

I1. Waitomokia Precinct

I1.1. Precinct Description

The purpose of the Waitomokia Precinct is to enable urban development of the land while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia. The precinct also recognises the relationship which exists between Māori cultural landscape values and the management of natural and physical resources.

Waitomokia is the name of the volcanic basin and crater between Ōruarangi Awa, Ascot Road and Montgomerie Road, and which included a volcanic plug or hill near the centre named Moerangi. It is a feature of great cultural significance to the mana whenua of Te Mānukanuka o Hoturoa and is closely associated with the Mataaoho creation story, an important puna source, and millennia of occupation. The precinct includes the southern portion of Waitomokia and excludes Moerangi.

The precinct primarily provides for light industrial related activities and community activities, using specific standards and assessment criteria to guide development. This is to ensure that an integrated approach is applied to subdivision and development within the precinct to manage the adverse effects on the cultural values that make up the wider cultural landscape. The Waitomokia Precinct sits within a wider cultural setting, including the precinct itself and areas surrounded by landmarks and resources such as the adjoining Moerangi volcanic plug and pā, Ōruarangi Awa, Te Manukanuka o Hoturoa (Manukau Harbour), Otuataua Stonefields Historic Reserve and Puketaapapatanga Papakāinga.

The precinct includes the land located on the Ihumatao peninsula at Māngere on the northeastern shores of Te Manukanuka o Hoturoa. The precinct is within a broader area identified of cultural significance with Te Motu a Hiaroa (Puketutu Island) located to the east and Te Pane a Mataoho (Mount Mangere) located to the north. The precinct is located within the Waitomokia volcanic explosion crater, and is adjacent to the Ōruarangi Awa extending along the southern precinct boundary. The wider area surrounding the precinct encompasses the Ihumātao/Māngere catchment.

Development in this precinct will be guided by the following precinct plans:

- Precinct Plan 1 – Māori Cultural Landscape Values
- Precinct Plan 2 – Waitomokia Cultural Landscape
- Precinct Plan 3 – Structuring Elements, Sub-precincts and Building Height
- Precinct Plan 4 – Crater rim Protection Area (topographical survey)

Mana Whenua Cultural Landscape

Waitomokia sits within a rich tapestry of Māori cultural histories, traditions, and practices associated with kāinga (settlements), pā tauā (fortified village), access and portage routes, traditional mahinga kai and mahinga moana (fishing, gardening, food and

resource gathering areas). These together with mana whenua relationships with prominent natural features, waterways and places collectively form the significance and frames the cultural landscape values of Waitomokia and the surrounding area. The cultural landscape reflects the cultural narrative, genealogy and spiritual connection of mana whenua to Waitomokia and cultural ecosystem it sits within.

Waitomokia's proximity to the Te Manukanuka o Hoturoa, Ōruarangi Awa and its tributaries which weave through this area, and the influence of the coast on the ecological, recreational, cultural and spiritual values and visual character are recognised in the precinct.

Cultural values to be protected, restored and enhanced encompass the Waitomokia crater rim landform, puna, waterbodies, archaeological, ecological, and amenity values within the precinct. The Waitomokia crater rim landform and the hydrology of the site has been identified as having particular spiritual value to mana whenua.

Natural Environment

The southern boundary of the precinct follows the Ōruarangi Awa, identified as a Significant Ecological Area – Marine. The tidal reaches of the Ōruarangi Awa are to be returned in ownership to mana whenua and the receiving entity will be Te Motu a Hiaroa Charitable Trust which also owns the adjacent Te Motu a Hiaroa. The Ōruarangi Awa forms part of the Coastal Statutory Acknowledgment Area over Te Manukanuka o Hoturoa, and the settlement parties for this statutory acknowledgement are Te Kawerau ā Maki, Ngāi Tai Ki Tāmaki and Ngāti Tamaoho. In recognition of these important receiving environments and the cultural values associated with them, the precinct includes specific provisions to address stormwater matters.

Zoning and Sub-precincts

The zoning of land within this precinct is Business – Light Industry Zone.

