



Waitomokia Precinct

Private Plan Change Request

350, 400 and 470 Ōruarangi Road, 118
Montgomerie Road and 88 Pavilion Drive,
Māngere, Auckland

Section 32 Assessment Report

17 November 2023

B&A

Urban & Environmental

Prepared for:
Goodman Nominee (NZ) Ltd

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1.0 Applicant and Property Details

To:	Auckland Council
Site Location:	350, 400 and 470 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere, Auckland
Applicant Name:	Goodman Nominee (NZ) Ltd
Address for Service:	Barker & Associates Ltd PO Box 1986 Shortland Street Auckland 1140 Attention: Mary Wong
Plan Change Area:	Approximately 41.9356 hectares
Unitary Plan:	Auckland Unitary Plan (Operative in Part) ('AUP')
AUP Zoning:	Business – Light Industry
Overlays:	Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - W12, Mount Wellington, Viewshafts Natural Heritage: Locally Significant Volcanic Viewshafts Overlay - W13, Mount Wellington
Designations:	Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Additional Limitations:	Overland flow paths, flood plain and flood prone areas
Plan Change 78:	Business – Light Industry
Locality Diagram:	Refer to Figure 3
Brief Description of Proposal:	Private plan change request to introduce and apply a cultural overlay over the land in the form of the proposed; Waitomokia Precinct' to enable urban development while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia.

2.0 Executive Summary

Goodman Nominee (NZ) Ltd is applying to Auckland Council for a plan change to the Auckland Unitary Plan – Operative in Part ('AUP') to introduce and apply the Waitomokia Precinct (plans and provisions) over the land at 350, 400 and 470 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere to enable urban development while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia. The Plan Change seeks to amend the planning maps by introducing the proposed precinct and sub-precinct plans that recognise the wider Māori cultural landscape, localised cultural context and to manage site-specific cultural matters. The precinct includes identifying and protecting the integrity and form of Waitomokia's volcanic explosion landform and crater rim, reduced height controls, 'no build' areas, yard controls, landscaping requirements, vehicle access restrictions, and special information requirements.

The Plan Change is in keeping with the outcomes sought in the Auckland Plan and the Regional Policy Statement as it enables the efficient use of land within the Plan Change area while acknowledging the Māori cultural context and providing for the relationship of mana whenua to Waitomokia and the surrounding waterbodies. In this respect, the Plan Change strikes the balance between enabling development in a manner that is consistent with the purpose and anticipated outcomes of the underlying zoning, while ensuring adverse effects on mana whenua cultural values are appropriately avoided, remedied or mitigated.

Extensive and ongoing engagement has been undertaken with Mana Whenua to inform the Plan Change, including Cultural Values Assessments prepared by:

- Te Ahiwaru – Waiohua;
- Ngāti Te Ata Waiohua;
- Te Ākitai Waiohua;
- Te Kawerau ā Maki;
- Ngāti Tamaoho; and
- Ngaati Whanaunga

Specialist landscape and visual, transport, stormwater management, freshwater, hydrology, landform, and civil infrastructure reports that have been prepared for the Plan Change application confirm that the proposed plan change is appropriate in this location. The proposed precinct provisions, and existing zone and Auckland-wide provisions of the AUP will ensure that future development of the subject landholdings will achieve the higher-level objectives and policies of the Regional Policy Statement.

The Plan Change is also in keeping with higher order policy directions, in particular the National Policy Statement for Urban Development and National Policy Statement for Freshwater Management.

An evaluation in accordance with section 32 of the Resource Management Act 1991 ('RMA') has been undertaken and concludes that the proposed Plan Change will be an efficient and effective method for achieving the sustainable management purpose of the RMA and the Regional Policy Statement.

On this basis, it is considered that the proposed precinct provisions will provide for the most appropriate uses for the land.

3.0 Introduction

3.1 Background

Goodman Nominee (NZ) Limited (**'Goodman'**) are the owners of the landholdings at 350, 400 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive in Māngere. Goodman's landholding comprises multiple records of titles and measures approximately 31ha, as summarised in **Table 1** below. Goodman purchased the landholding in 2021 and have been working with a multi-disciplinary project team to understand the development feasibility of the site, while taking into account and recognising the cultural significance of the site and its surrounds.

The proposed Plan Change area (**'Plan Change'**) comprises Goodman's landholding (shown in blue below in **Figure 1**) together with 470 Ōruarangi Road which encompasses the land formerly known as the 'Villa Maria Estate'. 470 Ōruarangi Road is owned by Tomlinson Core Land Limited, a company associated with 'Indevin', (shown in red in **Figure 1**) and contains Villa Maria's former winery, bottling and ancillary warehousing facilities which are now managed and operated by Indevin.

The Plan Change area measures approximately 41.9 hectares and is zoned Business – Light Industry under the Auckland Unitary Plan – Operative in Part (**'AUP'**). Prior to the AUP, the Plan Change area was zoned Business 5 Zone under the Manukau Operative District Plan 2002.

Goodman seek to introduce the Waitomokia Precinct and accompanying provisions to enable the 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.

At the outset, Goodman have recognised and understood that there are important cultural values present at the site and have made a commitment to work with mana whenua to recognise the historical, spiritual and cultural associations to this site and how it contributes to the surrounding cultural context of the area. As such, Goodman have embarked on a comprehensive engagement process with mana whenua to understand the cultural values and context, developing an appropriate planning framework that respects mana whenua associations with the land while enabling urban development in an efficient and sensitive manner.

Te Ahiwaru, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga have all contributed to the development of this Plan Change through ongoing engagement and the preparation of Cultural Values Assessments. 'Waitomokia' reflects the historic name of the land and crater tuff ring. Early on in engagement, consensus by mana whenua was that the land and any plan change or development would be appropriate to be referred to as 'Waitomokia'.

Goodman have engaged with Indevin during development of the Waitomokia Precinct plan change. This is discussed further in Section 6.2 of this report.

3.2 Site Location and Description

The Plan Change area consists of approximately 41.9 hectares of Light Industry zoned land at 118 Montgomerie Road, 88 Pavilion Drive and 350, 400 and 470 Ōruarangi Road, Māngere. The Plan Change area is located within the Waitomokia volcanic explosion crater, and is adjacent to the Ōruarangi Awa extending along the southern boundary of the Plan Change area.

Three established points of vehicle access to the site are available from Ōruarangi Road to the north, one from Montgomerie Road to the east and Pavilion Drive to the south. All roads are identified as non-arterial local roads. The existing internal roading was formed as part of Villa Maria's former operations, with a formed pedestrian pathway within the crater basin. There are pockets of established vegetation throughout the site, with the majority of the site primarily grassed. All grape vines have been removed. The site also contains existing buildings and facilities currently utilised by Indevin.

A locality plan of the Plan Change area is shown in **Figure 1** below. Records of title and relevant interests are included at **Appendix 1**.



Figure 1: Aerial map showing the location of the Plan Change area and surrounding locality (parcels owned by Goodman shown in blue, parcels in red owned by Tomlinson Core Land Limited) (source: Emaps).

The Outstanding Natural Feature ('ONF') overlay that relates to the Waitomokia foreshore tuff with sedimentary bombs (ID# 241) straddles the very south-western boundary of 88 Pavilion Drive at the western edge of the Plan Change area but is largely contained within the esplanade reserve that has been vested been to Council. The Aircraft Noise Notification Area ('ANNA') overlay applies to the southern part of the Plan Change area (over 470 Ōruarangi Road). The Quality-sensitive Aquifer Management Areas Overlay – Auckland Isthmus Volcanic applies across much of the Plan Change area.

The topography of the Plan Change area is varied, with a large amphitheatre depression in the centre of the site, and the crater rim forming the high point. The Plan Change area is subject to several natural hazards and is mapped as a flood plain, flood prone area, overland flow paths and streams.

3.3 Records of Title

The Plan Change comprises five Records of Title ('RoT') with their details summarised in **Table 1** below (full copies provided as **Appendix 1.**)

Table 1: Summary of Records of Title

Address	RoT Reference	Legal Description	Area	Owners	Interest
88 Pavilion Drive	1084765	Lot 2 DP 581326	4.549 ha	Goodman Nominee (NZ) Limited	<ul style="list-style-type: none"> 12543273.16 Variation of Consent Notice D653484.2 pursuant to Section 221(5)
470 Oruarangi Road	1084764	Lot 1 DP 581326	7.0194 ha	Tomlinson Core Land Limited	<ul style="list-style-type: none"> Easement Instrument 12543273.12 Easement Instrument 12543273.11
118 Montgomerie Road	1084766	Lot 5 DP 581326	23.1216 ha	Goodman Nominee (NZ) Limited	<ul style="list-style-type: none"> Easement Instrument 12543273.10 Easement Instrument 11714980.6
400 Oruarangi Road	NA934/268	Lot 1 DP 36092	1.2825 ha	Goodman Nominee (NZ) Limited	<ul style="list-style-type: none"> Easement Instrument 11714980.5 – 24 D653484.2 Consent Notice
-	NA934/268	Lot 1 DP 36092	1.2825 ha	Goodman Nominee (NZ) Limited	<ul style="list-style-type: none"> 6641368.2 Consent Notice 12206164.8 Consent Notice 10448420.2 Encumbrance to Auckland Council

3.4 Surrounding Area and Local Context

The Plan Change area is within a broader area of identified cultural significance, with Te Motu a Hiaroa (Puketutu Island), Te Pane a Mataoho (Mount Mangere), Ōtuataua Stonefields, and Te Manukanuka o Hoturoa to name a few, all present in the wider surrounds (refer to **Figure 2**). The wider area surrounding the precinct encompasses the Ihumātao/Māngere catchment.

The Plan Change area sits within a wider cultural setting, including the precinct itself and areas surrounded by landmarks and resources such as the Ōruarangi Awa, Te Manukanuka o Hoturoa (Manukau Harbour), Otuaatua Stonefields Historic Reserve and the Puketaapapatanga papakāinga Special Purpose – Māori Purpose Zone.

The Watercare Services Ltd Mangere Wastewater Treatment Plant and associated designated area is located immediately north of the Plan Change area.

The Auckland Airport is located 10 minutes' drive south of the Plan Change area, and the North-Western motorway (State Highway 20) and Mangere Town Centre are approximately 7 minutes' drive east of the Plan Change area.



Figure 2: Wider Cultural Landscape of Waitomokia (source: Boffa Miskell Landscape Effects Assessment).

The zoning pattern surrounding the Plan Change area is shown in **Figure 3** below, and includes the Mangere Puhinui Precinct to the north, Light Industry zone immediately adjoining the Plan Change area to both the east and south, and the Special Purpose – Māori Purpose Zone for Puketaapapatanga papakāinga to the west.

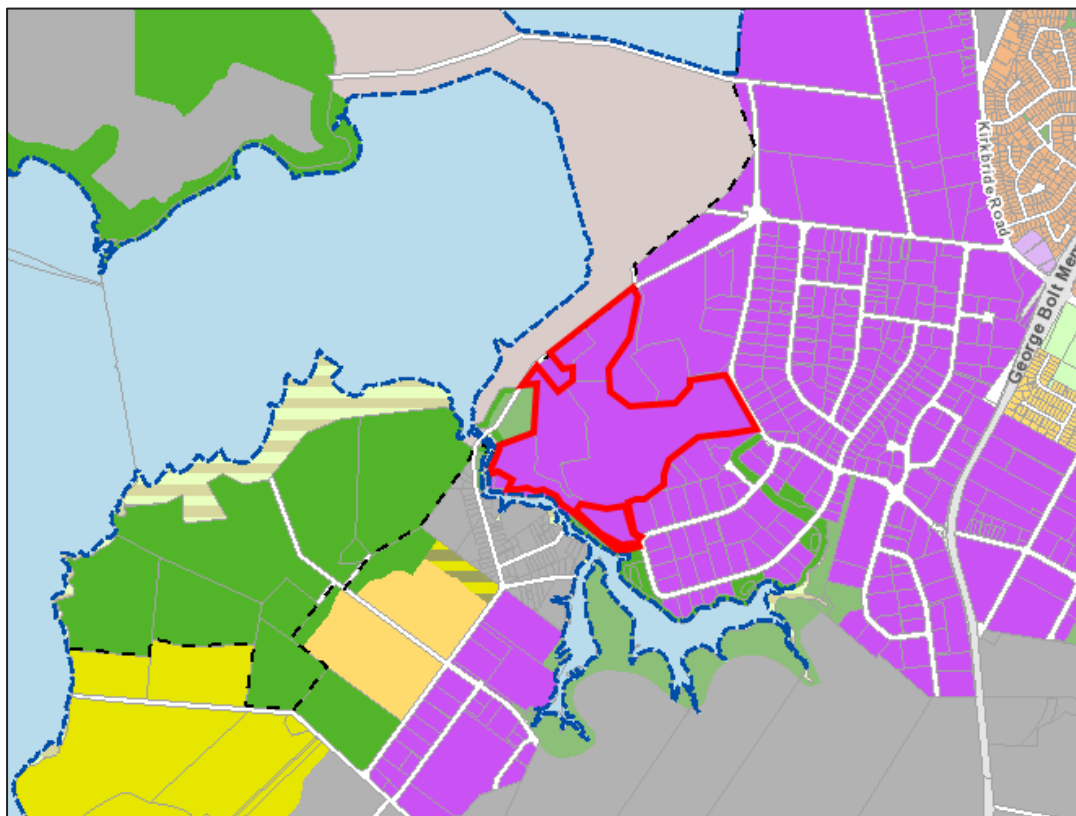


Figure 3: AUP zoning with the Plan Change area (source: Auckland Council Geomaps).

