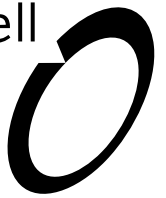


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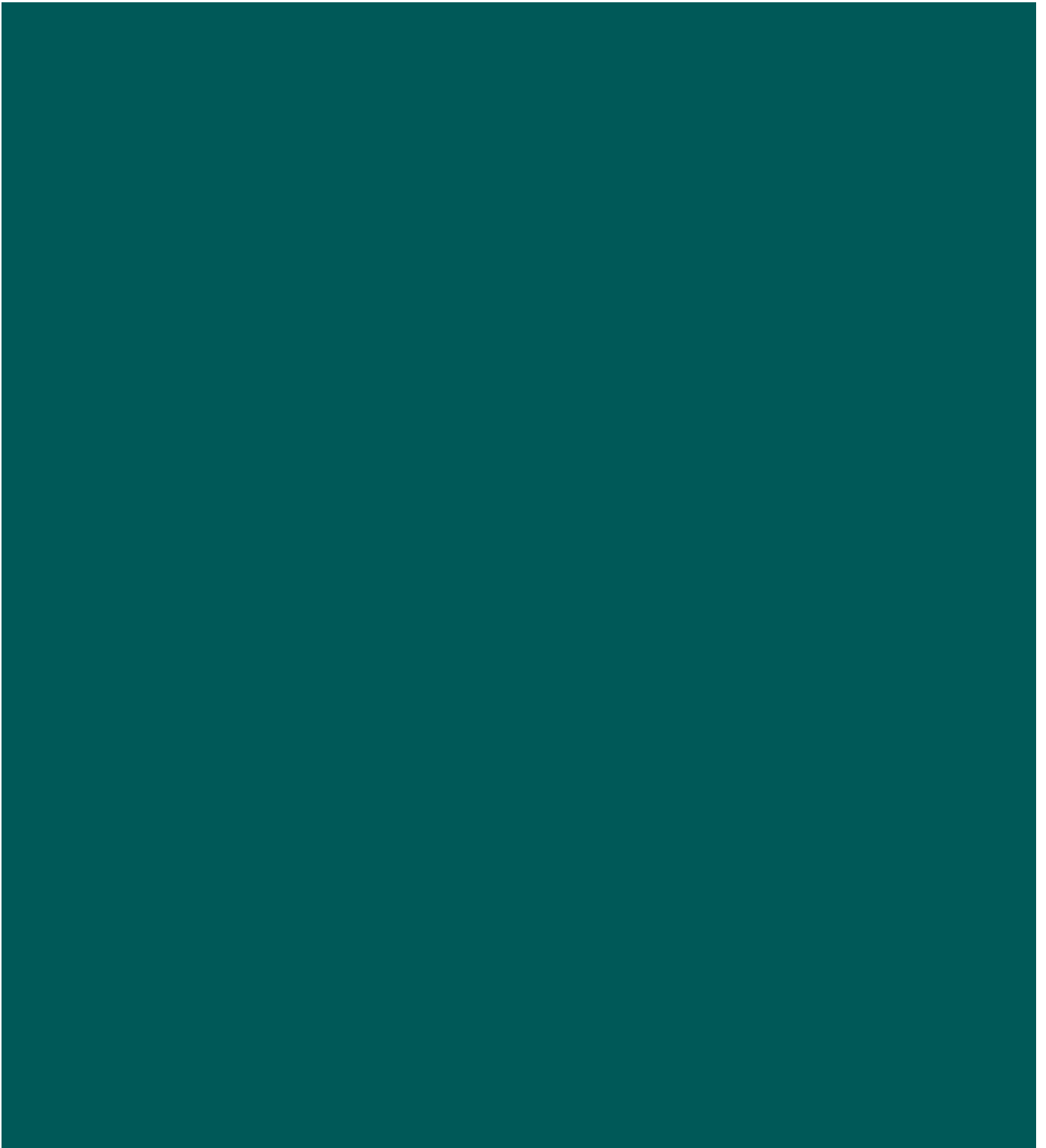


Proposed Waitomokia Precinct Plan Change

Landscape Effects Assessment

Prepared for Goodman (NZ)

20 June 2024





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CONTENTS

1.0	Introduction	1
2.0	Methodology	3
3.0	Site Description and Landscape Context	4
4.0	Cultural Landscape Understanding	8
5.0	Statutory Context	10
6.0	Proposed Waitomokia Precinct	12
7.0	Assessment of Landscape Effects	21
8.0	Conclusion	26

Appendices

Appendix 1: Waitomokia Precinct Provisions

Appendix 2: Modelled Views

Figures

Figure 1: Waitomokia Site boundaries	4
Figure 2: Plan, section, and sketch views of the Waitomokia volcanic cone and basin landscape circa 1860 (source Wikipedia)	5
Figure 3: Location of Waitomokia in the volcanic field of Tamaki Makaurau (image reference Ferdinand von Hochstetter 1829 – 1884, The Isthmus of Auckland with its extinct volcanoes 1859.	6
Figure 4: Freshwater features identified by Viridis within the site (Source Viridis report date 21 June 2023)	7
Figure 5: The wider cultural landscape of Waitomokia as described by mana whenua and interpreted for the overall masterplan of the Waitomokia Precinct.	9
Figure 6: Site boundary overlaid on 1939 aerial photograph, prior to quarrying which occurred in the 1950's	10

Figure 7: Extent of ONF ID#241 'Waitomokia foreshore tuff with sedimentary bombs' adjacent to the site on the exposed true right bank of the Ōruarangi awa.....	11
Figure 8: Zoning of Site and surrounding area including ONF overlay (green dotted notation)	11
Figure 9: Proposed Waitomokia Precinct Boundary.....	13
Figure 10: Indicative high-level masterplan used in consultation, note the public pathway access to the paa shown on the plan is not supported by Mana Whenua and will not be incorporated.....	14
Figure 11: Stormwater management spatial diagram.....	15
Figure 12: Indicative Road cross section.....	16
Figure 13: Precinct Plan 3 showing the three sub-precincts.	17
Figure 14: Example of the nature of architectural design outcomes anticipated through the application of design guidelines on sub-precinct A.....	18
Figure 15: Precinct Plan 4 showing the crater rim no-build / no-excavation area.	20
Figure:16: Oruarangi awa showing Sub-precinct A in grass and the cleared site of recent industrial development, comprising two buildings, adjacent to the awa at 90 Pavilion Drive.	24

1.0 Introduction

Goodman (NZ) purchased the approximately 31ha former Villa Maria industrially zoned site comprising titles at 118 Montgomerie Road, 88 Pavilion Drive, 350 and 400 Oruarangi Road in 2021. The land purchased does not include the former Villa Maria core site containing the former winery, bottling and ancillary warehousing buildings which were sold and separately purchased at the time by Indevin. The purchase is a strategic long term landholding for the company who seek to develop the site as a high quality industrial estate in a way commensurate with the Highbrook and Roma Road industrial estates, being other similar Goodman landholdings.

Early in their planning process Goodman sought to put together a multi-disciplinary advisory team to work with the company to establish a masterplan and planning strategy for the site's future development. This project team included Barker & Associates, planners, Bioresearchers and subsequently Viridis for freshwater ecology, Bruce W Hayward in respect of geoheritage (unpublished report September 2022), Harrison Grierson, Sertus, Initia and Engeo in respect of geotechnical, ground water, stormwater, civil engineering and survey, CFG Heritage in respect of archaeology and Boffa Miskell as landscape architects and masterplanners.

At the outset, Goodman recognised that the site and its surrounds is a culturally significant landscape for iwi. The project team has engaged with and met, including on and off-site hui, with the iwi identified as having interest in the site acknowledging that it forms part of an important wider cultural landscape. The iwi that Goodman and the project team have engaged with on an ongoing basis comprise Te Ahiwaru, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga. Each of these iwi are understood to have unique and longstanding cultural, spiritual, and traditional relationships with the whenua, awa and moana that contain Waitomokia. The name of the 'Waitomokia Precinct' was gifted to the project by Te Ahiwaru and endorsed by all mana whenua parties.

The entire site and contiguous land in the Airport Oaks locality is zoned Business – Light Industry Zone in the Auckland Unitary Plan (Operative in Part) AUP(OP)). Goodman's vision for the landholding is to develop *"a highly sustainable urban logistics estate that incorporates the natural features of the site and the unique cultural history of the area"*. This aspiration has informed the masterplanning approach to the site and the way in which engagement with mana whenua has been undertaken seeking genuine partnership.

The proposal is for a private plan change to the AUP(OP) to introduce the 'Waitomokia Precinct' to enable urban development of the land while respecting and recognising the cultural, spiritual and historical values of mana whenua and their relationship of the land and waterbodies in and around Waitomokia.

As part of this process Boffa Miskell have developed a masterplan for the Goodman site which seeks to recognise the landscape attributes of the site and its cultural values whilst also recognising and enabling development consistent with the site's Business – Light Industry (B-LI) zone. The cultural values expressed have been drawn from hui and Cultural Values Assessments (CVA) prepared by the iwi. The proposed precinct plans and provisions draw from the spatial layout of the masterplan following feedback received from iwi in series of hui and workshops.

The proposed Waitomokia Precinct Provisions and Precinct Plans have been prepared by Barker & Associates with input from the wider project team. The process of their development has been informed by Cultural Values Assessment (CVA) reports provided in written and oral

form by the mana whenua identified as well as with hui to discuss and refine the proposed provisions. The project team has worked with mana whenua to understand and seek to provide for the recognition of cultural values including landscape values.

In determining the most appropriate extent for the privately initiated plan change to introduce the Waitomokia Precinct it was agreed that the Indevin site should be included within the Precinct to achieve a contiguous and logical precinct boundary. Consultation with Indevin by Goodman led to their agreement to that inclusion. The intent of the extensive consultation with Mana Whenua including initial understanding of the values and significance of Waitomokia, discussions in respect of the proposed Goodman long term ownership and aspiration for the land and the proposed masterplan for the landholding were undertaken to seek to introduce the plan change with the support of mana whenua.

This assessment of Landscape Effects addresses the introduction of the Waitomokia Precinct via private plan change to the AUP(OP). In considering landscape effects, the term cultural landscape (in a shorthand manner) has been used to describe the relationship iwi share with this significant landscape. Whilst the cultural values of the landscape have been sought to be understood by the project team it is recognised that it is for mana whenua to undertake their own Cultural Impact Assessments and to determine the nature of any effects in respect of cultural values including in respect of the cultural landscape.

The project team recognises the sensitivity of the landscape to mana whenua, it is for this reason that the introduction of the Waitomokia Precinct is sought as urban development and the industrial land use is already enabled through the site's B-LI zoning.

Independent of Goodman's proposed PPC Council notified PC102: Sites and Places of Significance to Mana Whenua Tranche 2a in May 2024. This introduces nine new sites of significance, which are treated with immediate legal effect. The Ōruarangi awa, nominated by Te Ahiwaru, is one of the sites included in the plan change. The sacred importance of the Ōruarangi awa is understood and has informed the approach to the PPC.

This assessment is set out under the following headings:

- Introduction (above)
- Methodology
- Site Description and Landscape Context
- Cultural Landscape Understanding
- Statutory Context
- Proposed Waitomokia Precinct
- Assessment of Landscape Effects
- Conclusion

2.0 Methodology

Tuia Pito Ora / The New Zealand Institute of Landscape Architects endorsed *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines [July 2022]*, for the assessment of landscape under the RMA context in Aotearoa / New Zealand. Te Tangi a te Manu has been used to guide the methods adopted in this assessment.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in Te Tangi a te Manu, comprising: very low, low, moderate low, moderate, moderate high, high and very high. Effects have been assessed in terms of the values of the landscape having first understood its characteristics in terms of the physical, associative, and perceptual realms of the landscape. Importantly, it is understood that change in a landscape and the introduction of new elements or features into the landscape does not of itself necessarily generate adverse effects.

In summary, the method developed for this assessment has entailed:

- (i) site visits to the subject site and wider area,
- (ii) site visits and hui with mana whenua,
- (iii) description of character and values of the existing environment at relevant scales,
- (iv) understanding and description of all aspects of the proposal,
- (v) a review of the relevant¹ planning context (including objectives and policies),
- (vi) identification of key matters with regard to the proposal, provisions and landscape context including an understanding of the cultural landscape of the site and the wider locality, and
- (vii) assessment of effects with respect to landscape values.

The methodology also supports a best practice approach in understanding the cultural landscape of Waitomokia and the associated values of tangata whenua with this place. Whilst the landscape effects can be assessed, the cultural landscape effects can only be determined and undertaken by iwi/hapū primarily or undertaken in partnership. The latter is the current approach undertaken to determine the overall landscape effects within this scope of works.

Boffa Miskell landscape architects have been involved in the masterplanning, identification of the sites landscape context including its cultural landscape context and the development of precinct provisions including precinct plans (prepared by Barker & Associates) since mid-2021. Since that time the site has been visited on numerous occasions including in the company of other project specialists including ecologists (in respect of the site's freshwater values and terrestrial ecology), geotechnical and stormwater specialists, planners, and the client project team. In addition, there have been multiple onsite hui with mana whenua parties to walk the site, discuss its cultural features, values and opportunities to protect and enhance these in the context of an industrially zoned site. Separate hui have also been held to present and discuss the masterplan and precinct provisions. The details of on and off-site hui are set out in the s32, and consultation summary report prepared by Barker & Associates.

This report is supported by a Graphic Supplement Document, which includes mapping, at a range of scales, as well as photographs to illustrate the site and its context. In addition,

¹ Related to landscape, visual and natural character matters

Appendix 2 comprises the Waitomokia Goodman Villa Maria Masterplan Mana Whenua Discussion Document (July 2022) which comprised part of the descriptive material used in hui with mana whenua.

3.0 Site Description and Landscape Context

The site comprises the approximately 31ha former Villa Maria Estate in Maangere illustrated by the red boundary lines in Figure 1 below. The site in respect of the Private Plan Change comprises the Goodman landholding (118 Montgomerie Road, 350 and 400 Ōruarangi Road and 88 Pavilion Drive) and the Indevin site, 470 Ōruarangi Road.

