residential Design Guide. These considerations emphasise the achievement of high quality design and built form outcomes and are used in preference to standard methods that specify prescriptive development standards.

Schedules of Heritage Buildings and Objects and Significant Trees are included and replace (and add to) those listed in the scheduled lists 6A and 6B of the Heritage Chapter in the Operative Manukau District Plan.

Modifications to existing designations are also included.

A separate Planning Map shows the Mangere Town Centre and Neighbourhood area which replaces the area shown on the Operative Manukau District Plan.
Notes:

1. The proposed plan change makes various amendments to Manukau Operative District Plan 2002, and creates a new document “Proposed Mangere Town Centre and Neighbourhood District Plan”. Where indicated in the Manukau Operative District Plan 2002, new text is underlined and deleted text is shown as strikethrough.

2. While forming part of the Manukau Operative District Plan 2002, the proposed plan change document will stand alone from it as a separate document.

3. All references to the Mangere Town Centre and Neighbourhood Area will hereafter be included within the Mangere Town Centre and Neighbourhood Area District Plan.

SCHEDULE OF CHANGES
Changes to Manukau Operative District Plan 2002 – Text and Planning Maps

1.0 Chapter 1 - Introduction
2.0 Chapter 5 - General Procedures and Rules
3.0 Chapter 6 - Heritage
4.0 Chapter 13 - Residential Areas
5.0 Planning Maps 7, 11 and 12

Proposed Mangere Town Centre and Neighbourhood District Plan and Planning Map

6.0 Proposed Mangere Town Centre and Neighbourhood District Plan and Planning Map as attached. Contents include:
   1.0 Introduction
   2.0 District Plan Response
   3.0 General Rules
   4.0 Management Area Provisions
   5.0 Assessment Considerations
   6.0 Scheduled Items
   7.0 Definitions
   8.0 Financial and Reserve Contributions
   9.0 Designations
  10.0 Erosion and Sedimentation Controls
  11.0 Engineering Performance Standards
1.0 AMENDMENTS TO INTRODUCTION

(1.1) Amend 1.1.2 as follows:

1.1.2 The Structure of the District Plan

The Manukau District Plan comprises 2 sections; the first section covers the Mangere Town Centre and Neighbourhood area, and the second section the rest of the Manukau District.

The Manukau District Plan has two primary components:

• the written text which contains all of the resource management issues, objectives, policies and methods (including rules);

• the planning maps which indicate in graphic form the areas to which certain rules in the written text apply.

The written text should be read as a whole so that the common themes of the Plan and the relationship between the various chapters can be understood. There is a significant amount of cross-referencing in the text in order that repetition is avoided where possible. In addition there is the Mangere Town Centre and Neighbourhood District Plan which stands alone as a separate part of the Manukau District Plan.

To assist those using the written text of the Manukau District Plan it has been presented in Chapters (except for the Mangere Town Centre and Neighbourhood District Plan which stands alone). Each Chapter has a contents page. The Chapters form three groups as follows:

<table>
<thead>
<tr>
<th>STRATEGIC CHAPTERS</th>
<th>Set out city-wide Resource Management Issues and Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapters 2–4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IMPLEMENTATION</th>
<th>Contain Rules which apply city-wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapters 5–11</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IMPLEMENTATION</th>
<th>Contain Rules which apply only within the Specified Areas on the Planning Maps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapters 12–17</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHAPTER</th>
<th>TITLE</th>
<th>GENERAL PURPOSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Introduction</td>
<td>Outlines content and form of plan, relationship to other plans and includes monitoring statement</td>
</tr>
<tr>
<td>2</td>
<td>The City's Resources</td>
<td>Analyses the state of the City’s Resources</td>
</tr>
<tr>
<td>3</td>
<td>The City's People</td>
<td>Analyses the human dimension of sustainable management under the RMA</td>
</tr>
<tr>
<td>4</td>
<td>The City's Environment</td>
<td>Outlines city-wide Environmental Outcomes anticipated as a result of the implementation of the Plan’s, Objectives, Policies and Methods</td>
</tr>
<tr>
<td>5</td>
<td>General Procedures and Rules</td>
<td>Contains general information and rules about resource consent procedures, designations and activities (e.g. signs) which occur throughout the City</td>
</tr>
<tr>
<td>6</td>
<td>Heritage</td>
<td>Sets out issues, objectives, policies and methods for cultural and natural heritage protection. Includes city-wide rules for heritage protection and cross references to rules in other chapters (e.g. Residential Heritage Zones)</td>
</tr>
<tr>
<td>7</td>
<td>Utility Services</td>
<td>Contains issues, objectives, policies and methods (including city-wide rules) for managing the effects of private and public sector network utility services</td>
</tr>
<tr>
<td>8</td>
<td>Transportation</td>
<td>Identifies issues concerning the City’s transportation networks and sets out city-wide rules for managing the effects of the use of those networks. Includes parking, access and circulation requirements</td>
</tr>
<tr>
<td>CHAPTER</td>
<td>TITLE</td>
<td>GENERAL PURPOSE</td>
</tr>
<tr>
<td>---------</td>
<td>-------</td>
<td>----------------</td>
</tr>
<tr>
<td>9</td>
<td>Land Modification, Development and Subdivision</td>
<td>Sets out issues, objectives and policies and specifies management methods and city-wide rules relating to the effects of the land development and subdivision process. Sets out financial contributions relating to this process and includes rules for the avoidance and mitigation of natural hazards.</td>
</tr>
<tr>
<td>10</td>
<td>Hazardous Facilities and Substances and Waste Management</td>
<td>Identifies issues relating to the effects of waste and hazardous substances and identifies objectives, policies and methods. Contains rules for the City’s two sanitary landfills and for controlling the effects of hazardous substances.</td>
</tr>
<tr>
<td>12-16</td>
<td>Rural Areas — Residential Areas — Business Areas — Public Open Space — Future Development Areas — Special Areas and Activities</td>
<td>These Chapters identify issues and contain objectives, policies and methods (non-regulatory and regulatory). The rules only apply in the areas identified on the planning maps. The Public Open Space Chapter contains rules requiring financial contributions from subdividers and developers for public open space purposes.</td>
</tr>
<tr>
<td>Appendix</td>
<td>Interpretation and Definitions</td>
<td>Contains definitions for terms which apply in all the foregoing chapters.</td>
</tr>
</tbody>
</table>

**Mangere Town Centre and Neighbourhood Area District Plan**

This part of the Plan stands alone. It sets out the planning context of Mangere and addresses particular local issues and needs by introducing area specific provisions to achieve the stated visions for each Management Area.

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### 2.0 AMENDMENTS TO CHAPTER 5 – GENERAL PROCEDURES AND RULES

(2.1) Amend ‘Schedule 5A: Designations’ as follows:

<table>
<thead>
<tr>
<th>Designation No.</th>
<th>Map No.</th>
<th>Description of Designation</th>
<th>Underlying Zone</th>
<th>Requiring Authority</th>
<th>Location</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>11</td>
<td>Arahanga Intermediate School Refer to Schedule 5A1.1</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>7S Comet Crescent, Mangere</td>
<td>Lot 1 DP 62314</td>
</tr>
<tr>
<td>4</td>
<td>11</td>
<td>Bader Intermediate School Refer to Schedule 5A1.1</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>6S Court Town Close, Mangere</td>
<td>Parts Allotment 69 (Land on DP 28496), Part Allotment 70, and Parts Allotment 49 Parish of Manurewa</td>
</tr>
<tr>
<td>38</td>
<td>12</td>
<td>Jean Batten Primary School Refer to Schedule 5A1.1</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>6S Imrie Ave, Mangere</td>
<td>Lot 79 DP 54457</td>
</tr>
<tr>
<td>46</td>
<td>42 &amp; 7</td>
<td>Mangere Central Primary School Refer to Schedule 5A1.1</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>244S Kirkbride Road, Mangere</td>
<td>Part Allotment 70 Parish of Manurewa, Lot 249 DP 68248</td>
</tr>
<tr>
<td>Page</td>
<td>Column 1</td>
<td>Column 2</td>
<td>Column 3</td>
<td>Column 4</td>
<td>Column 5</td>
<td>Column 6</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>64</td>
<td>11</td>
<td>Nga Iwi Primary School Refer to Schedule 5A1.1</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>60S Mascot Avenue, Mangere</td>
<td>Lot 2 DP 57344</td>
</tr>
<tr>
<td>84</td>
<td>12</td>
<td>Robertson Road Primary School Refer to Schedule 5A1.4</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>203S Robertson Rd, Mangere</td>
<td>Lots 1 &amp; 2 DP 54667</td>
</tr>
<tr>
<td>94</td>
<td>11 &amp; 12</td>
<td>Viscount Primary School Refer to Schedule 5A1.4</td>
<td>Main Residential</td>
<td>Minister of Education</td>
<td>65S Viscount Street, Mangere</td>
<td>Part Lot 224 DP 66766, Lot 234 DP 64723, Lot 232 DP 66785</td>
</tr>
<tr>
<td>100</td>
<td>12</td>
<td>Land uses for telecommunication and radio communication purposes including telephone exchange</td>
<td>Main Residential</td>
<td>Telecom New Zealand Ltd</td>
<td>Mangere Exchange, 63 Ashgrove Road (Cnr Bader Drive), Mangere</td>
<td>Lot 21 DP 59928 Blk IX Otahuhu SD</td>
</tr>
<tr>
<td>120</td>
<td>11</td>
<td>Mangere Police Station Refer to Schedule 5A4 for conditions</td>
<td>Main Residential</td>
<td>Minister of Police</td>
<td>92 Bader Drive, Mangere</td>
<td>Lot 40 DP 86643 Pt Allot 70 Parish of Manurewa</td>
</tr>
<tr>
<td>140</td>
<td>42</td>
<td>Electrical Works (Substation)</td>
<td>Business 5</td>
<td>Vector Ltd</td>
<td>Mangere Central Substation, 2 Canning Crescent, Mangere</td>
<td>Lot 12 DP 57453</td>
</tr>
<tr>
<td>178</td>
<td>42</td>
<td>Mangere Periodic Detention Centre</td>
<td>Business 5</td>
<td>Minister of Corrections</td>
<td>Mangere Periodic Detention Centre, 24 Canning Crescent, Mangere</td>
<td>Allotment 398 Parish of Manurewa</td>
</tr>
<tr>
<td>181, NZTA1</td>
<td>11, 12, 18, 28, 41, 42, and Mangere Town Centre and Neighbourhood Plan</td>
<td>South Western Motorway (State Highway 20)</td>
<td>Primary Road</td>
<td>Transit NZ</td>
<td>Proposed Motorway (Mt Roskill-Wiri)</td>
<td></td>
</tr>
<tr>
<td>184, NZTA2</td>
<td>7, 44, 42, and Mangere Town Centre and Neighbourhood Plan</td>
<td>Airport Motorway (State Highway 20A)</td>
<td>Primary Road</td>
<td>Transit NZ</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(2.2) Amend Schedule 5A1.1: Conditions on School Designations as follows:

2.1 This clause applies to the school designations which have frontage to the Primary Road Network. The designation numbers for the schools to which the clause applies are: 3, 9, 10, 12, 14, 15, 20, 22, 23, 32, 33, 34, 44, 45, 46, 49, 53, 54, 55, 56, 60, 64, 66, 69, 71, 73, 80, 83, 85, 87, 277.

(2.2) Amend Schedule 5A4: Conditions on Designations 120-127 – Police Stations
2.1 (This applies to the Police designations which have frontage to the Primary Road Network, namely designations 429,122,123,124,125,126,127.)

3.0 AMENDMENTS TO CHAPTER 6 – HERITAGE

(3.1) Delete Schedule 6A items as follows:

<table>
<thead>
<tr>
<th>Identification</th>
<th>Map No.</th>
<th>Ward</th>
<th>Group</th>
<th>Description</th>
<th>Address</th>
<th>Extent</th>
<th>Criteria for Scheduling (Refer to Appendix 6A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>76</td>
<td>12</td>
<td>Mangere</td>
<td>1</td>
<td>Mangere Presbyterian Church</td>
<td>254 Kirkbride Road, Mangere</td>
<td>Exterior and Interior</td>
<td>l, ii, iii, iv, vi, vii, viii, x, xi, xiv, xvii, xviii, xix, xx</td>
</tr>
<tr>
<td>77</td>
<td>12</td>
<td>Mangere</td>
<td>1</td>
<td>Mangere Presbyterian Church Graveyard</td>
<td>254 Kirkbride Road, Mangere</td>
<td>Exterior and Interior</td>
<td>l, ii, iii, iv, vi, vii, viii, x, xi, xiv, xvii, xix, xx</td>
</tr>
<tr>
<td>100</td>
<td>11</td>
<td>Mangere</td>
<td>2</td>
<td>Mangere Community House</td>
<td>141R Robertson Road, Mangere</td>
<td>Exterior only</td>
<td>vi, x, xx</td>
</tr>
</tbody>
</table>

(3.2) Delete Schedule 6B items as follows:

<table>
<thead>
<tr>
<th>Identification</th>
<th>Map No.</th>
<th>Ward</th>
<th>Description</th>
<th>Address</th>
<th>Criteria for Scheduling</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>42</td>
<td>Mangere</td>
<td>2 x Norfolk Island Pine</td>
<td>Mangere Presbyterian Church, 254 Kirkbride Road, Mangere</td>
<td>Visual appeal, Historical Value</td>
</tr>
<tr>
<td>6</td>
<td>11</td>
<td>Mangere</td>
<td>1 x Plane Tree</td>
<td>Centre Park, 101R Robertson Road, Mangere</td>
<td>Visual Appeal</td>
</tr>
</tbody>
</table>

4.0 AMENDMENTS TO CHAPTER 13 – RESIDENTIAL AREAS

(4.1) Delete 13.9.2 Residential Heritage Zones as follows:

RH2 (Teo and Tioro Lanes, Mangere)
This zone will protect one of the first examples of cluster housing in New Zealand. This state housing built in 1978 and is significant because it represented a change in the government’s housing policies relating to architectural and subdivision design.

(4.2) Amend 13.10.2 Activity Table as follows:

<table>
<thead>
<tr>
<th>Zones</th>
<th>Residential (Built Form)</th>
<th>Residential (Flora)</th>
<th>Residential (Traditional)</th>
<th>Main Residential</th>
<th>Integrated Intensive</th>
<th>Residential Settlement</th>
<th>Residential Settlement</th>
</tr>
</thead>
</table>

Mangere Town Centre and Neighbourhood District Plan
Proposed Plan Change No. 26
(4.3) 13.11.1.5.1 delete from Yard Table as follows

<table>
<thead>
<tr>
<th>Heritage</th>
<th>Heritage</th>
<th>Suburban</th>
<th>Housing</th>
<th>Serviced</th>
<th>Unserviced</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH 1-3</td>
<td>RH 4</td>
<td>RH 6-8</td>
<td>MR</td>
<td>IH</td>
<td>RSS</td>
</tr>
</tbody>
</table>

(4.4) Delete 13.13.11.1.2 as follows:

13.13.11.1.2 When assessing an application for activities specified in 13.13.11.1 that are located in the RH2 zone, the Council will have regard to the following assessment criteria for each specified activity below and any relevant matters set out in Section 104 of the Act:

(a) Design and External Appearance

(i) Accessory Buildings and Minor Household Units

- Whether the proposal utilises the same or similar design elements as those of the original buildings, or a compatible modern design;
- Whether the proposal does not detract from the heritage character of the cluster development or streetscape;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(ii) External additions and alterations to existing buildings

- Whether the proposal utilises the same or similar design elements, materials and finishes as those of the original buildings;
- Whether the proposal does not detract from the heritage character of the cluster development or streetscape;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(b) Site Layout and Landscape Effects for all Activities in 13.13.11.1

- Whether the proposal is in keeping with the existing site layout and siting of buildings and structures;
- Whether the proposal conserves and enhances existing landscaping, trees and planting;
- Whether the proposal avoids, remedies or mitigates any adverse effects on the residential heritage character of the area.

(c) Servicing, including stormwater drainage, water supply, and sewerage disposal
Refer to assessment criteria, Chapter 9 — Land Modification, Development, and Subdivision

(4.5) Amend 13.13.11.2.1 as follows:

13.13.11.2.1 (a) Effects on Heritage Streetscape Quality

(i) Whether the existing building is of heritage importance and essential to the maintenance of the heritage quality or special character of the street. A general guideline is as follows:

RH 1 Buildings built before 1940 may be of heritage importance;

RH 2 All buildings are of heritage importance

RH 3 All buildings are of heritage importance

5.0 Manukau District Plan Maps

(5.1) Amend Map 7, 11 and 12 as shown on the following maps:
6.0 Mangere Town Centre and Neighbourhood District Plan

6.1 Add Mangere Town Centre and Neighbourhood District Plan and Planning Map as attached.
Mangere Town Centre and Neighbourhood District Plan: Proposed Plan Change 26

August 2010  I  Manukau City Council  I  This document forms a separate section of the Manukau City District Plan
Contents
Mangere Town Centre and Neighbourhood District Plan

1.0 Introduction
1.1 Mangere Town Centre and Neighbourhood District Plan (The Plan)

The Mangere Town Centre and Neighbourhood District Plan (the Plan) is a stand alone document but is part of the Manukau District Plan.

The Plan is a legal document which sets out the vision, objectives, policies, rules and assessment considerations which will manage land uses, building development and subdivision in the Mangere Plan area. The Plan sets out the land use and development control processes that govern day to day activities and long term development activities engaged in by both the private and public sectors.

As a regulatory document, the Plan can be used in association with other methods to achieve sustainable urban development in the Mangere area. Many of the outcomes on which the Plan seeks to deliver cannot be achieved through statutory processes alone.

This Plan will complement other initiatives and actions in which the Council will engage that enable a ‘whole Plan’ approach to delivering on community needs. It identifies the importance of other methods that help achieve revitalization in and around the Town Centre and residential neighbourhoods such as:

- Fundamental changes to the built form patterns and street systems as a pre-condition to achieving sustainable urban development.
- Alignment of public investment in physical and social infrastructure to help achieve urban revitalization.
- Involvement of all sectors (public, private and non-government organizations),
- Managing urban form rather than just controlling land uses and activities—a focus on urban design outcomes appropriate to the existing patterns around the Town Centre.
- Recognizing the importance of financial mechanisms to encourage positive changes to urban form (such as enhancing vehicle and pedestrian connections between places by offsetting costs against financial levies).

There is much potential for Mangere Town Centre to capitalise on its diversity and grow to be a compact and economically thriving centre which anticipates and meets the needs of its community.

Mangere’s residential area includes significant areas of public housing land (Housing New Zealand Corporation- HNZC) which creates a unique set of circumstances for public investment to enhance community well-being. There are strong cultural and socio-economic influences creating local economic and social opportunities. The existing local outdoor market in the Centre is a key part of the Community. The Plan addresses the issues facing the Mangere town centre and adjacent residential areas and local shops, as well as streets, open space and walkways.

Key features of the District Plan approach

A district plan cannot directly address many matters that require public and/or private partnerships for delivery. There are a number of Plan methods that can provide the regulatory means to support appropriate and sustainable development through processes that reduce the time and costs of obtaining resource consents. These include;

- Using the restricted discretionary activity (RDA) resource consent approach as a primary management tool for assessing and approving all new buildings.
- Having an Independent Review process using external specialists and when appropriate, Council staff to provide independent input to the Council’s processing staff in particular in respect of the relevant application assessment considerations.
- Ensuring Council’s processing staff are upskilled for assessing applications under this Plan. Staff will be closely linked into the development control monitoring system so that the assessment considerations are reviewed regularly and adapted as necessary to ensure that the Plan is delivering on the stated policies and urban design outcomes.
- Ensuring certainty with consent processing costs. Council may use a fixed fee approach recognising that there is a trade off between processing cost recovery and the costs of applicant’s involvement in Plan processes where the majority of building developments will require a resource consent.
- Reducing planning process costs and providing supportive financial and development contribution regimes to help incentivise private investment.
• Applying five Management Areas as the ‘planning area units’ with each having a particular vision and objectives, policies and rules. These Management Areas are the Mangere Town Centre, Mangere Community, Mangere Residential, Mangere Local Shops and Mangere Streets, Open Spaces and Walkways.

• A focus on built environment ‘outcomes’ and urban design rather than just focussing on land use activity management.

• Acknowledging through the Plan that the street, open space and walkways network needs to be significantly improved to facilitate better connectivity for people and vehicles and to enhance the quality of the built environment. For example, new streets are needed within the Town Centre to create the building blocks essential to fostering an appropriate urban scale and quality urban design outcomes.

• Creating a supportive planning framework for delivering integrated public sector investment (across local, regional, and central government agencies) as a key means of ensuring effective and efficient public expenditure.

### 1.2 Structure of the Plan

- **1.0 Introduction**
- **2.0 Our Response to the District Plan**
- **3.0 General Rules**
- **4.0 Management Areas**
  - **4.1 Mangere Town Centre**
  - **4.2 Mangere Community**
  - **4.3 Residential**
  - **4.4 Local Shops**
  - **4.5 Streets, Open Space + Walkways**
- **5.0 Assessment Considerations**
- **6.0 Appendices**
1.3 Planning Context

The Local Government Act 2002 and the Resource Management Act 1991 (RMA) oblige Manukau City Council in its decision-making, to provide for the health, social, economic and cultural well-being of people and their communities.

Manukau City is located in the south of the Auckland Region. Mangere is its second most populous community and is an area of both need and opportunity. It has been identified as a local growth centre which is consistent with the regional planning framework, with its population expected to reach 61,000 by 2031.

There is much potential for Mangere Town Centre to capitalise on its diversity and grow to be a compact and economically thriving centre that meets and anticipates the needs of its community. There are also strong cultural influences creating local economic and social opportunities.

Tomorrow’s Manukau Vision states “Mangere will be a strong, vibrant, safe community embracing and celebrating the achievements of all people who will live full lives, with opportunities to learn throughout their lives, play in open spaces, own their own home and socialise in a well designed town centre”.

Towards 2060 - Our City’s Future (Draft) is Manukau’s strategic spatial plan that identifies the what, where, when and how of future growth and development within the context of the Auckland Sustainability Framework and other regional strategies. The Spatial Plan acknowledges Manukau’s strategic role as:

- The distribution and employment hub for New Zealand.
- The home to key regional infrastructure including the Auckland International Airport, making it a gateway to greater Auckland and New Zealand.
- A city with a diverse and rapidly growing population with impacts of this growth and diversity on employment, educational, health and transport needs.
- Mangere is identified as being a Town Centre that can provide for growth and intensification towards 2060.
- Mangere may be connected to rail transport in the foreseeable future with a connection in the vicinity of the intersection of Bader Drive and SH 20.
1.3.1 Demographic characteristics

Mangere is Manukau City’s second most populous area, with around 55,000 residents (2006 census). The local population has distinctive characteristics compared to the wider Manukau and Auckland Region populations, being relatively young, fewer adults with any formal qualifications, higher unemployment, low personal income levels and lower spending power.

Key features of the Mangere community compared to the Auckland region include:

- A dominant Pacific Island and Maori population, 63% of residents are Pacific peoples, followed by European (20%), Maori (18%) and Asian (11%). Of the Pacific Peoples, Samoan Peoples dominate followed by Cook Island and Tongan.

- A youthful population, 30% under the age of 15 yrs, and median age of 26yrs (compared with 22% and 34yrs for Auckland Region). Higher proportions of residents aged under 16 years and therefore lower proportions of residents in the traditional working age bracket (15+ years).

- Larger family and household sizes, 50% couples with children, 4.2 people per household and lower levels of home ownership.

- Slower than the regional average growth in households and population over the last 10 years.

- Lower mean household incomes per person and personal incomes - one of the poorest in Auckland, with personal incomes $9000 less than the Auckland average.

- Many are unskilled, have no formal qualifications, are on government benefits and live in rented accommodation either in the private sector or government housing.

- While Mangere people generally have higher levels of social need than most, people’s culture, religion and community togetherness remains strong.

- A more stable population with less movement from current households and less movement into the area from outside in the last five years.

- Lower proportions of residents working full or part-time and higher proportions either unemployed or not in the labour force and households with at least one member reliant on a government benefit as a source of income.

- Higher proportions of residents (aged 15+) with no formal qualifications and lower proportions with tertiary qualifications or better.

- Lower levels of household access to motor vehicles and lower levels of household access to telephones.

- Lower levels of household expenditure per person.
1.3.2 Retail and commercial trends

Research (Mangere Town Centre Future Scoping Study, Market Economics, Nov 2009) into the retail and commercial capacity of the Mangere area identified the following key features:

- The spending power and size of the community limits the type of stores that are viable in the Town Centre.