4.0 Description of the Plan Change Request

4.1 Description of the Proposal

The Plan Change proposal addressed by this report seeks to amend the AUP by applying a Precinct (Waitomokia Precinct) with specific standards and assessment criteria to guide development together the underlying Auckland-wide and zoning provisions, in an integrated manner. The intent of the Plan Change is to enable urban development, primarily relying on the AUP provisions for the Business – Light Industry zone and Auckland-wide provisions to manage future development of the land, while recognising the relationship which exists between Māori cultural landscape values and the management of natural and physical resources within and surrounding Waitomokia.

Precinct provisions are proposed to enable the development of light industrial, accommodation and community activities, while recognising, protecting and where appropriate enhancing the mana whenua cultural, spiritual and historical values with the landscape, ancestral lands, water, sites and wāhi tapu within the Waitomokia Precinct.

The wider Māori cultural landscape values, and the Waitomokia Cultural Landscape have been identified in the Plan Change (Waitomokia Precinct), as shown in proposed Precinct Plan 1 and Precinct Plan 2, included as **Figure 4** and **Figure 5** below.

The Māori cultural landscape values identified within and in association with Waitomokia Precinct plans and provisions have been informed through ongoing engagement with Te Ahiwaru, Ngāti Te Ata Waiohū, Te Ākitai Waiohū, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga and

each of the Cultural Values Assessments ('CVA') provided as **Appendices 2A – 2F**. Analysis of the key themes, challenges and opportunities of the CVA's was undertaken to facilitate engagement and a summary of this is included as **Appendix 3**.

The provisions proposed in the Waitomokia Precinct are focussed on matters in relation to building heights, specified no build areas, yard setbacks, landscaping, stormwater management provisions to contribute to the improvement of the mauri of the Ōrurangi Awa, and roading and access controls. The precinct includes some variation to the standard Business – Light Industry zone and Auckland-wide provisions to introduce more tailored standards, matters of discretion and assessment criteria to respond to the cultural values and significance of the Site.

The precinct provisions and plans are included at **Appendix 4**, and are summarised as follows:

- Building height standard to ensure that the effects of building height, visual dominance and privacy are managed, in particular within sub-precincts A and C. Sub-precinct A has reduced heights of 14m on the outer slopes of the Waitomokia, adjacent to the Pā site, and across from Puketaapapa Papakāinga, while sub-precinct C proposes maximum heights of 12m (for industrial) and 16m (visitor accommodation) within the crater basin.
- Identified no-build areas within sub-precincts A and C to avoid development on the most culturally sensitive areas of the Site;
- Yard and Landscaping standards within sub-precinct A, providing for separation and visual screening and privacy between future industrial development and the neighbouring Pā site and papakāinga;
- A no-build area has been identified on proposed Precinct Plan 4, limiting the extent of buildings, structures or earthworks within the extent of the crater rim, to protect mana whenua values associated with the Waitomokia maunga;
- Stormwater management standard requiring treatment of runoff, use of specified building materials, and water reuse to contribute to overall improvements to water quality, stream health and the mauri of the Ōrurangi Awa;
- End-of-Trip facility requirements for all commercial and industrial activities to encourage a mode shift to active modes;
- Roading and Access standard and Vehicle Access Restriction control to restrict heavy vehicle traffic movements from the Waitomokia Precinct on to Ōrurangi Road due to safety concerns raised by mana whenua living at Puketaapapatanga papakāinga;
- Special information requirements to accompany resource consent applications: archaeological assessment, riparian planting plan, landscape plan; and
- Associated objectives, policies, rules, matters of discretion, and assessment criteria.

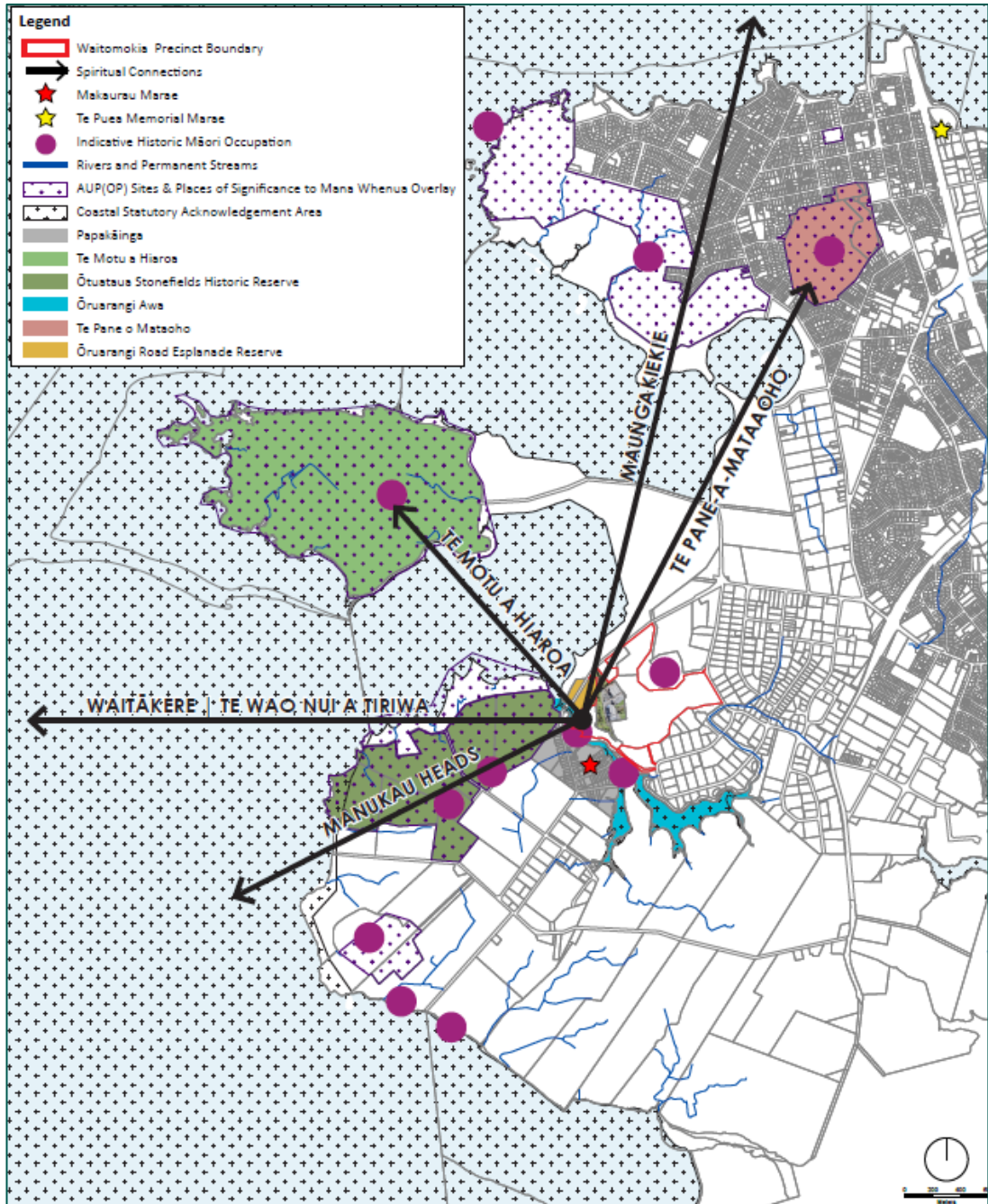


Figure 4: Proposed Precinct Plan 1: Maori Cultural Landscape Values.

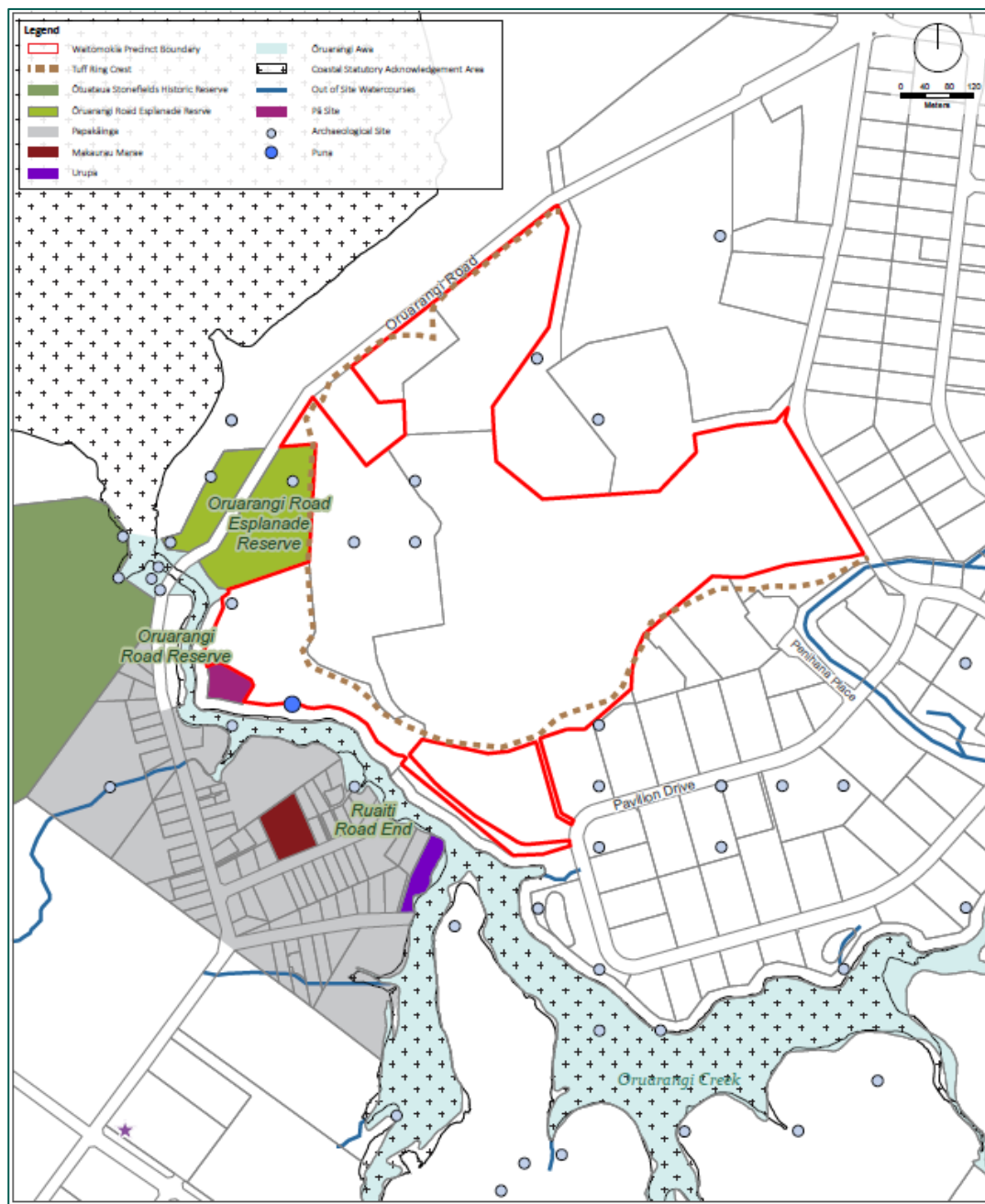


Figure 5: Proposed Precinct Plan 2: Waitomokia Cultural Landscape.

4.2 Purpose and Reasons for the Plan Change

Clause 22(1) of the Resource Management Act 1991 ('RMA') requires that a Plan Change request explains the purpose of, and reasons for the proposed plan change.

The purpose of the Plan Change 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 Plan Change seeks to recognise the relationship which exists between Māori cultural landscape values and the management of natural and physical resources. The reason for this Plan Change request is to enable the development of light industrial activities, some accommodation and commercial, and community activities within the Plan Change

area, while ensuring that potential adverse effects on the cultural values that make up the wider cultural landscape are appropriately managed.

This report provides an assessment of effects of the Plan Change and an evaluation of the Plan Change prepared in accordance with section 32 of the RMA. Supporting expert assessment reports are appended to the application. The evaluation of the Plan Change concludes that these amendments are the most appropriate way to achieve the purpose of the RMA.