There are three sub-precincts in the Waitomokia Precinct:

- Sub-precinct A is adjacent to the coastal environment and the Ōruarangi Awa. Land in this sub-precinct is unmodified and at an elevation that offers views to Te Manukanuka o Hoturoa, Te Motu a Hiaroa and Puketaapapatanga papakāinga (the land zoned Special Purpose – Māori Purpose). The sub-precinct also directly adjoins and surrounds the Pā site identified on Precinct Plan 1. Land in this sub-precinct is required to be sensitively developed to respect the Waitomokia cultural landscape and values and the adjacent Puketaapapatanga papakāinga.
- Sub-precinct B is intended to be the primary location for the development of light industry activities. While land in this sub-precinct has been highly modified over time the Waitomokia tuff crater remains as a distinguishable landform feature of the original maunga. Development in this precinct is required to respect the Waitomokia cultural landscape and values.
- Sub-precinct C is intended to be the area of the precinct providing for a broader range of commercial and community activities with lower building height.
- Sub-precinct D represents the area containing existing buildings and development within the precinct and features a highly modified landform.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I1.2. Objectives [rp/dp]

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified below.

- (1) Mana whenua cultural, spiritual and historical values and their relationship associated with the Māori cultural landscape, including ancestral lands, water, sites, wāhi tapu, and other taonga, in the Waitomokia Precinct are identified, recognized and where appropriate, protected and enhanced.
- (2) Subdivision and development is managed in an integrated manner to avoid, remedy or mitigate, adverse effects on the natural environment and significant ecological areas, particularly within the Ōruarangi Awa and Te Manukanuka o Hoturoa.
- (3) Subdivision and development is designed and located to avoid, or otherwise remedy or mitigate, adverse effects on landscape features and areas with high levels of sensitivity to landscape modification in the Māori cultural landscape as identified on Precinct Plan 2, which contribute to the cultural, spiritual, ecological, geological and amenity values of the precinct.
- (4) Subdivision and development is managed to maintain or enhance water quality within the receiving coastal environment, including the integration of mana whenua values, mauri, mātauranga and tikanga Māori associated with freshwater and coastal water resources.

I1.3. Policies [rp/dp]

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified below.

- (1) Recognise, protect and where appropriate enhance the cultural, spiritual and historical values and relationships associated with the Waitomokia cultural landscape. These values relate to:
 - (a) Waitomokia crater rim landform;
 - (b) The mauri of the hydrology of Waitomokia;
 - (c) The Pā site identified on Precinct Plan 2;
 - (d) The mauri of Ōruarangi Awa and Te Manukanuka o Hoturoa; and
 - (e) The mauri of Taiao; and
 - (f) Freshwater quality.
- (2) Address potential adverse effects from subdivision and development on identified Waitomokia cultural landscape values by:
 - (a) Managing development within the most sensitive cultural landscape areas

- identified on Precinct Plan 2;
- (b) Encouraging development to reflect the whakapapa, ancestral names, histories and stories of the area in reference to and use of the names of the various sites, places, areas, wāhi tapu and other taonga of special significance and value to Mana Whenua;
 - (c) Requiring buildings to be setback from the Pā site identified on Precinct Plan 3; and
 - (d) Implementing an integrated stormwater management approach across the Waitomokia precinct and incorporating mātauranga Māori alongside best practice engineering methods, where consistent with policy I1.3.(7).
- (3) Require subdivision and development to be undertaken in a manner which protects and where appropriate enhance the ecological, amenity and Mana Whenua values including mauri of the Ōruarangi Awa and Te Manukanuka o Hoturoa.
- (4) Recognise Puketaapatanga papakāinga and its connection with the Māori cultural landscape.
- (5) Requiring native planting in the landscape buffer identified on Precinct Plan 3 to maintain privacy and minimise visual effects on the papakāinga and Pā.
- (6) Require subdivision and/or development within the Waitomokia precinct to provide for a roading network that:
- (a) is located, designed and constructed in general accordance with the indicative road identified on Precinct Plan 3; and
 - (b) does not increase the number of heavy vehicle movements and vehicle access points on to Ōruarangi Road.
- (7) Protect and where appropriate enhance the cultural, spiritual, physical and visual integrity of the Waitomokia crater rim as identified on Precinct Plan 2 by:
- (a) Avoiding the adverse effects of inappropriate subdivision, use and development on mana whenua cultural, spiritual and historical values that contribute to the crater feature's values;
 - (b) Minimising any physical modification from earthworks; and
 - (c) Allowing the provision for public access and landscaping, where it is appropriate and consistent with the protection of Mana Whenua values associated with the crater rim landform feature.
- (7) Require subdivision and development to achieve stormwater quality treatment of stormwater runoff from all impervious areas within the precinct through inert building materials and devices designed in accordance with GD01 and as shown in Precinct Plan 3.