- The Town Centre has a strong convenience role, with a large amount of supermarket and food space and clothing stores, but a marked absence of large national brand retailers and higher end consumer goods such as electronics and furniture.

- Significant over-supply of supermarket floor space (relative to the catchment population size) means that additional supermarket floor space is unlikely to be required in the medium term, and probably not until after 2020.

- Other types of retail activity will require only limited new space, around 4,000 to 8,000m² by 2021, and a similar amount again in the following decade. This is not a large amount of floor space in the context of the current centre, which has nearly 30,000m² of floor space in the mall and Pak'n'Save alone.

- Conservative planning should anticipate growth toward the lower end of this range to avoid creating an over-supply of space, increasing vacancy rates and perpetuating the current low sales productivities.

- In the short to medium term, the lack of demand for new floor space indicates that redevelopment capital may be better spent improving the built form of the existing Centre, increasing amenity in public open space and improving transport linkages from surrounding residential areas to the Town Centre.

- The Centre is a real focus for community activity, with many residents visiting it frequently and a significant presence of personal, household and community services activities.

- Besides retail and services activities, other types of activities are quite limited, with few large employers in and around the Town Centre, although Te Wananga o Aotearoa, the tertiary training institute, has a significant presence in Canning Crescent.

1.3.3 Community life

Community life in Mangere is closely tied to cultural identity. Features include:

- Mangere Town Centre’s weekly Saturday clothing and produce market. The Centre also has a number of Pacific specialty shops, and is a popular place for Pacific people to visit.

- Churches play a significant role in the community being strong religious and social institutions for the Pacific Island community, and as large landowners.

- Parks and open spaces are particularly important to the Mangere community as these act as large gathering places for families and church communities to congregate, socialise and play sport on. David Lange Park and Central Park are examples of key assets.

- Local Marae and community centre’s.

- Schools are a key focal point and strength in the community. The Mangere Town Centre area is well supported by local primary, intermediate and secondary schools.

- Important community facilities include the Mangere Central library, Moana-Nui-a-Kiwa aquatic and recreation centre, and the new Mangere Arts Centre.

- Te Wananga o Aotearoa plays an important role as a significant education provider.
1.4 Primary Issues

Five primary issues relating to the Mangere area have been identified. These are described below with a summary of each issue and an outline of Council’s response. Methods to address these issues are identified in section 2.5 ‘Methods of Implementation’ of this Plan.

1.4.1 Issue 1: In the foreseeable future there is likely to be a reliance on public sector intervention to stimulate private sector investment at Mangere Town Centre

There is a need for revitalisation of the Mangere Town Centre and Neighbourhood including the provision for different housing options. However, the existing economic and physical conditions mean that the private sector is unlikely to invest in such development without a form of incentivisation. This means that there is a greater reliance on public investment to achieve the community’s Vision for the Town which includes it being an enduring, safe and attractive place that is welcoming to residents and visitors. The efficient use of land needs to be compatible with the social well being and healthy living environment, and should not be achieved at the expense of social well being.

Regulatory intervention can enable new options but other methods such as control of assets and/or asset management will provide the stimulus that is needed to trigger change. Public private partnerships are critical, especially those associated with HNZC land holdings. Also, the planning process needs to equitably support reductions in planning costs as well as being effective and efficient without reducing the quality of development.

Our Local Response

The Council will work with HNZC and other Government Departments to find ways of delivering the types of housing and a Town Centre that the community needs and deserves. Through asset management strategies of all assets (including property investment in new assets) the Council can stimulate revitalisation and new developments that will bring social and economic benefits to the community. Projects such as the new Arts Centre, new roads and adaptive re-use of the Town Centre carpark and asset rationalisations including open space areas will help stimulate and attract greater private sector investment.
1.4.2 Issue 2: Some form of intensification is anticipated in the Mangere Town Centre and Neighbourhood Area particularly on HNZC owned land but preconditions (existing street and block patterns) are not currently conducive to intensification.

The existing spatial form (such as the street network and residential settlement block patterns) of Mangere does not make it easy to deliver the changes that are needed to revitalise the Mangere Town Centre and facilitate redevelopment of the residential areas. There is a need to change the existing built form patterns so that any residential intensification improves the current environment. That will support the creation of high quality and sustainable places to live in. With intensification, the amenity of residents needs to be maintained as a priority outcome and the management approach for new development needs to reflect that. Also, a more interconnected street system is required. The cost of producing an interconnected street system is high and needs to be shared between the public and private sectors to release further value in existing landholdings. Improved accessibility and connectivity is a key issue which this Plan needs to address.

Our Local Response

The Plan development process identified at a conceptual level the key structural (street and block) patterns that are conducive to a better urban environment. Indicative costing of the preconditions for more intensified residential development has been undertaken. As part of the development control process the extent to which new developments (in any Management Area) create any of the preferred connections shown in the Plan will be assessed as a key part of the consenting process. Providing those connections can reduce or avoid generally required financial contributions.

Where positive public good outcomes of that type are secured then the Plan will enable the value of those benefits to be considered when determining the need for financial/development contributions. The unblocking of the existing development patterns is a fundamental change that will support the revitalisation of the Mangere Town Centre and Neighbourhood Area.
1.4.3 Issue 3: There are diverse and particular cultural needs that need to be reflected in the planning approach for the Mangere Town Centre and Neighbourhood Area

Mangere's community has unique cultural (as well as social, demographic and economic) characteristics. Recognising those, the Plan needs to provide for flexibility and adaptability so that the process of change and regeneration can occur in a fair and equitable manner to ensure that the relatively stable community is not inadvertently displaced. Regeneration also needs to account for adequate investment in modernization and renovation of existing housing stock and infrastructure. At the same time, identified heritage and cultural values of the community and locality need to be respected and reflected in the Plan provisions.

The Plan recognises that intensification can occur in a variety of ways and that bigger family households in single dwellings on reasonably sized lots is one of those. The Plan acknowledges that a range of housing types enables choice for residents during their family life cycle.

Additionally, the Plan recognises that there are important social and cultural services that are integral to the community's way of life and that these should be able to continue to exist in accessible locations. These include the importance of churches, markets and gathering places. The Town Centre itself needs to be limited to the existing area so that the ongoing economic growth of local businesses is supported. This will strengthen the Town Centre as a focal point for the community.

Our Local Response

The Plan delivers a flexible approach to managing building development. There are limited fixed development standards with indications of preferred scale and form set out in the assessment considerations for all resource consent applications.

The Plan provides for the ability to continue with a housing form where larger families live in bigger houses on larger lots (and where multiple household units in a dwelling are recognised). The Plan also sets up, as a precondition, that more intensive housing can occur where land areas have a minimum of 1800m² or where the application site takes access from a defined transport route or provides for a minimum of 6 household units. That approach is taken to foster comprehensive and quality housing developments where there are no limits on housing density and where housing quality is prioritised. Subdivision of vacant lots is not contemplated as it will undermine the achievement of good urban environments. In the residential area household units are enabled at a permitted activity density of one unit per 400m² of land area with opportunities to go beyond that.

In the Town Centre the focus is on building form and design and a flexible approach is taken by allowing a range of land use activities to encourage growth. The Community Management Area provisions focus on maintaining a predominance of social and cultural activities and retail uses are specifically limited so that the Plan's strategy of revitalising the Town Centre is not undermined.
1.4.4 Issue 4: Urban environments, particularly where they are to be intensified, require a different planning response than has been applied in the development of traditional suburban development.

The traditional regularised approach to intensification will not produce the physical outcomes the community is seeking for the Town Centre and Neighbourhood Area because more intensified developments require greater design sensitivity than large lot suburban development. A new approach is needed which may be applicable to the City as a whole but can also deliver local solutions. There needs to be a safe, attractive and locally distinctive built form that distinguishes Mangere from other locations.

Our Local Response

This Plan shapes the planning approach based on strong consultation on policy matters eliminating the need to publicly notify at the resource consent stage of development. The Plan supports a planning method where design qualities and urban form outcomes are prioritised as key elements on which the development control process must focus.

The Plan does this by using a non-notified resource consent (design) process where most building development activity is a restricted discretionary activity requiring site and building design to be assessed against specific design considerations. The approach enables some of the uncertainty around time lines (in comparison to notified processes) to be avoided and also enables a ‘cost minimum’ approach to be taken to application assessment using fixed fee regimes. This approach will require more up front dialogue and issue resolution between applicants and Council.

The smoothing out of process through this approach is seen to be the best means of delivering solutions for the private investment sector. That sector will need to invest in developments that recognise and build on the public investment and asset management strategies implemented by the Council and through public private partnerships and similar methods.
1.4.5 Issue 5: The public realm is an important component of the urban environment and needs careful design and management.

The quantity and quality of public open space becomes even more crucial as populations grow. The ‘public realm’ (streets, roads, parks/open space, town squares, walkways) is a critical element in helping to make urban environments successful or otherwise. The public realm should keep pace with population needs and respond to the way in which people experience the environment. Streets and public places should feel safe to walk along and be in, should be pleasant to the eye, should be easily accessible and give residents opportunities to mix, play and congregate safely. Accessibility and connectivity need to be improved to, from, in and around the Mangere Town Centre.

Our Local Response

The Plan seeks to enhance and extend the public realm elements of Mangere. The public realm is reflected by streets, open space areas and walkways being in the same Management Area.

The Plan uses District Plan regulatory processes as well as Council's activities in asset acquisition and management as a means of changing the patterns of development to break up existing subdivision pattern blockages and better connect the community to their town and people.

The assessment process for applications will examine how developments can provide the informal meeting/greeting places, public and private street spaces for resting, shade trees and reactivation of poorly utilized public spaces as a means of better supporting a growing community with quality outdoor spaces and connections. In that context the continuation of an outdoor market is recognized as being crucial for the local community. The Plan also will provide the design means to improve safety and security for the community when they are in the public realm.
2.0 Our District Plan Response
2.1 Our District Plan Response

This Plan takes a different approach from Manukau City’s other resource management methods that currently are used to manage development.

In order to address the Primary Issues (identified in section 1.4) and to deliver on the vision and planning strategies for Mangere Town, Council took the approach of prioritising the building form and look and the relationship of buildings to community and public spaces (including streets) rather than other methods that focus on limiting land use activities as the main regulatory tool.

This Plan uses simplified planning processes supported by a design-led approach. This approach was established through the extensive policy consultation occurring as part of the Plan development process.

The planning approach also recognises the constraints of the existing subdivision and roading patterns in the area and the need to address those.

The consultation also highlighted the impediments of the existing regulatory processes. The Plan has been developed so that the main regulatory method is the use of the Restricted Discretionary Activity application process on a non notified basis and no other persons input is required.

This is unless special circumstances exist or the applicant requests the application be notified under s95A of the Resource Management Act.

The process is supported by a comprehensive suite of assessment considerations, supplemented by Council’s Residential Design Guides which address a range of matters around effects on people and places and the resultant quality of the built and natural environment.

That approach will include an independent application review process depending on the scale of a development proposal.

It will also be supported by the training of key staff to ensure good District Plan implementation and consistent interpretation of the assessment considerations that form an essential part of determining development outcomes.

To support this planning approach, a standard consent fee structure is seen as being appropriate for resource consent applications so that there is greater certainty around processing costs.
2.2 How To Use This Plan

STEP 1
Where is my property located?
What Management Area is it in?

STEP 2
What is the activity status of my proposal?
Is my activity a Permitted or Restricted Discretionary activity?

STEP 3
Does my proposal give effect to and/or align with the Vision, Objectives and Policies, General Rules and Assessment Considerations within this document?
Is my proposal consistent with the direction set out in the Residential Design Guides?
2.3 The Vision for Mangere Town Centre and Neighbourhood

To make Mangere Town Centre and Neighbourhood an enduring, exciting place to live and visit

To give all residents fair choices and to respect and respond to the family and cultural needs of the different sectors of the community

To enable appropriate living, working and recreational opportunities supported by a vibrant Town Centre and Community Area so that the community can meet its daily living needs locally
2.4 Seven Primary Objectives

In order to implement the overarching Vision for Mangere Town the Plan identifies 7 primary objectives. Those objectives and a summary of how they are addressed in this Plan are set out below:

2.4.1 Objective 1
To make Mangere Town Centre and Neighbourhood a sustainably developed area that reflects local cultural characteristics in the ways people can live and enjoy life.

The number of people living in Mangere has increased significantly over recent years and this is anticipated to continue into the foreseeable future. In order to accommodate the increase in population, the Plan provides for more intensive residential development to occur within and around the Town Centre, along major transport corridors and on areas of land which are large enough to accommodate comprehensive redevelopment. Enabling a more intensive form and range of housing style will help accommodate that growth.

The Plan recognises the desire by many of the community for single dwellings on a large site to continue as a preferred housing type. The Plan also provides for the ongoing use and development of parks and community gathering places (such as for the market held in the town centre) as these places are vital to the identity and social wellbeing of the community.

The Plan encourages development to be sustainably designed and constructed, thereby minimising waste, pollution, and dependence on finite resources, while utilising natural systems, renewable energy and materials which have low impact on the environment. Infrastructure (water services, utilities, transport), quality open space and essential community facilities to support all development (individually and cumulatively) must also be provided.

2.4.2 Objective 2
To strengthen Mangere Town Centre as a focal point for retail, business and community activity, while protecting the amenity of residential activities.

The Mangere Town Centre plays a valuable role in meeting the needs of the local community and providing opportunities for retail, business and community activities to establish and thrive. The Plan seeks to concentrate high pedestrian activity uses within a compact town centre. It also seeks to encourage residential activities in the Town Centre where they can be located and designed to provide a good quality residential environment.

2.4.3 Objective 3
To achieve a safe, attractive and locally distinctive built form and street system that distinguishes Mangere from other locations.

There is existing buildings and development in the Town Centre and other parts of Mangere that is poorly designed. In order to address this the Plan requires the majority of proposed new buildings require a resource consent application. That process will give the Council input into the design of buildings (through the use of assessment considerations and design guidelines) and the ability to refuse consent if a proposed building does not achieve the stated visions, objectives and policies for any Management Area.

The principles of the NZ Urban Design Protocol have been encompassed in Residential Design Guidelines that will help guide the assessment of development proposals. A series of assessment considerations are used which address the key urban design elements around building form and function as well as relationships to streets and public spaces. The Plan seeks to create active frontages in the Town Centre and to achieve quality urban environments in other locations. The assessment considerations also address the need to better connect the various parts of the planning area.
2.4.4 Objective 4
To improve public transport, accessibility and connectivity to, from, in and around Mangere Town Centre

The street and connection patterns in Mangere are deficient and hinder accessibility, particularly for pedestrians. The Plan seeks to create additional streets and other connections to enable the other primary objectives to be achieved. Through the development control process it is intended that a collaborative approach between the public and private sectors will help those desired connections to be established.

The Plan seeks to give greater priority to walking, cycling and public transport over private motor vehicles. It also recognises the need to reinforce Mangere Town Centre as a main integrated transport node for efficient, sustainable and convenient transport linking to key facilities, locations and areas of work across Auckland.

2.4.5 Objective 5
To protect and enhance heritage and cultural values of Mangere and its people.

The Mangere community has distinctive social and demographic characteristics that must be reflected in the District Plan. There is a strong cultural identity that reflects the Maori and Polynesian communities in particular. The characteristics of the community need to be reflected in the Plan’s approach to the provision of housing as well as in relation to the nature of the Town Centre and surrounding area where community related activities dominate. Maori and Pacific Island cultural identity will be acknowledged through the design of buildings and public spaces, public art and also through events including the Mangere Market.

2.4.6 Objective 6
To ensure that any new development minimises adverse effects and does not compromise the amenity of neighbouring properties or occupiers.

The Plan requires that all developments avoid or mitigate potential adverse effects that may arise in relation to traffic safety, parking, access, residential amenity (privacy, outlook, over-shadowing, sunlight and daylight access), noise, artificial lighting, waste, air quality (odour, dust, fumes), water (flood risk, water quality, water supply, wastewater treatment and stormwater drainage), hazardous substances, site contamination, land stability and other potential adverse effects.

2.4.7 Objective 7
To establish a clear and efficient district plan process which in an equitable manner achieves good planning outcomes

The Plan essentially requires that all new buildings obtain resource consent as a restricted discretionary activity as a means to manage building design and development outcomes. Most of the typical land use activities that are likely to occur within each of the Management Areas are provided for as permitted activities except where there may be a potential for adverse effects such that a rigorous planning assessment through an application process is required.

The Plan seeks to balance out the need for planning intervention by reducing (except where special circumstances exist) the risk of applications being notified and avoids the statutory need to consult with neighbours or other parties. That approach will improve certainty around processes by reducing delays and can be supported by a set application fee regime as a further cost reduction method.
This Plan is a regulatory planning method under the Resource Management Act 1991.

Alternative methods were evaluated as part of the RMA statutory assessment and this Plan reflects the Council's approach where alternative non-Resource Management Act methods will be used to deliver on many of the desired outcomes identified through the planning consultation process.

A District Plan can take on a variety of 'shapes' under the RMA and in working through those with the community and other stakeholders the Council identified that a District Plan for Mangere Town needed to address some basic blockages around matters such as the regulatory process time and cost hurdles. Also important is the need to find the means to rejuvenate the Town Centre and residential areas in a manner where the quality of built form outcomes and amenity takes a priority.

For those reasons the Council has taken a different approach to the Plan. That approach was determined in recognition of the Council's intent to use other non-District Plan methods as significant methods to deliver on community needs and expectations.

2.5.1 Range Of Methods

Other methods available to Council include, but are not limited to, the following:

2.5.2 Asset Purchases, Management and Development

The acquisition, development and management of land and other assets for uses such as public open space, streets, walkways, community facilities or joint venture developments can be a powerful tool. The new Arts Centre represents one initiative as does the designation of new streets.

2.5.3 Fostering partnerships - Connecting with Others

Partnerships and joint ventures can assist in delivering quality built form outcomes. They can help stimulate public investment in infrastructure, and enhance community involvement.

Business associations (BIDS) is one method currently used.

2.5.4 Joint Ventures, Public Private Partnerships and Investment

The Council can form a range of collaborative or lead relationships with other public and private sector agencies to establish key services, facilities and infrastructure. Those initiatives can stimulate other development that will benefit the Mangere community.

2.5.5 Urban Design/Independent Assessors Panel

This presents an opportunity to bring qualitative guidelines and assessment into council processes and create flexibility in the regulatory system to encourage innovation and good design.

2.5.6 Seed Projects-Invest in the Right Way

Taking a lead and initiating capital investments and projects which lead and stimulate economic activity and growth. Facilitating sufficient certainty to enable location and investment decisions to be made with reasonable confidence.

2.5.7 Bylaws

Providing quicker management responses to changing needs (compared to District Plans).
3.0 General Rules and Standards
3.0 Introduction

These rules apply to all Management Areas and apply in addition to the particular provisions for each Management Area.

The Activity Lists set out in each Management Area specifically provide for the activities of constructing and/or relocating buildings, undertaking exterior alterations and/or additions to existing buildings, as distinct from using buildings for any activity/use listed in the tables (with subdivision provided for in another separate list).

Even when an activity use is permitted in any Activity Table, a resource consent may still be required for any construction or relocation of, or any exterior alteration or addition to the building(s) used for the activity/use.

3.1 General Rules

3.1.1 Activity Status

a) The requirements for all land use activities, development and subdivision are set out in the rules for each particular Management Area.

b) Any land use activity, building development or subdivision not provided for in the specific provisions for any Management Area or elsewhere in the Plan rules is a discretionary activity.

3.1.2 Application Process for Resource Consents

Restricted Discretionary Activity application process

a) Except as provided for by section 95A(2)(b) and 95A(4) of the Act, all applications for Restricted Discretionary Activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

b) Discretionary activities will be assessed having regard to the assessment considerations set out in Part 5 of the Plan as well as the matters set out in section 104 of the Resource Management Act 1991.

c) All resource consent applications will be assessed against the Assessment Considerations set out in Section 5.0.

d) An informational notice describing any development proposal must be placed on a proposed development site (other than for single dwellings in the Residential Management Area) but does not give rise to any legal right to be involved in the processing of any Restricted Discretionary Activity applications.

Note: Council may chose to informally consult with other parties such as neighbours and/or property owners in order to ascertain whether there is any other information that may assist in understanding the effects of a proposal. Such ‘informal consultation’ is outside of the statutory process and is solely for the purposes of informing Council’s understanding of the local context of any proposal.

3.1.3 Limits to Council’s Discretion and Consent Conditions

For Restricted Discretionary Activities, Council restricts the exercise of its discretion to the matters listed in Tables 1-4 in Section 5 of the Plan. Conditions of consent can be imposed in respect of any of those matters as well as the other matters provided for in sections 108 and 220 of the Act.

3.1.4 Design Statement

Any application for building development within the Town Centre or Community Management Area, or for any Comprehensive Residential Development, must include a Design Statement from a qualified Architect or Urban Designer that addresses the relevant assessment considerations set out in Part 5, Tables 1 and 2. Any variation to the content of a Design Statement may be assessed by Council as a Restricted Discretionary Activity.

Such a statement should also address the following matters:

a) full details of building siting and design, including building materials and colours.
b) through a contextual plan, how consideration has been given to complementing development on adjoining sites, and the streetscape.


c) the relationship between building entrances and the road.


d) the relationship between building entrances and open space development on the site.


e) provision to be made for access and carparking and the relationship of access and carparking areas with the road.


f) the provision to be made for outdoor storage and rubbish collection areas;


g) A streetscape and landscape treatment plan. Such landscaping plan shall show and explain:

- those trees and groups of trees that are proposed to be retained;
- the form (including density, species, depth and height) of planting that is proposed to be undertaken within each Zone;


h) The likely staging of the development.

3.1.5 Financial Contributions and Reserve Contributions

A Financial contribution and/or Reserve contribution is required for all subdivision or development in accordance with the rules set out in Section 8.0.

The following types of subdivision consents, land use consents and land use activities are exempt from those requirements:

a) Consent to subdivide a development, where a financial contribution or a development contribution under the Local Government Act 2002 has already been imposed when granting a land use consent or building consent for that development (provided that the nature of the development has not changed since that time).

b) A land use activity or a land use consent for a development, where a financial contribution or a development contribution under the Local Government Act 2002 has already been imposed when granting subdivision consent for that development (provided that the nature of the development has not changed since that time).

c) Subdivision of existing residential units.

d) Amalgamation of sites: where there has been a voluntary amalgamation of sites by the owner within the previous 10 years, the number of sites so amalgamated will be taken into account when assessing a financial or reserve contribution.

Variations or Waivers

Any variation to or waivers from the contribution requirements requires consent as a Restricted Discretionary Activity and will be assessed in accordance with the relevant Assessment Considerations set out in Section 5.0 of this Plan.

3.1.6 Activities affecting any Scheduled Item in section 6.0

Any activity affecting any tree, place, object or area scheduled in Section 6.0 requires consent as a restricted discretionary activity.

3.1.7 Independent Review

All resource consent applications for Comprehensive Developments and any building development in the Town Centre or Community Management Areas will be subject to an Independent Review by a Panel made up of Council appointed experts who will advise the Council’s staff assessing any application on their findings in respect of whether a proposal meets the relevant Assessment Considerations set out in Part 5 (including the Residential Guidelines).
3.2 Rules and Standards for Permitted Activities

In all Management Areas (unless otherwise specified in the particular provisions for any Management Area) the following Standards apply to all permitted activities. Any departure from these standards requires consent as a Restricted Discretionary Activity.

3.2.1 Parking

All land use activities shall comply with the following parking standards:

- 2 parks per household unit.
- 1 park per 35m² ground floor area in the Town Centre Management Area
- 1 park per 45m² ground floor area in the Community Management Area

3.2.1.1 The number of carparking spaces which have been provided in order to comply with Council’s requirements or conditions of consent shall not subsequently be reduced.

3.2.1.2 Carparking spaces shall not be allocated in any way which precludes use by any legitimate group such as: staff, visitors, fleet vehicles, or other occupiers.

3.2.1.3 Carparking spaces, driveways and manoeuvring areas shall be formed, sealed (and where appropriate marked and signposted) prior to occupation of the site and continue to be maintained and made accessible to users for the duration of the activities on the site.

3.2.2 Signs

Signs attached to buildings must be of a size and type in conformity to the Signs Standards (below).