The site has its main frontage (approximately 260m length) and entry to Montgomerie Road in the west, 118 Montgomerie Road. The site also has frontage (approximately 425m length) to Ōruarangi Road to the north and two driveway entrances to Pavilion Drive to the south. The more westerly of the southern driveway access points also provides vehicular access to an adjacent industrial zoned site (90 Pavilion Drive) on which two industrial buildings have, commencing in 2022, recently been constructed. This southern access follows the alignment of the lower reaches of Ōruarangi Awa which connects to the Manukau Harbour just west of Ōruarangi Road.



Figure 1: Waitomokia Site boundaries

The site comprises part of a volcanic crater basin known as Waitomokia and also Mōerangi, in European times it was known as Gabriel Hill or Mount Gabriel. The 600m wide tuff crater contained three small scoria cones up to 20m in height. The cones were quarried away in the 1950s with the scoria material used to construct the Manukau Sewerage Purification Works (Maangere Wastewater Treatment Plant). The quarried volcanic cones lay outside of the subject site to the north. Figure 2 below shows an illustration of Waitomokia circa 1860 (source Wikipedia).

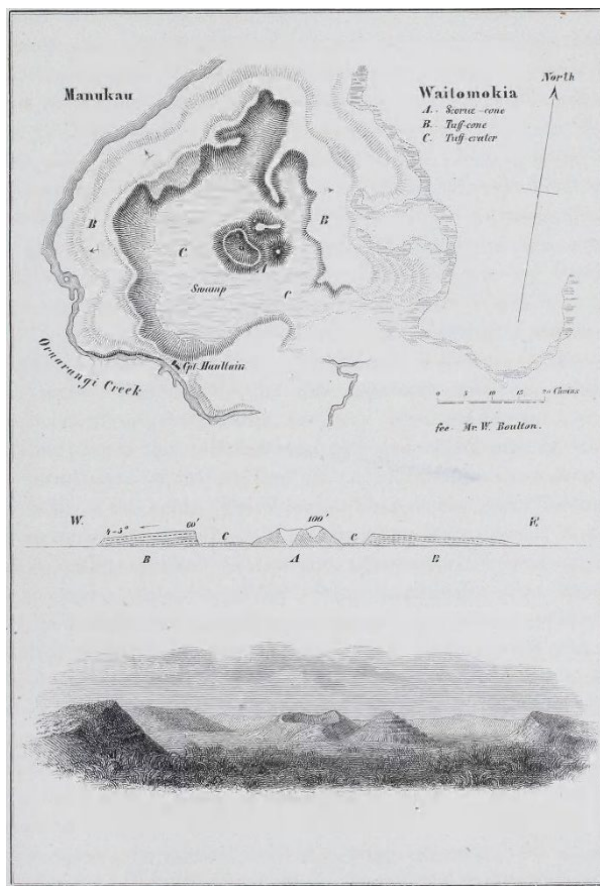


Figure 2: Plan, section, and sketch views of the Waitomokia volcanic cone and basin landscape circa 1860 (source Wikipedia)

The two conical cones were the location of a pā (hillfort), and the sides were terraced with kūmara rua (sweet potato storage pits). Within the crater there was a swamp and crater lake which are the origin of the name Waitomokia, 'water seeping into the ground'.

In terms of the wider volcanic field landscape of Tamaki Makaurau Auckland, Waitomokia lies in the south as illustrated in Hochstetter's 1859 map Figure 3 below.

The subject site comprises part of the crater and basin landform as well as higher land on the southern outer flanks of the crater adjoining Ōruarangi Awa.

The freshwater ecology report prepared by Viridis identifies that it is expected that the crater basin originally contained a freshwater wetland ecosystem with the historical wetland drained for horticultural and viticultural land uses². Review of historical aerials identifies that the site has been used for agricultural / horticultural purposes for more than 80 years. At some stage during

² Viridis Environmental Consultants report dated 21 June 2023

this early phase of agricultural land use, a channel was cut through the tuff ring of the crater in the south-west of the landform to connect the drainage channel to a tributary of the Ōrurangi Awa. There are, therefore, no natural streams within the site with each of the waterways present having been formed in association with site drainage. An overland flow path from the adjacent site to the north, the Wedding industrial land, also passes through the site and exits via the watercourse discharging to the Ōrurangi Awa.



Figure 3: Location of Waitomokia in the volcanic field of Tamaki Makaurau (image reference Ferdinand von Hochstetter 1829 – 1884, *The Isthmus of Auckland with its extinct volcanoes 1859*).

Figure 4 below is an excerpt from the Viridis report showing the freshwater features of the site. The ecology reports prepared for the site identify the artificial watercourses to have ‘low’ ecological values due largely to the modified nature of the channels, poor habitat, being overgrown with exotic macrophytes and limited flows.



Figure 4: Freshwater features identified by Viridis within the site (Source Viridis report date 21 June 2023)

Much of the remainder of the Waitomokia landform has been developed for industrial land uses consistent with the zoning of the 'Airport Oaks' area of Maangere. Immediately adjoining the site to the north and west on land comprising much of the rest of Waitomokia are landholdings owned by the Wedding family including a residential property at 450 Ōruarangi Road and the Wedding industrial yard / former quarry at 150 Montgomerie Road, which also has access at 250 Ōruarangi Road.

The land within the site accessed from Pavilion Drive sits adjacent to an identified pā site and Ōruarangi Awa to the west and has a boundary with Ōruarangi Road Reserve which then adjoins Ōruarangi Road to the north. This paa site has been vested to the Council as a historical reserve and sits within its own Certificate of Title. Ōruarangi Road Reserve comprises a broadly triangular shaped configuration and sloping open area of mown grassed open space. The eastern riparian edge of Ōruarangi Awa is vegetated with a cover of largely exotic Eucalyptus and other exotic species vegetation. To the west of Ōruarangi Awa on Ōruarangi Road lies Puketaapapatanga papakāinga (land zoned Special Purpose – Māori Purpose) within which is located the Makaurau Marae with Otutaua Stonefields extending west to the Manukau Harbour. Ihumatao Road accesses Puketaapapatanga papakāinga from the south connecting to George Bolt Memorial Drive with Montgomerie Road connected to the Kirkbride Road interchange with George Bolt Memorial Drive (SH20A) via Ascot Road to the north.

Along the site's Ōruarangi Road frontage there are two existing houses accessed via a single driveway on elevated land forming part of the northern crater landform. These houses have a northwestern aspect toward the harbour. Much of the mature tree vegetation within the gardens associated with these houses is exotic and not remarkable, however along the western side there is a grouping of pōhutukawa including one large-scaled tree. This grouping is worthy of retention. There is also a row of pōhutukawa outside of the site in the road reserve along this frontage to Ōruarangi Road.

In a wider landscape context, the site has an industrial context to the east and south comprising the established 'Airport Oaks' and 'The Landing' industrial areas with Auckland International Airport and its associated industrial landholdings further to the south. The settlements of Maangere and Maangere Bridge lie to the west and north. Watercare's Maangere Wastewater Treatment Plant lies to the north accessed by Mark Ford Drive from Ascot Road.

4.0 Cultural Landscape Understanding

Waitomokia sits within a rich tapestry of Māori cultural histories, traditions, and practices associated with papakāinga (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.

For mana whenua, the wider cultural landscape associated with Waitomokia is considered wāhi tapu which contributes to their identity as ahi kā. Te Ahiwaru Waiohua, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga each have unique and long standing cultural, spiritual, and traditional relationships with the lands and waters within and surrounding Waitomokia.

Waitomokia along with Te Kōpua-o-Manuka / Māngere Lagoon, Crater Hill, Kohuora, Pukaki Lagoon and Robertson Hill, (all volcanic features) are collectively referred to as Ngā Tapuwae-ā-Mataoho, "The Sacred Footprints of Mataoho" referring to the deity Mataoho who was involved in their creation and the creation of Tāmaki Makaurau.³ Figure 5 below illustrates the location of Waitomokia in relation to Nga Tapuwae a Mataoho.

To the southwest of Waitomokia, the wider cultural landscape context comprises of the Ōtuataua Stonefields which includes Te Puketaapapatanga-a-Hape / Pukeiti and the remnants of Maungataketake / Te Ihu-a-Mataoho. Te Manukanuka o Hoturoa is a traditional name given to the Manukau Harbour which surrounds this wider cultural landscape. The Ōruarangi is the intertidal stream where within its upper reaches are fed by puna (springs). Significantly, within Waitomokia, a once vast wetland system, known as Kūkūwai by Ngāti Te Ata Waiohua, was fed by the intertidal movement and puna (springs) which flowed into the Ōruarangi.

The tidal reaches of the Ōruarangi Awa is to be returned in ownership to mana whenua and the receiving entity will be Te Motu-a-Hiaroa Charitable Trust who also have ownership of Te Motu-a-Hiaroa / Puketutu Island. The Ōruarangi Awa forms part of the Coastal Statutory Acknowledgment Area over Te Manukanuka o Hoturoa / Manukau Harbour, and the settlement parties for this statutory acknowledgement are Te Kawerau ā Maki, Ngāi Tai Ki Tāmaki and Ngāti Tamaoho. In recognition of these receiving environments and the cultural values associated with them, the precinct includes specific provisions to address stormwater matters.

³ Hayward, Bruce W. (2019). "Moerangi/Waitomokia/Mt Gabriel". *Volcanoes of Auckland: a Field Guide*. Auckland University Press. pp. 459–464. ISBN 978-0-582-71784-8.

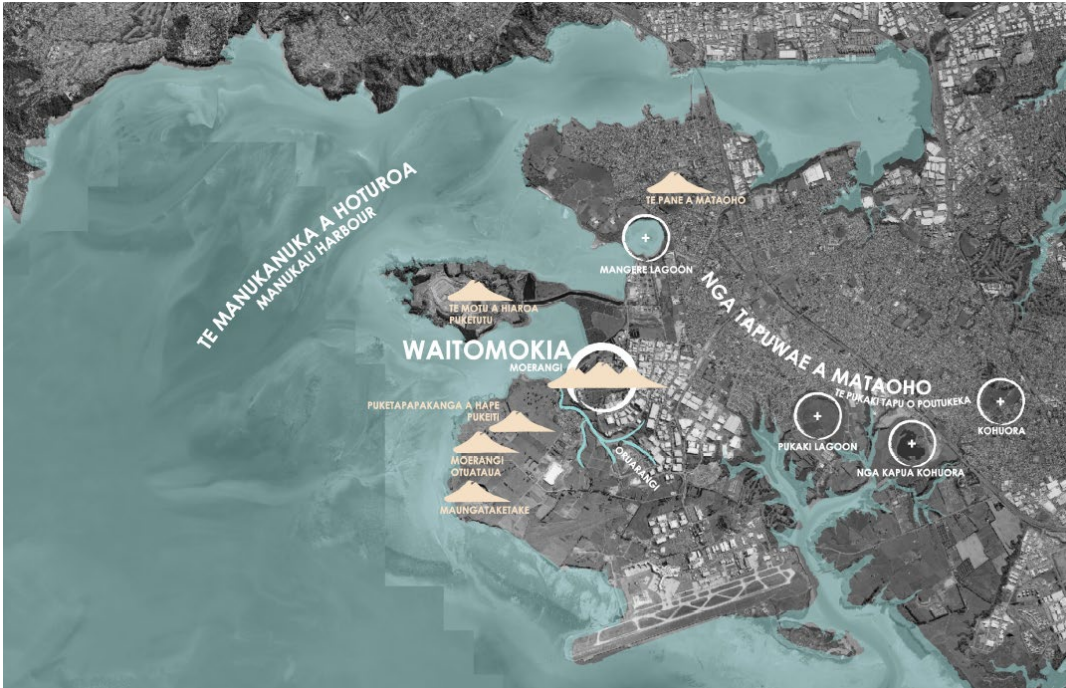


Figure 5: The wider cultural landscape of Waitomokia as described by mana whenua and interpreted for the overall masterplan of the Waitomokia Precinct.

The land adjoining the Ōruarangi Awa and Ōruarangi Road Reserve in the west of the site (accessed from Pavilion Drive) is elevated above the awa with a northern outlook over the adjacent reserve to Te Manukanuka-a-Hoturoa. It adjoins a pā site located on the convex curve of the awa adjoining and forming part of the esplanade reserve. Makaurau Marae and papakāinga lies across the awa to the west. This area is of particular sensitivity for mana whenua due to the range of attributes described above.

These significant landscape features have been highlighted by mana whenua as being intrinsically connected with Waitomokia. Further landscape features, knowledge, histories and values are described by mana whenua who have prepared their own individual Cultural Values Assessment (CVA) or Cultural Impact Assessment (CIA). Whilst ngā taonga tuku iho associated with Waitomokia remain, the post-colonial impacts of industrialisation and commercialisation have heavily impacted the overall relationship and wellbeing of mana whenua with their environments.

In recognising these impacts, Goodman have acknowledged the importance Waitomokia presents to mana whenua and understand that the significant cultural landscape values are to be led by them to ensure proper integration into the precinct plan change. A cultural values framework was developed which reflect mana whenua aspirations and values.

Figure 6 below illustrates the Goodman landholding site boundary overlaid on a 1939 black and white aerial photograph of Waitomokia, prior to quarrying of its scoria cones, which lie to the north of the site boundary in land now owned by Weddings.



Figure 6: Site boundary overlaid on 1939 aerial photograph, prior to quarrying which occurred in the 1950's

5.0 Statutory Context

Auckland Unitary Plan:

The site and contiguous land to the north and east are zoned Business - Light Industry Zone (B-LI) in the Auckland Unitary Plan Operative in Part (AUP OP) as illustrated by the purple extent in Figure 7 below. To the west, across Ōruarangi Road, land along the harbour edge and including Watercare's former landfill, yards and part of its operations area extending out to Te Motu a Hiaroa are zoned Rural – Rural Production, although comprising planted landfill, canal and discharge pond areas for the wastewater treatment plant. Ōruarangi Esplanade Reserve is zoned part Open Space – Informal Recreation and part Open Space – Conservation Zone. The Puketaapapatanga papakāinga has a Special Purpose (Māori) Zone.