I1.4. Activity table [rcp/rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I0.4.1 below.

Activity Table I0.4.1 specifies the activity status of land use and development activities

pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for subdivision activities pursuant to section 11 of the Resource Management Act 1991.

Table I0.4.1 Activity table

All sub-precincts

Activity		Activity Status
Use		
Accommodation		
(A1)	Visitor accommodation within sub-precinct C	RD
Community		
(A2)	Food and beverage up to 1,000m ² in sub-precinct C	P
(A3)	Community facilities within sub-precinct B that are located within the identified area shown on Precinct Plan 3.	P
(A4)	Recreation facilities in sub-precinct C	P
(A5)	Care centres in sub-precinct C	P
(A6)	Public amenities	P
Commerce		
(A7)	Offices up to 1000m ²	P
Subdivision and Development		
(A8)	Demolition of buildings	P
(A9)	New buildings in sub-precincts A, B and C	RD
(A10)	Alterations to building facades that are less than 25m ²	P
(A11)	Additions to buildings that are less than: (a) 25% of the existing gross floor area of the building; or (b) 250m ² ; Whichever is the lesser.	P
(A12)	Additions or alterations to buildings in sub-precincts A, B and C not otherwise provided for.	RD

(A13)	Structures for public amenities within the area shown as 'no build area' in sub-precinct A on Precinct Plan 3.	P
(A14)	Buildings and structures that do not comply with standard I1.6.1 Building Height and I1.6.2 No Build Areas	D
(A15)	Earthworks within the crater rim landform as shown on Precinct Plan 4 for minor landscaping, walkways or for routine maintenance or repair of existing tracks that do not materially alter the landform.	P
(A16)	Earthworks within the crater rim landform as shown on Precinct Plan 4 to construct the flood storage / wetland area and associated infrastructure generally in the location as shown on Precinct Plan 3.	P
(A17)	Earthworks within the crater rim landform as shown on Precinct Plan 4 to construct a community facility and associated infrastructure within the identified area shown on Precinct Plan 3.	P
(A18)	Subdivision or development that does not comply with standard I1.6.8(1) or (2) Rooding and Access.	D
(A19)	Development that does not comply with standard I.6.3 Yards.	NC
(A20)	Development that does not comply with standard I1.6.4 Landscaping.	RD
(A21)	Earthworks or development that does not comply with standard I1.6.5. Crater Rim Landform except as provided for in (A15), (A16) and (A17).	NC

I1.5. Notification

(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991 regarding:

(a) New Buildings complying with the following development standards:

- i. I1.6.6 Stormwater Management;
- ii. I1.6.7 End-of-Trip Facilities; and

- iii. I1.6.8 Rooding and Access.
- (b) Additions and alterations to buildings not otherwise provided for complying with the following development standards:
- i. I1.6.6 Stormwater Management;
 - ii. I1.6.7 End-of-Trip Facilities; and
 - iii. I1.6.8 Rooding and Access.

(2) Any application for resource consent for an activity listed in Activity Table I0.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I1.6. Standards

All relevant overlay, Auckland-wide and zone standards apply in this precinct except for the following:

- H17 Business – Light Industry Zone
 - H17.6.1 Building Height

All activities listed in Activity Table I0.4.1 must comply with the following permitted activity standards.

I1.6.0 Informing Iwi

- Purpose: To ensure the below iwi groups are informed of development within the precinct.
- (1) All development requiring resource consent within the precinct must be communicated with written advice to Te Ahiwaru, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Te Kawerau ā Maki, Ngāti Tamaoho, and Ngaati Whanaunga.

I1.6.1. Building Height

Purpose:

- Manage the effects of building height, visual dominance and privacy.

(1) Buildings must not exceed the heights as set out in Table 1 below.

Table 1: Maximum building height

Sub-Precinct	Maximum height (metres)
A	14m
B	20m for industrial buildings and all other buildings

	8m for community facility buildings
C	16m for visitor accommodation 12m for industrial buildings and all other buildings
D	20m

Note: "Height" in sub-precinct A must be measured using the rolling height method.