5.0 Strategic Planning Framework

A number of strategic and statutory planning documents have informed the Plan Change process. This section provides a summary of those documents relevant to the proposed Plan Change.

5.1 National Policy Documents

5.1.1 National Policy Statement on Urban Development

The National Policy Statement on Urban Development 2020 ('NPS-UD') came into force on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPS-UD has assessed all the local authorities within the country and classified them as either Tier 1, Tier 2 or Tier 3, with Tier 1 referencing the largest local authorities in New Zealand (including Auckland Council). The NPS-UD provides direction to decision-makers under the RMA on planning for urban environments.

Well-Functioning Urban Environment

Objective 1 states that New Zealand's urban environments are well-functioning and enable all people and communities to provide for their social, economic, and cultural wellbeing, now and into the future.

Under Policy 1 planning decisions must contribute to well-functioning urban environments. Policy 1 defines this as follows (**emphasis added**):

- (a) *have or **enable a variety of homes** that:*
 - (i) *meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) *enable Māori to express their cultural traditions and norms; and*
- (b) *have or **enable a variety of sites that are suitable for different business sectors** in terms of location and site size; and*
- (c) *have **good accessibility for all people** between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) *support, and **limit as much as possible adverse impacts on, the competitive operation of land and development markets**; and*
- (e) *support **reductions in greenhouse gas emissions**; and*
- (f) *are **resilient to the likely current and future effects of climate change**.*

The components of a well-functioning urban environment that the Plan Change will support include:

- Contributing to a variety of sites that are suitable for different business sectors, by enabling urban development for light industrial, some accommodation and commercial, and community activities within the Plan Change area, while managing adverse effects of development on the cultural values that make up the wider cultural landscape;
- Promoting and recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around the Plan Change area;
- Promoting good accessibility between papakāinga settlements and jobs, community activities and open spaces by enabling more people to work close to existing urban development and encouraging a mode shift to active modes by requiring the provision of end-of-trip facilities which also supports a reduction in greenhouse gas emissions through reduced car dependence;
- Supporting the competitive operation of land and development markets by maintaining a zoning framework that enables the development of the Plan Change area, while recognising the relationship which exists between Māori cultural landscape values and the management of natural and physical resources; and
- Being resilient through the likely current and future effects of climate change through promoting a compact and efficient urban form.

Te Tiriti o Waitangi / Principles of the Treaty of Waitangi

Objective 5 and Policy 9 direct planning decisions take into account the principles of the Treaty of Waitangi / Te Tiriti o Waitangi by involving hapū and iwi in the preparation of RMA planning documents through effective consultation that is meaningful, practicable and in accordance with tikanga; providing opportunities in relation to sites of and issues of significance to Māori.

Section 6(e) of the RMA requires that the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga are recognised and provided for, and section 7 of the RMA requires particular regard to be had to kaitiakitanga, amenity values and the efficient use and development of natural and physical resources.

The Plan Change will enable future development of the Plan Change area, consistent with the underlying Business – Light Industry zone, while ensuring the cultural values of the sites are appropriately recognised, protected and enhanced. The Precinct will provide recognition of the relationship which exists between Māori cultural landscape values and the management of natural and physical resources, promoting cultural wellbeing and recognising the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

Planned Urban Built Form and Amenity Values

Objective 4 states that New Zealand's urban environments develop and change over time in response to diverse and changing needs of people, communities and future generations. Section 7(c) of the RMA requires particular regard to be had to the maintenance and enhancement of amenity values. Policy 6 of the NPS-UD now clarifies s7(c) of the RMA through focusing on the amenity values of the wider community and future generations and acknowledging that significant change within an area is not in itself an adverse effect.

The Plan Change will enable a range of urban development of varying building heights across the Waitomokia Precinct. There will be an overall reduction in maximum heights within targeted portions of the Plan Change Area to respond to the cultural values that have been expressed and

identified by mana whenua. The Plan Change is considered to reflect and balance efficient development of the site while providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

Summary

Overall, it is considered that the proposed Plan Change gives effect to the NPS-UD.

5.1.2 National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 ('NPS-FM') sets a national policy framework for managing freshwater quality and quantity. Of relevant to the proposed plan change, the NPS-FM seeks to:

- *Manage freshwater in a way that 'gives effect to Te Mana o te wai through involving tangata whenua, and prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.*
- *Improve degraded water bodies.*
- *Avoid any further loss or degradation of wetlands and streams.*
- *Identify and work towards target outcomes for fish abundance, diversity and passage and address in-stream barriers to fish passage over time.*

The importance of freshwater resources at Waitomokia, Ōtuataua Stonefields, Ihumatāo and Māngere more broadly has been discussed in detail by mana whenua. To assist the development of the Plan Change, a Freshwater Classification Assessment has been undertaken by VIRIDIS Environmental Consultants (attached as **Appendix 5**) to identify (if any) freshwater features within the Plan Change area and understand the relevance of the NPS-FM. Freshwater features are identified in **Figure 6** and have been classified based on site observations, AUP definitions and in accordance with the Ministry for the Environment ('MfE') Wetland Delineation Protocol 2020. VIRDIS assess the watercourses labelled A-C as 'artificial watercourses' and do not contain any natural portions headwaters to confluence and confirm the existing pond has been constructed.

Additionally, a Preliminary Hydrology Report Assessment of groundwater was undertaken by ENGEO (refer to **Appendix 6**) with particular consideration for Te Kawerau ā Maki's CVA, which states:

"Waitomokia is an important source of groundwater recharge on the peninsula and feeds the various springs around Ihumatao. Groundwater within the basin varies from 0.6 m to 1.5 m below ground level and could be perched or influenced by tidal force."

Field investigation, groundwater data and monitoring conclude that no groundwater springs have been identified as being directly connected to Waitomokia and groundwater resources are unlikely. The report goes on to find that this is likely due to historic land modification, pastoral clearance and drainage occurring in the early 1900s at Waitomokia and its surrounds.



Figure 6: Freshwater Features Identified within Waitomokia Precinct (refer to VIRIDIS Report at Appendix 5).

Ōruarangi Awa is recognised as holding particular significance to mana whenua, and prioritising its health and mauri is a primary outcome sought by this Plan Change. The Plan Change proposes specific provisions within Waitomokia Precinct for the management of stormwater runoff, treatment and discharge to sensitive receiving environments, particularly the Ōruarangi Awa. These provisions are intended to effectively manage potential and actual adverse effects of future impervious surfaces, and contribute to overall improvements to water quality, stream health and the mauri of the Ōruarangi Awa.

The proposed provisions relating to water quality and stormwater management include a requirement for all stormwater runoff from new buildings and other impermeable surfaces to be captured, treated and discharged to a centralised stormwater device identified within Precinct Plan 3 (see **Figure 7** below), and treatment of all runoff in accordance with GD01. The Plan Change also proposes an integrated stormwater management approach across the Waitomokia precinct, which incorporates mātauranga Māori alongside best practice engineering methods.

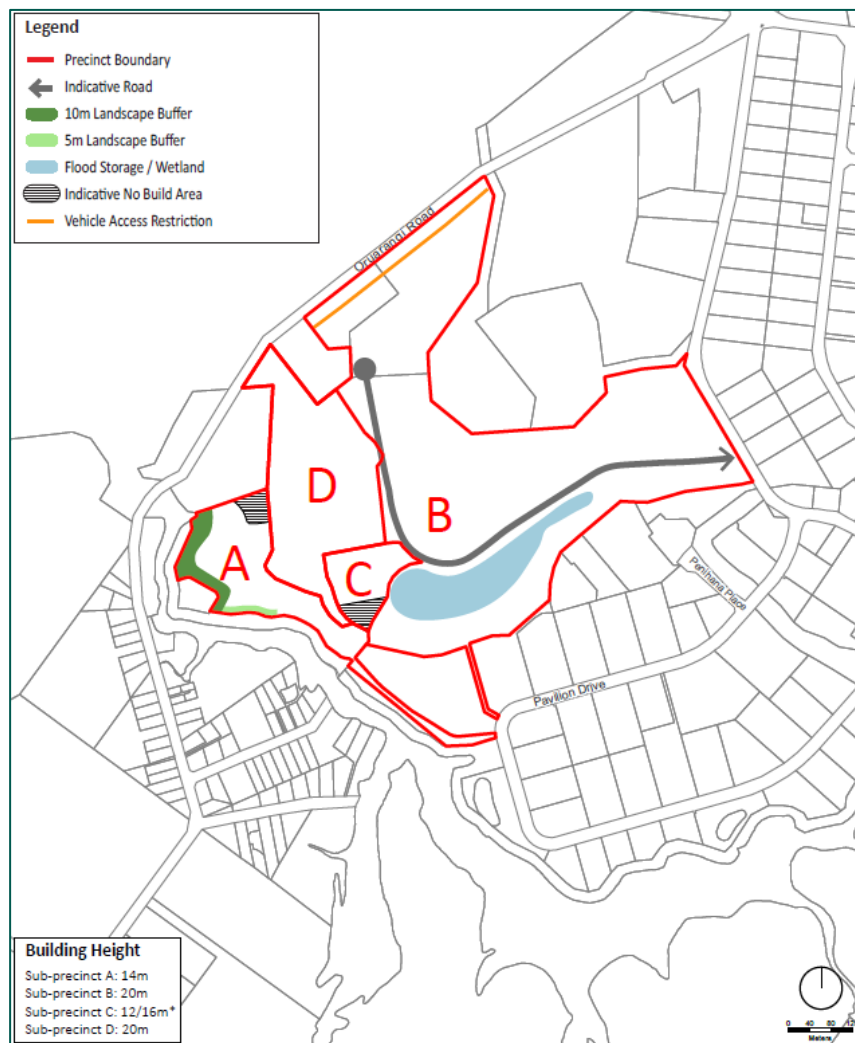


Figure 7: Precinct Plan 3 – Structuring Elements, Sub-precincts, Building Height and Centralised Stormwater Device (‘flood storage / wetland’).

To support the Plan Change, an integrated stormwater management approach has been proposed and a number of Best Practicable Options (BPO) have been identified in the SMP prepared by Sertus Consulting and included at **Appendix 7**. The SMP incorporates a range of measures to manage potential effects on water quality and quantity associated with future site development, while accounting for mana whenua values attributed to the Ōrurangi Awa and integrated hydrological system of the surrounding area.

Key structuring elements identified within proposed Precinct Plan 3, including an indicative road and pedestrian connections are located clear of existing freshwater bodies and it is anticipated that development consistent with the Precinct Plan and the provisions proposed through this Plan Change will contribute to overall improvements to water quality and stream health and mauri of the Ōrurangi Awa within the Plan Change area.

In summary, there are no identified freshwater features of relevance to the NPS-Freshwater or NES-FW within the Plan Change Area. The Plan Change approach is considered to account for mana whenua cultural values associated with Waitomokia and Ōrurangi Awa and overall gives effect to the concept of Te Mana o Te Wai and outcomes sought by the NPS-Freshwater.

5.1.3 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 ('NZCPS') contains objectives and policies relating to the coastal environment to achieve the purpose of the RMA. The NZCPS is relevant to this Plan Change as Ōruarangi Awa flows to Te Mānukanuka o Hoturoa (Manukau Harbour).

The Plan Change will give effect to the NZCPS in that any future land use activities will need to comply with the Auckland-wide stormwater quality and stormwater management provisions which will manage sediment and contaminant runoff, which could make its way into the coastal receiving environment. Further mitigation measures will be considered as part of a future resource consent process via the certification requirements of the Council's region-wide Network Discharge Consent.

5.1.4 National Planning Standards

The National Planning Standards came into effect on 5 April 2019. These codify the structure, mapping, definitions and noise/vibration metrics of District, Regional and Unitary Plans. Auckland Council has 10 years to implement these changes. This Plan Change applies the standard AUP zone and rule framework to the Plan Change area, which is broadly consistent with the planning standards.

5.2 Strategic Plans

5.2.1 The Auckland Plan 2050

The Auckland Plan is the key strategic document which sets the Council's social, economic, environmental and cultural objectives. A key component of the Auckland Plan is the Development Strategy which sets out how future growth will be accommodated up to 2050. The Auckland Plan focusses new development in existing urban areas and provides for 'managed expansion' in future urban areas.

In terms of the form of development, the Auckland Plan takes a quality compact approach to growth and development. The Auckland Plan defines this as:

- Most development occurs in areas that are easily accessible by public transport, walking and cycling;
- Most development is within reasonable walking distance of services and facilities including centres, community facilities, employment opportunities and open space;
- Future development maximises efficient use of land; and
- Delivery of necessary infrastructure is coordinated to support growth in the right place at the right time.

The Plan Change provides an opportunity to develop the land in line with the current Business – Light Industry zone with some provision for other activities, while managing adverse effects on the cultural values that make up the wider cultural landscape, by using specific standards and assessment criteria to guide future development on the site.