The site is not identified as an Outstanding Natural Feature (ONF) in the AUP(OP).

A portion of the true right bank of the Ōruarangi awa, within the Esplanade Reserve, outside of the site including adjacent to the pā is identified as an ONF (Schedule 6 Outstanding Natural Features Overlay Schedule, ID# ONF 241 'Waitomokia foreshore tuff with sedimentary bombs'. Description: Excellent exposures of tuff deposits are cut into the outer slopes of Waitomokia volcano in the foreshore near Oruarangi Creek. The tuff contains bombs including 'samples' of older sedimentary rocks torn from beneath the Manukau lowlands by the erupting volcano.) Refer Figure 7 below.



Figure 7: Extent of ONF ID#241 'Waitomokia foreshore tuff with sedimentary bombs' adjacent to the site on the exposed true right bank of the Oruarangi awa.

In a wider context Maangere Lagoon to the north, those parts of Te Motu a Hiaroa outside of the quarried area / Biosolids landfill and Living Earth composting area, part of Otutaua Stonefields to the west, Pukaki Lagoon and Crater Lake are scheduled as ONF as illustrated in Figure 8 below.

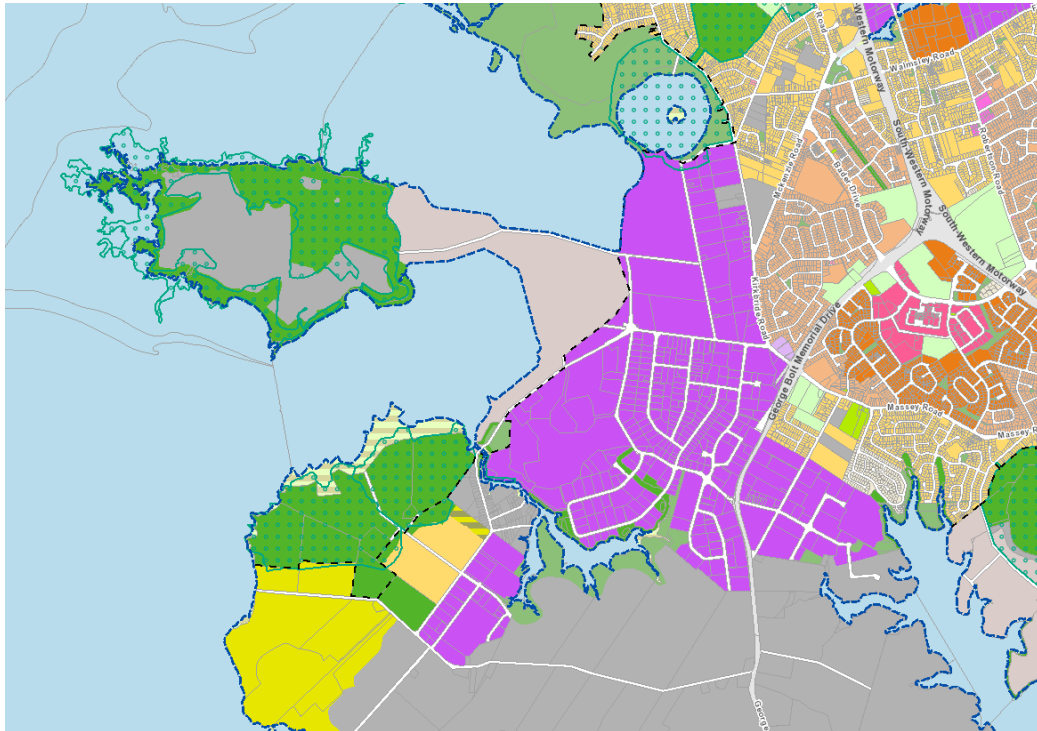


Figure 8: Zoning of Site and surrounding area including ONF overlay (green dotted notation)

The Otuataua Stonefields Reserves have a Sites and Places of Significance to Mana Whenua Overlay with a number of Historic Heritage and Special Character locations identified, including within the Ōruarangi Esplanade Reserve on the west (harbour) side of Ōruarangi Road.

The Ōruarangi Awa and the harbour adjoining this part of the coastline extending north around Te Motu a Hiaroa and south adjacent to Otuataua and the airport are identified as a Significant Ecological Area – Marine 2.

There are no notable trees identified on the site.

Part of the site, in the south, is overlaid by the Aircraft Noise Overlay associated with Auckland International Airport.

Proposed Plan Change 102: Sites and Places of Significance to Mana Whenua Tranche 2a (PC102):

Auckland Council notified PC102 on 23 May 2024, and proposes to amend Schedule 12 of the AUP to include nine new sites and places of significance to mana whenua. The plan change proposes Ōruarangi Awa (#109 as Te Wai o Ruarangi / Oruarangi and Waitomokia Creeks) for scheduling.

New Zealand Coastal Policy Statement:

The site is adjacent to the Ōruarangi awa and in part forms a small component of the landward backdrop to the Manukau Harbour.

Policy 15 of the NZCPS States:

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

6.0 Proposed Waitomokia Precinct

The Waitomokia Precinct includes the land located on the Ihumatao peninsula at Mangere on the north-eastern shores of Te Manukanuka o Hoturoa. It is an area identified of cultural significance with Te Motu a Hiaroa (Puketutu Island) located to the east and Te Pane a Mataoho (Maangere Mountain) located to the south. 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 Ihumatao / Maangere catchment. Land in the precinct is considered wāhi tapu of special, cultural and spiritual importance to mana whenua.

Figure 9 below illustrates the extent of the precinct overlaid on the aerial.

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.

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 potential adverse effects on the cultural values of the wider cultural landscape. The Waitomokia Precinct recognises that it sits within a wider cultural setting, The cultural landscape applies to the entire Waitomokia precinct, and in areas surrounded by landmarks and resources such as the Ōruarangi Awa, Te Manukanuka o Hoturoa, Otuataua Stonefields Historic Reserve and Special Purpose – Māori Purpose Zone.

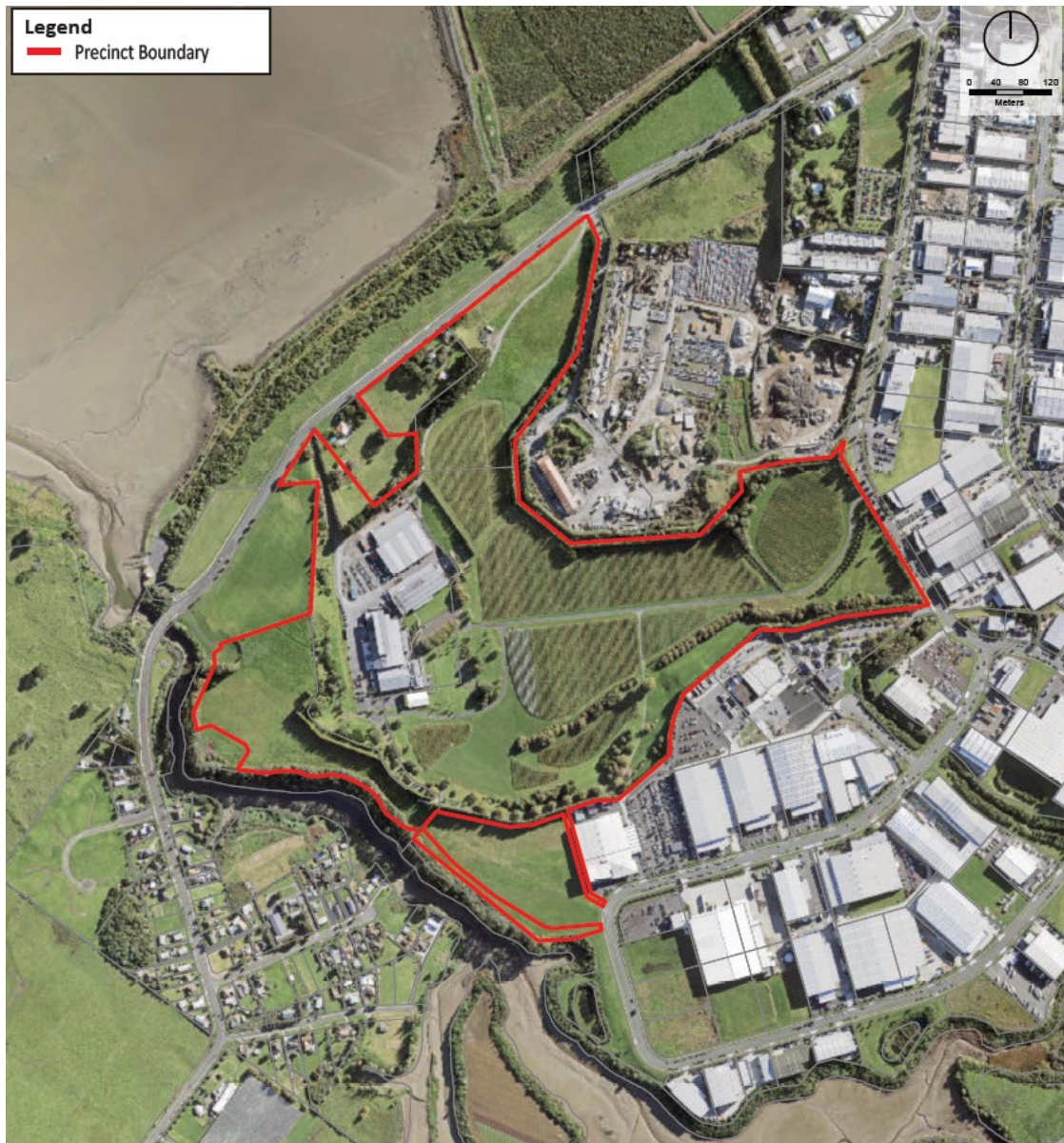


Figure 9: Proposed Waitomokia Precinct Boundary.

The precinct provisions and plans have drawn on and distilled a high level masterplan that was developed following site investigations, archaeological, ecological, geotechnical and civil engineering (including stormwater management) input and extensive engagement with mana whenua including receipt of written and oral cultural values assessments received from the six iwi identified through the initial engagement process (Ngaati Whanaunga, Te Ākitai Waiohū, Te Kawerau ā Maki, Ngāti Tamaoho, Te Ahiwaru and Ngaati te Ata Waiohū).

The masterplan is illustrated, Figure 10 below.



Figure 10: Indicative high-level masterplan used in consultation, note the public pathway access to the paa shown on the plan is not supported by Mana Whenua and will not be incorporated.

The masterplan identifies the crater rim landform to be protected from earthworks and development. The land adjoining the Ōruarangi awa / Ōruarangi Esplanade Reserve and paa site is proposed to be revegetated. Public pedestrian access is provided between Montgomerie Road to Ōruarangi Road accessing through the Ōruarangi Esplanade Reserve land to the highpoint knoll on that part of the crater rim where it adjoins the Ōruarangi Esplanade Reserve. In consultation with Mana Whenua public access to the paa adjacent to the Ōruarangi awa is not desired and will not be provided. Access to the paa for iwi will be provided via separate arrangement outside of the statutory plan change process.

The road accessing the site is aligned to adjoin the northern edge of the protected crater landform and the section of artificial watercourse (the lower reaches of Watercourse C as identified in the Viridis report) in this part of the site bringing the protected landscape strongly into the public realm. The site's dry stormwater retention basin has also been designed to be located at the base of the crater. The diagram below, Figure 11, illustrates the concept for stormwater management including detention via dry basin pond and a treatment train including swale, wetland, and the use of proprietary devices.

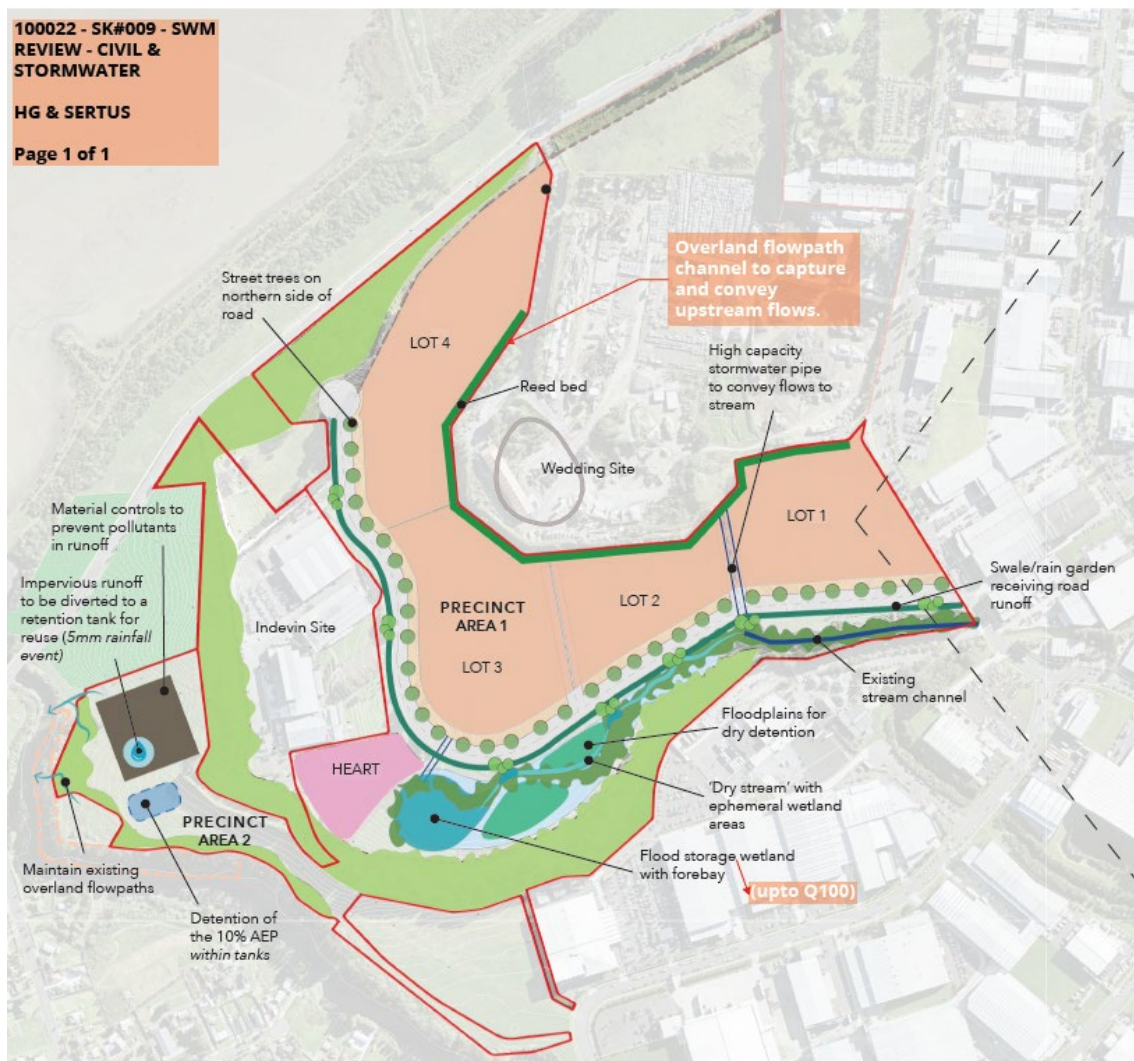


Figure 11: Stormwater management spatial diagram.