I1.6.2. No Build Area

Purpose:

- Manage the extent of buildings and intensity of development adjacent to identified cultural heritage features.
 - (1) New buildings within sub-precinct A and sub-precinct C must be located outside of the 'no build areas' identified on Precinct Plan 3.

I1.6.3. Yards

Purpose:

- Provide separation between industrial activities to the neighbouring the Pā site and esplanade reserve, to mitigate adverse cultural effects.
 - (1) Any building or structure in sub-precinct A must be set back a minimum of 10m from the boundary of the land legally described as Lot 3 DP 561055 (Pā site).
 - (2) Any building or structure in sub-precinct A must be set back a minimum of 10m from the boundary to the Oruarangi Esplanade Reserve legally described as Pt Allot 78A Psh of Manurewa.
 - (3) Any building or structure in sub-precinct A must be set back a minimum of 5m from the 10m landscape buffer required in Standard I1.6.4 below

I1.6.4. Landscaping

Purpose:

- To provide visual screening and maintain privacy between development and the papakāinga and Pā.
 - (1) The landscape buffer areas on Precinct Plan 3 must be planted for the minimum widths as shown, with a mixture of native trees, shrubs and ground cover plants.

I1.6.5. Crater Rim Landform

Purpose:

- To protect the mana whenua values associated with the crater rim as an original landform feature of the Waitomokia maunga.
 - (1) No new buildings, structures or earthworks are permitted within the crater rim extent identified on Precinct Plan 4, except that a Community Facility is

permitted within the area identified on Precinct Plan 3.

I1.6.6. Stormwater Management

Purpose:

- Contribute to improvements to water quality and stream health and the mauri of the Ōruarangi Awa.
- (1) Stormwater runoff from new or redevelopment of existing high contaminant generating carparks and all publicly accessible carparks exposed to rainfall and all roads must be treated with a stormwater management device(s) meeting the following standards:
 - (a) The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; and 'Water sensitive design for stormwater (GD04)
 - (b) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.
 - (c) For all other trafficked impervious surfaces, water quality treatment in accordance with the approved stormwater management plan must be installed.
 - (2) New buildings, and additions to buildings, must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).
 - (3) Stormwater runoff from new buildings and other impermeable surfaces is captured, treated and discharged to the centralised stormwater device shown in the indicative location of the Precinct Plan 3.
 - (4) New buildings, and additions to buildings, must provide water storage tank(s) for rainwater harvesting and water reuse.

I1.6.7. End-of-Trip Facilities

Purpose:

- Promote sustainable development and a mode shift to active modes by requiring end-of-trip facilities for all commercial and industrial activities.
- (1) End-of-trip facilities:
 - (a) the activities specified in Table 2 must provide end-of-trip facilities as listed below: and
 - (b) the following end-of-trip facilities requirements apply to new building and developments.

Table 2: Required end-of-trip facilities (intended for staff use)

Land Use	GFA	Number of showers and changing facilities required
Commercial and	Up to 500m ²	No requirement

industrial activities	Greater than 500m ² and up to 2,500m ²	One shower and changing area with space for storage of clothing
	Greater than 2,500m ² and up to 7,500m ²	Two showers and changing area with space for storage of clothing
	Every additional 7,500m ²	Two additional showers and changing area with space for storage of clothing

I1.6.8. Roading and Access

Purpose:

- To restrict heavy vehicle traffic movements on to Ōruarangi Road.
 - Heavy vehicle traffic in and out of the precinct shall prioritise vehicle movements on to Montgomerie Road and Pavilion Drive.
- (1) Any subdivision or development within sub-precinct B must design and construct the road infrastructure in general accordance with the indicative road identified on Precinct-Plan 3.
 - (2) No vehicle access to Ōruarangi Road is permitted in sub-precinct B where the Vehicle Access Restriction control applies as shown on Precinct Plan 3, except vehicle access for the purpose of accessing a Community Facility is permitted.