Guidance: signs are an essential part of a functioning Town Centre. These standards are intended to allow adequate signage while preventing negative visual effects due to excessively sized or inappropriate signs and advertising.
3.2.2.1 Town Centre, Community and Local Shops Management Areas

a) ‘Top hamper’ signs, above shop windows 1 per premises, maximum 600mm high, maximum 200mm projection from facade.

b) Under or over canopy signs - 1 per premises, maximum 1800mm x 500mm, at right angles to the building facade, leaving a minimum of 2.5m clear above the footpath level.

c) Fascia signs - 1 per premises, must be part of the canopy, and shall not project above or below. Product advertisement or identification is not permitted.

d) Projecting wall signs - 1 per premises, maximum 1.8m x 600mm.

e) Flush wall signs - Where opportunities exist on side or rear walls, only one sign per wall will be permitted to a maximum size of 20% of the wall area.

f) Building identification signs - Only one building identification sign per elevation, positioned at the focal point of the facade, and including no advertising or product identification. Street number signage will be clearly displayed in a prominent position.

g) Window signs - Window signs, including adhered illustrations or graphics which obscure an otherwise translucent glazing area, shall not exceed 20% of the glazed area.

3.2.2.2 Residential Management Area

1 sign < 0.5m² per property (only one sign per street frontage where there is more than one household unit at a property location).

3.2.2.3 Streets, Open Space and Walkways Management Area

All traffic management and/or informational signs provided by Council or Council approved service providers are permitted activities.

3.2.3 Temporary Activities

The following temporary activities shall be permitted activities in all Management Areas:

(a) Temporary offices, storage sheds, builders’ workshops, scaffolding and other similar buildings and activities which are:
   (i) incidental to a building or construction project on the same site.
   (ii) limited to the duration of the project, or for a period not exceeding twelve months (whichever is the lesser).

(b) Temporary buildings for the purpose of constructing a boat, a caravan or other article associated with private leisure time or a retirement pursuit which is not intended in any way as a commercial enterprise, provided that:
   (i) the written consent of the owner of any abutting property and such other persons as the Council considers may be affected has been obtained unless, in the opinion of the Council, such consent has been arbitrarily or unreasonably withheld.
   (ii) any such consent specifies sufficient information to indicate clearly that the owner consenting is fully informed of the proposal, its size, its method of construction and finish, and its estimated duration.
   (iii) only one temporary building shall be permitted per site.

(c) Any temporary storage, stacking of goods or materials for a period not exceeding six months.

(d) Temporary activities, including buildings, for such purposes as filming, carnivals, fairs, markets, public meetings, exhibitions, concerts and sporting events provided they:
   (i) do not involve the assembly of more than 500 persons.
   (ii) do not operate outside the hours of 7 am–10 pm.
   (iii) do not exceed a duration of six days in any calendar year.
3.2.4 Artificial Lighting

a) All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

(i) the direct luminance from the lighting installation shall not exceed:
   - 10 lux (lumens per square metre) at or within the boundary of all affected residential sites between the hours of 10.00pm and 7.00 am.
   - 20 lux at or within the boundary of all affected residential sites at all other times when exterior lighting is required.
(ii) any adverse effects from indirect illuminance from the lighting installation are avoided, remedied or mitigated.
(iii) any adverse effects from glare on adjacent residential properties and the roading network are avoided, remedied or mitigated.

b) For exterior lighting adjacent to a residential zone, and in any other case where the applicant, or, the Council is unsure as to the ability of the lighting to comply with the above performance standards, the applicant shall provide the Council with a report from a Professional Illumination Engineer confirming that the lighting installation has been designed, installed and aimed in a manner that will ensure compliance with the above standards.

c) In the case of a new installation, design information must be provided at the time of applying for a building consent.

3.2.5 Noise

Notwithstanding any noise standards specified in the Plan, the Council reserves the powers conferred on it by the relevant sections of the Act, to control unreasonable noise.

Unless otherwise stated, noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 “Measurement of Sound” and NZS 6802:2008 “Assessment of Environmental Sound”.

Noise which is intermittent and/or limited in duration (for example: lawn mowing and other customary property and house maintenance activities but not including the playing or amplification of music) and is associated with normal household activities shall be exempt from these standards.

3.2.5.1 Noise Performance Standard

a) Any activity on any site within all Management areas shall be conducted, designed and located to ensure the following noise levels in Table A and B are not exceeded.

Table A:
The noise level measured within the boundary of a residential site shall not exceed the following limits:

<table>
<thead>
<tr>
<th>Management Area</th>
<th>Noise Limit dB L_{Aeq (15min)}</th>
<th>Noise Limit dB L_{AeqMax}</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daytime (7am - 6pm)</td>
<td>55</td>
<td>50</td>
</tr>
<tr>
<td>Evening (6pm - 10pm)</td>
<td>45</td>
<td>75</td>
</tr>
<tr>
<td>Night time (10pm - 7am)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Town Centre; Community; Local Shops; Residential; Public Open Space.
Table B: The noise level measured within the boundary of any non-residential site shall not exceed the following limits:

<table>
<thead>
<tr>
<th>Management Area</th>
<th>Noise Limit dB $L_{Aeq\ (15min)}$</th>
<th>Noise Limit dB $L_{A_{max}}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daytime (7am-6pm)</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Evening (6pm-10pm)</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Night time (10pm-7am)</td>
<td>60</td>
<td>75</td>
</tr>
</tbody>
</table>

ii) Residential units shall only be permitted in the Town Centre, Community and Local Shops Management Area where an acoustic design certificate is provided by the applicant demonstrating that the accommodation has been designed in such a manner so that the noise level in habitable rooms complies with the following internal noise limits:

<table>
<thead>
<tr>
<th>Building Activity</th>
<th>Noise Limit dB $L_{Aeq\ (24\ hours)}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>35</td>
</tr>
</tbody>
</table>

The internal criterion shall be achieved at the same time as ventilation is provided in accordance with the requirements of Clause G4 of the New Zealand Building Code.

Habitable rooms: means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

3.2.5.2 Audible Alarm Systems

No person shall install or operate, or cause, or permit the installation or operation on any site of an audible alarm system unless that system is fitted with an effective control mechanism which limits the sounding of that alarm to a period not exceeding 15 minutes from the time when the alarm first begins to sound.

3.2.5.3 Construction Noise

The noise from construction works (including maintenance and demolition works) shall be measured, assessed and controlled in accordance with the procedures and limits set out in NZS 6803:1999 being the New Zealand Standard for Acoustics – Construction Noise.

3.2.6 Odour

Activities shall not create an offensive or objectionable odour which is detectable at or within the boundary of a neighbouring property.

3.2.7 Roading and Access

Every lot shall be provided with safe and practical vehicular access to a formed legal road other than allotments created through road stopping or allotments to be amalgamated with other adjoining land.

3.2.8 Earthworks

All earthworks provided for as a permitted activity shall be carried out in accordance with the methods set out in Section 10.0.

Earthworks shall also result in final levels which do not affect overland flowpaths or increase flood hazards.
3.2.9 Flooding

All development shall ensure that

1. No part of any building is located within a 1 in 100 year Overland Flowpath as a permitted activity.

2. (a) Where a site is affected by a formed overland flowpath, finished floor levels will be no less than 800mm for residential buildings and 500mm for commercial buildings above the 1 in 100 year flood level and / or

   (b) Where a site is affected by a minor overland flowpath (flows of up to 200 litres a second), and formed in permanent materials (such as roadways and paths) finished floor levels will be no less than 500mm for residential buildings and 150mm for commercial buildings above the 1 in 100 flood level, provided that:

   · the flood levels of adjacent properties are not increased, and 3.2.9.3 is met.

3. The requirements of any relevant ICMP or Network Discharge Consent are given effect to.

3.2.10 Home Enterprises

Home Enterprises complying with all the following Development and Performance standards are a Permitted Activity:

a) The Home Enterprise activity itself shall be carried out within an existing household unit or building accessory to an existing household unit;

b) Where fruit, vegetables and plants are grown on the property as part of the Home Enterprise, such activity may be located outside the household unit or the accessory building;

c) The Home Enterprise activity shall be engaged in by at least one person permanently residing in the household unit on the site, and not more than two other persons from outside the household unit at any one time. The total number of persons engaged in the home enterprise activity shall not exceed 4;

d) The Home Enterprise activity shall comply with all relevant legislation and regulations relating to that activity, including health and safety legislation and Manukau City Consolidated Bylaw.

e) Where an accessory building is being used for a Home Enterprise activity, the area used for the Home Enterprise activity shall not exceed 40m2.

f) The residential character and amenity of the premises shall not be compromised. In particular, there shall be no alteration to the exterior of the household unit or accessory building to provide for the display of products or services on site.

g) No exterior display or other advertising of the carrying on of a Home Enterprise on any property shall be permitted other than a sign as permitted by these provisions or the Signs Chapter of the Manukau City Consolidated Bylaw.

h) No equipment, materials or waste associated with a Home Enterprise shall be stored or placed outdoors;

i) The Home Enterprise shall not generate any trips from a heavy motor vehicle (defined by the Traffic Regulations 1976); or more than 7 daily inward and 7 daily outward vehicle trips (including customer vehicle trips). Trips generated by the Home Enterprise shall be limited to the hours of 0800 (8am) to 1930 (7.30pm);

j) On-site parking shall be provided for the exclusive use of any vehicle used in association with a Home Enterprise. This includes any customer vehicle used in association with a Home Enterprise.

k) The Home Enterprise shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:

   i) there is visible evidence of suspended solids/particulate matter in the air beyond the site boundary; and/or
   ii) there is visible evidence of deposited particulate matter traceable from a Home Enterprise dust source, settling on the ground, building or structure on an adjoining site or water body;

l) The Home Enterprise shall not create a vibration nuisance;
m) The Home Enterprise shall not create an offensive or objectionable odour which is detectable at the boundary of a neighbouring property;

n) Any noise emissions shall not exceed the noise performance standards for permitted residential activities;

o) The retailing of goods shall be confined to only those goods which have been substantially manufactured, repaired, renovated or otherwise produced on the site. The retailing of goods shall be confined to the part of the household unit being used for the Home Enterprise activity or accessory building permitted to be used for the Home Enterprise.

p) No one carrying out a Home Enterprise shall use any equipment which creates electrical interference with television and radio sets or other types of receivers in adjoining household units;

q) Activities shall not create light spill or glare which exceeds levels specified in the General Rules.

3.2.11 Development and Subdivision not to Affect a Proposed Street

No development, activity or subdivision shall occur in a manner that would prevent any proposed street being formed in general accordance with the locations shown on Figures 1 and 2 in Part 5.

3.2.12 Early Childhood Education Centres

Early Childhood Education Centres for up to 10 children complying with all the following Development and Performance standards are a Permitted Activity:

a) the minimum net site area is 500m² or more
b) the outdoor play area is fully fenced and privacy between neighbours is maintained
c) the activity is not within a multiple household unit development
Knowledge and Understanding  Maatauranga me te moohiotanga
Achievement  Whaainga ki toona tutukitanga
Accountability  Whakatau tika
4.1 Introduction to Management Area Provisions

The Plan terms the different parts of the Mangere Town Centre and Neighbourhood District Plan as ‘Management Areas’. Each Management Area reflects some commonality of land use activities and/or special characteristics.

The five identified Management Areas are:

1. Mangere Town Centre.
2. Mangere Community.
3. Residential.
4. Local Shops.
5. Streets, Open Spaces and Walkways.

The location of each Management Area is identified in Figure 4.1.

A separate Planning Map at an A3 size forms part of the Plan and should be used when identifying which Management Area is applicable to any particular property.

For each ‘Management Area’ the Plan sets out:

1. The significant resource management issues for the area - existing or potential problems that must be resolved to achieve sustainable management.
2. A Vision for the area - how the area will be in the future.
3. Objectives for the area - a statement of what will be achieved through the resolution of the issues.
4. Policies for the area - how the objectives will be achieved.
5. Rules for the area - Methods for achieving the objectives and policies.
6. Development standards for the area - these apply to some permitted activities, with other relevant standards set out in the General Rules at Section 3.0.
7. Subdivision rules.

The General Rules set out in Section 3.0 also apply to all Management Areas.
Figure 4.1 Mangere Town Centre and Neighbourhood - Management Areas
For Mangere Town Centre and Neighbourhood Area Zoning Map - See separate A3 map.
4.2 Mangere Town Centre Management Area

4.2.1 Introduction

The Mangere Town Centre Management Area is an important focal point for the local community as it is where many local people go to purchase day to day goods and services. The Town Centre requires planning approaches that support revitalisation and amenity improvements to the built environment.

Retail uses are concentrated in this area. The area needs to have a strong retail function with supporting office uses as well as having some residential activities, as a means of creating an economically sustainable and vibrant centre.

It is expected that over time as redevelopment occurs, residential activities may be provided in the upper levels of buildings. Retail activities are generally confined to the street level where they help to make the streets active and interesting. That will help foster the long term sustainability of smaller businesses that locate in suburban centres of this size.

The Town Centre also functions as a community meeting place. The Mangere Market which occurs in the carpark adjoining the Town Centre provides another community focus.

4.2.2 Local Issues

Mangere Town Centre is a vibrant place where people gather to socialise, shop and carry out daily activities. It has a friendly Pacific feel and mainly serves the local Mangere community. While the Centre fulfills a number of important functions for the community its historical shortcomings include:

- Individual buildings lacking any real character or amenity value.
- Sites that are generally large and do not enable free and easy connections (for pedestrian and vehicles) to and through the Centre.

- The ‘mall’ within the Town Centre being ‘inward looking’ and not creating an appealing shopping/community environment.
- The surrounding carpark being an overly dominant feature which reduces the overall amenity value of the Town Centre.
- A lack of fun and friendly spaces to enjoy; also, there are safety and security issues, particularly at night.
- A lack of residential living options.
- Although the South Western Motorway (SH20) and Airport Motorway (SH20A) bounds the western and northern boundaries of the Town Centre, there is no direct access from those highways to the Town Centre.
- The local road network limits direct access to the Town Centre with many curvilinear and dead end streets that do not link together.
- The Town Centre encourages reliance on the use of private motor vehicles.

4.2.3 Vision for Town Centre Management Area

The Town Centre will be progressively revitalised and rejuvenated. Over time, the Centre will evolve from an internalized mall set within a sea of car-parking, into a network of lively safe streets contained by buildings with active ground floors facing the street.

A sequence of well-defined streets and urban squares will be complemented by the regular outdoor market, and a public plaza, creating an economically sustainable centre and the community focal point.
Places for people to live and enjoy

- Building on the distinctive ‘sense of place’ which reflects the cultural identity of the area.
- Residential choices in the Town Centre – apartments above retail and commercial buildings provided by the public or private sectors.
- A series of urban ‘squares’, with a larger flexible outdoor space for a regular market (otherwise used as car parking).

Opportunities for business and community activities

- An intensive mix of commercial and retail uses, complemented by the community market.
- New buildings will be built to the street, containing and activating the streets and other public spaces.
- Retail at ground floor, with residential uses above encouraged.
- Residential uses in both the Centre and Community Management Areas with other forms of accommodation evolving (student accommodation).

Reflect essential design qualities

- Generally mid-rise (2 - 5 storey) buildings overlooking streets, reflecting Pacific culture and local sense of place.
- Active ground floor uses enlivening streets.
- Green streetscape and outdoor seating and places to rest and talk.
- Over time, changing the inward looking mall to create a more ‘street like’ environment where there is a better connection between buildings and the streets.

Improve accessibility and connectivity

- An efficient network of streets and pedestrian connections including replacing undefined open carpark areas.
- Car parking continues as an important land use to support commercial activity, flexible use as a venue for community market or events, landscaped and broken into smaller areas.
- Public transport ‘hub’ enhanced and integrated with safe public spaces.
- Breaking up the large land blocks with new buildings and pedestrian and/or vehicle linkages to improve building and streetscape relationships.
2010 view - internally focussed mall, poor quality buildings and public spaces

Stage 1 - streetscape upgrade and square

Stage 2 - existing buildings redeveloped - active ground floors, commercial uses above
Stage 3 - new buildings developed to frame new street network

Stage 4 - market days
4.2.4 Objectives and Policies

4.2.4.1 Objective

To manage the location of retail activities, businesses and other uses so as to support a vibrant, economically healthy, and lively Town Centre.

Policies

a) Retail activities, cafes, restaurants and takeaway food premises, public amenities and any other activities (which positively contribute to creating active street frontages) shall be kept to ground floor (street) levels.

b) Offices, community facilities, personal and other services, visitor accommodation, entertainment facilities, and residential uses shall be located above ground floor level.

4.2.4.2 Objective

To foster the development, rejuvenation and use of buildings, streets and public spaces to create a well connected Town Centre with an attractive urban character, form and identity.

Policies

a) By encouraging property owners/developers and the Council to work together in a collaborative manner to achieve good urban design outcomes.

b) By requiring buildings within the Town Centre to meet the design outcomes set out in the Plan’s assessment considerations and be sited and designed so that they:
   i) achieve a high level of sustainability and efficiency.
   ii) promote sustainable transport and traffic efficiency, through improved street connections, public transport, walking, and cycling.
   iii) provide shelter, safety and security for pedestrians and comply with Crime Prevention through Environmental Design (CPTED) guidelines.
   iv) have an active street frontage at ground level.
   v) encourage pedestrian and wheelchair accessibility, including provision for street shelter.
   vi) promote informal surveillance of streets and public spaces.
   vii) have a height identifiable to the Town Centre that retains a human scale.
   viii) are adaptable over time, while allowing for retail activity at ground level;
   ix) have an “activity frontage” which is oriented to the street rather than parked areas (except for kerbside parking), with any new parking areas located behind or within buildings.
   x) contribute to an attractive streetscape.

c) By ensuring that existing streets are enhanced and new streets, walkways and public spaces are created to support the rejuvenation of the Town Centre and underpin the unblocking of the historical street and property patterns to create a better connected Town Centre.

4.2.4.3 Objective

To facilitate the development of the Mangere Town Centre into an area which is attractive and inviting, has a distinctive ‘sense of place’ and meets the economic, social and cultural needs of the community.

Policies

a) By supporting activities which improve the employment base and economic wellbeing of the area and ensure that the day to day needs of the local community are met.

b) By creating a Town Centre built form that provides for the diverse cultural needs of the local community.

c) By minimising potential adverse effects (e.g. noise and access arrangements) when differing activities co-locate in the same building or immediately adjacent to each other.

d) By ensuring that redevelopment of the Mangere Town Centre results in the creation of a functional civic space as a focus for community activity and social interaction.

ej) By ensuring that the development control implementation process supports positive changes to the Town Centre through a flexible design led approach to all building development.
4.2.5 Activity Status

4.2.5.1 Permitted Activities*

a) Land Use:
- Carparking required for any permitted activity.
- Community Facilities including libraries, public toilets, recreational facilities.
- Conference, and seminar facilities.
- Early Childhood Education Centres.
- Earthworks necessary to provide for permitted land use activities.
- Education facilities.
- Entertainment facilities (including function centres)
- Health care services including Hospitals.
- Offices and commercial premises located above ground level.
- Passenger transport facilities.
- Personal and Other Services, including hairdressing, laundry services, post offices
- Residential activities provided that residential apartments are situated above ground floor level and are more than 40m2 in net floor area (excluding any storage areas).
- Restaurants, cafes and other eating places (including outdoor seating and tables).
- Retail activities at street level (excluding licensed premises).
- Take Away Food Premises
- Temporary activities and/or events.
- Travellers accommodation, including hotels and associated ancillary facilities

* All permitted activities must meet the rules and development standards set out in Section 3.0

4.2.5.2 Restricted Discretionary Activities

a) Land Use:
- Any land use activity not meeting any rule or standard in Part 3.0.
- Earthworks necessary to provide for building and site development.
- Licensed Premises.
- Markets and outdoor entertainment (excluding temporary activities and/or events).
- Offices at ground floor level.

b) Building:
- Any building activity affecting any scheduled building, tree, object or place listed in Section 6.0.
- Any building activity not otherwise provided for in these rules.
- Comprehensive Residential Developments.
- Network utility buildings for any Network Utility Operator.
- New buildings and any exterior additions/alterations to existing buildings.

c) Subdivision:
- Any subdivision of existing or approved buildings including Comprehensive Residential Developments.
- Any subdivision creating a vacant lot of no less than 200m2 (net site area).
- Earthworks needed to provide for subdivision and site development.
- Any subdivision activity affecting any scheduled building, tree, object or place listed in Section 6.0.
- Subdivision for network utility services.
- Subdivision providing for network utility services.

See also Rule 3.1.1 (b)

4.2.5.3 Assessment of Resource Consent Applications

For applications for resource consent refer to Section 5.0 · Assessment Considerations.
4.3 Mangere Community Management Area

4.3.1 Introduction

The Community Management Area is the 'outer ring' of the Town Centre Management Area, and continues to support the progression of education and community services such as health providers and churches. The Management Area also supports other commercial uses. Residential activities such as apartments and student accommodation are also encouraged. Retail activity is discouraged (to support the prime role of the Town Centre Management Area for retail based uses) apart from some limited areas abutting Mascot Avenue.

The Community Management Area contains a number of institutional uses including churches, Te Wananga o Aotearoa (tertiary education provider), government and social services and medical facilities. There is also a range of historically established smaller scale servicing type activities and light industrial uses. These activities play a valuable role in meeting the needs of Mangere residents and the wider community. Sites are generally large and do not enable free and easy connections (for pedestrian and vehicles) within, to and from the area.

4.3.2 Local Issues

- The area has inadequate 'through' connections making it hard to access the Town Centre from residential areas.
- There are a number of large sites with uses such as churches where car parking dominates and reduces the amenity of the area.
- There is a lack of connection to the Town Centre-carparks and accessways fragment the area.
- Perception of safety and security risks.

4.3.3 Vision for Mangere Community Management Area

The Community Management Area will provide for community related support activities into the foreseeable future. Those activities will be supported by limited commercial uses, as well as some more intensive housing. Detailed elements of the vision for the area include:

Places for people to live and enjoy

- The Community Management Area will support education as a dominant land use activity as well as having a health provider and community services focus.
- Residential uses enable both student accommodation as well as alternative living choices close to the Centre.
- Provision of comprehensive housing by the public and private sector encouraged.

Opportunities for business and community activities

- Predominance of education and social service uses (including churches and recreation) complemented by commercial uses.
- Retail activity is discouraged (to support the prime role of the Centre) apart from some limited areas where active frontage lines are shown on the planning map abutting Mascot Avenue.
Reflect essential design qualities

- Small scale development (2-3 storeys) providing definition to public spaces without compromising the open space qualities of the Management Area.
- The Gateway location to the Town Centre is enhanced and reinforced.

Improve accessibility and connectivity

- New streets and pedestrian connections enhance links to the Town Centre.
- Streets and walkways are safe.
4.3.4 Objectives and Policies

4.3.4.1 Objective

To ensure there is a dominant education, community and services activity focus in the Management Area and limiting activities to those which support, rather than compete with the retail business activity focus of the Town Centre.

Policies

a) By ensuring predominantly community related uses, (including education, health services, child and youth facilities, places of worship), higher density residential and non-retail business (including offices, servicing, storage and non-noxious light industry) establish in the area.

b) By only allowing retail activities in:
   i) locations where the Mangere planning map shows a defined retail frontage, or
   ii) where such uses are a minor part of and have a proven association with any dominant community, education or service focused activity.

c) By ensuring that potential adverse effects (e.g. noise and access arrangements) are minimised when differing activities co-locate in the same building or immediately adjacent to each other.

4.3.4.2 Objective

To enhance the existing and provide new connections, for people and vehicles, within and around the Management Area.

Policies

a) By Council identifying when or where additional vehicle and/or pedestrian connections must be provided and using the development control process and/or designations/land purchases to secure those connections.

b) By requiring that carparking areas are located away from street frontages (i.e. behind or within buildings) except for public on-street parking.

c) By Council enhancing the existing, and facilitating the establishment of new open space areas to improve the amenity and connective quality of the area.

d) By encouraging property owners/developers and the Council to work together in a collaborative manner to achieve enhanced vehicle, pedestrian and cycle way connections to, within and around the area.

4.3.4.3 Objective

To foster the development, rejuvenation and use of buildings, streets and public spaces to create an attractive urban character, form and identity within Mangere Community Management Area.

Policies

a) By requiring that buildings within the Community Management Area are sited and designed so that they:
   i) achieve a high level of sustainability and efficiency.
   ii) promote sustainable transport and traffic efficiency, through improved street connections, public transport, walking, and cycling.
   iii) provide shelter, safety and security for pedestrians and comply with Crime Prevention through Environmental Design (CPTED) guidelines.
   iv) encourage pedestrian and wheelchair accessibility, including provision for street shelter.
   v) promote informal surveillance of streets and public spaces.
   vi) have a height that retains a human scale.
    vii) are adaptable over time.
    viii) have any new parking areas located behind or within buildings.
    ix) contribute to an attractive streetscape.

b) By encouraging property owners/developers and the Council to work together in a collaborative manner to achieve good urban design outcomes.
4.3.5 Activity Status

4.3.5.1 Permitted Activities*

a) Land Use:
- Carparking required to service any permitted activities.
- Early Childhood Education Centres.
- Earthworks necessary to provide for permitted land use activities.
- Educational, Recreational, Cultural, Social and Community uses including places of worship (but excluding licensed premises).
- Emergency facilities (including police, fire and ambulance).
- Hospitals and Health care services.
- Marae.
- Offices and other commercial premises.
- Residential activities provided any residential apartment is more than 40m² in net floor area (excluding any storage areas).
- Retail activities only on those properties with a defined Retail Frontage as shown on the planning map (excluding licensed premises).
- Temporary activities and/or events.