This dry pond planted indigenous species wetland will extend the open space adjacent to the crater and further enhance the ecological values / restoration of the indigenous landscape. Vegetation in this area will have multiple functions including cultural harvest for rongoā, mahi toi and the like. Along the north-western edge of the site adjoining Ōruarangi Road the crater landform is again protected from earthworks and development with the access road forming a cul-de-sac head just north of the Indevin boundary. To respect the desire of mana whenua to avoid additional heavy vehicle access through Puketaapapatanga papakāinga there is no vehicle access to Ōruarangi Road from this new industrial estate. The masterplan layout places the majority of the industrial development enabled by the site's existing B-LI zone on the north side of the access road with building fronts addressing the internal road.

The area identified as 'central heart' in the masterplan translates to the clustering of a wider range of smaller scaled uses designed to support the amenity of the overall development.

The indicative road cross section, illustrated in Figure 12 below, shows the proposed provision of an industrial scaled road including pedestrian and cycle access, street tree and vegetated swales the latter of which form part of the stormwater management treatment train.

SECTION: TYPICAL STREET TYPOLOGY

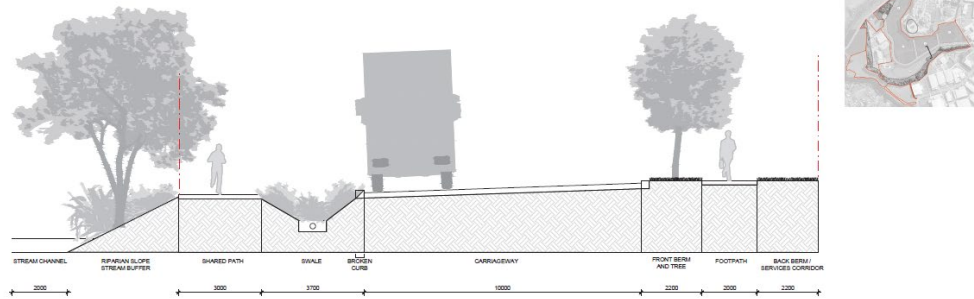


Figure 12: Indicative Road cross section.

Earthworks, subject to resource consent, will be required to enable future development. Preloading will also be required to address the geotechnical constraints of the site's peat ground profile.

The Waitomokia precinct comprises three sub-precincts an A, B and C sub-precinct as illustrated in Precinct Plan 3, refer Figure 13 below.

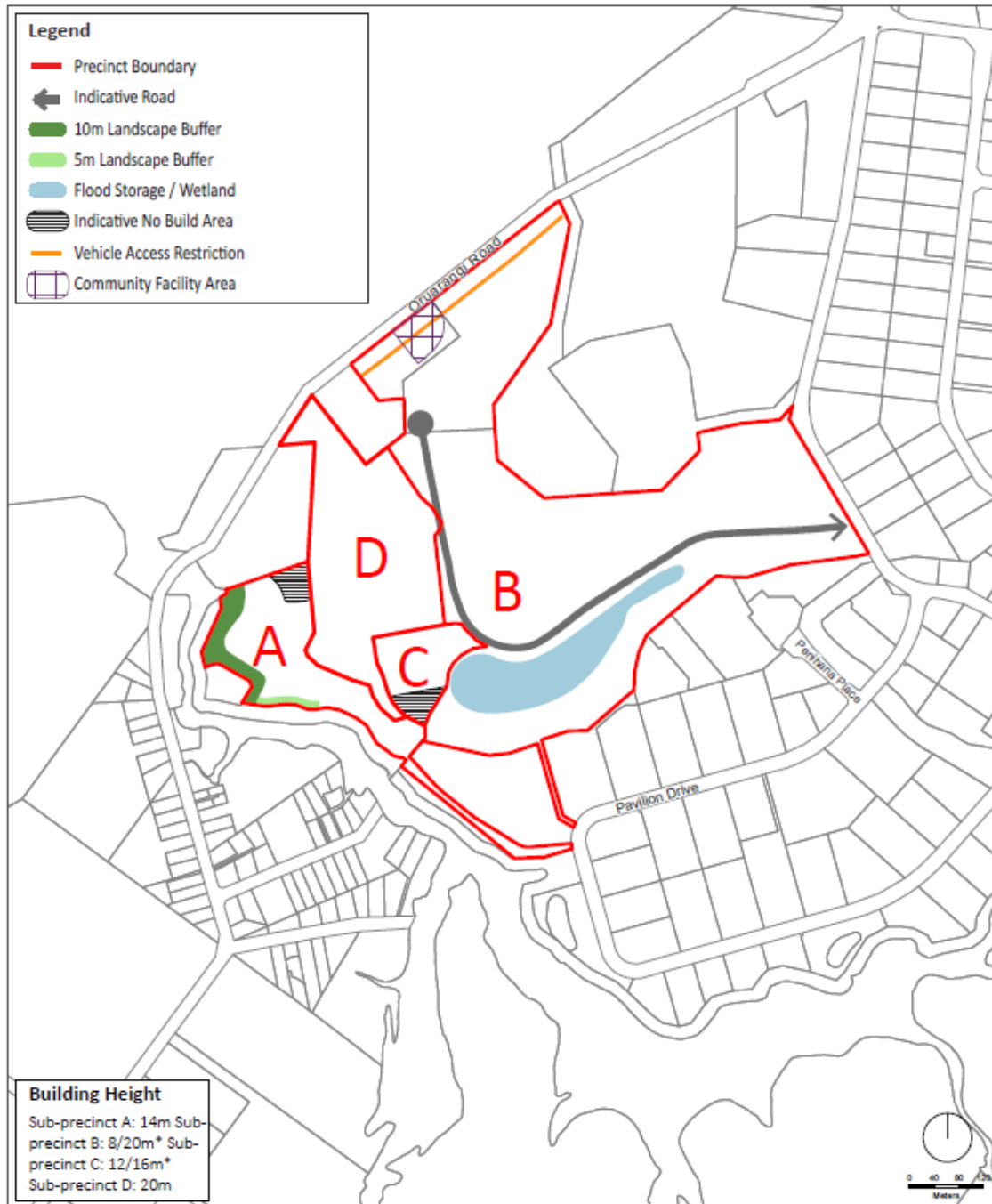


Figure 13: Precinct Plan 3 showing the three sub-precincts.

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 Paa 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.

Building heights are limited to 14m (measured by the rolling height method) in sub-precinct A and a wide (10m minimum) landscape buffer incorporating indigenous species vegetation expanding on the esplanade riparian vegetation is established along the western edge of the precinct as shown in Precinct Plan 3 refer Figure 13 above (refer I1.6.3 Yards). This vegetated yard respects the awa and paa and also prevents overlooking from the site towards Puketaapapatanga papakāinga (refer I1.6.4 Landscaping).

A no build area is defined in sub-precinct A to protect the highpoint knoll in this part of the site. The knoll landform extends across into the adjacent reserve and Indevin landholding. The purpose of the no build area is to retain the natural knoll landform and highpoint outlook to the harbour. In addition, there is a 10m yard prescribed adjoining the boundary of sub-precinct A to the adjoining Ōruarangi Road Reserve (refer I1.6.3(2) Yards).

Buildings within sub-precinct A are required to achieve a high quality of architectural design in recognition of the site's cultural values, visibility from Ōruarangi Road and Reserve as well as its relationship to the adjacent paa site, Ōruarangi awa, and papakāinga. These design outcomes will be ensured through future resource consent processes which requires restricted discretionary activity consent for new buildings and additions/alterations to existing buildings which will require a qualitative design assessment of buildings guided by the matters of discretion and assessment criteria. In addition, it is understood that Goodman propose to strengthen future design outcomes for buildings with design guidelines that will be developed alongside Mana Whenua. These will be administered outside of any statutory planning process with Council. An example of the nature of building design outcomes anticipated through the adoption of the guidelines is illustrated in Figure 14 below, a building in the Goodman owned Highbrook Estate.



Figure 14: Example of the nature of architectural design outcomes anticipated through the application of design guidelines on sub-precinct A

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 modified over time the Waitomokia tuff crater remains a distinguishable landform feature of the original maunga. Development in this sub-precinct is required to respect the Waitomokia cultural landscape and values.

Building heights in this sub-precinct align with that of the B-Li zone at 20m. The proposed design guidelines, administered outside of any statutory planning process with Council, will require buildings in all sub-precincts including the main industrial area in sub-precinct B to respond to the values of the site with design features, such as through building form and / or the patterning of façade materials (such as precast concrete) to reference the location.

Precinct Plan 3 (refer Figure 12) identifies the indicative location and extent of the roadway accessing sub-precincts B and C as well as the Indevin site (by agreement / easement). Access for sub-precincts B and C is to Montgomerie Road, no new vehicle access is permitted to Ōruarangi Road in order to protect the Puketaapapatanga papakāinga from potential heavy vehicle traffic generated by the development (refer I1.6.8 Rooding and Access).

The area comprising the two existing dwellings accessed from Ōruarangi Road, as identified by the hashed area on Precinct Plan 3, is proposed to be set aside for the development of community facilities by mana whenua. Buildings for community facilities up to 8m height are enabled within this area. This land has an aspect towards the Manukau Harbour.

Sub-precinct C is intended to be the area of the precinct providing for a broader range of commercial and community activities with a smaller scale of development / building footprints and height due to the more sensitive location of this area on the toe slope / base of the crater landform. Building heights are set at 12m for industrial and all buildings other than for visitor accommodation where 16m height is enabled. Activities including recreation facilities, care centres, food and beverage (up to 1,000m²) and public amenities are permitted in sub-precinct C with visitor accommodation being a restricted discretionary (RD) activity.

Sub-precinct C includes a no-build area within which vehicle access and parking as well as landscaping are enabled. A small scale, single storey, building associated with community / cultural activities is also enabled in this 'no-build' area.

Sub-precinct D comprises the area of established buildings originally associated with the Villa Maria winery, now owned by Indevin.

Precinct Plan 4 refer Figure 15 below, identifies the extent of the crater rim landform which is protected from any built development.

Earthworks within the defined crater rim landform are non-complying other than in respect of those associated with the construction of the flood storage / wetland area associated with the sitewide stormwater management strategy, landscaping, walkways, routine maintenance and repair of tracks. The defined crater rim area is a no-build area.

Precinct Plan 4: Crater Rim Topographical Survey

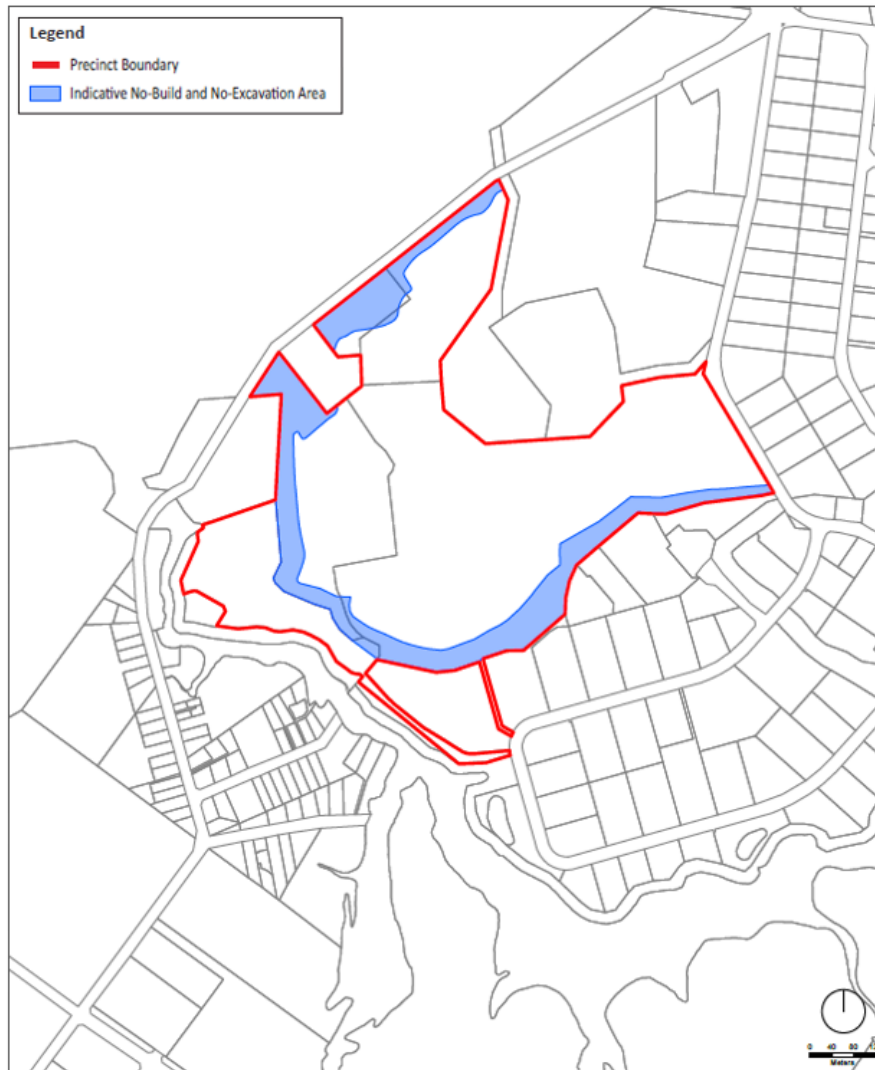


Figure 15: Precinct Plan 4 showing the crater rim no-build / no-excavation area.