The Plan Change area will increase land use efficiency through enabling urban development of the area, in line with the Business – Light Industry zone, providing for a range of business activities, whilst ensuring that cultural values associated with the Waitomokia crater and waterbodies,

archaeological, ecological, and amenity values within the Plan Change area are protected, restored and enhanced.

The land is located within urban Auckland and is serviced by existing infrastructure.

Overall, the Plan Change is consistent with the strategic direction of the Auckland Plan and will contribute to achieving a quality compact approach to urban growth.

5.2.2 Regional Land Transport Plan 2021-2031

The Regional Land Transport Plan ('**RLTP**') includes the 10-year investment programme for specific transportation projects in Auckland.

Of relevance to the area within proximity to the Plan Change area is the Mangere West cycling improvements project which is part of the Short-Term Airport Access Improvements Programme. The Mangere West cycling project will deliver improved cycleways across Mangere. The proposed route and design have been workshopped over the past year and confirmed, and will be open for public consultation November 2023.

5.3 Regional Policy Statement and Plans

5.3.1 Auckland Unitary Plan (Operative in Part)

The Regional Policy Statement ('**RPS**') sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. The RPS broadly gives effect to the strategic direction set out in the Auckland Plan. Of particular relevance to this Plan Change is Chapter B2 of the RPS which contains provisions directing urban growth and form in the Auckland Region. In particular, sections B2.2 and B2.3 set out the provisions relating to urban growth and form and a quality-built environment and sections B6.3 and B6.5 set out the provisions relating to the recognition of mana whenua values and the protection of mana whenua cultural heritage.

5.3.2 B2.2 Urban Growth and Form

B2.2.1 Objectives

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *greater productivity and economic growth;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) *improved and more effective public transport;*
 - (e) *greater social and cultural vitality;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*
- (2) *Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).*
- (3) *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.*

- (4) *Not applicable – the Plan Change does not include the urbanisation of land.*
- (5) *The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

B2.2.2 Policies

Development capacity and supply of land for urban development

- (1) *Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.*
- (2) *Not applicable – the Plan Change does not include the relocation of the Rural Urban Boundary.*
- (3) *Not applicable – the Plan Change does not include the rezoning of land within the Future Urban zone.*

Quality compact urban form

- (4) *Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns and rural and coastal towns and villages, and avoid urbanisation outside these areas.*
- (5) *Enable higher residential intensification:*
 - (a) *in and around centres;*
 - (b) *along identified corridors; and*
 - (c) *close to public transport, social facilities (including open space) and employment opportunities.*
- (6) *Identify a hierarchy of centres that supports a quality compact urban form:*
 - (a) *at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and*
 - (b) *at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.*
- (7) *Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:*
 - (a) *Support a quality urban form;*
 - (b) *Provide for a range of housing types and employment choices for the area;*
 - (c) *Integrate with the provision of infrastructure; and*
 - (d) *Not applicable – a structure plan is not proposed.*
- (8) *Not applicable – the Plan Change does not include land in the Future Urban zone.*
- (9) *Not applicable – the Plan Change does not include land on Waiheke Island.*

The proposed Plan Change is considered to give effect to the above relevant Urban Growth and Form objectives and policies for the following reasons:

- The Plan Change area is within an existing urban area and the proposed precinct will contribute to a quality urban form that enables greater social and cultural vitality through the protection of the cultural values associated with the plan change area and wider cultural landscape;
- The Plan Change will enable development of industrial and commercial activities, supporting growth, whilst enabling the protection, restoration and enhancement of the Waitomokia crater rim landform, waterbodies, archaeological, ecological, and amenity values within the plan change area; and
- The proposed Plan Change will accommodate urban growth in an existing urban area that enables an increase to employment choices for the surrounding area.

5.3.3 B2.3 A Quality Built Environment

B2.3.1 Objectives

- (1) *A quality built environment where subdivision, use and development do all of the following:*
 - respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
 - reinforce the hierarchy of centres and corridors;*
 - contribute to a diverse mix of choice and opportunity for people and communities;*
 - maximise resource and infrastructure efficiency;*
 - are capable of adapting to changing needs; and*
 - respond and adapt to the effects of climate change.*
- (2) *Innovative design to address environmental effects is encouraged.*
- (3) *The health and safety of people and communities are promoted.*

B2.3.2 Policies

- (1) *Manage the form and design of subdivision, use and development so that it does all of the following:*
 - supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*
 - contributes to the safety of the site, street and neighbourhood;*
 - develops street networks and block patterns that provide good access and enable a range of travel options;*
 - achieves a high level of amenity and safety for pedestrians and cyclists;*
 - meets the functional, and operational needs of the intended use; and*
 - allows for change and enables innovative design and adaptive re-use.*
- (2) *Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:*
 - providing access for people of all ages and abilities;*
 - enabling walking, cycling and public transport and minimising vehicle movements; and*

- (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.*
- (3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.*
- (4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.*
- (5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.*

The Plan Change proposal is considered to give effect to the above relevant Quality Built Environment objectives and policies for the following reasons:

- The proposed Plan Change will enable future urban development within the Plan Change area that achieves the concepts of a quality-built environment, while responding to the intrinsic qualities and physical characteristics of the site and area;
- The proposed Plan Change will enable future development of the Plan Change area while protecting cultural values of the landscape and the cultural heritage of the area;
- The enabled land use activities will contribute to a diverse mix of choice and opportunity for people and communities; and
- As previously discussed, the Plan Change area is located within an existing urban area serviced by infrastructure, and the proposal will enable the efficiency of existing infrastructure to be maximised.

5.3.4 B6.3 Recognising mana whenua values

B6.3.1. Objectives

- (1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.*
- (2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.*
- (3) The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.*

B6.3.2. Policies

- (4) Enable Mana Whenua to identify their values associated with all of the following:*
 - (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga;*
 - (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;*
 - (c) biodiversity;*
 - (d) historic heritage places and areas; and*
 - (e) air, geothermal and coastal resources.*
- (5) Integrate Mana Whenua values, mātauranga and tikanga:*

- (a) *in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including:

 - i) *ancestral lands, water, sites, wāhi tapu and other taonga;*
 - ii) *biodiversity; and*
 - iii) *historic heritage places and areas.**
- (b) *in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;*
- (c) *in the development of innovative solutions to remedy the long term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and*
- (d) *in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.*
- (6) *Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.*
- (7) *Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:

 - (a) *recognise the holistic nature of the Mana Whenua world view;*
 - (b) *recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and*
 - (c) *restore or enhance the mauri of freshwater and coastal ecosystems.**
- (8) *Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following:

 - (a) *water quality limits for freshwater, including groundwater;*
 - (b) *the allocation and use of freshwater resources, including groundwater; and*
 - (c) *integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.**
- (9) *Require resource management decisions to have particular regard to potential impacts on all of the following:

 - (a) *the holistic nature of the Mana Whenua world view;*
 - (b) *the exercise of kaitiakitanga;*
 - (c) *mauri, particularly in relation to freshwater and coastal resources;*
 - (d) *customary activities, including mahinga kai;*
 - (e) *sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and*
 - (f) *any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.**

The Plan Change proposal is considered to give effect to the above relevant mana whenua values objectives and policies for the following reasons:

- The proposed Plan Change reflect the mana whenua values and their relationship with the natural and physical resources by incorporating a comprehensive set of provisions designed to protect and enhance the cultural values and landscape of the Plan Change area, whilst enabling future development of the Plan Change area;
- The relationship of Mana Whenua and their customs and traditions with natural and physical resources have been identified and provided for through the proposed Waitomokia Precinct provisions, including through identifying no-build areas, as well as areas that require reduced building heights, increased yard and building setback and the requirement for landscape buffers.
- The precinct provisions were developed collaboratively with mana whenua actively involved in the process. The provisions and precinct plans are considered to reflect the values and important features that were identified by mana whenua through their CVA's and engagement hui.
- The Plan Change proposes provisions that will enhance the ecological, amenity and Mana Whenua values including mauri of the Ōruarangi Awa.

The proposed Plan Change gives effects to the objectives and policy direction under B6.3 of the RPS.

5.4 Proposed Plan Changes

Proposed plan changes 78-83 to the AUP were notified by Auckland Council on 18th August 2022. PC78 and PC80 are of particular relevance to the Plan Change proposal.

5.4.1 Plan Change 78: Intensification

PC78 is an Intensification Planning Instrument ('IPI') prepared under section 80F of the RMA, and seeks to give effect to the NPS-UD, and incorporate the MDRS into relevant residential zones. The proposed amendments under PC78 are not of particular relevance to the Plan Change which seeks to apply a cultural overlay and precinct over the land.

However, the proposed Plan Change is considered to be in keeping with proposed provisions under PC78 for the reasons discussed in Section 5.1.1 above. In particular, the proposal will contribute to the ability to accommodate a range of business sectors and business development within the existing urban environment, whilst protecting cultural values and associated cultural landscapes.

5.4.2 Plan Change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

PC80 includes amendments to the RPS to integrate concepts and terms under the NPS-UD, into the objectives and policies of the RPS.

The proposed amendments to sections B2.2 Urban Growth and Form and B2.3 A Quality Built Environment seek to include the concepts of a well-functioning urban environment and urban resilience to the effects of climate change into the objectives and policies of the RPS.

It is considered that the proposed Plan Change is in keeping with the concepts of a well-functioning urban environment as identified in Policy 1 of the NPS-UD, and will contribute to urban resilience to the effects of climate change by introducing provisions encouraging a shift to active modes and encouraging reduced car dependence.

It is therefore considered that the proposal will be in keeping with the amendments to the RPS proposed under PC80.

5.5 Other Plans

5.5.1 Iwi Management Plans

There are 11 mana whenua groups within the Auckland Region are registered as having an interest in the Plan Change area. Of these mana whenua Ngāti Whātua Ōrākei, Ngāi Tai ki Tāmaki, and Waikato – Tanui have publicly available Iwi Management Plans.

5.5.1.1 Te Pou O Kāhu Pōkere – Iwi Management Plan for Ngāti Whātua Ōrākei 2018

The Ngāti Whātua Ōrākei Iwi Management Plan 2018 (Te Pou o Kahu Pokere) is the Iwi Management Plan for Ngāti Whātua Ōrākei for the purposes of the RMA. It is a statement of their interests and values as they apply in resource management matters. Te Pou o Kahu Pokere identifies desired outcomes at Section 4. Outcomes that are relevant to the Plan Change proposal included the integration of land use with mass transit and low carbon transport networks and the management of water to maintain or enhance mauri and to protect ecosystem, amenity, and mana whenua values.

The Plan Change proposes tailored precinct plans and provisions that enable urban development of land that is already zoned Business – Light Industry in a manner that respects and responds to the mana whenua cultural values that apply to the site. The Plan Change includes provisions that identify no build areas, landscaping requirements, stormwater management measures designed to improve water quality and maintain the mauri of Ōruarangi Awa and receiving environments. Additionally, there are end-of trip facility provisions to encourage alternative modes of transport for particular activities. As discussed in Section 7.0 below, the Plan Change in conjunction with the existing statutory planning framework are considered to effectively manage future redevelopment, infrastructure servicing and stormwater quantity and quality.

Ngāti Whātua Ōrākei were approached at the beginning of this plan change development process and were asked if Ngāti Whātua Ōrākei wished to engage. No response confirming request for engagement has been received to date.

5.5.1.2 Take Taiaomaurkura

Take Taiaomaurikura is the iwi management plan for Ngāi Tai ki Tāmaki and sets out overarching principles. The management plan provides reference to the management of whenua at Section 8, outlines Ngāi Tai ki Tāmaki expectations around taiao management, with objectives and outcomes related to fresh and coastal water management, air, land, ecosystem, tikanga and culture with specific actions for implementation listed in Section 9.1. Of particular relevance to the Plan Change are matters relating to fresh and coastal water management, tikanga and cultural matters, ecosystem enhancement and development of land that creates more pressure on the whenua.

Ngāi Tai ki Tāmaki were approached at the beginning of this plan change development process and were asked if Ngāi Tai ki Tāmaki wished to engage. No response confirming request for engagement has been received to date.

The Plan Change is considered to respond directly to a range of these matters through the protection of key cultural values, landscaping planting, stormwater management provisions and the control of building heights. As discussed in Section 7.0 below, the Plan Change in conjunction

with the existing statutory planning framework are considered to effectively manage future redevelopment, infrastructure servicing and stormwater quantity and quality.

5.5.1.3 Tai Tumu Tai Pari Tai Ao – Waikato-Tainui Environmental Plan

The Tai Tumu Tai Pari Tai Ao – Waikato-Tainui Environmental Plan seeks to provide a pathway that will result in the environmental restoration of the Waikato-Tainui rohe. This plan seeks to achieve a consistent approach to environmental management across the Wakato-Tainui rohe.