* All permitted activities must meet the rules and development standards set out in Section 3.0.

4.3.5.2 Restricted Discretionary Activities

a) Land Use:
- Any land use activity not meeting any rule or standard in Part 3.0.
- Earthworks necessary to provide for building and site development.
- Markets and outdoor entertainment.

b) Building:
- Any activity affecting any scheduled building, tree, object or place listed in Section 6.0.
- Comprehensive Residential Developments.
- Network utility buildings for any Network Utility Operator.
- New buildings and any exterior additions/alterations to existing buildings.

c) Subdivision:
- Any subdivision of existing or approved buildings including Comprehensive Residential Developments.
- Any subdivision creating a vacant lot of no less than 200m² (net site area).
- Any subdivision activity affecting any scheduled building, tree, object or place listed in Section 6.0.
- Earthworks needed to provide for subdivision and site development.
- Subdivision providing for network utility services.

See also Rule 3.1.1 (b)

4.3.5.3 Assessment matters

For applications for resource consent refer to Section 5.0 - Assessment Considerations.
4.4 Residential Management Area

4.4.1 Introduction

Many of the buildings and housing in central Mangere were built around the 1960s and 70s. Housing is typically single detached, constructed of weatherboard or brick and tile materials, usually one level. These are typically positioned in the middle of suburban sections, often with little front garden landscaping evident. Housing New Zealand Corporation is a key landowner within Mangere Central. There is an ongoing and close working relationship between Council and HNZC.

The current housing forms and the range of options for living will need to progressively change to provide longer term growth sustainable growth. The existing street network services large blocks of land and numerous culs-de-sac create difficult connections for both pedestrian and vehicles. The Mangere residential planning approach is designed to encourage provision of quality and affordable housing reflecting the needs of the ethnically diverse local community.

The District Plan provisions are designed to allow for small scale residential development as permitted activities, subject to meeting some basic planning controls that will ensure a good standard of residential amenity prevails. Larger scale and/or new residential developments will require restricted discretionary activity resource consent. Comprehensive developments and/or multi unit developments (generally on larger sites over 1800m²) are provided for as a restricted discretionary activity. Recognising the long term need to provide for some residential intensification but also noting the community desire to retain larger sites and bigger gardens, The Plan provides for comprehensive residential developments where there is a minimum of 6 residential units to be provided, or where land has a minimum area of 1800m² or where it takes access from a defined Transport Corridor.

Such developments have no density limits but will be assessed according to the comprehensive Assessment Considerations set out in Section 5.0. Where any permitted activity development does not meet the stated development standards it will require assessment as a restricted discretionary activity.

Residential activities are provided for as permitted activities and any non-residential activities will generally require consent as a restricted discretionary activity.

This approach will support a progressive change in housing types and living density without sacrificing the fundamental desire of many residents to maintain the status quo. It will allow for intensification and diversity of housing along main transport routes, and will also support the activities of HNZC which is the major housing provider in the Mangere area.

4.4.2 Local Issues

- Lack of connectivity for people and vehicles throughout the Management Area;
- Lack of vegetation particularly on streets;
- Gradual development of rear lot dwelling creating poor quality urban form;
- A high concentration of HNZC housing in some areas;
- Lack of residential character and amenity;
- Potential for displacement of families through gentrification;
- Need for affordable housing - predominant housing provider HNZC;
- Need to provide for a range of household sizes and households accommodating more than 1 family or catering for changes in traditional family structure;
- Need buildings to be adaptable over time;
- Perceptions of risk to personal safety and security;
- Encouraging public sector housing (recognising HNZC’s role);
- Poor quality outdoor spaces (public and private);
4.4.3 Vision for Residential Management Area

The Mangere Residential Management Area will change considerably over the next 50+ years. The existing patterns of houses on larger sites will alter as more people require a more intensive form of housing, to complement larger houses with accessory buildings. Along transport corridors and on larger sites (which may occur as a result of amalgamations) there will be a gradual provision of medium density housing. Detailed elements of the Residential Management Area vision include:

Places for people to live and enjoy

- Provision for extended families by allowing more than one household to locate on a site to allow for multi-generational households and cater for a range of lifestyles.
- Allows for adaptive change and recognises that some non-residential uses will be appropriate in the Residential Management Area.
- A range of housing types will accommodate changing households, allowing for more intensive townhouse or terrace house types of development.
- Close to the Town Centre, on larger land areas and along transport corridors, comprehensive development approaches will encourage more intensive housing with quality open spaces.
- Anticipating that HNZC will contribute to providing medium density housing developments and those will also gradually filter through the community rather than being in particular clusters with solely HNZC tenants.

Opportunities for business and community activities

- More intensive housing close to the Town Centre or transport routes, improving residents’ access to employment and services.
- Retention of traditional lifestyles without losing future intensification options.
- Gradual changes to housing types and improvements in the extent and quality of the ‘green’ landscape.
- Creating sustainable and affordable housing.

Reflect essential design qualities

- Design guidance and consent assessment considerations encourage high quality design that improves public and private spaces and reflects a Mangere specific sense of place.

Improve accessibility and connectivity

- New streets and pedestrian connections will enhance links within this Management Area and to the Town Centre and Community Management Areas. Connections will be made safer and more pleasant.
- At the time of determining applications for development the opportunities for securing additional quality access will be a prime consideration.
- Where links within residential areas are improved and/or added to, the value of those will be taken into account when determining financial/development contributions.
Illustration of initial development - Pedestrian-friendly streets overlook park edge

Illustration of further development - Comprehensive redevelopment with mix of housing overlooking street and park

Existing context - Single houses back onto walkway and park
Typical existing block and single dwellings on large sites

Illustration of incremental redevelopment - Streetscape upgrade, additions to individual houses

Illustration of incremental redevelopment - Additions, accessory units
4.4.4 Objectives and Policies

4.4.4.1 Objective
To facilitate the creation of a residential environment which reflects cultural preferences and enables a variety of housing types to create wider choices for the community.

Policies

a) By requiring developments to provide for a range and mix of housing types catering for Mangere’s unique population, (i.e. Maori and Pacific Island culture, larger family sizes, inter-generational families and changes to traditional family structures including solo parents and elderly);

b) By requiring that housing provides quality private outdoor living spaces that meet the community’s preferences and needs;

c) By ensuring that a high quality residential environment is provided where resident’s amenity and privacy is maximised.

4.4.4.2 Objective
To enable an increase in household numbers in Mangere through a range of planning methods including provision for comprehensive developments on large lots and/or where sites are accessed from identified transport routes.

Policies

a) By allowing more than one household unit on a site to a maximum gross density of 1 unit to 400m2 site area as a permitted activity, and where a higher density is sought, requiring consent as a restricted discretionary activity.

b) By limiting additions/alterations [as permitted activities] to existing dwelling[s] so that future higher density development options are not prevented by poorly located buildings.

c) By limiting comprehensive residential developments [where there is no specific maximum density prescribed] to sites of at least 1800m2 of land area, or sites with access from an identified transport route or development proposals for more than 6 residential units.

4.4.4.3 Objective
To reflect the important role of HNZC as a housing provider in the area and support and assist it in delivering a range of housing that meets the needs of the community.

Policies

a) By Council working in partnership with HNZC and the wider community to support better quality housing.

b) By Council proactively advocating to HNZC the need to achieve a greater spread (dispersion) of its housing stock through the residential area, rather than consolidation.

c) By Council supporting public/private partnerships and other collaborative approaches that can improve the range of housing choice and the amenity and character of the residential area.

4.4.4.4 Objective
To use a design focused development control process as the key means of securing a high standard of residential amenity and sustainability for all housing and the wider residential neighbourhood.

Policies

a) By providing for only minor building work as a permitted activity and requiring that all new buildings (and relocated buildings) obtain resource consent as a restricted discretionary activity where specific design led assessment considerations shall apply to the assessment of development proposals.
b) By using a flexible design led development control process where development standards are used only for a limited extent of building development enabled as a permitted activity.

c) By requiring that housing providers demonstrate flexibility in housing density, household unit size and distribution, building form and site layout and design elements.

d) By requiring that all housing provides adequate indoor and outdoor space, sunlight, daylight, privacy and outlook for all residents.

e) By encouraging property owners/developers and the Council to work together in a collaborative manner through the development process to achieve enhanced vehicle, pedestrian and cycle way connections to, within and around the area.

f) By ensuring that the development control processes (including Council fees) minimises time delays and high process costs (recognising the importance of those factors in encouraging appropriate development).

4.4.4.5 Objective

To allow the establishment of non-residential activities only where such activities maintain or are compatible with residential amenity and character.

Policies

a) By allowing non-residential activities only where they add value to community facilities, services and resources.

b) By ensuring that non residential activities do not singly or cumulatively adversely reduce residential character and amenity.

c) By requiring that the adverse effects of non-residential activities are contained to the development site or fully mitigated.

d) By limiting the scale and extent of non residential activities as a means of maintaining residential character and amenity.

4.4.4.6 Objective

To manage subdivision so that residential amenity and quality is maintained and adequate infrastructure including public open space, community facilities and access to public transport is available.

Policies

a) By ensuring that the subdivision of existing and/or approved residential buildings and land maintains residential amenity and quality.

b) By only permitting the creation of vacant lots where high quality residential development can be achieved.

c) By only allowing the subdivision of buildings containing non-residential uses where residential amenity and character is not compromised.

4.4.4.7 Objective

To obtain a high standard of residential amenity and sustainability for all new housing ensuring adequate indoor and outdoor space, sunlight, daylight, privacy and outlook.

Policies

a) By requiring that all housing must be energy and water efficient, minimising future living costs for occupants.

b) By ensuring that housing design achieves a high standard of residential amenity and sustainability with adequate indoor and outdoor space, sunlight, daylight, privacy and outlook.
4.4.5 Activity Status

4.4.5.1 Permitted Activities*

a) Land Use:
  • Early Childhood Education Centres for up to 10 children
  • Earthworks necessary to provide for permitted land use activities.
  • Home Enterprises.
  • Residential activities at a density of no more than one household unit per 400m² gross site area.

b) Building:
  • Additions/alterations of existing buildings and accessory buildings including garages where the development control standards in 4.4.5.4 Table 1 are met, and provided that:
    • The total additional building footprint is not greater than 25m².
    • The longest side of any part of the additional building is not more than 6m.

* All permitted activities must meet the rules and Development Standards set out in Part 3.0 as well as standards set out in Rule 4.4.5.4, Table 1

4.4.5.2 Restricted Discretionary Activities

a) Land Use:
  • Any activity affecting any scheduled building, tree or object/place listed in Section 6.0.
  • Comprehensive Residential Developments.
  • Early Childhood Education Centres providing for more than 10 children and/or not meeting the permitted activity standards for an Early Childhood Education Centre
  • Earthworks necessary to provide for building and site development.
  • Residential uses at a density of no more than 1 household unit per 300m² gross site area.

b) Building:
  • Activities not meeting the standards set out in 4.4.5.1(b), Rule 4.4.5.4 :Table 1 or Part 3.

  • Any building activity not otherwise provided for in these rules.
  • Comprehensive Residential Developments.
  • Network utility buildings for any Network Utility Operator.
  • Residential developments at a density of no more than one household unit per 300m² gross site area.
  • Relocation of buildings onto a site.
  • Works affecting any building or land located in the Mangere Special Character Area defined on the planning maps.

See also Rule 3.1.1 (b)

4.4.5.3 Assessment Matters

For applications for resource consent refer to Part 5.0 - Assessment Considerations.
### 4.4.5.4 Development Standards for Permitted Activities

#### Table 1.

**Development Standards for Permitted Activities**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Development Control</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
<td>8m maximum; except where part of any building abuts a side yard, a height to boundary standard of 3m + 45 degrees shall be met.</td>
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<tr>
<td><strong>Yards</strong></td>
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<tr>
<td>- Side</td>
<td>1.5m minimum</td>
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<tr>
<td>- Rear</td>
<td>6m minimum</td>
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<tr>
<td>- Front</td>
<td>3m minimum (or 5m for any part of a site where any garage fronts the street)</td>
</tr>
<tr>
<td><strong>Landscaped/permeable areas</strong></td>
<td>A minimum of 30% of site area.</td>
</tr>
<tr>
<td><strong>Site coverage</strong></td>
<td>A maximum of 40% of site area.</td>
</tr>
<tr>
<td><strong>Fences</strong></td>
<td>Front Boundaries - 1.2m max height.</td>
</tr>
<tr>
<td></td>
<td>Side and Rear Boundaries - 1.8m max height.</td>
</tr>
<tr>
<td></td>
<td>Except where sites adjoin public open space no fence shall be more than 1.5m high.</td>
</tr>
</tbody>
</table>
4.5 Local Shops Management Area

4.5.1 Introduction

The Local Shops Management Area recognises the existing neighbourhood shops located throughout the residential area. These shops are important as they are easily accessible and provide for the day to day needs of the community.

The Plan recognises the local shops and businesses that exist on smaller sites in this Management Area and provides for their continuation. These uses are historical and provide local services for the residential areas on the periphery of the Town Centre.

This Management Area allows for retail and associated residential activities as permitted activities.

As with the other business management areas, any additions or alterations to existing buildings will require a resource consent as a restricted discretionary activity. Residential uses complement these activities and assist in integrating the shops with surrounding residential uses.

4.5.2 Local Issues

- Compatibility with surrounding residential uses;
- Finding the best ways to keep local shops viable.

4.5.3 Vision for Local Shops Management Area

Developments and activities in this Management Area are not expected to change much over time and the Management Area will continue to provide smaller scale local goods through shops and to a lesser extent through small business (which can also occur in residential areas as home enterprises).

Only limited new building development or expansion of the existing buildings/activities is enabled to ensure ongoing compatibility with the surrounding residential areas. No expansion of the Management Area is contemplated.

Detailed elements of the Local Shops Management Area vision include;

Places for people to live and enjoy

- The Management Area is likely to continue to be characterised by smaller retail premises with associated residential uses.
- There will be some expansion of building size but generally that will be limited to sizes consistent with a residential scale and form.
- Buildings will be softened by landscaping and will provide for public shelter and seating in front of the premises.
- To avoid potential reverse sensitivity issues, the Plan limits the area within any buildings providing for retail activities and requires that buildings maintain a residential scale and form.

Opportunities for business and community activities

- Local shops provide a convenient opportunity for residents to access goods and some services in closer proximity to home than is the case for the Town Centre.
- They cater for unplanned purchases and fulfil a key function in local communities.
- Their retention means that owners can plan for future growth and consolidate and move with changes in the surrounding community.
Reflect essential design qualities

- Design guidance and assessment considerations encourage high quality design that improves public spaces and reflects a sense of place.

- Buildings should be at a similar scale to those found or enabled in the surrounding residential area. Retail activities should locate at the front of buildings and have a functional relationship to the street.

- Enhancement of local shop areas through landscaping and provision of public amenities like seating is likely to emerge over time.

- Development must maintain a residential scale and feel. The scale and form of new buildings must complement those found in the nearby residential areas.

Improve accessibility and connectivity

- Easily accessible from residential areas and accessible by public transport, providing a convenient option for shopping on the return home from work or recreation. Activities will have enough parking on the nearby street or on the property to cater for short stay patrons.
4.5.4 Objectives and Policies

4.5.4.1 Objective

To provide for small scale neighbourhood shops to service the basic needs of local residents and of a scale and intensity that will maintain the amenity of the surrounding residential area.

Policies

a) By limiting permitted activities to retail and residential uses.

b) By ensuring that new buildings are designed and located so as to ensure an active and continuous retail street frontage.

c) By requiring that most retail activity is located on the ground floor to ensure an active and continuous retail frontage is maintained.

d) By ensuring that non-residential development is at a scale and intensity that is compatible with adjacent residential development.

e) By ensuring that the adverse effect of retail activities on adjoining residential and/or public open space uses is avoided or mitigated.

4.5.5 Activity Status

4.5.5.1 Permitted Activities*

a) Land Use:
   • Earthworks necessary to provide for permitted land use activities.
   • Retail activities that:
     • Are on ground level.
     • Only have retail display windows facing the street.
     • Use only 60% of the ground floor of a building [except where any associated residential use is provided at the upper levels the ground floor may be utilised for retail (and associated storage) uses up to a maximum of 250m²].
     • Do not involve the sale of liquor.
   • Residential activities ancillary to a retail use on the same site.

* All permitted activities must meet the rules and development standards set out in Part 3.0.
4.5.5.2 Restricted Discretionary Activities

a) Land Use:
   • Earthworks necessary to provide for building and site development.

b) Building:
   • New buildings and any exterior additions/alterations to existing buildings.
   • Network utility buildings for any Network Utility Operator.

c) Subdivision:
   • Any subdivision of existing and/or approved buildings provided that no vacant lots
     are created.
   • Earthworks needed to provide for subdivision and site development.
   • Subdivision providing for Network Utility Services.

See also Rule 3.1.1 (b)

4.5.5.3 Assessment Matters

For applications for resource consent refer to Part 5.0 - Assessment Considerations.
4.6 Streets, Open Space and Walkways Management Area

4.6.1 Introduction

The Mangere Streets, Open Space and Walkways Management Area provides a framework for enhancing both the quality and number of connections and open spaces. It also seeks to manage form, scale and location of buildings on those land areas.

Individually and collectively, this network is a significant community asset as it creates places for families and communities to socialise and recreate as well as move around the area easily. Open space areas also contribute to peoples’ health and well-being.

Although directly adjacent to the South Western Motorway (SH20) and Airport Motorway (SH20A) there is no obvious link from either of these motorways. Local roads leading to the Town Centre are curvilinear and do not directly link to the Town Centre itself without meandering through the residential neighbourhood. Many neighbourhood streets are dead end culs-de-sac and while geographically close, do not enable direct access to the Town Centre by pedestrians, cycles or cars.

Mangere Town Centre does not (in 2010) have a well defined street layout and is currently dominated by the expansive carparking areas. Streets in Mangere are generally wide with housing set well back, single storey buildings predominating and often little front garden landscaping.

4.6.2 Issues

- Few areas of natural vegetation exist and few trees relative to other areas in the City.
- Few public areas available and/or developed for informal recreation activities.
- Need to foster protection of significant trees.
- Need to establish development standards that reflect specific community desires and use patterns.
- The majority of parks have been developed for recreational use to a basic level only and are not being used to their potential.
- Public amenity of parks has not kept pace with growth.
- The issue in Mangere is not the quantity of open space, but the quality of open space for a variety of recreational uses [and improvement opportunities that exist].
- Mangere is severed by SH20 and SH20a with no direct access.
- Curvilinear streets hinder access to the Town Centre.
- Low frequency of buses throughout all parts of the day, and lack of direct routes to key destinations.
- Too many culs-de-sac giving poor connections to the Town Centre.
- Large land blocks prevent good access to Town Centre.
- Poor pedestrian linkages generally- often with poor visibility and not safe.
- No specific cycleway provision.
- Poor internal circulation of streets within Town Centre itself (car orientated and pedestrian unfriendly).
- Poor connection to adjoining uses including public open space areas.
- Streets within Mangere have low public amenity and are designed predominantly for vehicle movements rather than catering for pedestrians and cyclists.
- Poor sign-posting and definition of streets.
4.6.3 Vision for Streets, Open Space and Walkways Management Area

The Mangere District Plan area needs a clear pattern of well connected streets, parks, open spaces and walkways which are functional, safe, and accessible and of high amenity value.

The Council will also use partnerships and initiatives that improve the community’s quality of life through having access to open space and parks of high quality and reflecting the ethnicity of the population.

It is anticipated that the vision will be realised through a combination of Council initiatives, special projects, development outcomes, or through designations, property purchases, streetscape enhancements and joint actions with the community. Detailed elements of the Mangere Streets, Parks, Open Space and Walkways Management Area include:

**Places for people to live and enjoy**

- Existing open spaces and walkways will be improved through being made safer and ‘greener’.
- Buildings proposed on public land must have a clear functional need to locate there.
- Buildings will be located so that use of them does not raise adverse effects for nearby residents.
- New local ‘pocket parks’ will be secured through the development process as will additional walkways and streets. These may be public or private spaces.
- Development of the Management Area must use low impact design approaches and deliver on sustainable development principles.
Opportunities for business and community activities

- The existing networks and places can be enhanced to alleviate safety issues and to maximise their potential for public use and enjoyment as well as providing for efficient connection between the different parts of the Town.

- The development control process will allow additional assets to be created in locations where they will add value to the existing network.

Reflect essential design qualities

- Design guidance and consent assessment considerations will encourage high quality design that improves public amenity and spaces and reflects a Mangere specific sense of place. The role of the Council as a key landowner enables good design to be promoted through example.

- The Plan also seeks to ensure that new activities, buildings and facilities are of a size and form that is complementary to the character of the particular park, open space or walkway.

Improve accessibility and connectivity

- New streets and pedestrian connections will enhance links within this Management Area and to the Town Centre and community Management Areas.

- Connections will be safer and more pleasant.

- Council will engage in a collaborative process through development control to identify the best means of improving the network of open spaces and connections in the area.

- The public good value obtained from obtaining better access and connections will be factored into assessing financial/development contributions.
4.6.4 Objectives and Policies

4.6.4.1 Objective
To facilitate the increased use and enjoyment of streets, open spaces and walkways while ensuring that the character of these areas and of the surrounding sites is not compromised by inappropriate development or activities.

Policies

a) By ensuring that recreation and conservation activities do not have adverse effects on the overall use and enjoyment of the streets, parks, open spaces and walkways or surrounding residential sites.

b) By requiring the use of open space areas to be consistent with any relevant Reserve Management Plan.

c) By requiring buildings to be located and designed to enhance the amenity and character of the streets, parks, open spaces and walkways or surrounding residential sites.

d) By ensuring that any development within streets, open spaces and walkways improves amenity for and safety of people.

e) By preserving and enhancing public open space and allowing further building development only where:
   i) The integrity of open space for outdoor recreation and sport, landscape amenity, biodiversity or nature conservation is preserved or enhanced; and/or
   ii) Development is ancillary or complementary to the identified use or purpose as open space, has the minimum necessary building footprint and is of a high design quality.

4.6.4.2 Objective
To improve the functionality, extent and quality of the streets, open spaces and walkways serving the Mangere Town Centre and Neighbourhood Area.

Policies

a) By encouraging property owners/developers and the Council to work together in a collaborative manner through the development process to achieve enhanced vehicle, pedestrian and cycle way connections to, within and around the Management Area.

b) By Council taking into account the benefits and value of new and/or enhanced pedestrian/cycle and/or vehicle connections when assessing the need for and/or amount of any financial or development contribution.

4.6.4.3 Objective
To protect the open character and enhance the quality, extent and distribution of public open space in Mangere for people and biodiversity.

Policies

a) By only allowing development that is consistent with the use of and the intrinsic values of public open spaces.

b) By ensuring that development within open space areas has a low environmental impact, an appropriate sized building form and scale and achieves a high standard of environmental design.

c) By ensuring that natural area values and biodiversity is enhanced using methods such as the planting of native trees, the creation of wildlife corridors and the naturalization of waterways.

d) By ensuring that existing open spaces are enhanced to improve visual amenity, quality of the natural environment and safety, connectivity and access for the wider community including disabled persons.
4.6.5 Activity Status

4.6.5.1 Permitted Activities*

a) Land Use:
- Earthworks necessary to provide for permitted land use activities.
- Any activity carried out by Council for the establishment or maintenance of any street, open space or walkway or any other public and/or recreation infrastructure (including the formation of riding trails, recreation trails and boardwalks) for which Council has a financial responsibility and/or requires to be provided as part of transport infrastructure.
- Carparking providing for any permitted activity.
- Sports and recreation activities on land or in buildings.
- Temporary activities and/or events.

b) Building:
- Any new building or additions to existing buildings where they provide for a permitted activity listed under 4.6.5.1a and where the total building area is under 50m².
- Construction of paths, walkways, vehicle access and fences.
- Erection of park furniture and playground equipment.
- Passenger transport facilities including shelters, seats and signage (identifying the facility and containing route information) for the use of passenger transport services or patrons.
- Stormwater retention and management areas and associated drainage structures.
- The erection of artworks, monuments and sculptures whether temporary or permanent.