Precinct Plans 1 and 2 set the cultural landscape values for the site at two scales one connected to the wider area of Te Pane o Mataoho (Precinct Plan 1) and the other at the scale of the site and its immediate context (Precinct Plan 2).

The series of four precinct plans along with the Waitomokia Precinct provisions are attached as Appendix 1.

7.0 Assessment of Landscape Effects

The following commentary addresses landscape effects, including effects on the cultural landscape values of the site from the perspective of an independent, expert landscape architect's view. It is recognised and fully acknowledged that it is for mana whenua to determine the nature of effects on the cultural values of the landscape.

The purpose of the Waitomokia private plan change is to introduce a new precinct into the Auckland Unitary Plan Operative in Part (AUP OP) to recognise the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia. The land is zoned B-LIZ in the (AUP OP) enabling development of a light industrial nature across the site. This land use is consistent with that already established the surrounding area including within parts of the Waitomokia / Moerangi landform and cultural landscape. Whilst it remains the landowner's intent to develop the land for urban activities consistent with the expected outcomes of the B-LIZ this outcome is sought to be achieved within a more bespoke and culturally sensitive planning framework that also provides for the appropriate recognition of the cultural values of the landscape.

The existing artificial watercourse classification has been undertaken by Viridis (previously Bioresearchers) with the lower reaches of Watercourse C retained and enhanced through further planting and the proposed regime of stormwater treatment and management. Water volumes in the stream, which flows to the Ōruarangi Awa, are maintained and the quality of water from the site treated prior to discharge to the awa. The waterway and wai, the water will be protected and enhanced. Whilst water from the site will be discharged to the Ōruarangi Awa this is the natural pattern of drainage from the site. Proposed stormwater quality treatment standards within the precinct provisions will ensure the quality of the water discharged to the awa and thereby to Te Manukanuka o Hoturoa.

The Waitomokia precinct provisions, informed by multidisciplinary masterplanning, will put in place a range of restrictions on the development of the land including areas where built development is to be avoided, such as on the defined crater rim landform; areas where additional height controls, reducing the height of buildings from the AUP OP enabled 20m to 14m, 12m and 16m respectively, are put in place (sub-precinct A and C respectively); and areas where the overall scale of buildings is reduced, and further 'no build areas are introduced (sub-precinct C and A).

The site has not been protected through the Auckland-wide planning mechanism of a ONF overlay in the AUP OP and is zoned for light industrial development. The introduction of the Waitomokia Precinct will provide for the recognition of cultural landscape and geoh heritage values in a way that is not recognised or currently included in the planning provisions related to the site. Whilst industrial development is still enabled by the underlying zoning framework, the provisions seek to manage the impact of that development on the more sensitive landforms and areas of the site as well as the way in which such development will relate to adjacent areas including reserves and papakāinga.

The protected landscape will inform the experience of the site, making the landscape, open space and for those aware the cultural values of the landscape evident and accessible including through the provision of dedicated public pedestrian access. The landscape will be enhanced well beyond that which could occur under the existing B-Li zone provisions and represents a significant recognition and protection of the cultural landscape values identified.

Buildings on the most sensitive part of the landform, as identified by mana whenua being the harbour view site, sub-precinct A, will be reduced in height and development area. The development enabled here will be in contrast the two industrial buildings recently constructed (2023 completion) on land with similar cultural landscape values and the same adjacency to the Ōruarangi awa at 90 Pavilion Drive. These buildings demonstrate the nature of anticipated development under the B-LI zone. The scale of these buildings is very evident in views from Puketaapapatanga papakāinga and does not recognise the spiritual / cultural values of the awa and wider cultural landscape including the Puketaapapatanga papakāinga. Mana whenua have expressed their dismay with this recent development. The proposed sub-precinct A provisions have been drafted to avoid a similar outcome and avoid such adverse landscape, visual and cultural landscape effects.

Sub-precinct C has also been defined to incorporate additional controls on buildings to reduce the impact of development within the B-LI zone with development of a more mixed use character creating a heart of the industrial estate. The lesser building height enabled here will interface with the already established Indevin buildings, which are of a larger scale. This part of the site has a sensitive interface with the crater rim landform and the extensive created dry pond indigenous species wetland created as part of the stormwater management system. The amenity created by these features sets up the amenity of this mixed use 'heart' to the development.

Overall, it is considered that the Waitomokia precinct provisions will enhance the landscape outcomes on the site. The provisions genuinely seek to enhance and protect the geoh heritage and cultural landscape qualities of the site, including its key sensitive features and to make these evident and accessible to mana whenua and the public.

Clause 23 Response

In response to Auckland Council's cl23 request and requests of Council's landscape architect peer reviewer a series of visualisations have been generated from viewpoints also previously agreed with Te Ahiwaru and further landscape and visual effects commentary has been provided in respect of effects associated with adjacent ONF and in respect of NZCPS Policy 15.

Visualisations

Prior to lodging the plan change, Te Ahiwaru Waiohua, Te Akitai Waiohua and Ngāti Te Ata Waiohua requested that Goodman prepare visualisation of potential built form that could be achieved under the PPC Waitomokia Precinct provisions. The request originally made by Te Ahiwaru Waiohua, and was reiterated by Te Akitai Waiohua and Ngāti Te Ata. This work was already underway prior to receiving Council's cl23 request for visualisations.

It is acknowledged that the cl23 sought visualisations from specific viewpoints, however, it was considered more appropriate to continue preparing the visualisations based on the viewpoints agreed with Te Ahiwaru Waiohua. When comparing Council's viewpoints to those selected with Te Ahiwaru Waiohua, they are considered to be similar.

The proposal is a plan change and not an application of resource consent. In order to enable the preparation of visualisations Goodman have commissioned Williams Architects Ltd to develop indicative, complying building scenarios for development enabled through the current AUP B-LI provisions applying to the site and under the proposed PPC Waitomokia Precinct provisions. Boffa Miskell's GIS specialists have used the 3D models generated by Williams to generate 3d views in ArcGIS-Urban these use data available through Council's Lidar database to generate model views representative of the viewpoints. The series of six modelled views are attached as Appendix 2. The four viewpoints (VP1 – VP4) located in Te Ahiwaru papakāinga to the south were selected in the presence of Kowhai Olsen of Te Ahiwaru.

The four views, VP1 – VP4, illustrate the benefit of the reduced 14m building height, as opposed to that enabled by the current B-LI zone 20m height, in terms of reduced presence of potential future development in views from the papakāinga (Ihumatao Village). That said it has been an early understanding of the engagement with Te Ahiwaru that future development should avoid the potential for overlooking from the site down onto the papakāinga. For this reason and to strengthen the separation of future development from the Ōruarangi awa including its associated ONF (ONF ID#241) the Precinct provisions also introduce 10m and 5m landscape buffers adjoining the Oruarangi Esplanade Reserve (which is also vegetated). Goodman is in discussions with Te Ahiwaru in respect of the planting of these buffers using locally appropriate native vegetation to provide a long term native vegetation screen.

In respect of landscape effects of future development in Sub-precinct A, comprising part of the outer slopes of the crater, as well as elsewhere within the Precinct, on the papakāinga it is therefore considered that the PPC will avoid overlooking and reduce the potential impact of any future built development on the village. At 14m maximum height buildings set back behind the esplanade, pā, and additional 10m and 5m extents of landscape buffer planting will have very little if any presence from the village with a **very low** level of landscape or visual effects.

In respect of effects on the pā site located on the small convex headland on the true right bank of the Ōruarangi awa, the 10m wide planting buffer is positioned adjoining the boundary of this reserve area in line with mana whenua aspirations to screen and separate future development within Sub-precinct A from the pā. It is understood that mana whenua do not anticipate public access to the pā, with access reserved for mana whenua and the area having existence value alongside any potential opportunity to access the whenua (acknowledging that access to the pā via adjacent public reserves is not managed by this plan change or Goodman).. Separation of the zoned industrial land from the pā is therefore considered appropriate and provides for a physical as well as visual separation, neither of which are currently provided in the AUP B-LI provisions applying to the land. The traditional aspect of the pa is toward the strategic thoroughfare of the awa, away from site. It is therefore considered that the Precinct provisions enhance the relationship of the industrial zoned land to the pā and will enable an appropriate physical and visual separation of future development from this whenua with potential adverse landscape and visual effects reduced to **low**.

In respect of Ōruarangi awa (creek) and its margins there is a vegetated and inaccessible Esplanade Reserve along the true right bank of the awa adjacent to the site. The tidal awa is itself set well below the level of the site with the bank of the awa comprising an escarpment approximately 10m in height. The combination of topography, the vegetated esplanade reserve, headland pa and proposed planted 10m and 5m buffer areas set future development within Sub-precinct A well back from the awa providing it a good level of physical and visual separation. Established industrial development along the awa, including that most recently consented and built on the southern portion of the Pavilion Drive shared vehicle accessway to Sub-precinct A, also located on the outer slopes of the Waitomokia crater, is located substantially closer to the awa. Figure 16 below illustrates the cleared site for this recent industrial development adjacent to the awa at 90 Pavilion Drive (marked and notated 'Mainstream Ltd – Mangere).



Figure 16: Oruarangi awa showing Sub-precinct A in grass and the cleared site of recent industrial development, comprising two buildings, adjacent to the awa at 90 Pavilion Drive.

The proposed Precinct provisions will reduce the height of future development on industrially zoned land adjacent to the awa in Sub-precinct A from 20m to 14m with an additional 10m and 5m planted buffer separation. The potential effects of adjacent industrial development on the awa will therefore be reduced and adverse landscape or visual effects are considered to be **very low**.

In respect of Ōtuataua Stonefields and the associated maunga of Ōtuataua and Pukeiti / Puketāpapa this landscape adjoins the harbour to the west of the PPC area. Oruarangi Road, the Ihumatao papakāinga, Oruarangi awa, pa, and Oruarangi Reserve all form part of the separation between the Ōtuataua Stonefields and Sub-precinct A. The current B-LI zone enables industrial development on the site without any special development controls or limitations. Whilst not excluding such enabled development from the Sub-precinct A outer slopes area of the crater the proposed provisions establish a series of physical vegetated buffer, and no build areas as well as height controls (reducing the permitted height from 20m to 14m) to reduce the potential impact of development on the landscape values of the site and wider area. A 'no build area' prevents the modification of the high point of the crater landform toward the harbour and the extent of 'frontage' of potential future built development toward the harbour is both limited along with a 6m reduction in building height. These provisions will reduce the potential impact of development in this part of the Industrial zone. Given the location of Sub-precinct A in respect of Ōtuataua Stonefields the potential presence of any future development in this area under the Precinct provisions is expected to be **very low** and substantially less than could be anticipated under the existing established provisions of the AUP. Potential adverse effects of development in the Waitomokia precinct in respect of Otuatua Stonefields is therefore considered to be **very low**. Land adjoining Otuatua Stonefields to the immediate south is zoned Future Urban Zone and to the east live-zoned Residential – Mixed Housing Suburban Zone, the Unitary Plan therefore envisages change in the landuse and development in the area surrounding this ONF and area of recognised cultural significance. The PPC seeks to better protect the values of the subject land, and its inter-relationship with the wider cultural landscape, whilst enabling appropriate industrial development, as already envisaged, and enabled by the AUP.

In respect of the wider coastal environment of the Manukau Harbour near to the PPC site Sub-precinct A is set well back from the harbour. The northern part of the Sub-precinct has an elevated aspect toward the harbour, across the Ōruarangi Reserve area, road and foreshore areas including further reserve land. Proposed Sub-precinct A provisions in respect of the 'no-build' area and reduced building height will limit building frontage toward the harbour and the scale of enabled development. Vegetation within the coastal strip of land accommodating the cycleway in the Special Purpose zone area associated with the Māngere Water Treatment Plant provides a naturalised, vegetated edge to this part of the harbour. Given the extent of physical setback, limited frontage, and 14m height control in Sub-precinct A potential adverse effects in respect of the Manukau Harbour are assessed to be **low**. In respect of Sub-precinct B, where 20m height development opportunity is retained, the 'no-build and no excavation' area incorporating the crater rim landform adjacent to the length of this frontage to Ōruarangi Road is proposed to be re-vegetated with indigenous species comprising long term coastal forest species such that such future development will be well separated and screened from the harbour.

In respect of effects of development on the tuff ring crest and its inner slopes and the request contained in Te Akitai Waiohūa's CVA which seeks: "*Physical and visual retention of steep inner slopes of the Waitomokia crater remnants that can be seen and will be hidden due to development. Future development should consider retaining the visual aspects of these slopes.*" The proposal is to protect these inner slopes through the mechanism of the 'no-build, no-excavation' area control (refer Precinct plan 4). The visibility of the majority of the inner crater slopes is also made available through the location of the indicative road (refer Precinct plan 3) as no built development is accommodated between the road and the inner slopes of the crater landform through to Sub-precinct C / D – the established Indevin buildings. The Precinct provisions have therefore sought to achieve this aspiration.

In respect of NZCPS Policy 15, relative to the existing AUP B-LI zone provisions, it is considered development resulting from the modified Waitomokia Precinct provisions will better protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use and development. There will be no adverse effects on ONL. Potential adverse effects on the ONF ID#241 associated with the Oruarangi awa are assessed to be **very low** (less than minor).