I1.6.9. Noise Levels for Sensitive Activities in Sub-Precinct C and B

Purpose:

- To manage potential reverse sensitivity effects between activities that are potentially sensitive from other activities.
- (1) New buildings that accommodate activities sensitive to noise must be designed and/or insulated so that the internal noise levels do not exceed the levels in Table 3.
 - (2) Care centres within sub-precinct C must be located and designed in a manner that any outdoor play areas are not exposed to noise levels above 55 dB L_{Aeq}.

Table 3: Internal Noise Limits for Sensitive Activities within Sub-Precinct C and B

Land Use	Time	Level
A3 Community Facilities	At all times	45 dB L _{Aeq}
A4 Indoor Recreational Activities	At all times	45 dB L _{Aeq}

I1.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I1.8. Assessment – restricted discretionary activities

I1.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for new buildings, additions and alterations:
 - (a) the effects on the identified Waitomokia cultural landscape values with respect to:
 - (i) site layout and configuration;
 - (ii) design and external appearance of buildings; and
 - (iii) landscape design and treatment.
- (2) Infringement of standard I1.6.4 Landscaping:
 - (a) the effects of scale and design of buildings;
 - (b) the effects of the scale, form and design of buildings on identified mana whenua cultural landscape values under Policy I1.3(1); and
 - (c) whether landscaping achieves the intended buffer between the scale and form of buildings the identified mana whenua cultural landscape values under Policy I1.3(1).
- (3) Infringement of standard I1.6.6 Stormwater Management:
 - (a) the methods of managing, treating and disposing stormwater and effects on water quality and quantity;
 - (b) the selection of building cladding and its effects on water quality;
 - (c) the effects on the health and mauri of Ōruarangi Awa and the Te Manukanuka o Hoturoa; and
 - (d) the effects on the identified mana whenua values within the cultural landscape under Policy I1.3(1).
- (4) Infringement of standard I1.6.7 End-of-Trip Facilities
 - (a) Matters of discretion E27.8.1(7) apply.
- (5) Infringement of standard I1.6.9 Noise Levels for Sensitive Activities in Sub-Precinct C
 - (a) Reverse sensitivity effects;

I1.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) New buildings and additions

- (a) the extent to which design and external appearance of buildings:
 - i. modulates the mass of large buildings, including any large facades, or includes transitional elements or use of contrast, including colour and material, to reduce apparent scale;
 - ii. minimises blank facades or walls along street frontages, or adjacent to and visible from other public spaces;
 - iii. is sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area under Policy I1.3(1);
 - iv. site levels, building scale, development intensity, building form, colour and texture are used to reduce the apparent height and size of large buildings;
 - v. contributes to the identified cultural values under Policy I1.3(1) within the precinct; and
 - vi. express and respond to the cultural narrative of the site.
- (b) The extent to which the development avoids or mitigates adverse effects on, or in close proximity to archaeological features identified within the precinct.

(2) Infringement to standard I1.6.4 Landscaping:

- (a) The extent to which landscaping requirements are met;
- (b) the extent to which the landscape design and planting:
 - i. is adequate to provide a visual break and buffer between the built form and sense of openness around the Pā;
 - ii. uses native plant species that contribute to the cultural values associated with the Pā and the Waitomokia landscape and ecological values;
 - iii. provides adequate visual softening of buildings, parking, storage and loading areas;
 - iv. enhances the amenity of buildings and structures; and
 - v. is placed and designed so that it does not obstruct views of the Pā as viewed from Puketaapapatanga papakāinga.
- (c) whether the size and species of planting around the Pā contributes to the enhancement of cultural and ecological values, including Eco sourcing, linkages with existing and/or other habitats identified under Policy I1.3(1);

(3) Infringement to standard I1.6.6 Stormwater management:

- (a) the extent to which stormwater management incorporates best practice methods while achieving policy I1.3(7); and
- (b) the extent to which stormwater management approach incorporates mātauranga Māori and tikanga Māori.

(4) Infringement of standard I1.6.7 End-of-Trip Facilities

- (a) Assessment criteria E27.8.2(6) apply.

(5) Infringement of standard I1.6.9 Noise Levels for Sensitive Activities in Sub-

Precinct C

- (a) Assessment criteria E25.8.2 (3).

11.9. Special information requirements

An application for resource consent must be accompanied by:

(1) Archaeological Assessment

An application for land modification or development involving earthworks must be accompanied by an archaeological assessment, including a survey. The purpose of this assessment is to manage and evaluate the effects of archaeological values prior to any land disturbance or development and to confirm whether the development will require an Authority to Modify under the Heritage Pouhere Taonga Act 2014.