* All permitted activities must meet the rules and development standards set out in Part 3 and shall be consistent with any relevant operative Reserve Management Plan.

4.6.5.2 Restricted Discretionary Activities

a) Land Use:
- Earthworks necessary to provide for building and site development.
- Any land use activity where a Liquor License is required (or will be sought).
- Any land use activity that is not consistent with any relevant operative Reserve Management Plan.
- Sports and recreation activities not provided for as a permitted activity.

b) Building:
- New buildings and any exterior additions/alterations to existing buildings not provided for as a permitted activity, provided that the total building footprint is no more than 100m².
- All earthworks needed to provide for building and development.
- Network Utilities carried out by any Network Utility Operator.

c) Subdivision:
- All subdivision of land or buildings.
- Network Utilities carried out by any Network Utility Operator.
- Subdivision providing for Network Utility Services.
- Earthworks needed to provide for subdivision and site development.

See also Rule 3.1.1 (b)

4.6.5.3 Assessment Matters

For applications for resource consent refer to Part 5.0 - Assessment Considerations.
5.0 Assessment Considerations
5.0 Introduction

This section sets out the assessment considerations for resource consent applications. Tables 1 - 4 identify which considerations are relevant to any particular proposal. Reference should also be made to the General Rules and Standards in Part 3.0.

5.1 Limits to Council's Discretion and Conditions

For any Restricted Discretionary Activity (RDA) the Council reserves its discretion under the Act to those matters referenced in Tables 1 - 4.

Conditions of consent may be imposed in respect of any of those matters in addition to any conditions that may be imposed pursuant to sections 108 and 220 of the Act.
### Table 1: Assessment Considerations for Mangere Town Centre and Community Management Areas

<table>
<thead>
<tr>
<th>Assessment Considerations</th>
<th>5.2</th>
<th>5.3</th>
<th>5.4 Site &amp; Building Design</th>
<th>5.5 Land Use Activity</th>
<th>5.6 General Considerations</th>
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<td>Building Development</td>
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### Table 2: Assessment Considerations for Mangere Residential Management Area

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Table 3: Assessment Considerations for Mangere Local Shops Management Area

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Table 4: Assessment Considerations for Mangere Streets, Open Spaces and Walkways Management Area

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5.2 Vision, Objectives and Policies

For all Management Areas, any proposal must be consistent with the "Mangere Vision (s2.3) and Mangere Primary Objectives (s2.4) and the Vision, Objectives and Policies for the individual Management Areas set out in Section 4.

5.3 Residential Design Guides

When assessing any proposals for residential development, any current Manukau City Council Residential Design Guide must be considered as well as the matters set out in Section 5, Tables 1 - 4.
5.4 Site Layout and Building Design

In all Management Areas;

- Does the site and building design demonstrate an understanding of the local context, including special features, connections and character?
- Does the site layout provide a coherent and legible sequence of connections and open spaces, defined and edged by buildings?
- Does the proposal change primary activities (e.g. does the site lend itself to the activities proposed for the site? e.g. parking, play areas, outdoor seating etc.?
- Does the proposal protect significant natural features, such as views to Mangere Mountain, trees and large public open spaces and maximise public accessibility to them?
- Does the site layout allow for clear definition of public and private spaces?

5.4.1 Site Layout

5.4.1.1 Mangere Centre, Community and Local Shops Management Areas

- Will the proposal achieve any of the preferred future linkages outlined in Figure 1 or alternatively not prevent them happening in the future?

5.4.1.2 Mangere Residential Management Area

- Does the proposal preserve significant natural features & maximize public accessibility to them?
- Does the proposal locate public open space adjacent to public streets?
- Does the site layout allow for clear definition of public and private spaces?
- Can any of the preferred future linkages shown on Figure 1, and preferred future road connections shown on Figure 2 be achieved?
Figure 2: Preferred Connections in Residential Areas
5.4.2 Bulk and Orientation

In all Management Areas;

- Will the size and scale of the proposal be appropriate to the context and setting and if not should the proposal be redesigned or refused consent?
- Will the building mass, location and orientation help to collectively define the public and private spaces in between buildings without forming a barrier to visibility or movement?
- Does the bulk, height and scale of the building result in an unreasonable loss of light or overshadowing on neighbouring sites and adjacent public spaces?

5.4.2.1 Mangere Centre, Community + Local Shops Management Areas

- Is the building built up to the street edge?
- Does the building provide good pedestrian amenity including shelter from weather, minimal interruptions to street frontage from vehicle crossings, maximum transparency and activity on ground floor?
- Do buildings and structures on corner sites emphasize junctions, the street network, and provide landmarks?
- Do the activities on the ground floor contribute to the vibrancy and activity of the street?
- Does the proposal avoid blind corners or dark alcoves which might conceal intruders near entrances, lifts, stairwells, indoor car parks or walkways?

5.4.2.2 Mangere Residential Management Area

- Does the location and bulk of buildings respect the amenity of interfacing residential activities?
- Does building location provide dwellings and open spaces with appropriate amenity, including outlook, privacy, daylight and sunlight?
- Are buildings oriented to maximise solar access?

Figure 3-Diagram demonstrating how the bulk and mass of residential buildings can be positioned to help define the street and create a private back yard.
5.4.2.3 Mangere Streets, Open Spaces and Walkways Management Area

- Does the location and bulk of buildings respect the amenity of interfacing residential areas and are they consistent with any relevant Operative Reserve Management plan?

5.4.3 Building Form and Appearance

In all Management Areas:

- Does the proposal help to create a distinctive sense of place?
- Are the buildings appropriate to the purposes of the management area?
- Is the building flexible enough to allow for changes in use over time?
- Will the proposed development enhance the existing street character?
- Does the proposal have an attractive, well-proportioned front elevation?
- Does the proposal enhance user safety in the street and in dwellings by ensuring a high degree of natural surveillance takes place between the street and buildings?
- Is the building form suitable for mobility impaired, elderly or sensory impaired users?
- Is the choice of materials appropriate in terms of quality, colour and texture?
- Is the building facade articulated through the use of elements such as columns, beams, floor slabs, roofs, parapets, balconies, openings or canopies?
- Do gardens, porches and verandas contribute to the spatial and visual articulation along the street?
- Are any signs designed and located to minimise adverse visual effects

5.4.3.1 Mangere Centre, Community and Local Shops Management Areas

- Are shop fronts designed to be predominantly glazed and are they lit at night to maintain an attractive and safe environment?
- Does the ground floor provide an active street edge, with glazing, doors and activities that contribute to street life?
- Do commercial spaces have a minimum 2.7m stud height to facilitate future adaptability as needs change over time?
- Are balconies designed to be an integral part of the building’s architectural form?
- Is the facade articulated to provide a human scale, with both vertical and horizontal modulation?
- Are entrances for residents separated from other uses within the same building and/or block?
- Are wet areas such as kitchens, bathrooms or laundry facilities grouped together and/or stacked vertically through the building?
Does the proposal provide range of dwelling sizes and types?
- Are apartment layouts designed for longevity and flexibility?

### 5.4.3.2 Mangere Residential Management Area
- Does the proposal enhance user safety in the street and in dwellings by ensuring a high degree of natural surveillance takes place between the street and building frontages?
- Have bay windows and balconies or other devices been used to articulate the street facade as well as enhance visual contact with street?

### 5.4.4 Relationship to Streets, Open Space and Adjacent Sites

In all Management Areas;
- Is there a clear definition between public and private space?
- Do buildings front and overlook the street and/or adjacent public spaces such as a park?
- Will the proposal have a direct relationship with the street at ground level?
- Does the proposal provide passive surveillance and enhance safety in the street?
- Does any front yard landscape or fencing allow visual connection to the street and avoid entrapment or hiding spaces?
- Are front doors and entries clearly visible from the street, or adjacent public space?
- Does the proposal provide multiple entry points along a street?
- Has privacy between adjacent residential units been ensured by location, viewing lines and distances between windows, doors and balconies?
- Does the proposal minimise the visual dominance of garages and parking on the street frontage?
- Where new public open space is proposed, is it located adjacent to public streets, to ensure open access and passive surveillance?

### 5.4.4.1 Mangere Centre, Community and Local Shops Management Areas
- Does the ground floor provide an active street edge, with glazing, doors and activities that contribute to street life?
- Is access provided to apartments separate from other functions in mixed-use

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Figure 5 - Typical cross sections demonstrating preferred bulk and orientation of buildings to adjacent street and/or public open space of different management areas.
5.4.4.2 Mangere Residential Management Area

- Do a majority of dwellings front onto streets?
- Do a majority of dwellings have at least one habitable room (other than a bedroom) facing the street, open space or accessway?
- Is user safety enhanced in the street and in dwellings by ensuring a high degree of mutual surveillance takes place between the street and housing frontages?
- Does the proposal ensure building entries, front doors and transitional spaces easily visible from the street?
- Does the proposal ensure that visitors may be seen from within the dwelling without opening the door?
- Does front fencing allow for sight lines between front yards and adjacent street or public space?
- Does the proposal enhance the security of dwellings and private outdoor areas by ensuring that opportunities for burglaries and undetected intrusion into private property is minimised?

Figure 6-Diagrams demonstrating preferred relationship between internal spaces street.

Figure 7-Diagram demonstrating how a combination of bulk and orientation, views onto the street, landscaping and minimised driveway widths create a clean and clear relationship with the street.
5.4.5 Residential Amenity

In all Management Areas;

- Does the proposal provide for the amenity of residents, including privacy and outlook, daylight and solar access, safety and access to the building?
- Has private open space been provided in the form of back yards and/or balconies?
- Is the size and proportion of private open space adequate for outdoor living?
- Are all back yards and balconies (other than communal private open space), readily accessible from a habitable room?
- Does the proposal provide residents with the amenity value of naturally lit dwellings and sunlight access?
- Are all habitable rooms located on the outside walls of the building to ensure each can be serviced by a window providing natural light and ventilation?
- Is the privacy of residents protected from passers by while allowing overlooking of street activity?
- Are dwellings insulated from existing and potential off-site noise so as to achieve a maximum inside noise level resulting from the off-site source of L_{Aeq(15min)} 45 dB?
- Is there appropriate sound insulation between adjoining residential units within the same building?
- Where non-residential uses are proposed, what are the impacts on neighbouring residential sites, and can any negative effects be avoided, remedied or mitigated? e.g. restricting hours of operation, noise insulation, green travel plans?
- Are any signs designed and located to minimise adverse visual effects

5.4.6 Landscape Design

In all Management Areas;

- Does the landscape treatment of private and public space enhance the amenity of the site and surrounding area through hard and soft measures?

5.4.5.1 Mangere Centre, Community and Local Shops Management Areas

- Does the proposal provide separate ground floor entry directly off street?
- Does the proposal limit the number of dwellings to be accessed off a circulation core at any one level?
- Does the building provide frequent points for vertical circulation and avoid long corridors or external access balconies?
- Does the proposal provide sufficient and easily accessible storage for everyday household items within individual apartments?

- Is the amenity of dwellings protected from adverse effects of non residential activities?
- Does the proposal consider, where appropriate, the use of roofs as quality communal open space in denser urban environments?

5.4.5.2 Mangere Residential Management Area

- Does the outdoor open space provide amenity, sunlight and privacy for residents, either individually or communally?
- Do internal spaces and layout allow for adaptation, conversion or extension?
- Does the proposal locate back yards adjacent to other back yards where possible to avoid compromising security considerations or creating blank walls onto the street?
- Are any solid fences located behind behind the front face of the dwelling?

5.4.6 Landscape Design

In all Management Areas;

- Does the landscape treatment of private and public space enhance the amenity of the site and surrounding area through hard and soft measures?
• In the case of public open space is the design consistent with any relevant reserve management plan?
• Does the development retain significant trees and vegetation?
• Does the landscape improve biodiversity by providing habitats for birds?
• Does the landscape include plants appropriate to the site and locality?
• Does the landscape design consider ongoing maintenance?
• Are known weed species avoided?
• Do any private and communal landscaped areas allow for medium to large trees?
• Where any street planting is proposed, are the species appropriate in terms of height, maturity, distribution and location?
• Do proposed landscape features affect visibility at intersections, pedestrian and traffic safety, or obstruct signs?

5.4.6.1 Mangere Centre, Community and Local Shops Management Areas

• Has vegetation been used to contribute to the amenity and comfort of the streetscape?
• Does the landscaping improve the public realm and provide for sociable spaces where it meets public space.

5.4.6.2 Mangere Residential Management Area

• Does the proposal provide seating and playing areas within street spaces, visible from the public street system?
• Does the landscape treatment of front yards maintain open visibility between the ground floor of building frontages and the street?
• Do non-productive plants minimise the need for irrigation?

5.4.7 Water Systems

In all Management Areas;

• Does the proposal utilise water efficient AAA rated appliances?
• Does the proposal utilise dual-flush toilet cisterns?
• Does the proposal reuse water after appropriate treatment?

Figures 10 & 11
Right - A good example of well landscaped street.

Below - Communal and public spaces can be greatly enhanced through a combination of soft and hard landscape measures.
5.5 Land Uses

5.5.1 Temporary Activities, Markets and Outdoor Entertainment

In all Management Areas;

- Will the intensity and duration of the activity be compatible with surrounding activities?
- Will the proposed activity adversely affect any surrounding activities in ways that cannot be mitigated?
- Is there enough car parking on the site or in the surrounding area which can be made available without leading to shortfalls for other permanent uses?
- Is the proposed activity providing a service to the local community?
- Is the timing of the activity likely to adversely affect neighbouring properties?
- Is the location likely to hinder access to existing shops and services?
- Is the scale of the proposed activity appropriate to the site capacity?
- Have health and safety measures been adequately addressed?
- Are any signs designed and located to minimise adverse visual effects?

5.5.2 Licensed Premises

In all Management Areas;

- Will the activity raise adverse effects for any existing uses in the vicinity particularly residential uses?
- What measures are proposed to manage adverse amenity effects such as applying a limitation on hours of operation, noise control measures, lighting management and parking numbers and locations?
- Have any potentially affected parties been consulted informally to identify any local reverse sensitivity issues or concerns?
- Are any signs designed and located to minimise adverse visual effects?
5.6 General Considerations

5.6.1 Subdivision

In all Management Areas;

- Will the proposal provide for efficient use and development of land and enable the efficient provision of utility services to each potential building site?
- Is there any part of a residential building platform for a vacant residential lot or cross-lease or unit title parcel/area sited directly beneath overhead electric lines with a voltage at or above 110 kV?
- Will the design and layout of the proposed subdivision result in new allotments or sites which conform with local topography, and maintain or enhance the natural and physical character of the area?
- Will new allotments or sites have suitable access to a formed legal road?
- Does the subdivision design adversely affect the ability of any lots created or adjoining lots or sites to comply with the above criteria and other subdivisional rules and criteria contained within the Plan?
- Does the subdivision reflect or enable variations in building design and site development?
- Will the proposal result in outcomes consistent with the Engineering Performance Standards set out in Section 11.0 or alternatively are the Manukau City Engineering Quality Standards and/or the design and construction requirements of the utility service provider referenced as a means of demonstrating equivalent outcomes?

5.6.2 Public open space

- Where new open space is proposed, is it adjacent to public streets, or fronted and/or overlooked by buildings?
- Have any public open spaces been located to include areas of significant natural features?
- Where a building is proposed on open space, is there a functional need for the building at that location and have alternatives been considered (such as re-use of existing structures or alternative sites)?
- Does the site for a proposed building or structure integrate with other site elements (such as natural heritage, special features, streetscape)?
- Is any proposed building or structure sited to minimise visual dominance and visual and aural privacy on adjacent properties particularly residential sites?
- Is the design and appearance of proposed buildings or structures compatible with the open space and surrounding neighbourhood in terms of scale, relationship to other buildings, form, materials and colour?
- Is any landscape development compatible with the rest of the open space and sympathetic with the broader landscape character of the area?
- Do the parking provisions use on-street or shared parking to minimize the amount of on-site parking required?
- Has any carparking area been designed and located to provide efficient circulation and minimise large impermeable areas without planting?
- Is the proposed activity or development of any open space consistent with any relevant operative Reserve Management Plan(s)?
- Does the proposal enhance the natural environment for biodiversity and visual amenity and/or improve the usability of the public open space for peoples’ health and well-being?
- Are any signs designed and located to minimise adverse visual effects
- Does the development have a low impact on the environment and has a high standard of environmentally sustainable design been incorporated?

Right - Public streets and adjacent buildings overlook parks.
5.6.3 Streets, Connectivity, Access and Parking

In all Management Areas;

5.6.3.1 Street Layout and Design

- Does the proposal create any new street connections or other links to improve the permeability and accessibility within and between neighbourhoods and to neighbourhood facilities such as shops, schools and parks, and passenger transport routes?
- Does the proposal maximize linkages to existing streets; in order to reduce travel times and promote energy efficiency?
- Does the proposed street system have a high degree of permeability in order to enhance user safety in the streets and the security of property?
- Does the proposal avoid cul-de-sac streets unless very short and completely visible from its intersection with a through street?
- Does the pattern of streets and urban blocks make efficient use of the site?
- Has the role of each link in the network been defined (in relation to pedestrian and other modes, surrounding activities)?
- Has the profile for each type of street been designed to match the intended vehicle speeds?
- Is the design reflective of long-term function, traffic volumes, vehicle speeds, public space and environmental amenity needs?
- Have junctions and intersections been designed to minimize vehicle turning speeds and improve pedestrian crossing?
- Will any access near to existing or planned intersections adversely affect the safe or efficient operation of any nearby intersection?
- Will the proposed design adversely impact on bus stops and shelters, street trees and furniture, pedestrian crossings, taxi stands and pedestrian or cyclist safety or other works and buildings within adjoining roads?
- Does the proposed street layout integrate with and protect natural features as part of the public realm?
- Do the street layouts and block alignment maximise solar access?
- Do the residential service and secondary streets incorporate traffic calming measures where appropriate?
- Does the proposal minimize detrimental effects of vehicle access on amenity of the neighborhood and of the development?

Figure 12-Diagram demonstrating the principles of an integrated pedestrian and cycle network.
5.6.3.2 Pedestrian + Cycle Accessibility

- Does the street layout and design provide convenient and safe pedestrian and cycle linkages?
- Does the proposal promote the safety of road users including cyclists and pedestrians?
- Has the use of pedestrian-only routes been minimized, or if required, are they designed to allow passive surveillance and avoid entrapment?
- Is the access, layout and surface treatment suitable for mobility impaired, elderly or sensory impaired users?
- Does the proposal enhance pedestrian safety and social interaction / recreation in street by physical means of slowing vehicular traffic?
- Does the proposal provide for well-lit routes?
- Does the proposal enhance existing or add any new access or connections that support improved use of public open spaces?

Fig.13-Interconnected street network, in turn creates framework for development and public open space.

Fig.14-Preferred street connections integrate with existing street network.

Diagram demonstrating a range of possible techniques available to calm traffic and improve streetscape for the pedestrian and cyclist.

Diagram demonstrating a how a combination of hard and soft landscape elements can be combined to create environment for pedestrians.
5.6.3.3 Vehicle Access

- Does the proposal allow for safe vehicle maneuvering off-site and on-site and provide safe entry and exits?
- Does the proposal rely on taking access off Bader Drive/Massey Road or Kirkbride Road and if so are there other viable alternatives and/or will the proposed access raise adverse safety, efficiency or other impacts on traffic movements on those roads?
- Does the proposed vehicle access overly dominate the street or adversely affect the quality or amenity of the streetscape?
- Does the proposal enhance streetscape and on-site amenity through the use of shared driveways, garages set back from the street, stacked on-site parking or the location of car parks to the side of buildings?
- Are any proposed service streets, where required, integrated with building frontages and existing roads to enable buildings to front major arterials?
- Are proposed service roads integrated with adjoining principal and arterial roads?
- Are all dwellings provided with good surveillance of driveways and parking areas?
- Does the proposal minimize areas to be managed by any Bodies Corporate?
- Is the security of property enhanced by reducing opportunities for car theft and vandalism to occur undetected?

5.6.3.4 Parking and Loading

- Is there adequate parking provision for residents, visitors, cycles, or accessible parking/loading on-site (or is on street parking available)?
- Where non-residential uses are included, does the proposal reflect a parking supply guideline of 1 space per 35m² of gross floor area in the Town Centre or 1 space to 20m² in the Community Management Area?
- Have reduced on-site car parking requirements been considered in relationship to good public transport or green travel plans, agreement with other parties or off-site parking arrangements?
- Has the design and location of on-site parking/loading considered the effect on neighbouring properties and the streetscape?
- Does on-site parking/loading minimize impermeable surfaces and include vegetation or low-impact stormwater devices?
- Does the proposal minimise the visual dominance of garages and on-site parking?
- Has the proposal considered requirements for short-term parking/loading and drop-off facilities?
- How will required parking be maintained?
5.6.3.5 Traffic Generation

- Will the proposal generate traffic volumes that, individually or cumulatively, result in adverse effects on the amenity and character of the surrounding area?
- Will any proposed streets and footpaths be of sufficient width, design, and formation to accommodate both existing and anticipated needs?
- Will the proposal have a negative traffic impact on the surrounding road network, if so are there any measures proposed to mitigate such effects?

5.6.3.6 Road Works

- Will any road works adversely affect the operation of the street network in terms of safety, travel time, capacity or congestion?
- Will any road works ensure that the safety and standard of provision for pedestrians, cyclists and passenger transport is at least the same as that existing prior to the works?
- Will there be any adverse effect from road works on the amenity of the street and/or adjoining properties in terms of noise, visual impact, vibration, smell, or dust?
- Are road works in proximity to intersections or accesses to properties integrated with and avoid conflict with existing or planned intersections or access points?

5.6.3.7 Effectiveness and Sustainability

- Will transport generated carbon dioxide and noxious gas emissions and the consumption of non-renewable fuels be reduced?
- Do the patterns of development support efficient and effective passenger transport services?
- Does the proposal achieve promotion of energy savings through reduction in length of travel by maximizing linkages to the existing street system?
- Does the proposal provide for shared vehicles (including cycles)?

5.6.4 Infrastructure and Network Utilities

In all Management Areas:

- Will the proposal affect any heritage values or scheduled item and if so how will adverse effects be avoided or remedied?
- Is there adequate capacity within existing infrastructure to cope with the effects of the proposal?
- Will the proposal result in outcomes consistent with the Engineering Performance Standards set out in Section 11.0 or, alternatively, are the Manukau City Engineering Quality Standards, and/or the design and construction requirements of the utility service provider, referenced as a means of demonstrating equivalent outcomes?
- Has provision been made for the rational and coordinated provision of infrastructure and public utility services to serve the upstream catchment?
- What additional infrastructure and/or services are required to address adverse effects from the proposal?
- Are infrastructure and/or services of adequate technical standard and capacity to support the potential scale and timing of development in the wider area or catchment?
- Where land is subdivided or its use intensified, are public connections for water supply (including water supply for fire-fighting purposes), wastewater disposal and storm water drainage provided to each newly created allotment.
- Can wastewater and storm water from the proposed lots be disposed of effectively without risk to public health or the environment?
- Are all proposed electrical and telecommunication lines, and other utility services to the extent practical, located underground and are existing overhead lines serving or adjoining new subdivision or development undergrounded?
- Are underground services within new roads located as shown on Network Utilities Figure 18?
- Are any utilities proposed to be installed in locations which are not in accordance with those portrayed in Figure 18 going to be placed in a manner which ensures that they will not affect or interfere with other utilities or services?
- Are transverse connections of services within roads avoided or minimised?
- Are above ground utilities appropriately located or designed sensitively so as to minimise visual effects, public obstruction, disturbance to existing vegetation, impacts on road safety, and achieve a high level of amenity?
- Will the design and external appearance of buildings and structures for network utility services maintain and enhance amenity values? An assessment should include the extent to which the network utility service dominates, is overbearing in relation to adjacent activities, or increases visual clutter, including
consideration of design, height, scale, landscaping, screening and finishing materials, and the extent or impacts of such effects.

- Does the proposal avoid or minimise adverse effects on capacity, disruption and interference or safety of other network utility services in the vicinity?
- Have views been maintained to and from public places such as roads, reserves, and Mangere Mountain?
- Whether any structure or signs located adjacent to a road are sited and designed to maintain pedestrian and vehicular safety and minimise adverse visual effects?