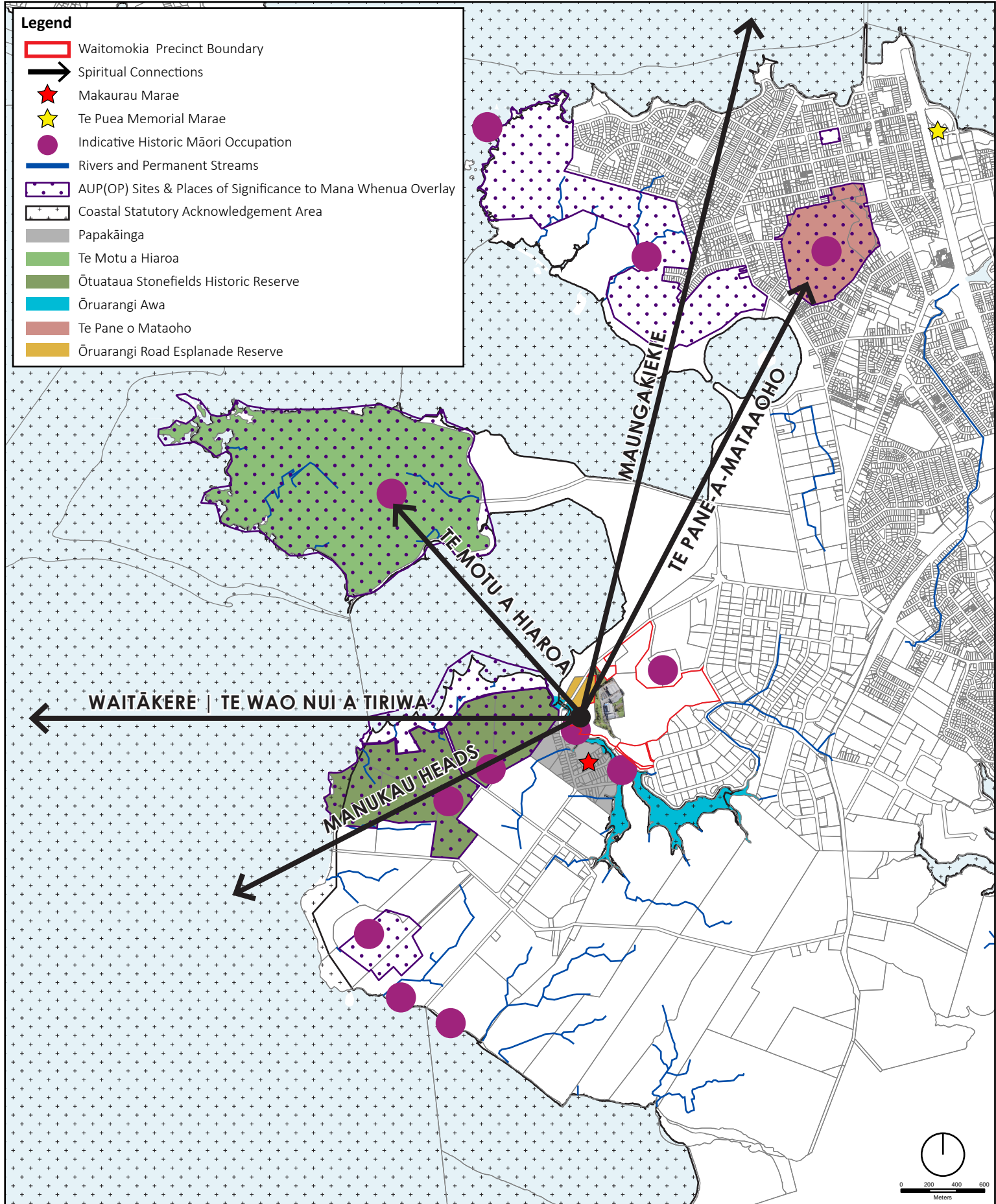
8.0 Conclusion

In conclusion the introduction of the Waitomokia Precinct will establish limitations on development currently enabled through the site's B-LI industrial zoning to give recognition and certain protections to cultural landscape values and associations. In terms of landscape outcomes future development on the land will better respond to and reflect the cultural values and enable these to be 'read' and appreciated in the landscape.

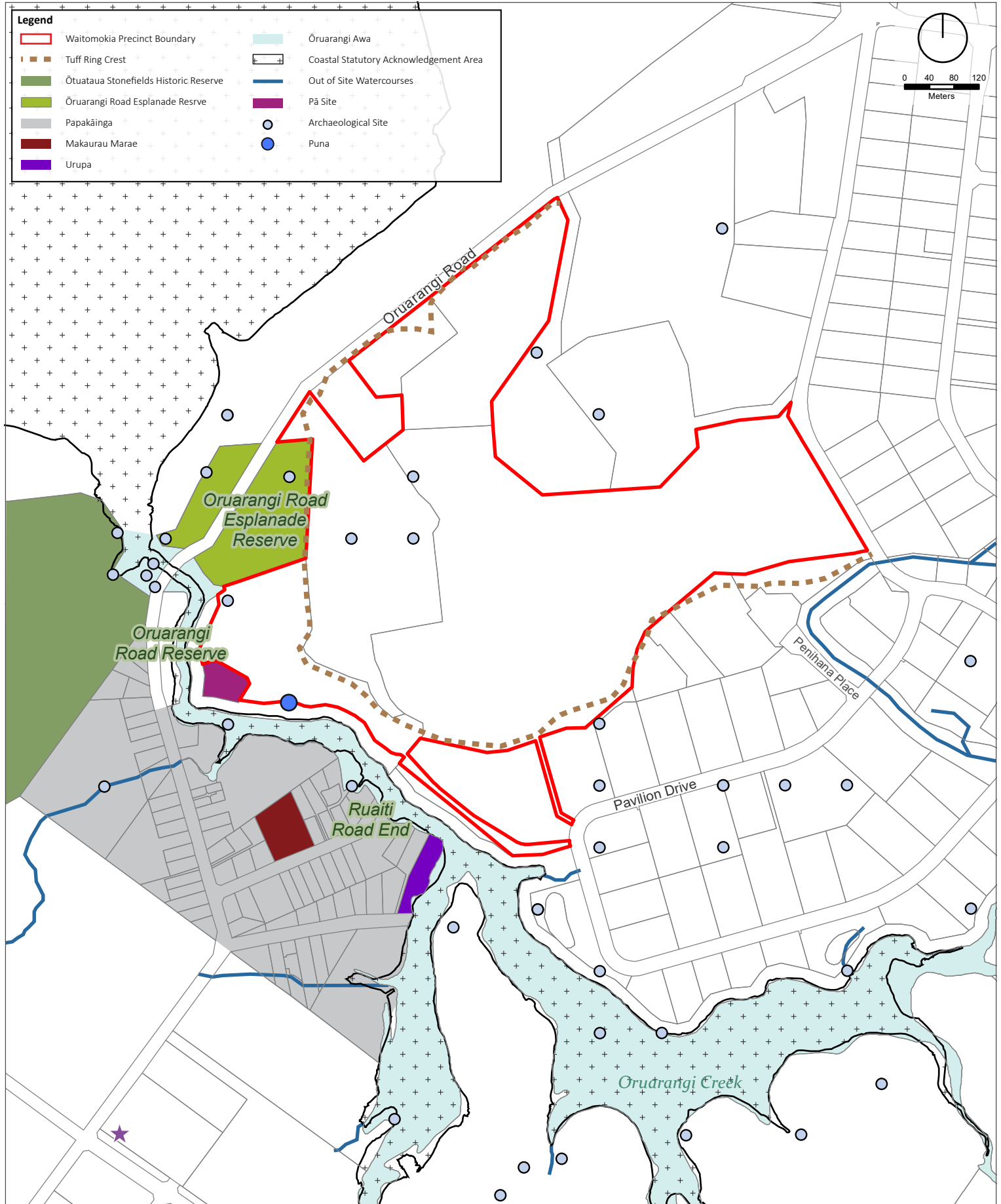
Development will also be better managed to protect the wider area from the potential effects of development with enhanced separation and screening. The introduction of the Waitomokia Precinct will therefore enhance the nature of future development in relation to the cultural landscape values of the land and lead to beneficial landscape outcomes over and above the current provisions of the AUP in respect of this industrially zoned site.

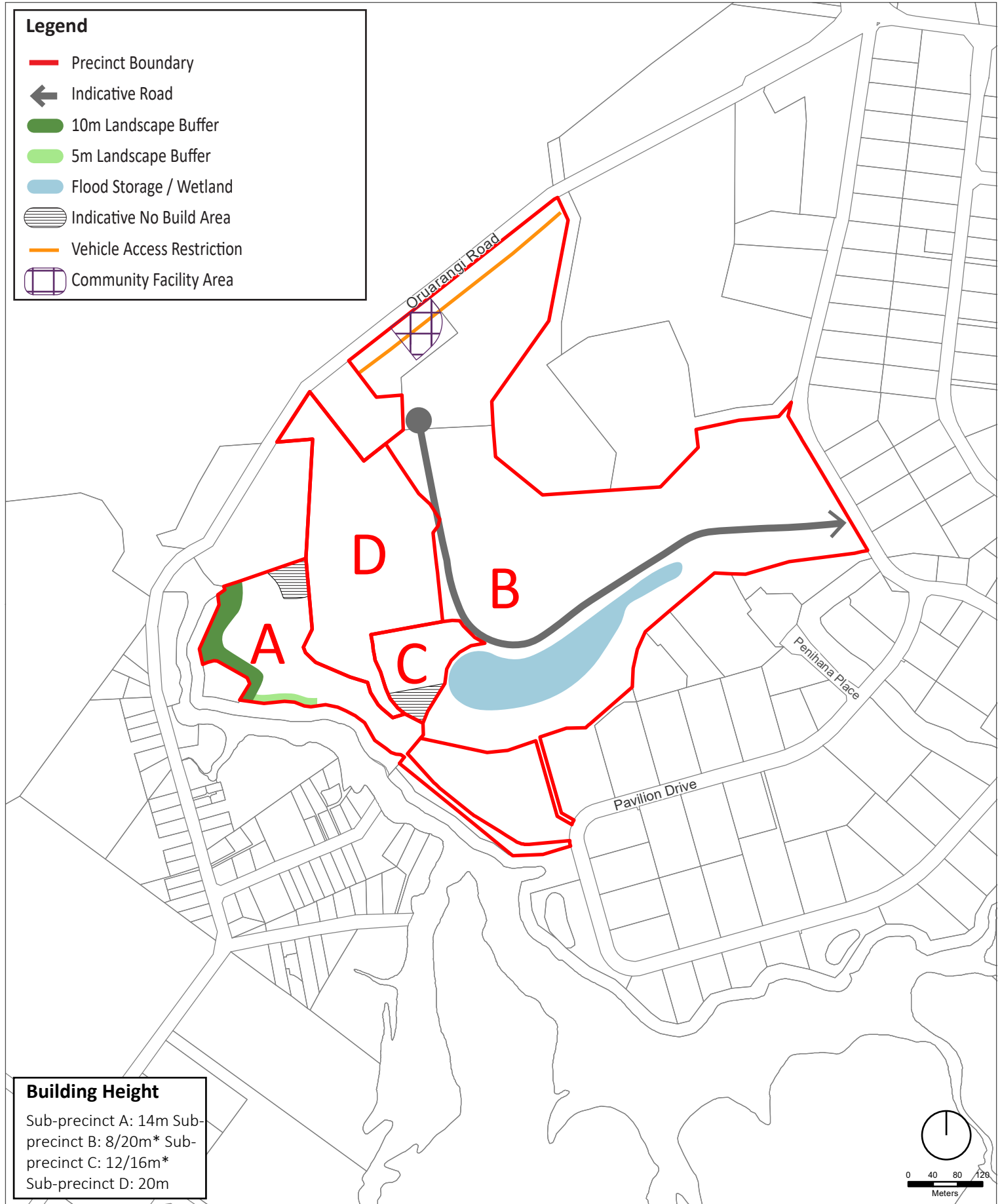
Public access will also be secured and ecological enhancement including along waterways and through revegetation will complement the desirable cultural landscape outcomes. Overall, the introduction of the Waitomokia Precinct is considered to lead to enhanced landscape outcomes and a greater recognition of landscape and cultural values than can result under the existing planning regime for the site and will therefore be positive / beneficial overall in terms landscape effects.