The Tai Tumu Tai Pari Tai Ao – Waikato-Tainui Environmental Plan identifies key issues and objectives, policies, and methods for addressing these. The issues in relation to land use planning are relevant to the Plan Change proposal. In particular, the Tai Tumu Tai Pari Tai Ao – Waikato-Tainui Environmental Plan identifies that land has historically been developed and/or subdivided in an ad hoc way, which can lead to adverse effects on the environment, customary activities, culturally and/or spiritually significant sites, or communities. For example, industrial or commercial development in areas that are not well supported by the infrastructure required to effectively operate the activity, or that adversely impacts on residential living. Objective 25.3.2 seeks that urban and rural development is well planned and that the environmental, cultural, spiritual, and social outcomes are positive.

Waikato-Tainui were approached at the beginning of this plan change development process and were asked if Waikato-Tainui wished to engage. No response confirming request for engagement has been received to date.

The Plan Change proposal retains the existing urban zoning, while protecting the Waitomokia crater rim. It also recognises a wider array of cultural values that have otherwise not been provided for in a statutory planning context. Additionally, the Civil Engineering Report finds that future redevelopment can be adequately serviced by the existing wastewater and water supply network without restrictions on capacity, with additional BPO measures proposed as part of the SMP approach.

5.5.2 Coastal Statutory Acknowledgement Areas

Ōruarangi Awa is identified as part of Coastal Statutory Acknowledgement Area as part of Te Kawerau ā Maki¹, Ngāi Tai ki Tāmaki², and Ngāti Tamaoho³ Treaty Settlement Legislation. The mapping and identification of statutory acknowledgement areas is reflected in Auckland Council's online maps (Geomaps) and in Appendix 21 of the AUP.

In addition to the above, it is also recognised that Te Ākitai Waiohua also have a signed deed of settlement with the Crown which identifies the Manukau Harbour along with Ōruarangi creek as forming part of their statutory acknowledgement areas⁴. While it is acknowledged that Te Ākitai Waiohua has not progressed to settlement legislation, and as such this is not formally included in the AUP, it is however considered that their signed deed of settlement warrants recognition.

The Plan Change recognises the importance of the coastal statutory acknowledgement areas in Precincts Plans 1 and 2, identifying both Te Manukanuka o Hape and Ōruarangi Awa as forming

¹ Te Kawerau ā Maki Deed of Settlement – Cultural Redress.

² Ngāi Tai ki Tāmaki Deed of Settlement – Cultural Redress.

³ Ngāti Tamaoho Deed of Settlement – Cultural Redress.

⁴ Te Ākitai Waiohua Deed of Settlement 2021.

part of the Māori and Waitomokia Cultural Landscapes. Additionally, the Plan Change includes a range of provisions that seek to maintain and enhance the mauri and health of the Ōruarangi Awa.

6.0 Consultation

6.1 Mana Whenua

The principal reason for undertaking this Plan Change is to recognise and provide for the relationship of mana whenua and their historic, spiritual and cultural associations to Waitomokia. Mana whenua groups with a registered interest in the Plan Change area were contacted and invited to engage in the proposal since early 2022. A total of 11 mana whenua groups were contacted, and six groups responded confirming their interest for further engagement. Mana Whenua who actively engaged in the development of this Plan Change through hui and the provision of CVA's are as follows:

- Te Ahiwaru – Waiohuria;
- Ngāti Te Ata Waiohuria;
- Te Ākitai Waiohuria;
- Te Kawerau ā Maki;
- Ngāti Tamaoho; and
- Ngaati Whanaunga.

It is important to note that whilst direct engagement has been undertaken with the above Mana Whenua groups, this Plan Change does not seek to exclude other iwi or hapū groups that have an interest or relationship to Waitomokia.

Further, it does not seek to redefine or determine the strength of different mana whenua groups' relationship to Waitomokia. The engagement with these mana whenua groups, along with their CVAs' has formed the evidential base and shape of the Plan Change.

Figure 9 below sets out a summary of key steps of engagement with mana whenua for this Plan Change and record of consultation is included at **Appendix 8**. Copies of the CVAs' are provided as **Appendix 2A – 2E**.

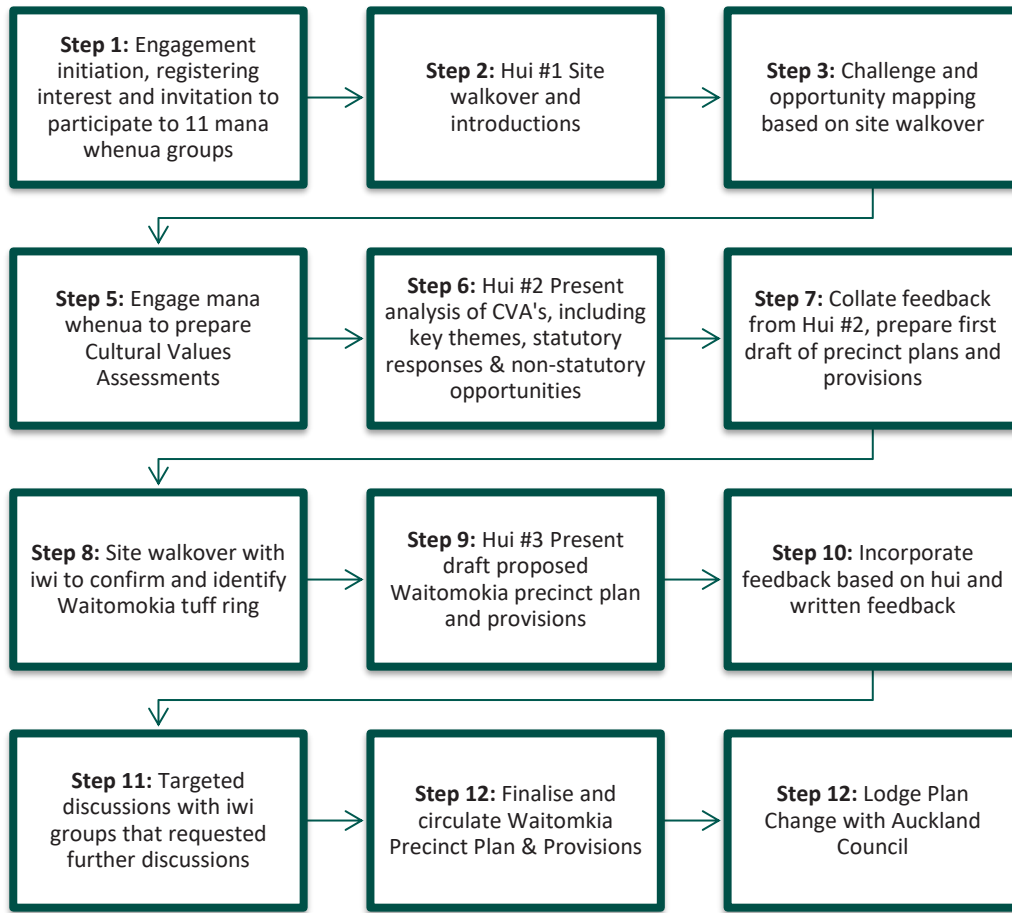


Figure 8: Mana Whenua Engagement Stages

In terms of key features and values that were identified in the CVA’s prepared to inform this Plan Change and discussed further with mana whenua, these have been briefly summarised in **Table 2**. It also details how the Plan Change has responded either through mapping or with a specific provision.

Table 2: Summary of Māori Cultural Values Identified by Mana Whenua

Key Māori Cultural Value / Feature	Plan Change Response
<p>Moerangi was a historic pā and maunga located on the adjacent ‘Weddings Land’ (250 Oruarangi Road and 150 Montgomerie Road) that has been modified and desecrated through historic land use practices. Moerangi was a fortified pā with defensive strength and is recognised by mana whenua as a wāhi tapu because it was a place where historic battles took place.</p>	<p>Identified in Precinct Plan 1: Māori Cultural Landscape Values</p>
<p>Waitomokia itself is identified as a wāhi tapu by mana whenua. A place of historic occupation, events, associations and practices. The landform is named in reference to the waters that collected here and flowed underground, feeding the numerous springs in wider Ihu ā Mataoho (Ihumatāo).</p>	<p>The Plan Change as a whole reflects this, with Precinct Plan 1 showing Waitomokia as part of the wider Māori Cultural Landscape. Precinct Plan 2</p>

<p>One of the key values attributed to Waitomokia is that of a ‘Matapuna’ (spring source) and repo (wetland), with traditional food gathering and other cultural practices directly associated with it. Including as a mahinga kai, taonga depository, and place where other taonga species were gathered.</p>	<p>shows the crater rim, archaeological features, Pā, Ōruarangi Awa along with various other features that contribute to the value of Waitomokia.</p> <p>Plan Change site and various associated provisions. Including specific stormwater management standards and solutions proposed that are designed to recognise the intrinsic values associated with freshwater.</p>
<p>The integrity and form of the remaining Waitomokia Tuff Ring and its outer slopes are of great significance. The maintenance of tuff ring is of primary importance.</p>	<p>Identification and protection of Waitomokia Tuff Ring on Precinct Plan’s 1 and 4. Associated no build area and earthworks provisions to limit earthwork and development to protect the integrity, form, and Māori cultural and spiritual associations.</p>
<p>Puketāpapatanga ō Hape papakāinga is part of the wider cultural landscape and is the village sits between Ōruarangi awa and Puketāpapatanga ō Hape, and was reserved as such following the end of hostilities between the Crown and the Kīngitanga in the late 1800s, it is the kāinga of Makaurau Marae, Te Ahiwaru and related whanau.</p>	<p>Sub-precinct A includes building height restrictions, setback controls and landscape planting provisions to manage visual dominance, loss of privacy and amenity effects in relation to Puketāpapatanga papakāinga.</p>
<p>Manukau Harbour / Te Manukanuka o Hoturoa is of the highest importance (including foreshore) and attributed to the following cultural values:</p> <ul style="list-style-type: none"> • Food gathering; • Transport routes (waka portages); • Taniwha; • Spiritual connections to the past; • Recognised as Tauranga Waka. • Relationship to tributaries (watercourses that flow to harbour). 	<p>Identified on Precinct Plan 1, recognised as part of the wider Māori cultural landscape and in the Precinct Description.</p>
<p>Ōruarangi Awa or Te Wai o Ruarangi is recognised as an important body of water to all mana whenua groups for</p>	<p>Identified in Precinct Plan 1, Precinct Plan 2 with specific</p>

<p>various reasons, including as a māhinga kai, wāhi tapu, important recreation area and spawning ground for taonga species. There are a number of legal agreements and treaty settlement legislation (both settled still under claim) associated with it.</p>	<p>provisions proposed to protect and where appropriate enhance the mauri and health of the waterway through stormwater management controls and riparian planting.</p>
<p>Providing for the relationship of mana whenua to Waitomokia. The CVA’s and direct discussions with mana whenua sought opportunities to achieve this, including through the provision of access to the Pā (on the western edge of the Plan Change area), and opportunities for community facilities.</p>	<p>Earlier iterations of the draft Plan Change provisions included a standard to provide and form public access to the Pā at the time of development. However, mana whenua advised that they did not support public access as this may put the Pā at risk of desecration. Mechanisms to provide access for mana whenua to the Pā are subject to further discussion outside of the regulatory process.</p> <p>In terms of community facilities, these are provided for as permitted activities throughout the sub-precinct C, including within the ‘no-build area’ as agreed with mana whenua. Additionally, small scale structures for the purpose of public amenities are also enabled within the ‘no-build area’ of sub-precinct A. The intention of this is to allow for a small-scale shelter and other furniture that can be utilised by mana whenua (as opposed to the general public).</p>
<p>Various Māori cultural values and tikanga were expressed in the CVA’s in association with Waitomokia. Given this knowledge is ‘mātauranga ā iwi’ (knowledge developed and derived from each iwi) it has not been incorporated into the plan change. This is best implemented by mana whenua as kaitiaki, in direct relationship with future landowners at the time of development of the site.</p>	<p>Non-statutory opportunities and responses.</p>

Overall, the Plan Change is considered to respond appropriately to the key mana whenua values and associations expressed through consultation and CVA’s. Importantly, the proposed precinct

plans and provisions are considered to recognise Waitomokia as a wāhi tapu, acknowledge its importance within the wider Māori cultural landscape, and seeking to protect the key features that are identified as holding the most significance within Plan Change area.

6.2 Indevin

Several meetings and discussions were held between Goodman and Indevin to discuss the proposed Plan Change approach and to seek their views on the inclusion of their land at 470 Ōruarangi Road. This included providing copies of the proposed Waitomokia Precinct Plans and provisions. As a result of these discussions, Sub-Precinct D was introduced to the Plan Change to recognise that this portion of land within the Waitomokia Precinct is already highly modified and developed with existing buildings and structures. In acknowledgement of this, sub-precinct D has been excluded from the resource consent requirement for new buildings and additions/alterations to buildings in the precinct thereby allowing for these activities to continue as a permitted activity in accordance with the underlying Light Industry zone provisions. All other Plan Change provisions apply, ensuring continuous protection of the Waitomokia Tuff Ring.