### 5.6.5 Earthworks

In all Management Areas;

- Does the proposal, including development of the building site, utilise sediment control measures as set out in Section 10.0 and if not, what alternatives are proposed to achieve the same results?
- Will any earth works unnecessarily remove existing vegetation, alter the existing topography of the site, or adversely affect existing natural features including land forms?
- Will the proposed earthworks be close to any water body, and if so do proposed sedimentation controls avoid adverse effects on receiving waters?
- Will the proposed earthworks be close to neighbouring properties, and if so are measures proposed to avoid adverse effects on those properties?
- Has the stability and erosion potential of the site and surrounding area been properly considered?
- Do the proposed earthworks properly address the timing of re-vegetating any bare earth worked surfaces?
- Do the proposed earthworks mitigate potential noise and dust nuisance and detract from visual amenity that may result from the earthworks?
- Can any adverse effects from the earthworks be mitigated by limiting the duration, timing or staging of such works?
- Will earthworks and final levels adversely affect existing utility services, overland flow paths or increase the potential for flooding within the site or surrounding area?
- Will earthworks adversely affect any feature of historic or cultural importance?
- Have any contaminant issues been properly addressed in accordance with regional standards?
5.6.6 Stormwater Management

In all Management Areas;
- Has the proposal considered water quality measures that treat runoff from the whole catchment?
- Has the proposal incorporated water quality devices where appropriate?
- Where practical, does the proposal minimise hard surface areas?
- Is stormwater runoff from the site connected to a public reticulated stormwater network, or appropriately managed via low impact urban design measures?
- Do the proposed stormwater pipe works have sufficient capacity (1 in 5 year) for the ultimate development of the catchment?
- Does the proposal incorporate low impact urban design features, such as rainwater tanks, swales, raingardens, living roofs, water quality treatment ponds or wetlands?
- Will the proposal cause any adverse effects such as flooding, pollution, erosion etc on the environment, including buildings and neighbouring properties?
- Does the proposal give effect to an integrated catchment management plan or approved network discharge consent?
- Will the proposal meet the environmental outcomes set out in relevant regional Guidelines such as TP 10, 90 and 124 and other relevant documents?

Image demonstrating how low impact stormwater management devices, in this case a rain garden, can be integrated into streetscape to improve amenity.
5.6.7 Environmentally Sustainable Design

In all Management Areas;

5.6.7.1 Solar Access

- Does the proposal ensure that dwellings, public and private landscaped areas have adequate solar access?
- Does the proposal integrate environmental control elements such as eaves canopies, balconies, louvered screens and planting, to allow residents to regulate the quantity of sunlight as required?

5.6.7.2 Natural Ventilation

- Do all habitable rooms have access to natural ventilation so that occupants or users can control their thermal comfort and indoor air quality?

5.6.7.3 Materials and Construction

- Is the choice of material appropriate in terms of quality and durability?
- Does the proposal utilise robust building materials, which are easy to maintain, preserve their appearance over time and contribute to building longevity?
- Does the proposal use local, non-toxic, recycled and/or re-usable materials?
- Should living roofs be integrated into the design?

5.6.7.4 Waste Management

- Does the proposal efficiently manage waste at all stages of a development?
- Does the proposal incorporate facilities for separating rubbish from recyclables, and where appropriate on-site treatment of green and compostable waste?
- Are service areas screened from public view and accessible to service providers vehicles?

5.6.7.5 Energy Efficiency

- Is the proposal consistent with the national ‘best practice’ standards for environmentally sustainable design?
- Does the proposal reduce or eliminate reliance on mechanical heating and cooling systems through methods such as green roofs and alternative energy sources?
- Does the proposal support the present or future installation of photo voltaic panels?
- Does the proposal maximise the efficiency of hot water systems?
- Does the proposal reduce dependence on artificial lighting?

5.6.7.6 Maintenance

- Are building maintenance systems incorporated into the overall design of the building?
- Has the proposal incorporated robust building materials that are easy to clean and graffiti resistant?
- Will landscaped areas enable access for maintenance crew and their equipment?

Fig.20-Diagram demonstrating how landscape features such as deciduous trees can be utilised to improve micro climate and comfort of internal and external spaces by providing shade in the summer and allow sun in the winter.
Fig. 21: Significant Views
5.6.8 Cultural Values, Scheduled Items and Significant Views

In all Management Areas;

5.6.8.1 Cultural Values

- Are there matters pertaining to tangata whenua protocols that need to be addressed?
- Does the development reflect local cultural identity and values?
- Have effects on any affected cultural group been properly considered?

5.6.8.2 Built Heritage and Scheduled Buildings, Trees or Places

- Does the proposal protect or enhance the scheduled tree(s), heritage feature or building(s)?
- Will the proposal compromise the integrity or significance of the scheduled tree(s), heritage feature or building(s)?
- If removal is proposed, have all alternatives been sought to preserve the scheduled tree(s), heritage feature or building(s)?
- Are the works necessary to justify the alteration or loss of scheduled tree(s), heritage feature or building(s)?
- Do the benefits of the proposal outweigh the reasons for removal or alteration of the scheduled tree(s), heritage feature or building(s) and can these be compensated?

5.6.8.3 Significant Views

- Has regard been given to any impact on views of local landmarks (Mangere Mountain, Group of Trees (T1) Robertson Rd, One Tree Hill, Mount Wellington) from those local viewpoints that are set out in Figure 21 Significant Views?
- Have significant views been protected and or appropriately enhanced?

5.6.9 Signs

In all Management Areas;

- Will the proposed sign detrimentally affect traffic safety and control or create a situation hazardous to the safe movement or direction of traffic?
- Will the proposed sign have an adverse effect on visual amenity values?
- Will the proposal contribute towards any cumulative visual effects along road frontages with respect to the length of the road frontage or size of the site concerned?
- Will the proposed sign obscure or detract from important visual aspects of the Management Area such as visual landmarks, buildings or areas of architectural or heritage value?
- Will the proposed sign obscure or detract from landscape elements in the front yard of a site?
- Will the structure of the proposed sign obstruct the architectural features of the building to which it is attached?
5.6.10 Hazards and Nuisance Effects

In all Management Areas;

5.6.10.1 Noise

- Is there appropriate noise insulation between adjoining uses?
- Will there be any off site noise effects?
- Can noise be managed by changes to the design (or operating characteristics) of the proposal?

5.6.10.2 Dust, Odours and Fumes

- Will the construction phase of the project properly manage dust, odours or fume nuisances?
- Will the proposal have any ongoing on or offsite dust, odours or fume effects that need a particular management approach?

5.6.10.3 Artificial Lighting

- Will the proposal adversely affect neighbouring properties through excessive use of artificial lighting?
- Is any proposed lighting likely to be a nuisance or adversely effect people, surrounding roads or neighboring properties? This includes light spill and glare as well as consideration of the hours of operation and levels of lighting required by the proposed activity.
- Does the proposal assist with improving peoples safety and security?

5.6.10.4 Hazardous Materials

- Will the storage and handling of any hazardous materials meet the relevant regulations and requirements and not create unacceptable risk to any people or animals?

5.6.10.5 Flood Risk

- Will the proposal be affected by any known flood risk (identified in the Council’s records), and if so will risks be avoided or mitigated through specific design and/or conditions of consent?
- Does the proposal include design elements that potentially raise future flooding risks which are not properly mitigated and may affect the application site or any other property?

5.6.10.6 Contaminated Land

- Where a development may be affected by contaminated land will the proposal properly decontaminate the land and/or building in accordance with accepted standards and practices?

5.6.10.7 Vibration

- Will the proposal raise any vibration effects that need to be managed by conditions or changes to operational methods or, if that is not feasible, should the proposal be refused consent?
5.6.11 Comprehensive Residential Development Proposals

In all Management Areas;

Where a proposal falls into the definition of a comprehensive residential development is it designed to provide a quality living environment without detracting from the character and amenity of the surrounding residential areas? In particular how does it address the following matters:

- Is the development on a site with access to a main Transport Corridor (see Map 1 following) or a site that is over 1800m2 in area or are more than 4 units proposed?
- Does the site layout provide a coherent and legible sequence of connections and open spaces, defined and edged by buildings?
- Is the proposal compatible with existing development and uses in the area?
- Is the scale of the buildings in proportion to the surroundings and any public spaces?
- Does the proposal position buildings on the site to maximise usable public and private open space?
- Does the form and appearance of the building(s) fit appropriately into the surrounding neighbourhood?
- Is the density proposed and the mix of uses appropriate for the site?
- Does access into and around the site provide for pedestrians and cycles, and link to the surrounding street network?

- Does the proposal enhance existing and/or create new pedestrian or vehicle connections including those shown on Figures 1 and/or 2?
- Does the proposal provide a range of dwelling types and sizes?
- Is there adequate acoustic separation and aural privacy?
- Does the proposal provide carparking areas which are secure, well lit and conveniently accessible for residents?
- Will the proposal incorporate lighting and other security measures that help to create a safe environment?
- Does the landscape treatment of private and public spaces add to the amenity and provide opportunities for sustainable stormwater treatment, ecological corridors or food production?
Main Transport Corridors
5.6.12 Financial and/or Development Contributions

- Will the proposal raise any effects such that a contribution should be made to Council?
- Will any of the connections (pedestrian or vehicle) shown on Figures 1 or 2, Part 5, be established through the proposal or through any other means at the applicants cost?
- Does the proposal offset any adverse effects through the provision of works and services on or off the site?
- Does the proposal offset any adverse effects through payment or provision of a contribution, including an upgrading contribution?
- Is a contribution appropriate in regard to viability of proposal in terms of costs and trading off positive changes the proposal makes to urban form and social and economic benefits to the community?
- Where new public open space is proposed (or existing public open space enhanced), do the benefits to the community mean there should be a reduction or waiver of contributions?
- Should the applicant reasonably contribute to the cost of upgrading any existing public utility services or providing new public utility services necessary to serve the development or subdivision?
- When assessing a need for any contribution will any new street connections be provided as part of any development?
- Does any development proposal provide for any new neighbourhood park or additional public open space areas such that the value of that public good benefit should be taken into account when determining any reasonable contribution?
- Is there a need for any contributions to recover costs arising from growth (actual and predicted) to provide for community facilities, develop and improve the Town Centre and transport network infrastructure (roads and other transport)?

5.6.13 Development Standard Modifications

- Does the proposal avoid, remedy or mitigate any effects that may arise from the proposed non-compliance(s) including those effects related to:
  - lighting
  - residential amenity
  - privacy
  - noise
  - sunlight or daylighting
  - provision of outdoor living spaces
  - shadowing or visual dominance of buildings
  - fencing
- Are there any reasonable alternatives to the proposal that should be used in preference to allowing the non-compliance?
- Are there any particular circumstances, site features or site characteristics that mean the proposal is the most appropriate solution?
- Will the extent of non-compliance raise any potential for cumulative effects?
- Is the modification contrary to any relevant objective or policy of the Plan?
- Can conditions be devised to avoid and mitigate any adverse effects of the proposed modification on the environment?
6.0 Scheduled Items
## 6.0 Scheduled items

### 6.1 Heritage Buildings and Objects

<table>
<thead>
<tr>
<th>ID No.</th>
<th>Group</th>
<th>Description</th>
<th>Address</th>
<th>Extent</th>
<th>Criteria for Scheduling</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>1</td>
<td>Mangere Presbyterian Church and Graveyard</td>
<td>254 Kirkbride Road</td>
<td>Exterior and Interior</td>
<td>i, ii, iii, iv, vi, vii, viii, x, xi, xiv, xvi, xvii, xviii, xix, x and xx.</td>
</tr>
<tr>
<td>H2</td>
<td>2</td>
<td>Mangere Community House</td>
<td>141R Robertson Road</td>
<td>Exterior only</td>
<td>vi, x, and xx.</td>
</tr>
<tr>
<td>H3</td>
<td>2</td>
<td>House Homestead</td>
<td>161R Robertson Road</td>
<td>Exterior and Interior</td>
<td>i, ii, iii, v, vii, viii, x, xi, xii, xvi, xvi, xviii, xix, and xx.</td>
</tr>
</tbody>
</table>

### 6.2 Significant Trees and Stands of Trees

<table>
<thead>
<tr>
<th>ID No.</th>
<th>Group 1</th>
<th>Address</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>14x Norfolk Island Pine (Araucaria heterophylla)</td>
<td>House Homestead, 161 Robertson Road (Pt Lot 3 DP 41206)</td>
<td>210</td>
</tr>
<tr>
<td>T2</td>
<td>London Plane (Platanus x acerifolia)</td>
<td>Mangere Centre Park, 101 Robertson Road (Allotment 449 PSH OF Manurewa)</td>
<td>186</td>
</tr>
<tr>
<td>T3</td>
<td>Puriri (Vitex lucens)</td>
<td>737 Massey Road (Lot 9 DP 17700)</td>
<td>162</td>
</tr>
<tr>
<td>T4</td>
<td>2x Norfolk Island Pine (Araucaria heterophylla)</td>
<td>Mangere Presbyterian Church, 254 Kirkbride Road (Lot 1 DP 110883)</td>
<td>159</td>
</tr>
<tr>
<td>ID No.</td>
<td>Group 2</td>
<td>Address</td>
<td>Score</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------------------</td>
<td>----------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>T5</td>
<td>Norfolk Island Pine (Araucaria heterophylla)</td>
<td>54 Imrie Ave (Lot 224 DP55486)</td>
<td>150</td>
</tr>
<tr>
<td>T6</td>
<td>Norfolk Island Pine (Araucaria heterophylla)</td>
<td>23 Jordon Road (Lot 27 DP 48961)</td>
<td>150</td>
</tr>
<tr>
<td>T7</td>
<td>Oak (Quercus sp).</td>
<td>62 Mascot Ave (Lot 1 DP 57344)</td>
<td>150</td>
</tr>
<tr>
<td>T8</td>
<td>Gum (Eucalyptus sp.)</td>
<td>82 Bader Drive (Lot 1 DP 62311) or 7 Comet Cres (LOT 1 DP 62311)</td>
<td>144</td>
</tr>
<tr>
<td>T9</td>
<td>3x Totara (Podocarpus totara)</td>
<td>Mangere Centre Park, 141 Robertson Road (Pt Lot 1 DP 41206)</td>
<td>135</td>
</tr>
<tr>
<td></td>
<td>1x Puriri (Vitex lucens)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1x Kauri (Agathis australis)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1x Palm (Washingtonia filifera)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1x Magnolia (Magnolia grandiflora)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1x Cabbage Tree (Cordyline australis)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T10</td>
<td>4x Puriri (Vitex lucens)</td>
<td>Mangere Centre Park, 141 Robertson Road (Pt Lot 1 DP 41206)</td>
<td>135</td>
</tr>
<tr>
<td></td>
<td>3x Totara (Podocarpus totara)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1x Pohutukawa (Metrosideros excelsa)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T11</td>
<td>Redwood (Sequoia sempervirens)</td>
<td>6 Rush Place (Lot 434 DP 56578)</td>
<td>132</td>
</tr>
<tr>
<td>T12</td>
<td>Puriri (Vitex lucens)</td>
<td>3 Thomas Road (Lot 28 DP 18493)</td>
<td>132</td>
</tr>
<tr>
<td>T13</td>
<td>Camphor Laurel (Cinnamomum camphora)</td>
<td>77 Bader Drive (Lot 240 DP 56440)</td>
<td>126</td>
</tr>
<tr>
<td>T14</td>
<td>Bunya-Bunya Pine (Araucaria bidwillii)</td>
<td>17 Killington Crescent (Pt Lot 161 DP 58968)</td>
<td>126</td>
</tr>
<tr>
<td>T15</td>
<td>Pin Oak (Quercus palustris)</td>
<td>6 Desford Place (Lot 117 DP 58969)</td>
<td>126</td>
</tr>
<tr>
<td>T16</td>
<td>Pohutukawa (Metrosideros excelsa)</td>
<td>56 Thomas Drive (Lot 63 DP 18493)</td>
<td>126</td>
</tr>
<tr>
<td>T17</td>
<td>Podocarpus afrocarpus falcate</td>
<td>31 Thomas Road (Lot 49 DP 18493)</td>
<td>126</td>
</tr>
<tr>
<td>T18</td>
<td>7x Pohutukawa (Metrosideros excelsa)</td>
<td>Mangere Central School 244 Kirkbride Road (Pt Allotment 70 PARISH Manurewa)</td>
<td>120</td>
</tr>
<tr>
<td>T19</td>
<td>Totara (Podocarpus totara)</td>
<td>29 Jordan Road (Lot 30 DP 48961)</td>
<td>120</td>
</tr>
</tbody>
</table>
6.3 Evaluation Criteria

The heritage resources listed in Section 6.1 have been evaluated using the following criteria.

6.3.1 Buildings and Objects

A Criteria

The following criteria have been used in evaluating the features in Section 6.1. The criteria are consistent with Section 7(e) of the Resource Management Act 1991 and are designed to withstand scrutiny within the context of that Act. The criteria provide a methodology for evaluation and consistency between features.

(a) Historical

(i) The extent to which the feature reflects important or representative aspects of New Zealand history or local history;
(ii) Whether the feature is associated with (internationally, nationally, regionally or locally) historically important:
   - events
   - persons, groups or organisations
   - ideas
   - movements
   - social patterns
   - activities
   - developments or advancements;
(iii) The potential of the feature to provide knowledge of New Zealand history or local history or teach us about the past;
(iv) The association of the feature with the early periods of Maori or European settlement of New Zealand or of the City or district;
(v) The significance of the age of the feature and the style or era or period to which it belongs.

(b) Importance to the community

(vi) The importance of the feature to the tangata whenua;
(vii) Whether the feature is an important element in the community’s consciousness or makes a significant contribution to the uniqueness or identity of New Zealand or of the City or district;
(viii) Whether the feature is a physical landmark;
(ix) The symbolic or commemorative value of the feature.

(c) Aesthetic appeal

(x) Whether the feature has aesthetic appeal or conforms to a past or present sense of beauty.

(d) Rarity

(xi) The rarity or uniqueness of the feature.

(e) Architectural and use

(xii) Whether the feature has architectural merit or interest, or is representative of a group or collection, or is one of the best examples of its type in New Zealand, the City or district;
(xiii) Whether the architect, engineer, designer or builder has made a special contribution to their profession or trade or whether the feature enlarges our understanding of their work;
(xiv) Whether the feature is the first or one of the first of its type in New Zealand or in the City or district or represents innovation in design, construction or use;
(xv) Whether the feature belongs to the Victorian–Edwardian period which is the foundation of New Zealand’s architectural character.

(f) Technical

(xvi) The technical accomplishment, value, or design of the feature; whether the feature is well-crafted or demonstrates an important application or high quality of building materials, methods and craft skills; whether the feature is representative of a vernacular practice.

(g) Integrity

(xvii) The integrity of the historic fabric of the feature and the extent to which modifications or additions do not detract from the cultural heritage value of the feature; and whether the feature is still in its original use, providing visible evidence of the continuity between past, present and future.

(h) Setting

(xviii) The contribution of the setting of the feature to its cultural heritage value; or the contribution of the feature to the streetscape, townscape or landscape.

(i) Context

(xix) The extent to which the feature forms part of a wider historical and cultural complex or historical and cultural landscape.
B Groups

All buildings and objects listed in Schedule 1.1 are classified into two groups according to their degree of importance and suitability for protection. The following distinctions can be made between the two groups:

Heritage features in Group 1 are distinguished from those in Group 2 by their higher quality (aesthetic, design, technical), rarity, innovation, historical value and significance, importance to the community (landmark, identity, community consciousness, commemorative) integrity (intactness, use) or wider significance (setting, landscape, representative or group value).

The protection of places in Group 1 is very important in that they represent a very valuable resource and their loss or degradation would be unacceptable to the community.

The loss or degradation of features in Group 2, while it should be avoided if at all possible, may be acceptable where there is no other alternative.

6.3.2 Notable Trees and Stands of Trees

A Criteria

Notable trees and Stands of Trees scheduled in Section 6.2 have been identified using the following criteria and assessed using the Standard Tree Evaluation Method (STEM):

(a) Botanical Value
- any tree or species that is rare in the City, region or country.
- any tree or group of trees of ecological significance providing an important habitat for wildlife.
- any tree outstanding for its species in terms of its large diameter, height, age or canopy spread.

(b) Historical/Cultural Value
- any tree or group of trees associated with or commemorating an historic event.
- any tree or group of trees which has an historic association with a well-known public figure or has strong public associations.
- any tree or group of trees that is strongly associated with a local historic feature and which now forms a significant part of that feature.
- any tree or group of trees of spiritual or cultural value to tangata whenua.
- any tree or group of trees having the potential to provide knowledge of or promote New Zealand history, local history and/or cultural values.

(c) Visual Appeal
- any tree or group of trees that have significant landmark value due to their location.
- any tree or group of trees which make a significant contribution to the visual amenity of the immediate environment.

(d) Setting
- The contribution of the setting of any tree or group of trees to its cultural heritage value or the contribution of the tree or group of trees to the streetscape, townscape or landscape.

(e) Context
- The extent to which any tree or group of trees forms part of a wider historical and cultural landscape.

B Groups

Group 1 items are trees that scored > 155 under the STEMS assessment system

Group 1 trees are those trees which are the most significant trees in the city recognised as such as they are associated with somebody or some historic event, those trees which are very good examples of the species, or they are large examples, very old examples, or a rare species.

Group 2 items are trees that scored 115-154 under the STEMS assessment system.

Group II trees are potentially the future Group I trees and are recognised as they contribute to the amenity of the area and are good examples of the species.
7.0 Definitions
7.0 Definitions and Glossary

Activities
“Any Activity” means a Residential Activity or a Non-Residential Activity, but does not include a Prohibited Activity or a Temporary Activity.

Active Frontage
A building frontage is ‘active’ where it adds interest, life and vitality to the public realm by way of displaying:

- Frequent doors and windows, with few blank walls;
- Narrow frontage buildings, giving vertical rhythm to the street scene;
- Articulation of facades, with projections such as bays and porches incorporated providing a welcoming feeling and, on occasion, lively internal uses visible from the outside, or spilling onto the street.

Building
Means any structure of any kind, whether temporary or permanent, moveable or immovable, but excludes the following:

- any fence or wall not exceeding 2.0m in height;
- any retaining wall not exceeding 1.5m in height and not incurring a surcharge;
- any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, unless it is used as a place of accommodation, business or storage;
- any swimming pool with walls not more than 1.2m above the ground level at any point;
- any deck not more than 1.0m above the ground level at any point;
- any other structure or building not more than 2 metres in height and having a floor area of not more than 10m² which is located a distance equal to or greater than its own height from the boundary.

Cafe or Coffee Shop
Means an establishment which primarily sells coffee, tea or other non-alcoholic beverages, simple meals or snacks, with a facility to consume them on the premises.

Community Facilities
means premises for the purpose of providing for recreation centres, swimming pools, libraries, halls, community houses, marae, clubrooms, arts and cultural centres, theatres, and includes rooms and buildings used for education, indoor recreation, cultural or social purposes, but excludes sports clubrooms.

Comprehensive Residential Developments
means a residential development for the whole of any site within the Residential Management Area which:

- provides for more than 6 household units, or
- the site is over 1800m² in area, or
- the site takes its main access from a defined Transport Corridor (see Map 1 in Part 5).

There is no density limit set for such developments and the Assessment Considerations in Part 5 herein apply.

Conference Facilities
means lecture halls, seminar rooms and eating and drinking facilities provided for the specific purpose of holding organised conferences, seminars and meetings.

Early Childhood Education Centres
An ECE is identified as having more than 3 children younger than 6yrs old being looked after during working hours (e.g. 8am till 4pm), or if over 6 years of age, cared for after school, from 3pm onwards. An ECE includes crèches, playcentres, kindergartens, childcare centres, pre-schools, kohanga reo and play group facilities.

Educational Facility
means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum, by suitably qualified instructors, and includes schools, technical institutes, teachers colleges and universities, kura kaupapa (primary school), and kura maori (high school), and their ancillary administrative, cultural and communal, retail (for example tuck shops, stationery shops and uniform shops) and ancillary health facilities (for example counselling facilities and dental clinics) and also includes ancillary recycling facilities to a maximum size of 30m².

Entertainment Facilities
means land or buildings in which facilities are provided (at a charge to the public, or by private reservation) for:

- recreation and entertainment
- the promotion of physical health or beauty culture and may include theatres, cinemas, casinos, cabarets, clubs, amusement galleries, video hire outlets, gymnasiums, sauna or figure control clinics.

Healthcare Services
means land and buildings:

- used by one or more health care providers for the purpose of carrying out their profession; or
- used as a medical laboratory or clinic; or
- used as a veterinary clinic
Home Enterprise
means an occupation, craft, business, trade or profession, excluding spray painting and panel beating, which is carried out either full or part time by a member or members of a household residing in a residential unit on the site, and which employs no more than two other persons from outside the household.

Household Unit
means a building or part of a building intended to be used as an independent residence, and includes any apartment, townhouse, dwelling house, flat or home unit, and includes a minor household unit or a temporary household unit.