(2) Riparian Planting Plan

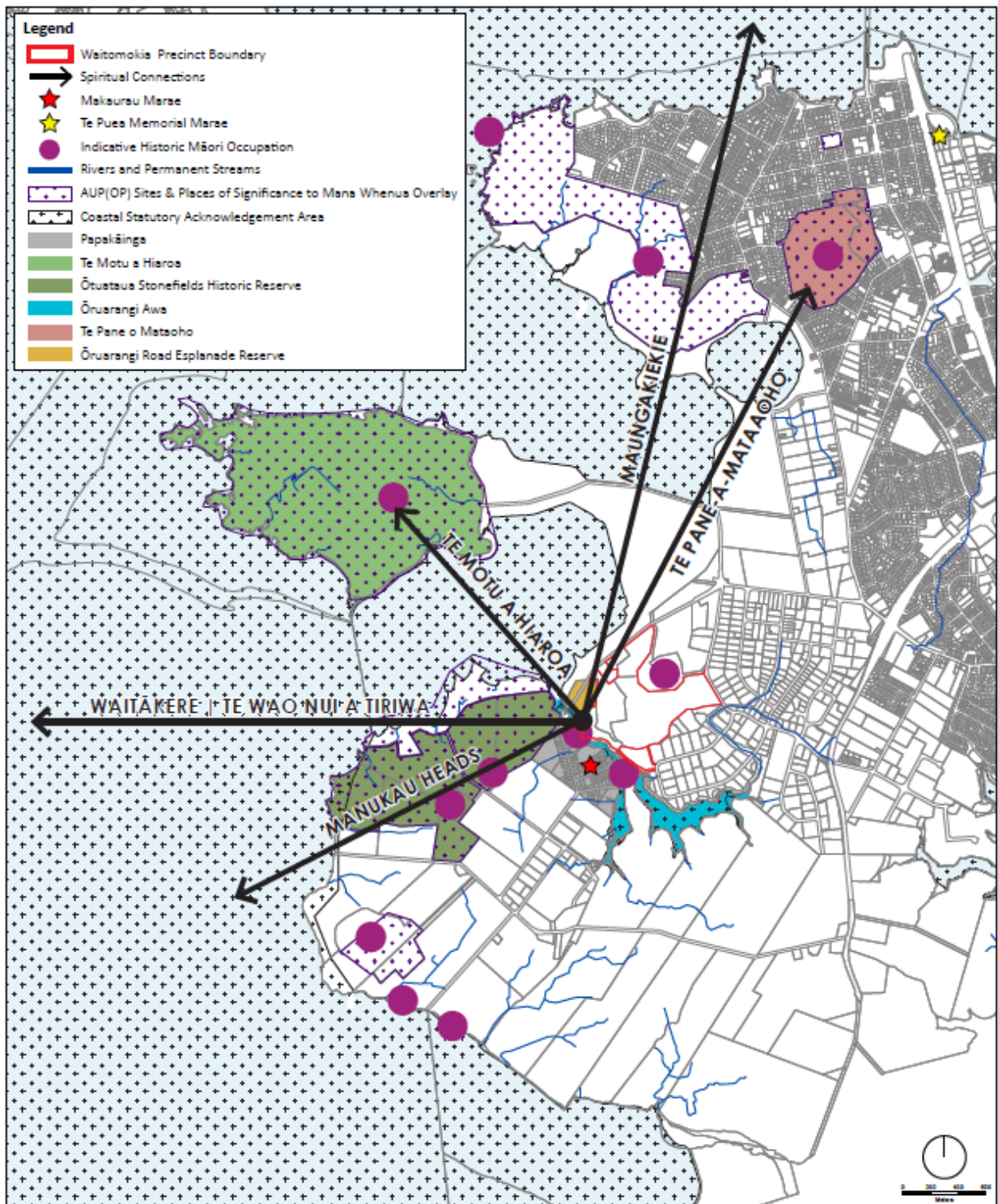
An application for land modification or development within 10m of a stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants. Plant species should be native. The riparian planting plan must be prepared in accordance with Appendix 16 – Guideline for native revegetation plantings.