7.0 Assessment of Environmental Effects

Section 76 of the RMA states that in making a rule, the territorial authority must have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect. This section details the actual and potential effects that the proposed plan change provisions may have on the environment. This assessment is based on analysis and reporting undertaken by various experts, which are attached as appendices to this application.

7.1 Māori Cultural Values

Waitomokia is currently live-zoned Business – Light Industry by the AUP (refer to Chapter H17 of the AUP), which provides for industrial activities and associated buildings up to 20m high with up to 100% impervious service coverage as a permitted activity. It is considered that development enabled by the current planning regime has the potential to generate adverse cultural effects on the identified mana whenua values, which have the potential to be significant.

One of the key positions held by Mana Whenua is that Waitomokia is part of a wider Māori cultural landscape, with relationships to other maunga, waterbodies, and sites in the wider Māngere / Ihumatāo area. This is considered to be reflective of a *'te ao Māori'* worldview, which acknowledges that mana whenua values do not end at a site boundary, are separated by land and sea, or can be compartmentalised into strict effect categories or disciplines. This view is well documented within the planning context, recognising that mātauranga Māori (Māori knowledge and concepts) traverses various environmental matters and effect categories. As such, this section of the assessment of effects focusses more broadly on Māori cultural values and how these have been addressed, with specific environmental effects (i.e., transportation) dealt with separately in Sections 7.2 – 7.6 below.

Section 6.1 above, details the mana whenua engagement process which has informed the framework and approach proposed in the Plan Change. The ongoing engagement with mana whenua has allow iterative development of the Plan Change provisions and supporting specialist reporting.

The CVA's have been provided by Te Ahiwaru Waiohua, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga provided the starting point and evidential base to support the plan change. All CVA's identify Waitomokia as a wāhi tapu, describing mana whenua's relationship to Waitomokia and highlighting that its values need to be considered within the wider cultural setting and Māori cultural landscape.

In response to the above, the Plan Change has sought to recognise the wider Māori Cultural Landscape, which has been mapped in Precinct Plan 1, with precinct provisions that are designed to manage future development in a manner that is responsive to the wider cultural setting and incorporates specific development controls that will protect, maintain and enhance the Māori Cultural values present within the Plan Change area.

In terms of potential adverse cultural effects arising from future development, the CVA's identify earthworks, stormwater management, and building form as matters that may potentially generate adverse effects on Māori cultural and archaeological values which are described and summarised below:

- **Earthworks:** All Mana Whenua sought protection of the Waitomokia crater rim landform. This has been identified (Precinct Plan 4) and only limited works associated with the ongoing maintenance, landscaping and the construction of the stormwater device, its reticulation and outfall is provided for. All other earthworks and development affecting the crater rim landform will require a non-complying activity resource consent. Additionally, mana whenua highlighted that suitable GD05 erosion and sediment control measures would need to be implemented at the time of development to manage potential effects Ōruarangi Awa and Te Mānukanuka o Hoturoa. While no actual development is proposed as part of this Plan Change, it is considered that Chapters E11 and E12 include the appropriate measures to manage potential adverse sedimentation effects on the Ōruarangi Awa and Te Mānukanuka o Hoturoa.
- **Archaeology:** there are a number of known recorded archaeological sites within the Plan Change area, and Mana Whenua consider that there is potential for more to be discovered at the time of developing the site. In response to this, a special information requirement I1.9.(1) has been included and requires that any resource consent application be supported by an archaeological assessment and survey.
- **Built Form:** the bulk and scale of buildings was identified as a potential issue, particularly in relation to the development of sub-precinct A (sometimes referred to as 'Harbourview' block by mana whenua). Several matters were raised by Mana Whenua which has been assessed in detail in section 7.3 of this report. In summary, Mana Whenua considered that the Plan Change needed to take a more nuanced approach to built form across the Plan Change area, taking into account the proximity of Puketaapapatanga Papakāinga and key views through and across the site. These are summarized below:
 - Te Kawerau ā Maki has sought lower building heights to be considered and that building design responds to the natural landform, and incorporates the cultural values.
 - Te Ahiwaru have raised concerns about building heights, particularly when viewed from Makaurau Marae, and have sought screen planting along the south western boundary of the Plan Change Area.

- Te Ākitai Waiohua have sought the visual retention of the steep inner slopes of Waitomokia, as well as seeking the minimization of earthworks and the modification of the ‘Habourview’ block.
- Ngāti Te Ata Waiohua have sought no development within sub-precinct A to ensure the Pā is free of development, and that key sightlines are maintained.

In response to these matters raised, the Plan Change has incorporated a landscaping standard that requires a landscape buffer to be established at widths of between 5m – 10m around the Pā and along parts of the south western boundary. These provisions will apply at the time of development within sub-precinct A, along with a Landscape and Riparian Planting plan required in support of any resource consent application. The landscape planting will be in addition to the existing mature vegetation that is already established within the riparian edge/esplanade reserve adjacent to the Ōruarangi Awa. Other measures proposed include standard I1.6.3 which introduces a minimum yard setback requiring all buildings and structures to be setback a minimum distance of 10m from the Pā and Ōruarangi Esplanade Reserve. Further, buildings and structures will also need to be setback 5m from the planting buffer. The provisions have also taken into account the advice within the Landscape and Visual Assessment prepared by Boffa Miskell and provided as **Appendix 9**. Boffa Miskell have identified ‘no build areas’ and reduced building heights in sub-precincts A and C to respond to the matters raised by mana whenua with their recommendations incorporated into the Plan Change. These matters are discussed further in section 7.3 below.

- **Stormwater management:** Throughout the CVAs’, Waitomokia’s association and cultural narrative is directly linked to ‘wai’ and water resources. The importance and association with wai are inextricably linked to Ōruarangi Awa and Te Mānukanuka o Hoturoa and the potential impacts on the mauri of these resources arising from future development. To address this, the Plan Change proposes an integrated approach for stormwater management that responds to the cultural values associated with Waitomokia, while ensuring the overall health and mauri of Ōruarangi is improved through future development. This is further discussed in section 7.4 below.

A comprehensive analysis of the CVA’s was prepared to support engagement, and was presented back to Mana Whenua during ‘Hui #2’ (refer to the Cultural Values Matrix provided as **Appendix 3**). The Cultural Values Matrix summarises the common themes, potential development opportunities and challenges and identifies potential statutory and non-statutory responses to mana whenua’s identifies values. The Plan Change provisions are the outcome of ongoing engagement which were iteratively refined through discussions and written feedback from Mana Whenua.

In relation to potential effects on the wider Māori cultural landscape values, the Plan Change is considered to appropriately recognise this through Precinct Plan 1 in combination with the protective provisions of Waitomokia’s crater rim, the nuanced building heights, identified no build areas, and enhanced stormwater management approach for the Plan Change area. These measures are considered to account for the broader Māori cultural context and landscape values associated with the site, ensuring the form and integrity of Waitomokia’s volcanic landform will be maintained, while managing potential adverse effects on Ōruarangi Awa and Te Mānukanuka o Hoturoa.

Collectively, the proposed Plan Change provisions and supporting technical assessments are considered to respond directly to the important cultural values and issues identified by Mana Whenua in their CVAs’.

7.2 Transportation

An Integrated Transport Assessment (‘**Traffic Report**’) has been prepared by Flow Transportation Specialists (‘**Flow**’) and is enclosed as **Appendix 10**. The Plan Change site has access to Ōruarangi Road, Montgomerie Road and Pavilion Drive, all of which are classified as non-arterial roads with sign posted speed limits of between 50 and 60km/hour. Ōruarangi Road is a two-way traffic road with a formed carriageway of approximately 7.5m with no on-road car parking, and has a new 1.8m footpath constructed between Montgomerie and Ruati Roads. Montgomerie Road is a two-way traffic road, has a constructed carriageway width of 9m, allows on-street parking, and has a 1.5m footpath on the eastern side of the carriageway. Pavilion Drive is a two-way traffic road, has a constructed carriageway width of 12.5m, does not have any designated car parking, and features 1.5m footpaths on both sides of the road. Transport accessibility to site has been assessed by Flow which considers pedestrian, cycling, public transport to be limited with the primary transport mode considered to be private vehicles.

Early on in the engagement process, Te Ahiwaru – Waiohua raised concern that future development of the site has the potential to generate traffic effects on Puketaapapa papakāinga (village) and were concerned that it would become a thoroughfare for heavy vehicles wanting to access the site. Te Ahiwaru – Waiohua are particularly concerned with how this could impact the safety of tamariki (children). To address this, the Plan Change has proposed to restrict any new access to the Plan Change area along Oruarangi Road (refer to Precinct Plan 3 and standard I1.6.8).

The Traffic Report has assessed the impacts of restricting any new vehicle access points to and from Ōruarangi Road. This would require future vehicle access to sub-precinct B and C to be from Montgomerie Road and access to sub-precinct A from Pavilion Drive. Precinct Plan 3 sets out the key structuring elements of the Plan Change, and proposes an internal roading layout within sub-precinct B that terminates within the site and a Vehicle Access Restriction at the frontage of Ōruarangi Road. Non-compliance with these provisions requires discretionary activity resource consent.

Section 5 of the Traffic Report assesses the potential traffic impacts of this approach, taking into account existing traffic patterns, crash rates, and estimated trip generation within the Plan Change area. Flow estimates potential development (warehousing and logistic activities) within the Plan Change Area (including existing trips to the Indevin site) will result in approximately 658 vehicle trips during the morning peak hour and 631 vehicle trips during afternoon peak hour. A summary of the Traffic Report finding is provided below:

- The proposed Plan Change and potential development is not expected to lead to a substantial increase in pedestrian, cycling or micro mobility trips primarily due to the industrial nature of the Plan Change area. Existing facilities are considered adequate and demand for facilities is relatively low. No significant safety issues are anticipated for these modes of transport
- No adverse safety impacts on private vehicles are anticipated, and Montgomerie Road is considered to adequately accommodate the anticipated traffic volumes.

- Future vehicle access to Montgomerie Road will be need to be assessed in more detail at the time of future development to ensure safe sight distances are maintained and appropriate design standards met (including SISD, ASD, and MGSD)
- It is considered that the existing public transport facilities are adequate and that potential increased trip demand on the bus network can be accommodated by the existing network.
- The Plan Change is not projected to lead to a substantial increase in walking and cycling trips, and the walking/cycling connections enabled by the proposal will provide direct access to SH20A shared path.
- The Traffic Report estimates that potential development within the Plan Change Area (including existing trips) will result in approximately 658 vehicle trips during the morning peak hour and 631 vehicle trips during afternoon peak hour.
- Chapter E27 of the AUP does not require minimum car parking requirements. However, it is acknowledged that minimum accessible car parking should be provided as part of future development. Accessible parking is addressed by existing Auckland-wide provisions in the AUP.
- Demand for travel by private car and trucks should be managed by:
 - The provision of accessible car parking;
 - The provision of bike parking and end of trip facilities; and
 - Accessways, internal access roads and a cul-de-sac that is designed to accommodate larger trucks.
- Subject to implementation of the recommendations, there are no transport planning or engineering reasons to preclude implementation of the proposed Plan Change.

Taking into account the advice of Flow, it is considered that the proposed Plan Change addresses the concerns raised by Te Ahiwaru – Waiohua, while ensuring potential adverse effects of future development on the safety and efficiency of the transport network will be less than minor.

7.3 Landscape and Visual Amenity

The potential landscape and visual effects associated with the proposed Plan Change, including provision for building heights up to 20m, have been assessed in the Landscape Effects Assessment prepared by Boffa Miskell included at **Appendix 9**. In addition to this, an assessment of the volcanic landform has been undertaken by Geoheritage and is attached as **Appendix 11**.

Section 7.1 above highlights a number of concerns raised by Mana Whenua through their CVA's and during engagement. The key concerns relate to the scale, bulk, and intensity of built form within the Plan Change area and the potential impacts this may have on the integrity and form of the Waitomokia crater rim and domination over the Pā and adjacent Puketaapapa papakāinga, and development generally within the sub-precinct A area. Mana Whenua are particularly concerned about the impacts of built form when viewed from Puketaapapa Papakāinga and Makaurau Marae.

To address the above, the Plan Change approach establishes restrictions on potential development currently enabled by the existing planning framework that applies to the site. This includes the protection of the current Waitomokia crater rim landform, reduced building height limits within sub-precincts A and C, no build areas identified in sub-precincts A and C, landscape planting along the western and southern boundaries of sub-precinct A, and yard setbacks from the Pā, Ōruarangi

Esplanade Reserve and landscape buffer. These provisions have been developed in conjunction with Boffa Miskell, informing the layout of the precinct plans, identification of sub-precincts, building heights, and landscaping provisions that are now contained within precinct provisions of the Plan Change.