Appendix 1: Waitomokia Precinct Provisions

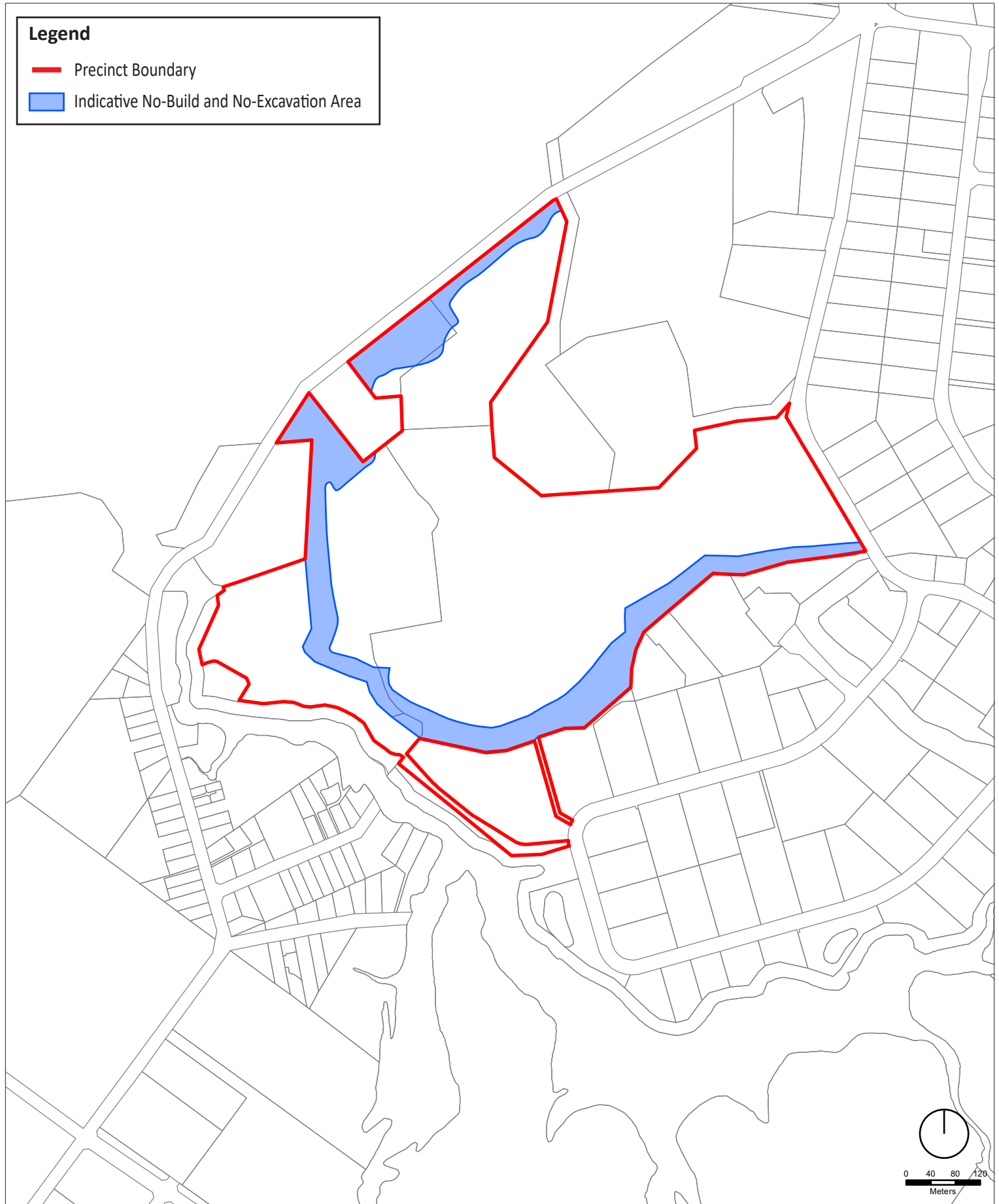


Waitomokia Precinct Plan 2 – Cultural Landscape





*Refer to Standard I1.6.1. Building Height



Appendix 2: Modelled Views

WAITOMOKIA PLAN CHANGE

VISUALISATIONS

MARCH 2024



Waitomokia Plan Change



Contents

FIGURE 1: Viewpoint Locations

FIGURE 2: Viewpoint Overview

VISUALISATIONS

VS 1A: View from Oruarangi Esplanade Reserve - Existing View

VS 1B: View from Oruarangi Esplanade Reserve - Visualisation with 14m Height

VS 1C: View from Oruarangi Esplanade Reserve - Visualisation with 20m Height

VS 2A: View from Oruarangi Rd - Existing View

VS 2B: View from Oruarangi Rd - Visualisation with 14m Height

VS 2C: View from Oruarangi Rd - Visualisation with 20m Height

VS 3A: View from corner of Oruarangi Rd and Ruaiti Rd - Existing View

VS 3B: View from corner of Oruarangi Rd and Ruaiti Rd - Visualisation with 14m Height

VS 3C: View from corner of Oruarangi Rd and Ruaiti Rd - Visualisation with 20m Height

VS 4A: View from Cemetery, Waipouri Rd - Existing View

VS 4B: View from Cemetery, Waipouri Rd - Visualisation with 14m Height

VS 4C: View from Cemetery, Waipouri Rd - Visualisation with 20m Height

VS 5A: View on site looking Southwest to Sub Precinct A - Existing View

VS 5B: View on site looking Southwest to Sub Precinct A - Visualisation with 14m Height

VS 5C: View on site looking Southwest to Sub Precinct A - Visualisation with 20m Height

VS 6A: View on site looking East to Sub Precinct D - Existing View

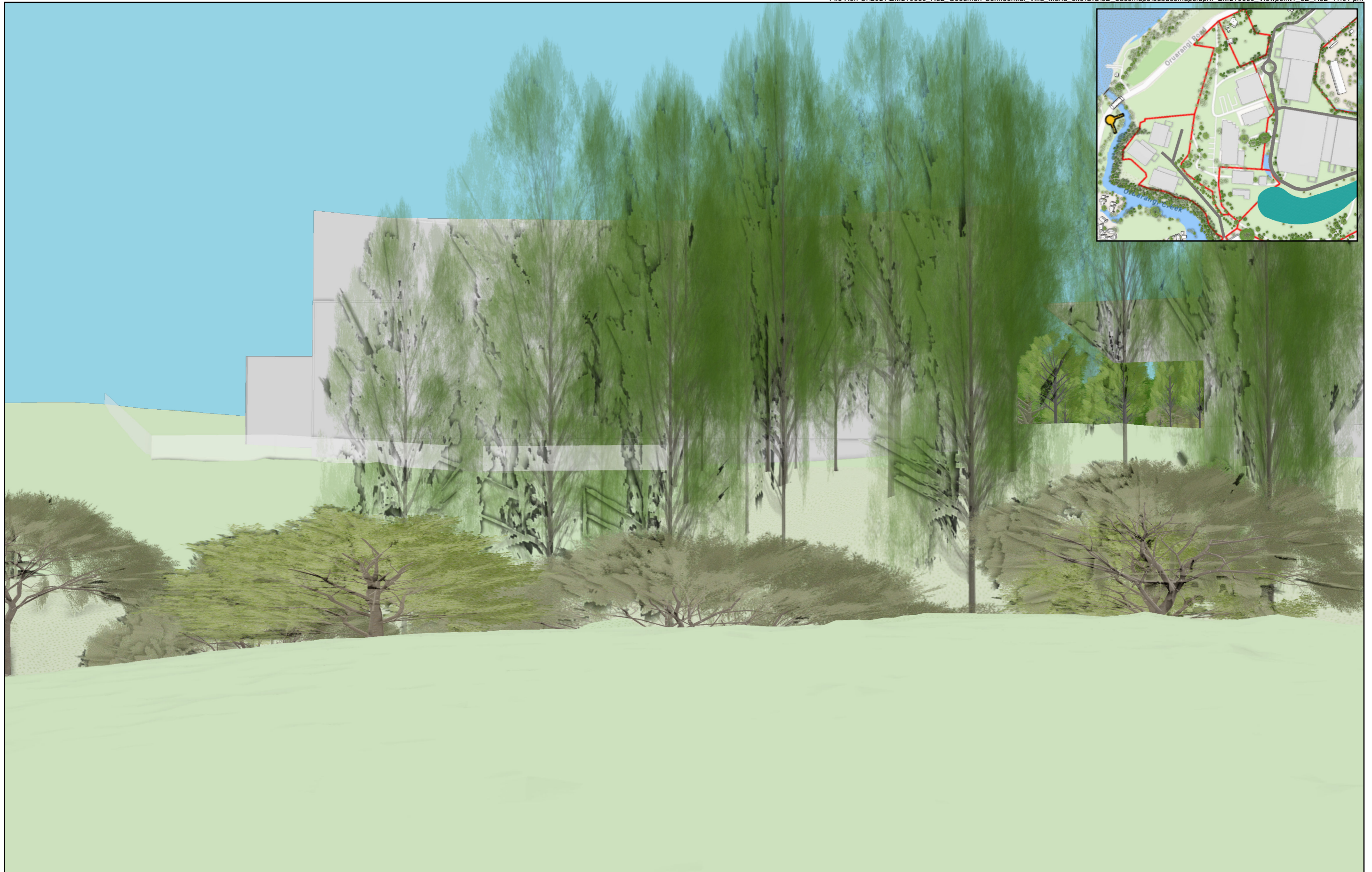
VS 6B: View on site looking East to Sub Precinct D - Visualisation with 20m Height