(3) Landscape Plan

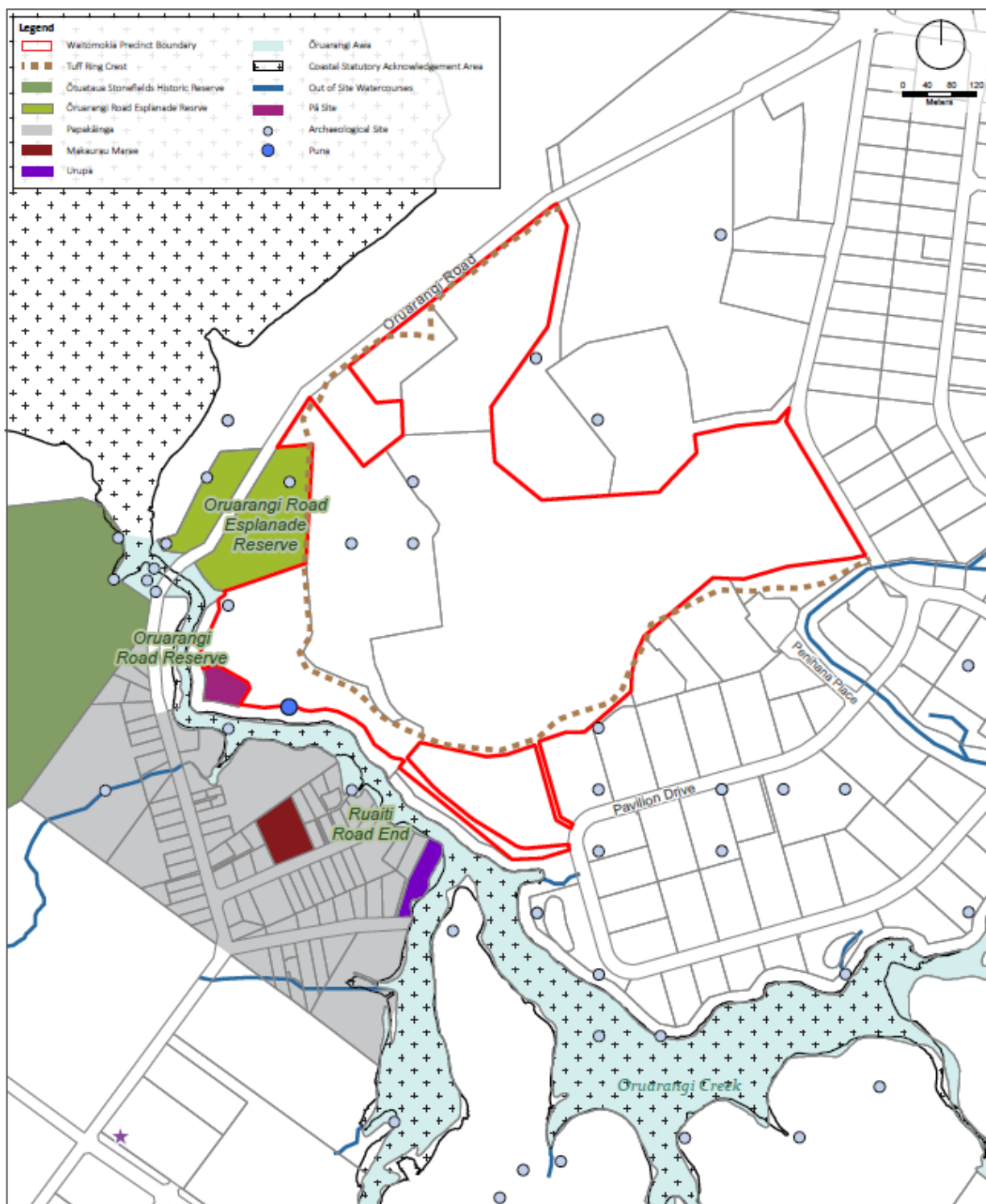
An application for development in the precinct must be accompanied by a landscape plan showing proposed planting of the site. The landscape plan must include the following:

- (a) A schedule of predominantly native plant species;
- (b) Planting specifications including the number, size and location of individual trees and shrubs;
- (c) Planting management plan including weed management;
- (d) The location and design of public amenity features; and
- (e) The retention and enhancement of native vegetation and any existing significant trees and natural features.