The Landscape and Visual Assessment has assessed the provisions and considers that the nuanced height limits and no build areas that are proposed are appropriate to address the potential amenity effects, loss of privacy and potential visual dominance effects of future development on Puketaapapa Papakāinga. In particular, the reduced building heights will result in substantially improved bulk and scale outcomes when viewed from the papakāinga in comparison to the existing permitted maximum building height of 20m enabled by the current zoning framework. These measures, in conjunction with the landscape planting treatments and yard setbacks ensure that there is sufficient breathing room around the Pā and separation from Puketaapapa Papakāinga will be maintained. Built form in this location will be screened and softened by the existing vegetation, which will be supplemented by additional landscape planting required along the boundary of sub-precinct A.

The Landscape Visual Assessment concludes that the proposed Plan Change will establish limitations on the development currently enabled by the current planning framework that gives recognition and certain protection to the cultural landscape values and mana whenua associations to the site. In terms of landscape outcomes, future development on the land established under the Plan Change will better respond to the cultural values and how these will be perceived and appreciated in the landscape. The proposed landscaping will ensure screening, physical separation and is overall considered to lead to beneficial landscape outcomes.

Overall, and for the reasons outlined above, the proposed Plan Change is considered to result in improved landscape and visual amenity effects that gives recognition to the mana whenua cultural values and cultural landscape of the wider environment. On this basis, landscape and visual effects of the proposal are considered less than minor.

7.4 Flooding and Stormwater Management

It is noted that the current AUP and zoning framework enables 100% of the site to be impervious surfaces. A Stormwater Management Plan (SMP) enclosed as **Appendix 7** has also been prepared by Sertus Civil Engineering ('Sertus') detailing how stormwater runoff of the site from development is proposed to be managed. Geomaps identifies the extent of natural hazards that affect the Plan Change area include flood plain, flood prone area and a series of overland flow paths.

As noted above, assessments of the watercourses within the Plan Change area have been undertaken by VIRIS (refer to **Appendix 5**) which confirm that there are no natural watercourses within the site.

The CVA's all identify and associate Waitomokia's inherent value and importance to 'wai', and the traditional customary practices that were undertaken on or near the site during historic occupation of the area. This extends to the importance of Ōruarangi Awa, a traditional mahinga kai and mātaimai. The CVA's all identify potential development and the management of stormwater generated from impermeable surfaces as a key concern. As such, Sertus was engaged at an early stage of the development to develop a suitable stormwater management plan that addresses potential flood hazards, stormwater management approaches and addresses concerns raised by mana whenua in their CVAs'.

The site is currently drained by a private stormwater network consisting of pipes, cesspits, & manholes which collect stormwater from impervious roof and pavement areas. This pipe network falls to ponds and an open channel running along the southern boundary. The private network then flows into an open channel which captures and conveys the surface water to a discharge point into the public stormwater network located near the intersection of Montgomerie Road and Pavilion Drive. The downstream public network consists of a public open channel creek with two DN4000 culverts on Pavilion Drive prior to flowing into Ōruarangi Creek. Section 3.8 of the SMP summarises the overarching solutions which are considered to adequately address the stormwater issues associated with development of the site, including stormwater conveyance, hydrological mitigation, flooding, erosion, and water quality.

The SMP concludes:

- The SMP provides a robust means of stormwater management to enable the Waitomokia Plan Change.
- The management approach is based on the proposed development impervious percentages, and an overall solution has been proposed to manage stormwater and mitigate flooding on the subject site. The solution involves installation of new private drainage assets and treatment devices to manage the quantity and quality of stormwater discharges to the downstream receiving environment, while improving ecological outcomes and recognising its cultural significance.
- The SMP demonstrates that the proposed stormwater management measures are the best practical option, taking into consideration the existing site features and nature of the development whilst responding to the cultural, spiritual and natural landscape of the site.
- The proposed stormwater management measures as outlined in this SMP achieves best practice that is consistent with the target outcomes of the AUP and NDC as well as compliance with prescribed guidelines for the Auckland Region.
- The SMP can form part of the assessment of future detailed designs to ensure that the design intent and mitigation philosophy of stormwater management has been retained.

Sertus' assessment concludes that the proposed stormwater management measures outlined in the SMP supports the Plan Change approach, achieves best practice and is consistent with the outcomes of the AUP and NDC as well as compliance with prescribed guidelines for the Auckland Region, and is considered to appropriately manage and mitigate potential flood hazards. This approach has been discussed in detail with Mana Whenua who are supportive of the measures proposed and consider this to be a suitable approach to maintain and enhance the mauri of Ōruarangi Awa.

7.5 Infrastructure Servicing

A Civil Engineering Report has been prepared by Harrison Grierson ('HG'), included at **Appendix 12**. Their report's sets out the considerations for infrastructure servicing. The key conclusions of their assessment are summarised below:

- **Stormwater:** HG rely on the SMP approach outlined in the Sertus Report, and considers the approach addresses hydrology mitigation, stormwater quality, stormwater flows and flooding and overland flow paths in presenting a Best Practicable Option (BPO) stormwater management approach for future site redevelopment.

- **Wastewater:** The Waitomokia site will be serviced by a separate gravity network, draining to a new wastewater pumpstation (WWPS) that will be located in the southern part of the site. From the WWPS, the wastewater will be pumped through a rising main into the existing manhole 482470, leading towards Pavilion Drive. HG confirms that wastewater servicing of the Waitomokia site is feasible through an on-site WWPS with a rising main connecting to the existing network. Sub-precinct A (Harbour View block) has an existing wastewater connection. However, capacity within the surrounding network requires confirmation at the time of future development.
- **Water Supply:** Based on the current infrastructure there are insufficient hydrants within the required distance of the future proposed buildings. Extension of the water reticulation through the site will be required to accommodate future development and alternative firefighting water demand and an appropriate number of hydrants will need to be incorporated during the design phase of the project. In relation to potable water supply, a new watermain will be required to connect to the existing mains in Montgomerie and Ōruarangi Road's.
- **Utilities:** It is anticipated that all future development can be serviced by power and telecommunication connections.

HG assessments concludes that future redevelopment can be adequately serviced by the existing wastewater, water supply and utilities with confirmation of detailed design required at the time of development.

Overall, it is considered that the Plan Change will not generate potential servicing effects that are over and above that already enabled by the existing AUP provisions and regulatory framework, and detailed infrastructure design will be determined as part of any future redevelopment.

7.6 Archaeological

An archaeological report has been prepared by CFG Heritage and is provided as **Appendix 13**, and includes an assessment of the existing recorded archaeological material found within the Plan Change Area. These archaeological sites are mapped by Geomaps and identified in Precinct Plan 2. The report goes on to note that site R11/575, mapped within the adjacent pā, includes a number of middens likely associated with occupation of the pā. CFG Heritage considers the previous subdivision as suitable mitigation to ensure the protection of this important resource. The archaeological report also considers it is likely that other features and deposits may be found on the outer slopes of Waitomokia's tuff ring, but that the condition of these are unknown and are likely to have been damaged through historic farming practices on the site. Overall, CFG Heritage find that there are no effects arising from the Plan Change, however, recommends that additional consultation be undertaken with mana whenua.

Future development, particularly earthworks have the potential to disturb or discover archaeological material that may exist at the site. This is a concern raised by mana whenua in their CVAs'.

To address this, the Plan Change proposes a special information requirement that requires the provision of an archaeological assessment and survey to be undertaken and to accompany any application to develop or modify the site. The purpose of this is to address the concerns raised by mana whenua and to allow appropriate consideration of the legislative requirements of the Heritage New Zealand Pouhere Taonga Act 2014.

7.7 Summary of Effects

The actual and potential effects of the proposed Plan Change have been considered above, based on reporting and analysis undertaken by a range of technical experts. The Plan Change will facilitate future development of the site that respects mana whenua cultural values, their relationship and associations to Waitomokia, while achieving positive environmental effects. These measures are considered to collectively contribute to the cultural wellbeing of mana whenua, while enabling the efficient use and development of land that is already zoned for development. Where adverse effects are anticipated, the proposed policies, rules and assessment criteria of the Plan Change, in addition to those currently in the AUP, will ensure they are appropriately avoided, remedied, or mitigated.

8.0 Section 32 Analysis

8.1 Scale and Significance of the Effects

Section 32(1)(c) of the RMA requires the s32 evaluation to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. Effects of the proposed plan change have been assessed in section 7 of this report. In order to determine the scale and significance, the following criteria have been used:

Criteria	Summary of effects	Evaluation (1 is low and 5 is high)
Reason for change	<ul style="list-style-type: none"> To enable the efficient use and development of land zoned for light industrial activities, while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia. 	4
Degree of shift from status quo	<ul style="list-style-type: none"> The Plan Change seeks to retain the exiting underlying zoning under the AUP. Waitomokia Precinct seeks to introduce nuanced provisions the identify and recognise the significance of Waitomokia within the wider Māori cultural landscape. The proposed Waitomokia Precinct, includes bespoke provisions that are to be considered in conjunction with the wider AUP planning framework, designed to integrate with the Industrial Zone and Auckland-wide provisions. 	2

	<ul style="list-style-type: none"> The proposed precinct provisions seek to introduce bespoke provisions to address features and characteristics within the plan change area which require particular management. The proposed provisions are discrete and will only apply to the precinct area. 	
Who and how many will be affected, geographic scale of effects	<ul style="list-style-type: none"> The Plan Change is discrete, only impacting the Plan Change area. 	1
Degree of impact on or interest from Maori	<ul style="list-style-type: none"> High degree of impact on Mana Whenua, that are considered positive and improved outcomes when compared with the current statutory planning framework. 	2
Timing and duration of effects	<ul style="list-style-type: none"> The plan change seeks to introduce a precinct that recognises Māori cultural values and the relationship of mana whenua. Managing development and these values into the future. 	2
Type of effect:	<ul style="list-style-type: none"> Effects have been assessed in section 7 of this report and are considered to be less than minor. The proposed plan change is considered to have a positive impact on social and economic well-being, enabling the efficient development of business zoned land. The Plan Change is considered to positively recognise, protect, maintain and where appropriate enhance the Māori cultural, ecological and amenity values of the area. 	2
Degree of risk or uncertainty:	<ul style="list-style-type: none"> There is a low degree of risk and uncertainty, due to the high degree of input of mana whenua and technical specialist input to the plan change. 	1
Total (out of 35):		14

The level of detail in this evaluation report is appropriate for the level of effects anticipated.

8.2 Appropriateness of the Proposal to Achieve the Purpose of the Act

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the proposed plan change are the most appropriate way to achieve the purpose of the RMA.

8.2.1 Objectives of the Plan Change

The purpose or overarching objective of the Plan Change 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 Plan Change seeks to recognise the relationship which exists between Māori cultural landscape values and the management of natural and physical resources. The reason for this Plan Change request is to enable the development of light industrial, some commercial and accommodation, and community activities within the Plan Change area, while ensuring that potential adverse effects on the cultural values that make up the wider cultural landscape are appropriately managed.

The proposed precinct includes objectives to guide development within the Plan Change area to achieve the following outcomes:

- Mana whenua cultural, spiritual and historical values are protected and respected within Waitomokia;
- Acknowledge the broader Māori Cultural Landscape that Waitomokia is set within;
- Development is enabled, but managed in a way that protects the key features of importance to mana whenua;
- Development is managed in an integrated manner that ensures the natural environment, particularly Ōruarangi Awa and Te Manukanuka o Hoturoa, is maintained and enhanced; and
- Development implements best practice engineering solutions in conjunction with mātauranga and tikanga Māori to protect the mauri and health of Ōruarangi Awa and Te Manukanuka o Hoturoa.

8.2.2 Assessment of the Objectives Against Part 2

In accordance with Section 32(1)(a), **Table 3** below provides an evaluation of the appropriateness of the objectives of the plan change.