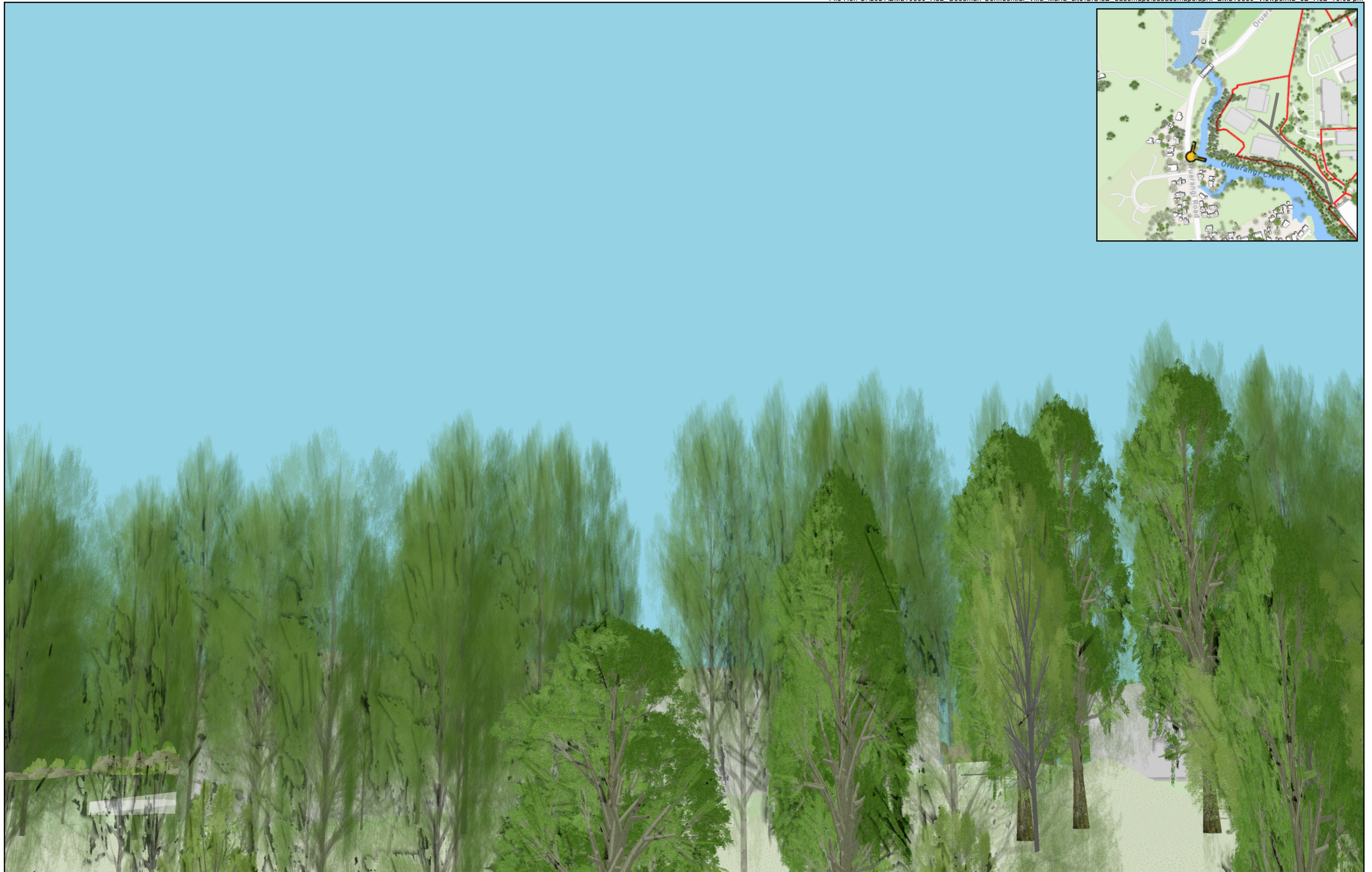


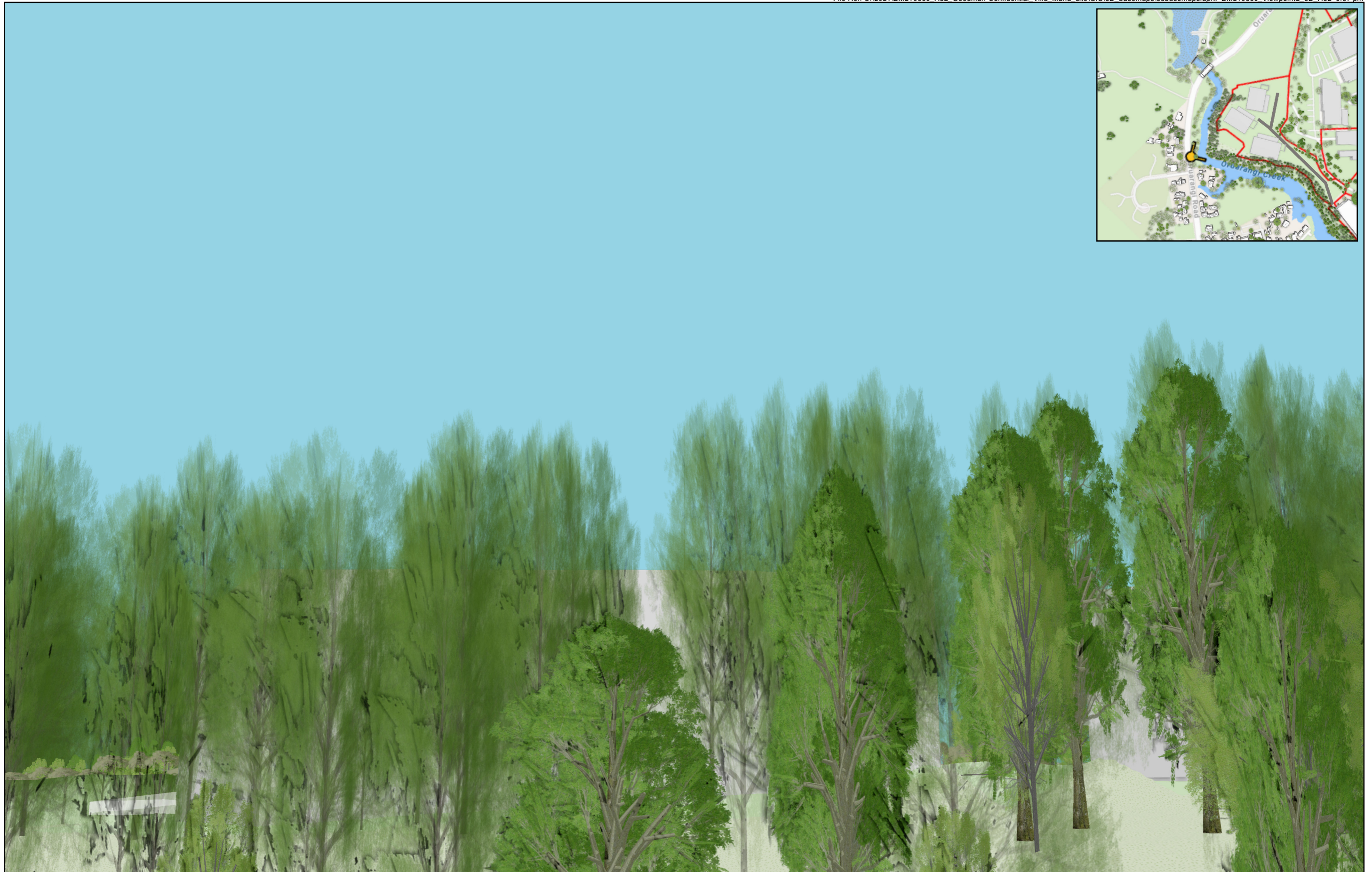






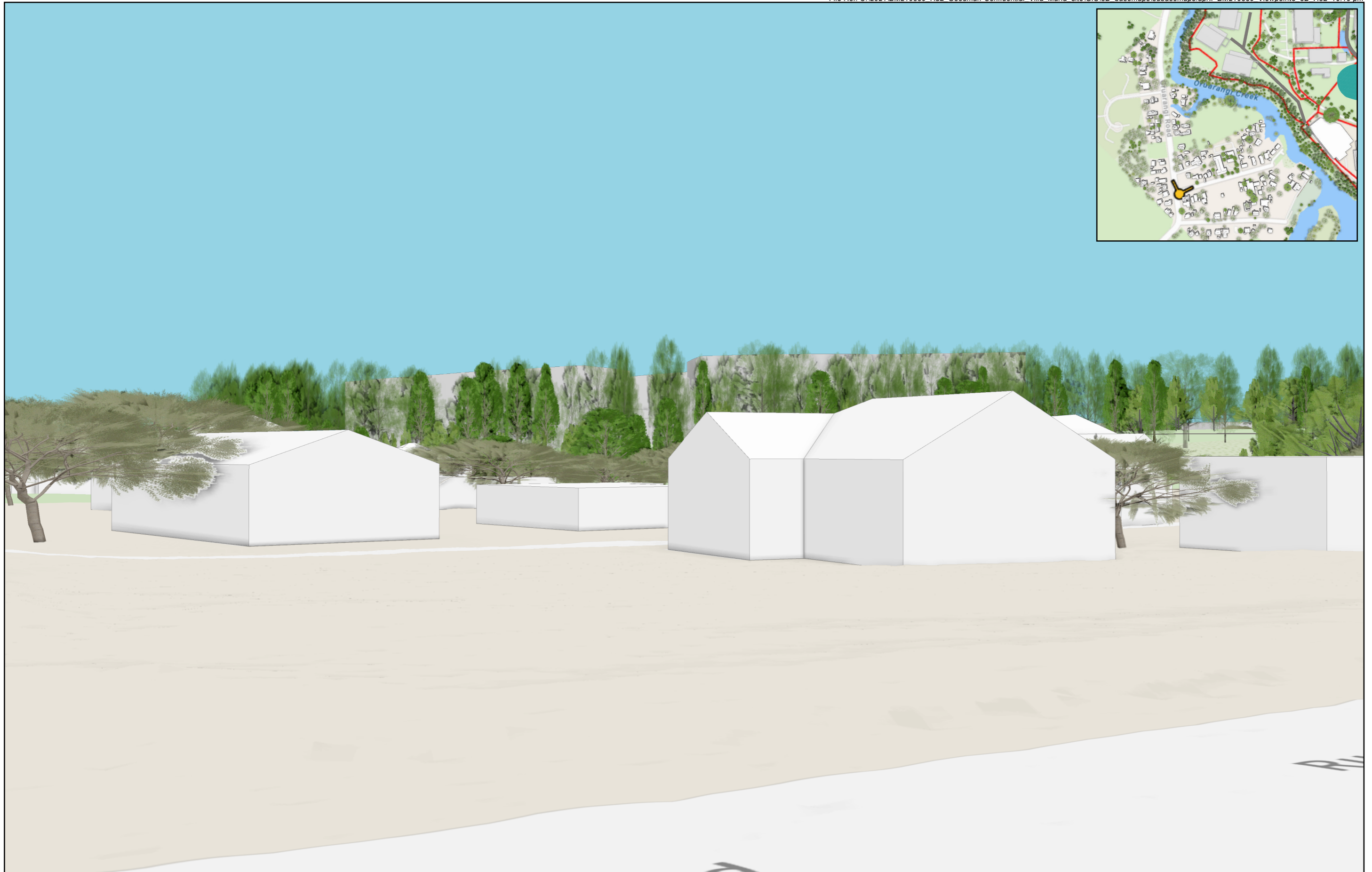










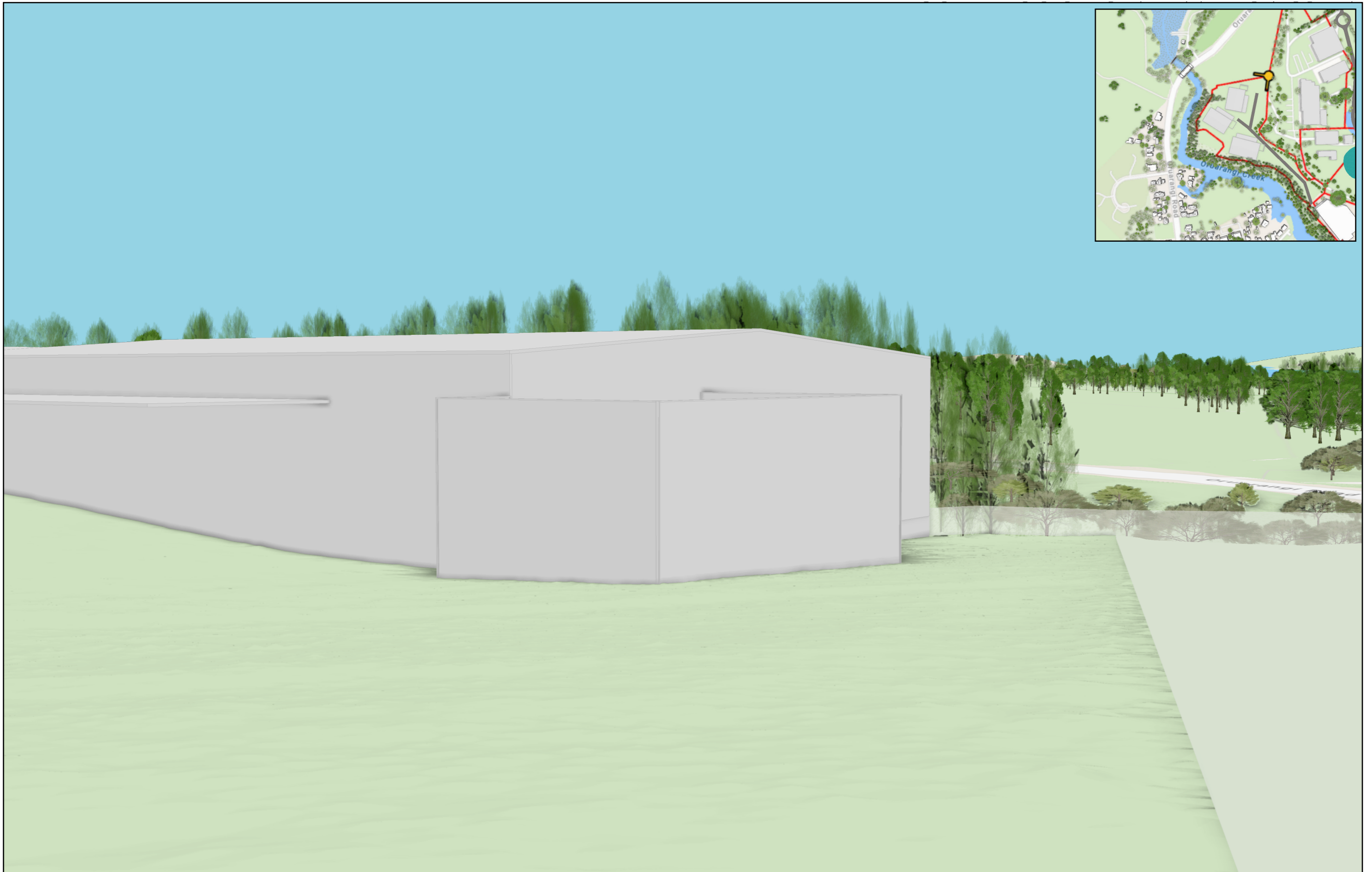


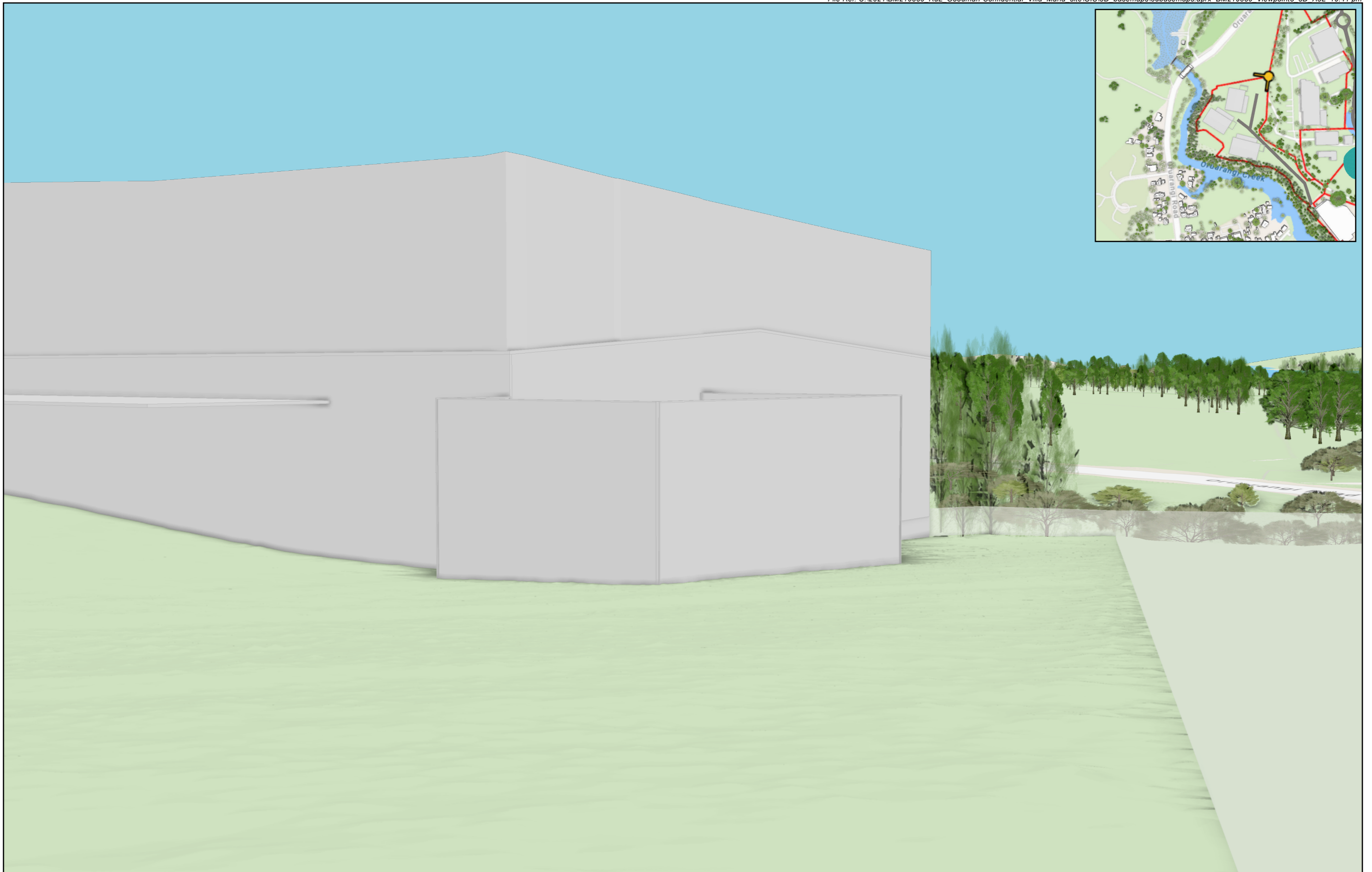










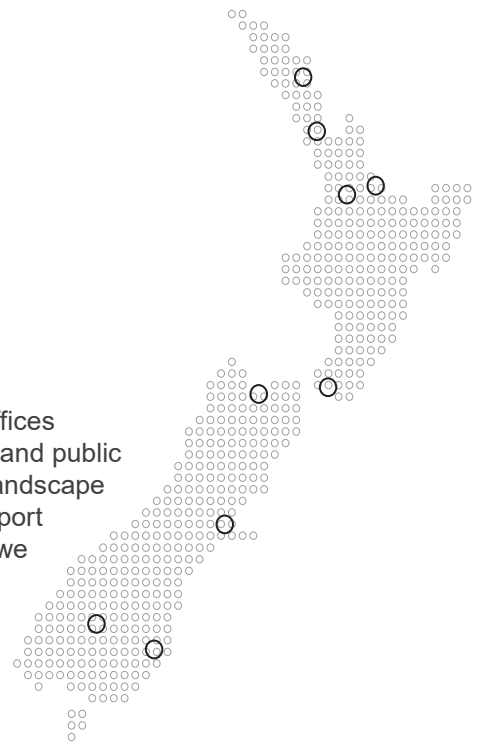






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