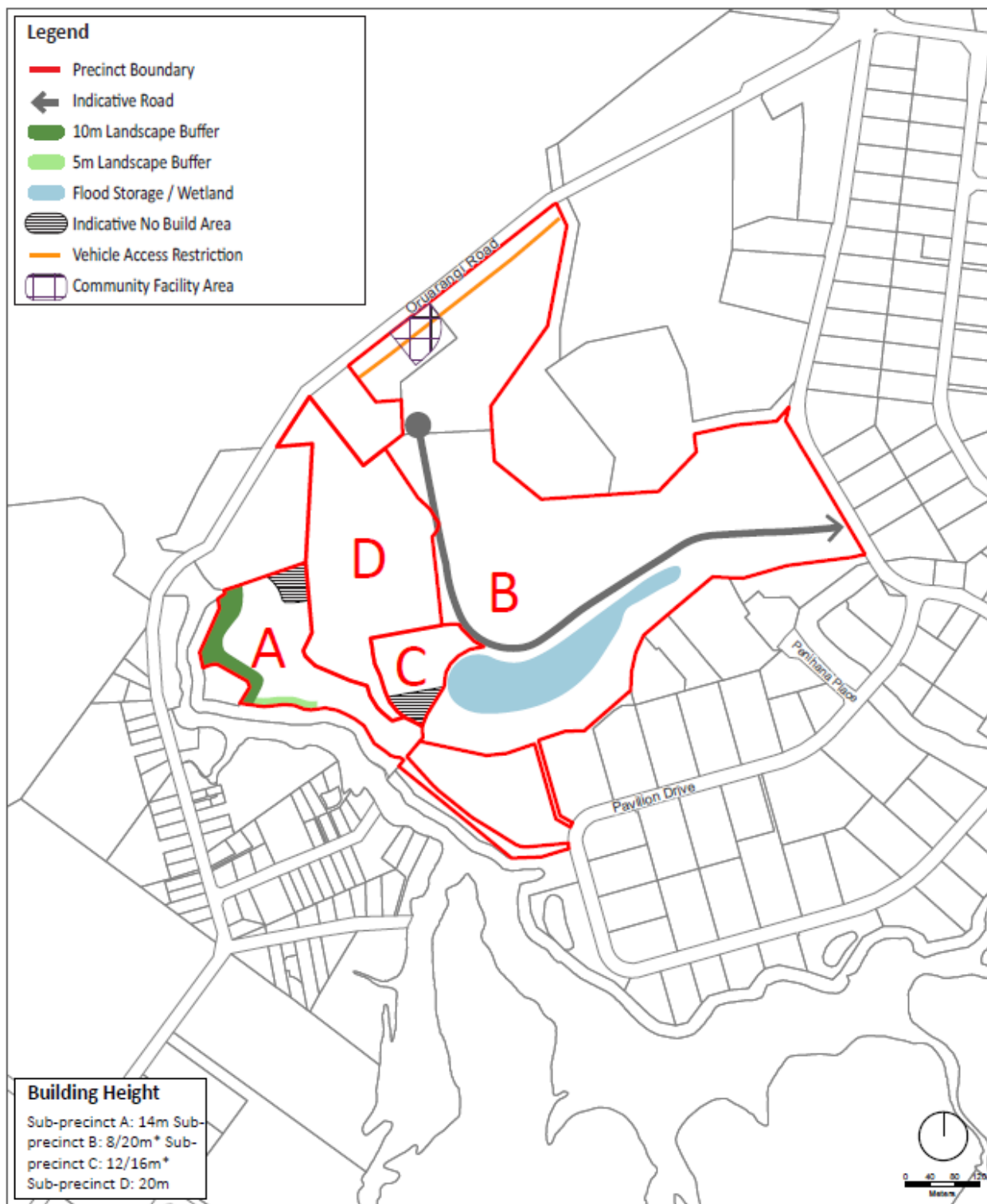
Precinct Plan 1: Māori Cultural Landscape Values



Precinct Plan 2: Waitomokia Cultural Landscape



Precinct plan 3 – Structuring Elements, Sub-precincts and Building Height



Precinct Plan 4: Crater Rim Topographical Survey