Table 3: Evaluation of The Appropriateness of the Objectives of the Plan Change

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
<p>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.</p>	<p>The intrinsic values of Waitomokia are identified, recognised and where appropriate protected and enhanced to ensure that development is undertaken in a manner that avoids, remedies or mitigates adverse effects in accordance with s5(2)(c). Additionally, through the identification of key features, the intrinsic values of the area and wider Māori Cultural Landscape are maintained for current and future generations.</p>	<p>S6(e) requires that the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is recognised and provided for. It is considered that the proposed objective achieves this.</p>	<p>The objective is considered to recognise and provide for kaitiakitanga through identification and protection of resources of importance to mana whenua in accordance with s7(a), while enabling the efficient use and development of land outside of these areas (per s7(b)).</p>	<p>The objective has been developed with input from Mana Whenua and is considered to appropriately account for Treaty of Waitangi principles.</p>
<p>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.</p>	<p>Development is managed in a manner than ensures adverse effects are appropriately managed, particularly with respect to natural environments.</p>	<p>Development is managed in a manner to ensure adverse effects on the surrounding significant ecological areas, rivers and the coastal environments are managed.</p>	<p>Efficient use and development of natural and physical resources is enabled, while ensuring the intrinsic values of ecosystems are managed.</p>	<p>The objective has been developed with input from Mana Whenua and is considered to appropriately account for Treaty of Waitangi principles.</p>
<p>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</p>	<p>Development is designed in a manner that recognises the Māori cultural landscape values,</p>	<p>This objective seeks to ensure that development does not compromise the Māori cultural landscape</p>	<p>Through sensitive location and design of development, the objective provides for</p>	<p>The objective has been developed with input from Mana Whenua and is considered to</p>

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
<p>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.</p>	<p>and contributes to the existing cultural, spiritual, ecological, geological and amenity values that exist at the site. Ensuring that activities are sensitively managed to and ensures these resources will be managed for the reasonably foreseeable needs of future generations in accordance with s5(2)(a).</p>	<p>values, providing for mana whenua’s relationship, cultural and traditions that exist within the plan change area.</p>	<p>kaitiakitanga, the efficient use of natural resources, and maintains amenity values present at the site through.</p>	<p>appropriately account for Treaty of Waitangi principles.</p>
<p>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.</p>	<p>Development is managed in a manner than ensures adverse effects are appropriately managed, particularly with respect to natural environments.</p>	<p>Development is managed in a manner to ensure adverse effects on the surrounding significant ecological areas, rivers and the coastal environments are managed.</p>	<p>Efficient use and development of natural and physical resources is enabled, while ensuring the intrinsic values of ecosystems are managed.</p>	<p>The objective has been developed with input from Mana Whenua and is considered to appropriately account for Treaty of Waitangi principles.</p>

8.2.3 Assessment of the Objectives against Higher Order Policy

The Plan Change seeks to retain the existing underlying Business Zone – Light Industry Zoning, and introduce a new precinct with bespoke provisions that acknowledges the Māori cultural values present within the Plan Change area. As such it is necessary to evaluate the proposed objectives against the settled higher order objectives of the AUP. The Plan Change has been evaluated against the higher order objectives of the RPS above in Section 5.3 of this report.

In addition to the objectives of the proposed Plan Change which are outlined above, the AUP objectives with particular relevance to this plan change are summarised below:

Within the Business Zones:

- H17.2 (1) Light industrial activities locate and function efficiently within the zone. (2) The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided. (3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed. (4) Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.

The proposed Waitomokia Precinct is considered to be consistent with the objectives of the Light Industry zone. The Plan Change seeks to enable the function, purpose and efficient use of the land, while ensuring Māori cultural values are suitably recognised and effects are managed.

Overall, it is considered that the proposed Waitomokia Precinct objective's detailed in Table 3 will appropriately give effect to higher order policy of the AUP and be consistent with the Industrial Zone objectives of H17.2 (1) – (4).

8.3 Appropriateness of the Provisions to Achieve the Objectives

Section 32(1)(b) of the RMA requires an evaluation to examine whether the provisions (i.e., policies and methods) of the proposed Plan Change are the most appropriate way to achieve its objectives by:

- Identifying other reasonably practicable options for achieving the objectives;
- Assessing the efficiency and effectiveness of the objectives; and
- Summarising the reasons for deciding on the proposed Plan Change.

Any assessment under section 32(1)(b)(ii) must:

(a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for:*

(i) *economic growth that are anticipated to be provided or reduced; and*

(ii) *employment that are anticipated to be provided or reduced; and*

(b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*

(c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

If the proposed will:

amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under section 32 (1)(b) must relate to:

- (a) the provisions and objectives of the amending proposal; and*
- (b) the objectives of the existing proposal to the extent that those objectives—*
 - (i) are relevant to the objectives of the amending proposal; and*
 - (ii) would remain if the amending proposal were to take effect.*

The Plan Change seeks to introduce a new Waitomokia Precinct. Therefore, the above assessment must relate to the provisions and objectives of the proposed Waitomokia Precinct. The relationship of the proposed precinct objectives and the appropriateness of the proposed precinct objectives is considered in section 8.2.3 of this report.

8.4 Other Reasonably Practicable Options for Achieving the Objectives

In determining the most appropriate method for achieving the objectives of the plan change, consideration has been given to the following other reasonably practicable options:

Option 1: Status quo and Non-Statutory Methods

This option involves retaining the operative AUP Light Industry Zone, with no specific statutory provisions that manage the specific Māori cultural values of the site. This relies on non-statutory recognition of mana whenua through relationship agreements.

Option 2: Schedule Waitomokia as a Site and Place of Significance to Mana Whenua

This option involves retaining the Light Industry Zone in combination with scheduling the site as a Site and Place of Significance to Mana Whenua under the AUP.

Option 3: Waitomokia Precinct

This option involves retaining the existing AUP Light Industry Zone, in conjunction with nuanced precinct plans and provisions that identify, recognise and protect the key Māori cultural values of significance while enabling development that is consistent with the purpose and intention of the underlying zone. The precinct includes bespoke development controls and standards for earthworks, development, landscaping, and stormwater management.

Table 4 below evaluates these options against the requirements of section 32(1)(b).

It is considered that the most appropriate and preferred option is **Option 3**, and the proposed Plan Change retains the existing zoning while introducing the Waitomokia Precinct.

Table 4: Evaluation of Alternative Options

Option 1 – Status quo	Option 2 – Schedule Waitomokia as a Site and Place of Significance to Mana Whenua	Option 3 – Introduce Waitomokia Precinct and retain the Light Industry Zone
<p>Efficiency and effectiveness in achieving objectives</p>		
<p>Whilst this option is effective and efficient with respect to enabling the development of light industrial activities, and ensuring adverse effects associated with this are appropriately managed, it relies on non-statutory methods to appropriately recognise the relationship of Māori and the values prescribed to the site through their CVA’s. This option does not provide certainty that the cultural values of the site will be effectively or efficiently managed.</p>	<p>This option effectively and efficiently manages the tangible and intangible cultural values associated with Waitomokia, but does not effectively or efficiently provide for appropriate development of the site as provided for by the underlying Light Industrial zoning of the site. This option is considered to result in conflicts between the zone and overlay framework, that would be inconsistent with the current directions of the AUP.</p>	<p>This option is considered to effectively and efficiently recognise the tangible and intangible values of Māori associated with Waitomokia, through bespoke objectives and policies and provisions that are designed to respond to the identified values and features of the site. This option ensures that urban development is appropriately enabled, and undertaken in a manner that is sensitive to the receiving environment. Development within the plan change can efficiently be undertaken as the anticipated outcomes of the plan are set, while ensuring effective management of adverse effects on Māori cultural values and the receiving natural environments.</p>
<p>Costs and Benefits</p>		
<p>Benefits:</p> <ul style="list-style-type: none"> • No change to the AUP necessary. • Existing industrial activities and land uses will continue to be realised with maximum development potential enabled. • Removes the costs associated with initiating a plan change. • The relationship of mana whenua and the values associated can be managed directly 	<p>Benefits:</p> <ul style="list-style-type: none"> • Schedules Waitomokia in the AUP, applying the statutory planning provisions contained in D21 of the AUP. • Requires discretionary activity resource consent for all buildings and structures within the identified extent of the site / place. 	<p>Benefits:</p> <ul style="list-style-type: none"> • This option reflects nuanced and tailored precinct plans that identifies and protects key features of significance to mana whenua. • Reflects the Māori cultural values and narrative within the Plan Change area and the wider cultural setting, rather than applying a blanket approach to protecting

<p>with mana whenua through non-statutory relationship agreements.</p> <p>Costs:</p> <ul style="list-style-type: none"> • Does not recognise the mana whenua values of importance within the statutory planning context. • No permanent or ongoing protection of the tangible and intangible mana whenua values associated with Waitomokia. • Relies on the goodwill / good faith of developers and does not provide certainty of outcomes for mana whenua. • Does not provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with s6(e) of the RMA. • There is no certainty for mana whenua to ensure the appropriate protection and management of Māori cultural values. 	<ul style="list-style-type: none"> • Affords appropriate recognition of the mana whenua values associated with the site that is already established under the AUP. • Provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with s6 l of the RMA. <p>Costs:</p> <ul style="list-style-type: none"> • The D21 Chapter provisions are considered to be blunt and does not account for an integrated approach to development within a site. • The provisions are not bespoke or nuanced to directly relate to the identified values of the wider landscape or at the site. • The provisions generally conflict with the underlying zoning and do not enable development within areas that are considered appropriate or less sensitive. • Does not promote integrated development approaches or provide certainty of outcomes for mana whenua. • Does not provide for the efficient use and development of land enabled by the industrial zoning that applies to the site. • This option can result in an inflexible planning framework, rendering development opportunities unfeasible. • Creates uncertainty for landowners. 	<p>values that are not specific to the site, as well as its history and context.</p> <ul style="list-style-type: none"> • Includes tailored policies that respond to the cultural values identified by mana whenua, including both tangible and intangible values. • Introduces tailored building height controls that manage potential effects of visual dominance, loss of privacy and overlooking. • Includes specific stormwater management solutions that promote the use of best practice engineering solutions, while integrating low impact design and mātauranga Māori principles to manage the effects of the mauri and health of waterbodies. • Introduces special information requirements for landscape and riparian planting to manage the impacts of built development on the receiving environment. • Introduces special information requirements for archaeology to ensure appropriate, effective and efficient management of historic heritage. • Provides certainty of outcomes for mana whenua. • Enables the efficient use and development land for business purposes in accordance with anticipated outcomes of the underlying zone. • Economic benefits of development can still be realised. <p>Costs:</p>
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		<ul style="list-style-type: none"> • Additional costs for the landowners to develop the site. • Loss of development capacity through more restrictive development controls. • Costs to Council to administer the new precinct provisions. • Costs to Council and the applicant to process the plan change.
<p>Certainty and Sufficiency of Information /Risk of Acting or not Acting if there is Uncertainty</p>		
<p>The existing provisions of the AUP continue to apply, therefore there is sufficient information and certainty as to how the rules are implemented, therefore there is no risk of acting or not acting.</p>	<p>The AUP contains existing provisions to manage Sites and Places of Significance to Mana Whenua. However, the CVA’s and advice from Council indicate that attempts to schedule Waitomokia have been made and for unknown reasons the site has not been scheduled. Additionally, it is unclear whether the site would meet the criteria for scheduling, and to what extent the identified values of Mana Whenua could or would be recognised, protected or maintained. This would require specific assessments to support the requirements and further engagement with landowners.</p> <p>There is a high risk of acting.</p>	<p>There are six CVA’s and an extensive record of consultation that supports the plan change objectives, policies and methods proposed. Further, there are a number of technical reports that ensure the provisions effectively manage adverse effects and support the plan change approach.</p> <p>Low risk of acting.</p>
<p>Summary</p>	<p>Option 3 is the preferred option. Applying the Waitomokia Precinct to the Plan Change area is the most appropriate mechanism to achieve the objectives. This option enables the urban development and use of the land more efficiently, while ensuring the natural resources and Mana Whenua values are appropriately managed through the protection of key features through the use of development controls for earthworks, stormwater management, access, bulk and location controls, landscaping requirements and through the requirement of resource consent for all new buildings in the precinct (except sub-precinct D)</p>	

8.5 Risk of Acting or Not Acting

In this case, there is sufficient information about the subject matter of the provisions to determine the range and nature of environmental effects of the options set out in the report above. For this reason, an assessment of the risk of acting or not acting is not required.

9.0 Conclusion

This report has been prepared in support of Goodman's request for a Plan Change to the AUP (OP) to introduce and apply the Waitomokia Precinct (plans and provisions) 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 at 350, 400 and 470 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere.

The request has been made in accordance with the provisions of Schedule 1 and Section 32 of the RMA.

Based on the assessment of environmental effects, as supported by specialist analysis, it is concluded that the proposed Plan Change will have positive effects on the environment, particularly with respect to cultural wellbeing. Additionally, specific standards for stormwater management and planting ensures positive environmental outcomes not otherwise provided for under the current planning framework. In terms of the economic and social wellbeing of the community, the proposal ensures the ongoing and efficient development of land for business activities to provide for economic development and growth that is consistent with the anticipated outcomes of the Light Industry zone. Potential adverse effects are able to be managed through the application of the underlying zone and Auckland-wide provisions together with the proposed precinct provisions.

An evaluation in terms the provisions of section 32 of the RMA is provided in Section 8 of this report. This includes an analysis of the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the RMA and analysis of whether the provisions of the plan change are the most appropriate way to achieve the objectives.

For the above reasons, it is considered that the proposed Plan Change accords with the sustainable management purpose and the principles in Part 2 of the RMA and should be accepted and approved.