Landscaped/Permeable Area
means that part of a site which comprises lawn, plantings or any permeable area including slatted surface decks not over 1m off ground level to a maximum size of 50m².

Licensed Premise
means premises principally used or intended to be used for the provision of liquor and other refreshments for consumption by the public on the premises, whether or not the liquor is also sold for consumption off the premises.

Network utility services
means any activity relating to one or more of the following:

1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum or geothermal energy.
2. Telecommunication or radiocommunication.
3. Transformation, transmission or distribution of electricity.
4. The transmission and distribution of water, (whether treated or untreated), for the supply including irrigation.
5. Stormwater drainage or sewerage reticulation systems.
6. Construction, operation and maintenance of railway lines, tramways and roads.

“Non-Residential Activity or Use” means any activity which is not defined as a Residential Activity or a Temporary Activity or a Prohibited Activity.

Offices
means professional administrative and commercial offices and includes real estate offices, travel agencies and banks. Generally, offices which do not require visiting members of the public will be located above ground level within the Town Centre Management Area.

Personal and Other Services
means activities engaged in providing personal and other services and includes laundry or dry-cleaning services, gardening services, hairdressing and beauty salons, chauffeur services, postal services.

Prohibited Activity
Means an activity which a plan expressly prohibits and describes as an activity for which no resource consent shall be granted; and includes any activity prohibited by s105(2)(b) of the Historic Places Act 1993.

“Residential Activity or Use” means the use of land or building by people for living accommodation (whether or not any person is subject to care or supervision), where those people voluntarily live at the site for a period of one month or more and will generally refer to the site as their home and permanent address, and includes baches and other similar private holiday accommodation, but excludes a Temporary Activity and a Prohibited Activity.

Restaurant
means any premises on or in which food or beverages are sold for consumption on the premises, and includes licensed premises.

Retail Activity
means the sale or offering for sale of goods at retail or wholesale but excludes:
(a) the comprehensive storage or warehousing of goods and materials in bulk in readiness for their distribution;
(b) the sale of goods which are manufactured or processed on the premises from which they are sold.

Site
means an area of land which complies with the provisions of the Plan as regards minimum frontage, area, and configuration or which existed at 1 August 1995 and (being all the land comprised in one Certificate of Title) may be disposed of separately, but excludes:

(a) a parcel of land which has been or may be disposed of separately for the purpose of a public reserve or public work or which may be disposed of to an adjoining owner subject to a condition imposed by Section 220 (2) of the Resource Management Act 1991 (requiring the issue of one Certificate of Title for more than one allotment); and
(b) an allotment comprising a building or part of a building shown or identified separately on a survey plan for the purposes of the issue of cross leases or company leases or a principal unit or accessory unit on a unit plan.

Or, for the purposes of the assessment of a subdivision consent application means an area of land which
• is shown as a lot on a plan of proposed fee simple subdivision ; or
• is shown as a delineated area for exclusive use on a proposed plan of cross lease subdivision; or
• comprises a principal unit and its accessory unit entitlements on a proposed unit title subdivision.

Subdivision
Subdivision has the meaning ascribed to it in Section 218 of the Resource Management Act of 1991 and means:

(a) The division of an allotment -

(i) By an application to a District Land Registrar for the issue of a separate certificate of title for any part of the allotment; or
(ii) By the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
(iii) By a lease of part of the allotment which, including renewals, is or could be for 20 years or longer; unless that part of the allotment is in the coastal marine area, and that lease is allowed for a term of 20 years or longer by a coastal permit or by a rule in a regional coastal plan; or
(iv) By the grant of a company lease or cross-lease in respect of any part of the allotment; or
(v) By [the deposit of a unit plan, or] an application to a District Land Registrar for the issue of a separate certificate of title for any part of a unit on a unit plan; or

(b) An application to a District Land Registrar for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226, and the term “subdivision” has a corresponding meaning.

Takeaway Food Premises
means premises where food is prepared and sold generally for consumption off the premises, and includes fast food outlets with or without facilities for food to be consumed on the premises and with or without drive-through facilities.

Temporary Activities
Means any activity which meets General Rule 3.2.3 Temporary Activities

Travellers Accommodation
means premises used on a transient basis for accommodation and includes hotels, motels, serviced apartments and all rental residential accommodation offered at a daily tariff. This may also include conference and retail facilities which are ancillary to and form an integral part of the travellers accommodation.

Urban Design Statement
means a design justification of the proposal that examines local character and landscape, site constraints, and explains the vision and concept of the proposal in terms of how it will contribute to creating a high quality and sustainable urban environment. Contextual drawings include such matters as street elevations and perspectives that illustrate proposed development.
8.0 Financial and Reserve Contributions
8.0 Financial and Reserve Contributions

8.1 Definition

For the purposes of this Section, the expressions “to serve” or “to provide” in respect of land modification, subdivision or development means to provide a site with such public utility services to the standard required to avoid, remedy or mitigate the effects that are directly generated by the proposed subdivision or development of the land.

8.2 Reason for Financial Contribution

Where the Council grants any subdivision consent or any land use consent to an activity involving land development, the applicant including network utility operators and/or requiring authority may be required, as a condition of consent, to make a financial contribution for the purposes of:

• providing public utility services;
• avoiding, remedying or mitigating actual and potential adverse effects;
• ensuring positive effects on the environment to offset any adverse effect.

8.3 Nature of Contributions

Financial contributions may, at Council’s discretion, take the form of money or land, or a combination of money and land. Subject to the maximum amounts prescribed herein, the financial contribution in respect of public utility services may consist of:

(a) Money
   (i) Based on the fair and reasonable cost of the work (taking into account the actual or estimated cost) necessary to provide each allotment of the development with adequate wastewater disposal, street planting, stormwater disposal and treatment, and water supply and roading systems, and, where appropriate, to connect those systems with the existing or new public utility services, and/or necessary to provide each allotment or the development with public utility services that will serve the land in the subdivision or development, and/or
   (ii) Such contributions as are fair and reasonable towards the cost of upgrading any existing public utility services or providing new public utility services necessary to serve the land in the subdivision or serve the development; and/or
   (iii) Such contribution as is fair and reasonable towards recouping the cost of existing public utility services provided at Council’s expense necessary to serve the land in the subdivision or development; and/or

(b) Land (including any easement over land)
   Such land as is required for the purpose of all or part of any system that is to become part of the public utility services. Council may require as a condition of consent the vesting of such land upon development or subdivision; and/or

(c) Additional Money and Land
   Such other amount of money and/or land which the applicant for a subdivision consent or for a consent to an activity involving development has agreed, by way of legal agreement satisfactory to the Council, to contribute towards the provision of new public utility services, street planting, or upgrading of existing public utility services; and/or

(d) Legal, Administration and Other Costs
   Such amount as is fair and reasonable towards its legal, administration and other costs associated with the provision of services for the subdivision or development.

8.4 Method of Assessment

Financial Contributions for Public Utility Services

The assessment of financial contribution shall be determined so as to:

(a) include all design, legal, professional and technical services associated with the relevant public utility services and improvements;

(b) be primarily aimed at the provision of physical work agreed to by the Council and the developer and carried out by the developer as part of the development;

(c) give preference to relating the developer’s responsibilities to the natural characteristics of the land which can be identified prior to purchase and development;

(d) obtain a financial contribution in respect of any necessary upgrading works to public utility services;
(e) obtain a financial contribution towards recouping the cost of existing public utility services provided at Council's expense that serve the land in the subdivision or development, except where such services were provided by the Council prior to 19 July 1993;

(f) obtain a fair and reasonable contribution towards the cost of providing an adequate standard of public utility services to serve the allotments within the subdivision or development.

8.5 Financial Contributions for Public Utility Services

The maximum amount of any contribution in respect of public utility services

In any resource consent, the maximum amount of the financial contribution required in respect of public utility services shall be one or more of the following as appropriate to the circumstances:

(a) The total cost of providing adequate street planting, stormwater disposal and treatment, and roading systems and where appropriate to connect those systems with any new public utility services and/or provide each allotment or the development with public utility services, and/or

(b) The total cost of the new or upgrading work for any public utility services necessary to serve the subdivision or development provided that the amount required shall not exceed:

- in the case of public utility services, the extent to which the works in respect of which the applicant is liable, are necessary to serve the land in the subdivision or development; and/or

(c) Such contribution as is fair and reasonable towards recouping the proportionate cost of public utility services constructed since 19 July 1993 at Council's expense necessary to serve the land in the subdivision or development, and/or

(d) The vesting in Council of all that part of any land used for roading or land drainage, provided that, where the associated land required is in excess of that necessitated by or required to serve a subdivision or development, or exceeds the necessary widths Council shall compensate or otherwise provide credit to the subdivider or developer for the additional land, and/or

(e) Any additional money and/or land which the applicant for a subdivision consent or for a consent to an activity involving development has agreed, by way of binding legal agreement satisfactory to the Council, to contribute towards the provision of new public utility services, street planting, or upgrading of existing public utility services and/or

(f) Any actual and reasonable legal or other costs as is fair and reasonable towards its legal, administration and other costs associated with the provision of services for the subdivision or development, and/or

(g) In respect of roads, the total cost of providing works meeting Council's requirements for roading standards including existing roads and arterial roads as well as provision for parking and traffic management works. Proviso: That where any amount is required to be paid towards new or existing public utility services, or the upgrading of existing public utility services, the actual amount to be paid shall be based on the cost less any previous financial contribution paid with respect to the subject land, with the balance adjusted for inflation or adjusted for the costs involved in servicing the original capital, taking account of depreciation.

8.6 Existing Public Utility Services

Where adequate public utility services have been constructed at the Council's expense, all subdivisions and developments may be required to pay a financial contribution towards recouping the proportionate costs of those services as served or are necessitated by the subdivision or development. Such financial contributions shall generally be based on either the average or the actual cost of providing public utility services for each additional allotment or component of the development.

8.7 Additional Financial Contributions

Where financial contributions have been levied on subdivision or were not required on subdivision, additional financial contributions shall only be levied on applications for resource consents for development lodged with Council where it can be demonstrated that the activity places greater demands on services than was contemplated for the land concerned at the time of subdivision.
General purpose for which cash contribution will be used:

Cash sums shall be taken for the following purposes:

(a) Based on the fair and reasonable (taking into account the actual or estimated) cost, an amount that will provide for the work necessary to provide each allotment of the development with adequate wastewater disposal, street planting, stormwater disposal and treatment, and water supply and roading systems, and, where appropriate, to connect those systems with the existing or new public utility services, and/or necessary to provide each allotment or the development with public utility services that will serve the land in the subdivision or development, and/or

(b) An amount as is fair and reasonable towards the cost of upgrading any existing public utility services or providing new public utility services necessary to serve the land in the subdivision or serve the development, and/or

(c) Sums required towards recouping the cost of existing public utility services provided at Council’s expense necessary to serve the land in the subdivision or development shall be apportioned in respect of each of the existing public utility services in such amounts as the Council considers appropriate.

(e) Sums required to contribute towards the provision of new public utility services, street planting, or upgrading of existing public utility services shall be applied to meet the cost of the specified work.

(f) For the purpose of meeting the requirements of this rule separate accounts will be established by the Council in respect of each of the major public utility services.

(b) For public utility services not otherwise specified, the maximum standard shall be that as specified above under 3.3 Nature of Contributions.

8.8 Schedule of Works

General

(a) This Schedule sets out the maximum standard which may be required in respect of the provision of public utility services to a subdivision or development. The contributions are primarily aimed to the provision of physical work agreed to by the Council and the subdivider/developer and carried out by the subdivider/developer as part of the subdivision or development. They are further intended to give preference to relating a subdivider's/developer's responsibilities to the natural characteristics of the land which can be identified prior to purchase and subdivision or development.

Roads

(a) Arterial Roads

The maximum contribution for or towards an arterial route will be equivalent to a District Arterial road.

(b) Existing Roads

The maximum contribution for or towards upgrading improvements to the existing network, assessed with particular reference to the extent to which any additional works or costs are necessitated by the proposed subdivision or development, will be to provide:

- roading improvements along the whole frontage; and
- any works required for street planting, recreational walkways and bridle trails; and
- any works required for traffic management and parking control; and
- any roading works in the vicinity of the site necessary to address any adverse effects, including new roads or road upgrading, where this is required as a result of traffic generated from the development or subdivision on the roading network.

In the case where works have been carried out at Council’s expense on the roading network along a frontage prior to subdivision or development taking place and were carried out after 19 July 1993, the maximum contribution shall be in accordance with the cost of providing the above works to the extent indicated above. No contribution will be claimed in respect of such works carried out prior to 19 July 1993.

(c) Land Drainage

The subdivider or developer is required to provide for all capital improvements within the subdivision or development site to the standards and requirements set out in the appropriate resource consent, and make provision for any improvements required by the impact of the subdivision, or development beyond the subdivision or development site. The above requirements may be reviewed on a catchment-by-catchment basis in accordance with relevant regional plans as the Council prepares resource consent applications which may include provision for water quality, provision for cost saving and/or the Council acting as a funding manager. Land that floods or has a potential to flood is considered the full responsibility of the owner. The cost and benefits of developing land containing open water courses, overland flow paths, and flood prone
areas, is a matter for the developers to determine, without dependence on Council funding and without creating impacts beyond the site being subdivided or developed.

(d) Wastewater and Water Supply Network in Existing Roads

The subdivider or developer is required to provide capital improvement works to service their development as well as the upstream catchment or wider water supply district as required by the utility service provider. The utility service provider may contribute to the provision of water and wastewater services, assessed on a case by case basis.

8.9 Reserves Contribution

The provision of public open space needs to be determined having the city-wide context as the overriding consideration. Neighbourhood reserves should be a minimum size of 2000m² per 1000 population, within 500m of residential dwellings and integrated with walkways and accessways where possible.

Public open space which serves a city-wide function such as large public open space areas will be acquired and shall be funded by a combination of reserve contribution and other revenue sources.

8.10 Rules – Reserve Contributions

Acceptance of Land as Reserve Contribution

Reserve contributions as land will be obtained at the time of subdivision. Public open space provided within subdivisions will be designed as an integral part of the total area subject to a subdivisional consent application and in particular the following principles will be observed:

(a) All public open space will be designed with adequate public access and will be situated in a convenient location.
(b) Where appropriate, public open space (particularly larger areas), will be provided with sufficient road frontage to enhance visual amenity and increase personal safety of public open space users.
(c) Public open space will be designed in a manner that retains and utilises natural features to form a public open space network that is integrated with pedestrian routes, cycleways, and community facilities and increases personal safety.
(d) Land to vest as public open space will only be accepted by the Council if it is suitable for the proposed activities as intended by the Council with all necessary work undertaken to ensure adequate stability and drainage, particularly in the case of public open space for Public Open Space.
Any development as described under the definition of Development (Public Open Space) would be taken into account when assessing the valuation of the land to be taken for P.O.S as reserve contribution, providing that development has been agreed to by the Council.
(e) Where the land to vest as public open space is for the purpose of retaining natural/ cultural heritage (vegetation, habitats, archaeological or geological features of significance) or landscape features, all adverse effects on the heritage feature or features to be acquired from reserve contributions shall be avoided, remedied or mitigated.
(f) Public open space will be of a size, shape, slope, and aspect that maximises public benefit and safety and the use of the land for its proposed purpose as intended by the Council, and will complement and enhance surrounding land uses.
(g) Where appropriate, public open spaces will be linked to accessways to form continuous walkways providing safe pedestrian access to schools.
(h) The location of Open Space under high voltage transmission lines will be considered on a case by case basis having regard to the appropriate use of the land.
(i) Where appropriate land may be taken for public open space to enable the provision of bridle trails.

No land set aside for road, service lane or accessway or equivalent reserves for these purposes will be taken into account when assessing reserve contribution provided that accessways which connect physically to a public open space may be taken into account when assessing reserve contribution.
Where land is set aside at the request of Council for flood protection purposes, walkways, cycleways, bridle trails, and other like public purposes, it will either qualify as part of the reserve contribution or be otherwise compensated for from the appropriate Council fund.

8.11 Use of Reserve Contributions

Monetary Reserve Contributions will be used for the purchase and development of land for public open space to mitigate the effects created by development. In special cases it may also be used for the preservation of trees, heritage buildings or other features of visual or heritage interest.

The application of reserve contributions will be determined according to any provision for proposed public open space identified in this District Plan and any priorities for public open space acquisition and development identified in the LTCCP.

Where proposed public open space is designated on the planning maps, these areas will be obtained wherever possible either by way of reserve contribution when the land is subdivided, or by the use of monetary reserve contributions.

The valuation of land which is to be acquired for reserve purposes and/or stormwater management purposes shall be based on undeveloped i.e. raw land value.

The value shall be the block or raw land value that would apply to the overall parcel of land of which the Public Open Space land to be acquired forms a part. The value should take into account all the features of the land including topography and bush cover. Where the initial valuations outlined above include land acquired for both reserve purposes and stormwater management purposes, the individual values of the reserve land (Public Open Space) and stormwater management areas shall be subsequently obtained by apportioning the overall value between the two land acquisition categories.

In the event that Council considers land of a value in excess of the 6 percent reserve contribution as suitable for public open space, a condition may be imposed requiring the subdivider to vest that land and Council will compensate the landowner for any land vested in excess of the 6 percent required for reserve contribution.

In addition to any public open space designations as shown on the planning maps, further land within blocks of land being subdivided may be required to be vested according to the standards for provision of public open space stated above at 3.9.

The Council will determine on a case by case basis at the time of the subdivision whether the reserve contribution will be made in land or cash or works or any combination thereof, according to the particular circumstances of the locality having regard to objectives, policies, standards for public open space and the following matters:

(a) The size, shape, nature, and topography of the land being subdivided.

(b) The ability of the proposed public open space within the subdivision to be used for the purpose intended.

(c) The distance and accessibility of the proposed public open space within the subdivision to anticipated users.

(d) The cost of maintaining the proposed public open space within the subdivision.

(e) The ability to link the proposed public open space to an existing or future network of public open space or community facilities.

(f) The magnitude of the contribution from the subdivision.

(g) The proximity of the proposed public open space within the subdivision to high voltage transmission lines.

(h) Whether the land being subdivided contains any significant natural or cultural heritage resources.

Reserve contributions may be used for any refund to the owner of land who has paid money as reserve contribution to satisfy a condition of a subdivision or resource consent which has been revoked or lapses. Council may retain any portion of that reserve contribution to cover costs incurred by it in relation to the activity and its discontinuance as provided in S110 of the Resource Management Act.
8.12 Assessment of Reserve Contribution

Reserve contributions will be used to acquire or provide public open space to offset any adverse effects generated by the process of subdivision and development, and will be required as part of a resource consent for the activities of residential and business subdivision and development. Where subdivision and development has made specific provision for public open space as part of an integrated design, the opportunity exists for such land to also be assessed as part of the reserve contribution.

The reserve contribution shall be assessed by the Council and its registered valuer according to the assessed market value (which is inclusive of any Goods and Services Tax) of the allotments in the subdivision at the date of subdivision consent and according to the rules pertaining to the principal purpose of the subdivision as if the allotments are available for sale at that date;

Applicants may wish to supply a market valuation of the proposed allotments for the purposes of guiding the Council in assessing the amount of Reserve Contribution payable. Such valuations shall not be used by the Council for any other purpose.

Residential Subdivisions

A reserve contribution may be required as a condition of a subdivision consent for residential purposes, the total value of which shall not exceed 6 percent of the assessed market value of the additional sites created by the subdivision. Provided that in the case of sites capable of accommodating more than one household unit, the land value shall be determined as if it was a site for a single household unit. A condition may be imposed requiring land for public open space purposes in excess of the 6 percent (as referred to above). In this event the Council will compensate the landowner for any land vested for public open space in excess of the 6 percent reserve contribution required.

a) Where a subdivision consent for residential purposes is to be effected by means of cross lease, unit title or company lease, a reserve contribution may be required as a condition of consent, the total value of which shall not exceed 6 percent of the “notional site value” for each additional household unit, subject to the following exemptions:

(i) Where all household units existed or were the subject of an application for building consent lodged prior to 19 July 1993 on land held in one fee simple title, or

(ii) New subdivision consents resulting from additions to existing household units and alterations to covenant boundaries, or

(iii) Where within the previous ten years of a subdivision consent, which is to be effected by means of cross-lease, unit title or company lease, a reserve contribution has been paid based on a land value which included the development potential of the site, the reserve contribution assessed under these rules may be reduced by an amount equal to the difference in contribution calculated on the value of the site with its development potential, and the value of the site as if it was a site for a single household unit.

b) Where it is proposed to undertake a subdivision in accordance with the rules in the relevant section of the District Plan so that fee simple titles will issue, instead of cross-lease, company lease or unit titles, the above exemptions at 3.12.a. (i)-(iii) apply.
9.0 Designations
## 9.0 Designations

<table>
<thead>
<tr>
<th>Designation No.</th>
<th>Description of Designation</th>
<th>Underlying Management Area</th>
<th>Requiring Authority</th>
<th>Location</th>
<th>Legal Description</th>
</tr>
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<tbody>
<tr>
<td>MoE1</td>
<td>Te Kura Kaupapa Maori o Mangere Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>7S Comet Crescent, Mangere</td>
<td>Lot 1 DP 62311</td>
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<td>MoE2</td>
<td>Sir Douglas Bader Intermediate School Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>6S Court Town Close</td>
<td>Parts Allotment 69 (Land on DP 28496), Part Allotment 70, and Parts Allotment 49 Parish of Manurewa</td>
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<tr>
<td>MoE3</td>
<td>Jean Batten Primary School Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>6S Imrie Ave</td>
<td>Lot 79 DP 54457</td>
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<td>MoE4</td>
<td>Mangere Central Primary School Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>244S Kirkbride Road</td>
<td>Part Allotment 70 Parish of Manurewa &amp; Lot 249 DP 68248</td>
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<td>MoE5</td>
<td>Nga Iwi Primary School Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>60S Mascot Avenue</td>
<td>Lot 2 DP 57344</td>
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<td>MoE6</td>
<td>Robertson Road Primary School Refer to Schedule 5A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>203S Robertson Rd</td>
<td>Lots 1 &amp; 2 DP 54657</td>
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<td>MoE7</td>
<td>Viscount Primary School Refer to Schedule A1.1 Conditions</td>
<td>Mangere Residential</td>
<td>Minister of Education</td>
<td>65S Viscount Street</td>
<td>Part Lot 224 DP 56785, Lot 234 DP 64723, Lot 232 DP 56785</td>
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<td>Ref</td>
<td>Land uses for telecommunication and radio communication and Ancillary Purposes Refer to Schedule A2 for conditions</td>
<td>Owner</td>
<td>Address</td>
<td>Landmark</td>
<td></td>
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<td>Telc1</td>
<td>Land uses for telecommunication and radio communication and Ancillary Purposes Refer to Schedule A2 for conditions</td>
<td>Mangere Residential Telecom New Zealand Ltd</td>
<td>Mangere Exchange, 63 Ashgrove Road (Cnr Bader Drive)</td>
<td>Lot 21 DP 59928 Blk IX Otahuhu SD</td>
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<td>MoP1</td>
<td>Mangere Police Station Refer to Schedule A4 for conditions</td>
<td>Mangere Community Minister of Police</td>
<td>92 Bader Drive</td>
<td>Lot 40 DP 86643 Pt Allot 70 Parish of Manurewa</td>
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<td>Vect1</td>
<td>Electrical Works (Substation)</td>
<td>Mangere Community Vector Ltd</td>
<td>Mangere Central Substation, 2 Canning Cres</td>
<td>Lot 12, DP 57453</td>
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<td>MoC1</td>
<td>Mangere Community Work Centre</td>
<td>Mangere Community Minister of Corrections</td>
<td>Mangere Community Work Centre, 24 Canning Crescent, Mangere</td>
<td>Allotment 398 Parish of Manurewa</td>
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<td>NZTA1</td>
<td>South Western Motorway (State Highway 20) Primary road</td>
<td>NZ Transport Agency</td>
<td>Proposed Motorway (Mt Roskill-Wiri)</td>
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<tr>
<td>NZTA2</td>
<td>Airport Motorway (State Highway 20A) Primary Road</td>
<td>NZ Transport Agency</td>
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</table>
9.1 SCHEDULE A

CONDITIONS ON MINISTRY OF EDUCATION DESIGNATIONS MOE1-MOE7

9.1.1 Section A

9.1.1.1 Any new development or redevelopment authorised by the designation are to be subject to the outline plan requirements in section 176A of the Resource Management Act 1991.

9.1.1.2 All works on designation land shall be subject to Section 176A of the Resource Management Act 1991 except for:

a) Any works that have otherwise been approved under the Resource Management Act.
b) Any works where the details of the proposed work were supplied when a requiring authority made a requirement in respect of the work under Section 168 of the Act.
c) Works which the Council has waived the requirement for an outline plan to be submitted.

9.1.1.3 Any buildings shall be so designed and constructed, and the use of the buildings and site shall be so conducted that the noise level (LAeq(15min)) not exceed the limits set out below:

<table>
<thead>
<tr>
<th>DAY/TIME</th>
<th>NOISE LEVEL (LAeq) dBA</th>
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<tbody>
<tr>
<td>Mon - Sat, 7.00am - 6.00pm (0700 - 1800)</td>
<td>50</td>
</tr>
<tr>
<td>Mon - Sat, 6.00pm - 10.00pm (1800 - 2200)</td>
<td>45</td>
</tr>
<tr>
<td>Sunday and public holidays, 7.00am - 10.00pm (0700-2200)</td>
<td>40</td>
</tr>
<tr>
<td>At all other times</td>
<td>40</td>
</tr>
</tbody>
</table>

LMAX = 70dBA

b) These noise levels shall not apply to noise from standard school recreational activities occurring between 8.00am and 6.00pm.

The noise levels shall be measured and assessed in accordance with NZS 6801:2008 “Measurement of Environmental Sound” and NZS 6802:2008 “Acoustics - Environmental Noise”.

9.1.1.4 The applicant shall provide at the time of lodging the necessary building consent(s) a certificate from a qualified acoustic engineer demonstrating to the satisfaction of Council the performance standards set out in 3 (a &b) will be met.

9.1.1.5 Any noise from construction work emanating from the site shall be managed in accordance with NZS 6803:1999 “Acoustics - Construction Noise”.

9.1.1.6 No building shall be located closer than 6 metres from any boundary, without the consent of the affected adjacent neighbour.

9.1.1.7 Any building closer than 20 metres from any boundary shall not exceed 8m in height.

9.1.1.8 Any Outline Plan of Works lodged with Council shall include commentary (using appropriate written and or illustrative material), on how the surrounding context was taken into account in determining the proposed form, shape, and height of the proposed development or redevelopment.

9.1.1.9 Any new developments or redevelopments which do not comply with the following development standards:

(a) Onsite parking is provided at a ratio of 2 parking spaces for every 3 full time equivalent staff members; and.
(b) One carpark per 3.5 adults engaged in any ancillary activity on site

9.1.1.10 In respect of any proposals to form or develop any new accessways or car parking spaces, the following shall be considered:

(a) Whether the proposal will have an adverse effect on the surrounding road network or environment.
(b) Whether the proposal will allow for safe manoeuvring onsite as well as safe entry and exits.
(c) Whether the buildings can be easily accessed by pedestrians.
9.1.2 Section B

In addition to Section A, the following conditions will apply to Viscount School:

9.1.2.1. That all building shall comply with a height to boundary standard of 2m and 45 degrees in respect of all external boundaries.

9.1.2.2. That the maximum building height shall not exceed 10 metres.

9.1.2.3. That the titles for No 65S Viscount Street (Lot 224 DP 56785 & Lot 234 DP 64723) and No. 67 Viscount Street (Lot 232 DP 56785) be amalgamated.

9.1.2.4. That the existing elm tree indicated on the site and location plans No. 434, Drawing No. 10A be retained.

9.2 SCHEDULE B

CONDITIONS ON TELECOM DESIGNATION Telc1

9.2.1 The height of an (new) mast and associated antennas (excluding any lightning rod) shall not exceed 15m.

9.2.2 That antennas mounted on the roof of a building shall not extend more than 3m above the maximum height of the roof.

9.2.3 That all equipment transmitting radiofrequency energy shall comply with the limits for public exposure in New Zealand Standard NZS2772.1:1999.1 at any place where the public has reasonable access.

9.2.4 That any new noise generation equipment (excluding any electricity alternator required for emergency backup power) shall not exceed the following noise limits at the site boundary:

7.00am-10.00pm 50dBA L10
10.00pm - 7.00am 40dBA L10

9.2.5 Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 4 above are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

9.2.6 For any new electricity alternator required for emergency backup power generation and/or load shedding that exceeds the noise limits in Condition 4 above, that an Outline Plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option to ensure that noise levels do not exceed a reasonable level.

9.2.7 That no Outline Plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of similar size provided that there is no overall increase in the overall height of the facility.
9.3 SCHEDULE C

CONDITIONS ON DESIGNATION MoPI POLICE STATION

9.3.1 General

9.3.1.1 Any Outline Plan of Works lodged with council under Section 176A(3) of the Resource Management Act 1991, shall provide a robust assessment of parking demand to be generated by a proposed development or redevelopment and demonstrate the parking provision on the site to meet the estimated demand, taking into account the following mitigation measures:

(a) the proximity of good public transport or green travel plans.
(b) The provision of visitor parking and cycle facilities
(c) The agreements with other parties to use off site car parking areas

9.3.1.2 In respect of any proposals to form or develop any new accessways or car parking spaces, the following shall be considered:

(a) Whether the proposal will have an adverse effect on the surrounding road network.
(b) Whether the proposal will allow for safe manoeuvring onsite as well as safe entry and exits
(c) Whether the buildings can be easily accessed by pedestrians

9.3.1.3 Council may waive a requirement for an Outline Plan of Works if the proposed development or redevelopment is of a minor scale, and:

(a) The proposed development or redevelopment does not propose to form or develop any new accessways or car parking spaces; and
(b) No further car parking spaces are required to meet the estimated demand resulting from the proposed redevelopment or development; and
(c) The proposed development or redevelopment does not increase the maximum height of any building on site; and
(d) Council accepts a formal request by the Ministry of Education to waive the requirement for an Outline Plan of Works.

9.1.1.4 Any Outline Plan of Works lodged with Council shall include commentary (using appropriate written and or illustrative material), on how the surrounding context was taken into account in determining the proposed form, shape, and height of the proposed development or redevelopment.
10.0 Erosion and Sediment Control Measures
10.0 Erosion And Sediment Control Measures

For all Earthworks as permitted activities the following erosion / sediment control measures must be used.

10.1 Mitigate sediment runoff by employing erosion / sediment control measures as follows:
• Expose only as much ground as needed at any one time
• Provide run off diversion channels or contour drains to divert clean water away from the site onto stable ground (grassed or sealed)
• Install a stabilised entrance way
• Where a building is constructed, ensure that stormwater from the roof is appropriately connected to stormwater systems as soon as the roof is constructed.
• Regrass / revegetate / stabilise all exposed areas that are not to be worked for more than a 7 day period.

10.2 Use one or more of the following erosion or sediment control measures for the capturing of silt (see diagrams in part 10.8 of this Section):
• Silt fences
• Vegetations buffer strips
• Earth bunds
• Sediment ponds
• Pit dewatering (pumping water from the site)

10.3 Ensure that any sediment control measure is cleaned out before it is 50% full of sediment, and make sure that this material is deposited in a manner that ensures that it cannot runoff into any water bodies or coastal waters.

10.4 Ensure that maintenance of all erosion and sediment control measures is undertaken as required.

10.5 Ensure stockpiles of earth are wholly on the construction site and are placed behind a sediment control measure.

10.6 All silt control measures to be put into place prior to the commencement of the earthworks and to be retained until the site is permanently protected against erosion. (Note: while it is desirable that most controls will be put into place prior to works commencing, there will be some measures that will need to be installed and maintained during the activity).

10.7 Replace topsoil and regrass / revegetate the exposed ground, or cover up with a mulch, as soon as possible. If working during the winter months (May to September) then mulching will be necessary to ensure a satisfactory vegetative cover is established.
### 10.8 Diagrams Of Erosion And Sediment Control Measures

#### 10.8.1 Erosion Control Measures

**Run Off Diversion Channels**
- Used to protect work areas from upslope run off
- Water from channel can be discharged to areas of vegetation
- Can be used to divert water to other sediment retention systems
- Have shallow grades on channel to prevent scouring (1%-2%)
- May need to be stabilised against erosion by regressing

**Contour Drains**
- Use across earthworks to break up slope
- Use more than one drain on steeply sloping sites
- Decrease spacing of drains as slope increases
- Water can be discharged to vegetation or into sediment control structures

#### 10.8.2 Sediment Control Measures

**Earth Bunds**
- Construct across slope to control and detain run-off
- Use near edge of site to prevent sediment from leaving area
- Can use topsoil from site to create bund

**Silt Fences**
- For small disturbed areas or low slope angles
- Use more than one on steeply sloping sites
- Decreased spacing between fences with increasing site slope
- Filter fabric is stretched between posts at max spacing of 1 metre

**Hay Bales**
- For small sites and short term control
- Should be dug into ground, tied together and anchored by staking
- Regular inspection and maintenance is essential
10.8.3 VEGETATION BUFFER STRIPS
- Should always be provided along watercourses
- To filter sediment from overland flow where run off rates are low and not concentrated
- Use more than one buffer strip on steep slopes
- Decrease buffer strip spacing with increasing slope
- To keep machinery away from watercourses

10.8.4 SEDIMENT PONDS
- Do not construct in streams
- Size as 1-2% of site area (i.e. 1.2m³ / 100m²)
- Clean out sediment regularly
- Must have dewatering / drainage facility

10.8.5 PUMPING WATER FROM THE SITE
If it is necessary to remove water from trenches or other areas of the site, then this should be done in a manner to prevent sediment in the water from entering any drain or watercourse. Water should not be taken from the bottom of any trench and sediment should be properly filtered out from the dirty water by an appropriate means (e.g. vegetative buffer strips). Once the sediment has settled within the trenches water can then be discharged to a cesspit or grassed area, or a watercourse if no other disposal point is available.

10.8.6 KEEPING THE ROAD CLEAN
It is important that soil from the site is not spread onto the road by vehicle tyres. To prevent this from occurring a stabilised entranceway must be built. The simplest method is to spread metal aggregate on all exit ways from the site where soil will have a chance to gall off before the vehicle enters the road. Other methods for large sites are cattle grids or a wheel wash. The site manager or site owner is responsible for cleaning up any spilt soil or other materials that get onto the road from the site. Remember also to protect the footpath, berm and kerb from damage by crossing vehicles.
Sediment control on small sites

- Grassed or natural vegetation
- Diversion channel or contour drain
- Silt fence
- Hay bales or drainage cell for larger water volumes
11.0 Engineering Performance Standards
11.0 Engineering Performance Standards

11.1 Purpose:
The purpose of this standard is to provide for sustainable management of natural and physical resources as they relate to the engineering aspects of land development within Manukau City. This standard is performance based, with the emphasis on outcomes, to allow flexible and innovative approaches to the engineering aspects of land development.

11.2 Scope:
This standard encompasses all engineering aspects of land modification, development and subdivision development with particular reference to the engineering aspects of subdivisional development. It covers the design, construction and on going performance of:

- earthworks
- roads
- land drainage
- utility services

11.3 Design:
The objective of a design is to give a precise and clear definition to the desired outcome.

The following points must be addressed:

- the extent of the works shall be clearly defined
- the design shall comply with all controls of the plan
- observance of the Engineering Performance Standard
- sufficient information should be provided to show how construction may be undertaken
- the actual or potential effects of natural hazards
- where applicable, provide a basis for approvals and acceptance
- a suitably experienced and qualified person must prepare the design
- minimisation of adverse environmental effects

11.4 Construction:
The objective of construction is to ensure that proposed works are carried out to the desired standard and to then function satisfactorily for the anticipated design life. Construction shall:

- provide the physical works in accordance with the design
- be carried out with due consideration for the safety and health of both work site personnel and the general public
- meet performance criteria
- be carried out in accordance with good engineering practice
- where applicable be certified as complying with Council’s requirements by a suitably experienced and qualified person

11.5 Application:
To the extent required by rules in the chapters of this district plan dealing with land modification, network utilities, and transportation, works in connection with those activities. Works constructed in compliance with Council’s “Engineering Quality Standards” will be accepted as meeting the “Engineering Performance Standard”.

11.6 Interpretation
In this Standard, unless the context otherwise requires, words shall have the meanings as given below:

- “Amenity values” means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes
- “CBR” means California Bearing Ratio.
- “Discharge” includes emit, deposit and allow to escape
- “EDA” means Equivalent Design Axle of 8.2 tonnes
- “Effect” has the meaning given by Section 3 of the Resource Management Act 1991
- “Environment” has the meaning given in Section 2 of the Resource Management Act 1991
- “Lot” has the same meaning as allotment as defined in Section 218 of the Resource Management Act 1991
- “Suitably experienced and qualified person” will generally be a registered engineer or surveyor holding an annual practising certificate. Not withstanding this, Council will accept submissions from non registered persons who have, in the Council’s viewpoint, sufficient recent experience in the particular aspect of work.
### 11.7 Earthworks

The objective of earthworks is to improve land utilisation and to safeguard people, property and the environment from the adverse effects of unstable land.

<table>
<thead>
<tr>
<th>ASPECT</th>
<th>FUNCTIONAL REQUIREMENT</th>
<th>PERFORMANCE CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topography</td>
<td>Earthworks shall ...</td>
<td>Earthworks shall ...</td>
</tr>
<tr>
<td></td>
<td>• improve land utilisation</td>
<td>• (where applicable) provide each lot with a safe, stable building site accessible</td>
</tr>
<tr>
<td></td>
<td>• protect people, property and the environment from the adverse effects of unstable</td>
<td>• by two wheel drive vehicles</td>
</tr>
<tr>
<td></td>
<td>land</td>
<td>• provide for the control of stormwater</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• preserve the natural landscape where identified in the plan</td>
</tr>
<tr>
<td>Structure</td>
<td>The structure of earthworks shall ...</td>
<td>The structure of earthworks shall ...</td>
</tr>
<tr>
<td></td>
<td>• withstand and be stable under the anticipated loads</td>
<td>• be geotechnically sound and remain safe and stable for the duration of the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>intended land use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• cater for the natural ground water flows</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• man made structures shall remain safe and stable for the duration of the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>intended land use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• be capable of supporting buildings:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(i) developed in accordance with NZS 3604:1990 New Zealand Standard Code of Practice</td>
</tr>
<tr>
<td></td>
<td></td>
<td>for Light Timber Frame buildings not requiring specific design;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(ii) requiring specific foundation requirements; as the case may require having</td>
</tr>
<tr>
<td></td>
<td></td>
<td>regard to activities or likely to be contained on the land.</td>
</tr>
<tr>
<td>Environmental</td>
<td>The environmental effects resulting from the application of this performance standard</td>
<td></td>
</tr>
<tr>
<td>Effects</td>
<td>will be:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate the effects on water quality from erosion resulting from</td>
<td></td>
</tr>
<tr>
<td></td>
<td>earthworks.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate the adverse effects of erosion, slippage and inundation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• protect the visual amenity of identified features of the natural landscape</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• protect both the land and the neighbouring environment from the effects of surface</td>
<td></td>
</tr>
<tr>
<td></td>
<td>water and surface water runoff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• protect both the land and the neighbouring environment from any adverse effects</td>
<td></td>
</tr>
<tr>
<td></td>
<td>caused by ground water flows</td>
<td></td>
</tr>
</tbody>
</table>
11.8 Roads
The objective of roads is to ensure the safe and efficient movement of people, vehicles and goods with minimum adverse effect on the environment.

<table>
<thead>
<tr>
<th>ASPECT</th>
<th>FUNCTIONAL REQUIREMENT</th>
<th>PERFORMANCE CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layout</td>
<td>The layout of the road network shall, as appropriate for its position in the hierarchy,...</td>
<td>The layout of the road network shall...</td>
</tr>
<tr>
<td></td>
<td>• ensure that people, vehicles and goods can move safely and efficiently</td>
<td>• be adequate for its intended use</td>
</tr>
<tr>
<td></td>
<td>• minimise any adverse effect on the environment</td>
<td>• provide two wheel drive vehicular access to each lot</td>
</tr>
<tr>
<td></td>
<td>• make provision for utility services</td>
<td>• link and be compatible with the existing road network</td>
</tr>
<tr>
<td></td>
<td>• make provision for amenity values</td>
<td>• provide for the safe movement of both vehicular and non vehicular traffic</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• provide practical access for emergency vehicles</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• minimise any adverse effect on the environment</td>
</tr>
<tr>
<td>Structure</td>
<td>The structure of a road shall ...</td>
<td>The structure of a road shall...</td>
</tr>
<tr>
<td></td>
<td>• withstand the anticipated loads for the design life of the road</td>
<td>• have a design life of at least 25 years based on Equivalent Design Axle loadings, or</td>
</tr>
<tr>
<td></td>
<td>• transfer applied loads so as to not adversely affect underlying utilities</td>
<td>equivalent, design methods</td>
</tr>
<tr>
<td></td>
<td>• minimise any adverse effect on the environment</td>
<td>• be based on a maximum CBR of 7 for subgrade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• comply with Section 11.0 – Constructional Standards for Roads</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• maintain finished surface smoothness within 6mm below a 5m straight edge</td>
</tr>
<tr>
<td>Stormwater Control</td>
<td>The road network stormwater control system shall...</td>
<td>The road network stormwater control system shall...</td>
</tr>
<tr>
<td></td>
<td>• protect the road, road users and adjoining land from the adverse effects of water</td>
<td>• have a design life of at least 50 years</td>
</tr>
<tr>
<td></td>
<td>• minimise any adverse effect on the environment</td>
<td>• convey water to an approved discharge point</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• provide reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• avoid the likelihood of blockages</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• the primary piped system shall cater for a 20% Annual Exceedence Probability rainfall</td>
</tr>
<tr>
<td>Environmental Effects</td>
<td>The environmental effects resulting from the application of this performance standard will be to ...</td>
<td>The road network stormwater control system shall...</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate discharge of dust or vapour into the air</td>
<td>• have a design life of at least 50 years</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate noise health risk</td>
<td>• convey water to an approved discharge point</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate reduction of amenity values</td>
<td>• provide reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td>• protect the neighbouring environment from road surface water runoff</td>
<td>• avoid the likelihood of blockages</td>
</tr>
<tr>
<td></td>
<td>• protect the neighbouring environment from migration of road surface materials</td>
<td>• the primary piped system shall cater for a 20% Annual Exceedence Probability rainfall</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy and mitigate adverse effects on ecological values</td>
<td>• culvert and bridge structures shall cater for a 1% Annual Exceedence Probability rainfall event</td>
</tr>
</tbody>
</table>
### 11.9 Land Drainage

The objective of land drainage is to safeguard people, property and the environment from the adverse effects of surface water.

<table>
<thead>
<tr>
<th>ASPECT</th>
<th>FUNCTIONAL REQUIREMENT</th>
<th>PERFORMANCE CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Layout</strong></td>
<td>The layout of the land drainage network shall ...</td>
<td>The layout of the land drainage network shall ...</td>
</tr>
<tr>
<td></td>
<td>• protect people, property and the environment from the adverse effects of surface water</td>
<td>• service the fully developed catchment for the extent anticipated in the Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• service each lot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• ensure gravity operation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• (if linking to), be compatible with the existing drainage network</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• permit reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• not unduly restrict the location of any future buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• the primary piped drainage system shall cater for a 20% Annual Exceedence Probability rainfill event</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• open channels and overland flowpath shall cater for a 1% Annual Exceedence Probability rainfill event</td>
</tr>
<tr>
<td><strong>Structure</strong></td>
<td>The structure of the land drainage network shall ...</td>
<td>The structure of the land drainage network shall ...</td>
</tr>
<tr>
<td></td>
<td>• accommodate the anticipated flows</td>
<td>• have a design life of at least 50 years</td>
</tr>
<tr>
<td></td>
<td>• withstand the anticipated loads</td>
<td>• ensure safety in operation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• avoid the likelihood of blockage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• permit reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• provide stormwater quality improvement as required in the Plan</td>
</tr>
<tr>
<td><strong>Environmental Effects</strong></td>
<td>The environmental effects resulting from the application of this performance standard will be to ...</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• protect land from flooding</td>
<td>• protect land from flooding</td>
</tr>
<tr>
<td></td>
<td>• minimise the likelihood of breakdown of the drainage system resulting in flooding</td>
<td>• avoid, remedy or mitigate any reduction of amenity values</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate the adverse effects of erosion, slippage, subsidence and inundation caused by surface water runoff</td>
<td>• reduce silting of waterways through soil carried in surface water runoff</td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate the adverse effects of erosion, slippage, subsidence and inundation caused by ground water flows</td>
<td>• avoid contaminants entering the system</td>
</tr>
<tr>
<td></td>
<td>• avoid contaminants entering the system</td>
<td>• improve receiving water quality</td>
</tr>
<tr>
<td></td>
<td>• protect land and/or development from the adverse effects of flooding</td>
<td>• protect land and/or development from the adverse effects of flooding</td>
</tr>
</tbody>
</table>
11.10 Wastewater Network
The objective of a wastewater system is to safeguard people from injury or illness caused by infection or contamination resulting from sanitary or industrial sewage.

<table>
<thead>
<tr>
<th>ASPECT</th>
<th>FUNCTIONAL REQUIREMENT</th>
<th>PERFORMANCE CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layout</td>
<td>The layout of the wastewater network shall ...</td>
<td>The layout of the wastewater network shall ...</td>
</tr>
<tr>
<td></td>
<td>• ensure the removal of sanitary and industrial sewage</td>
<td>• be sized to cater for catchment development for the extent anticipated in the Plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• service each lot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• convey sanitary and industrial sewage to an approved discharge point</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• (if linking to), be compatible with the existing network</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• utilise gravity operation where feasible</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• permit reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• not unduly restrict the location of any future buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• sewers shall be designed to carry 0.6 litres per gross hectare for residential and business development.</td>
</tr>
<tr>
<td>Structure</td>
<td>The structure of the wastewater network shall...</td>
<td>The wastewater system shall be designed and constructed in accordance with the service providers requirements and shall;</td>
</tr>
<tr>
<td></td>
<td>• accommodate the anticipated flows</td>
<td>• have a design life of at least 50 years</td>
</tr>
<tr>
<td></td>
<td>• withstand the anticipated loads</td>
<td>• ensure safety in operation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• avoid direct stormwater entry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• permit reasonable and safe access for maintenance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• operate without surcharging of pipes and manholes</td>
</tr>
<tr>
<td>Environmental</td>
<td>The environmental effects resulting from the application of this performance standard will be to ...</td>
<td></td>
</tr>
<tr>
<td>Effects</td>
<td>• prevent contamination of the environment by sewage and the consequent effect on the ecosystem</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• protect amenity values</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• prevent the contamination of ground water by sewage seepage</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• prevent the emission of objectionable odours</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• avoid, remedy or mitigate the adverse effects of sewage spills through sewerage network breakdowns</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• minimise the volume of sewage discharge through preventing inflow of ground and surface water</td>
<td></td>
</tr>
</tbody>
</table>
11.12 Water Reticulation

The objective of water reticulation is to provide a water supply for consumption, health, hygiene and fire fighting.

<table>
<thead>
<tr>
<th>ASPECT</th>
<th>FUNCTIONAL REQUIREMENT</th>
<th>PERFORMANCE CRITERIA</th>
</tr>
</thead>
</table>
| Layout          | The layout of the water reticulation network shall ...  
• ensure an adequate supply of potable water  
• make provision for fire fighting requirements | The layout of the water reticulation network shall ...  
• service each lot  
• (if linking to), be compatible with the existing water reticulation network  
• permit reasonable and safe access for maintenance  
• (where applicable) permit appropriate access for fire fighting  
• be capable of supplying the following flows:  
  a) fire flows plus the peak domestic hourly flow with a minimum residual pressure of 100 kPa at the hydrants.  
  b) Peak hourly domestic flow with a minimum residual pressure of 300 kPa or 60% of static pressure (whichever is greater) at the highest point in the supply district.  
  c) fire flows plus 50% of the peak business flow with a minimum residual pressure of 100 kPa at the hydrants.  
• be located in a position (refer to Network Utilities Chapter 7), whereby they do not interfere with other utility services.  
• be capable of receiving and maintaining a Grade A classification from the Ministry of Health Water Supply Grading System  
• unless otherwise demonstrated the layout of the water reticulation network shall be designed for the flows shown in the attached Table A. |
| Structure       | The structure of the water reticulation network shall ...  
• accommodate the anticipated flows  
• withstand the anticipated pressures and loads | The structure of the water reticulation network shall ...  
• have a design life of at least 50 years  
• if carrying non potable water, be clearly identified as such  
• permit reasonable and safe access for maintenance  
• (where applicable) permit appropriate access for fire fighting |
| Environmental Effects | The environmental effects resulting from the application of this performance standard will be to ...  
• protect people’s health by provision of a potable water supply  
• minimise the likelihood of surface or ground flooding due to leakage  
• help in containing the environmental damage caused by fire or explosion |