

Memo

Date 19 Nov 2021

To: Celia Davison – Manager Planning - Central/South
 From: Craig Cairncross – Team Leader - Central/South





Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan

Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

Rule or Section of Unitary Plan	I444 Wiri Precinct
Subject Site (if applicable)	N/A
Legal Description (if applicable)	N/A
Nature of change	<p>A Clause 20A modification is required to correct a number of minor errors in Chapter I444 in the AUP.</p> <p>Discussion</p> <ul style="list-style-type: none"> - In Table I444.4.1(A4) it is currently referencing to the wrong Precinct plan number. Referencing ‘Wiri Precinct Plan 3 – Location of Intermittent Stream’ when it should be ‘Wiri Precinct Plan 4 – Location of Intermittent Stream’. - Standard I444.6.1 name is currently I444.6.1 Example standard when it should be I444.6.1 Building height. <p>The wording in the decision refers to I4.6.1 Building height (so “Building height” rather than “Exampe standard”).</p> <p>This is an typographical error in translating the decision into the Unitary Plan text.</p>
Effect of change	The change is minor in nature. The amendment does not change the application or intent of the provisions but rather it ensures the correct administering of the plan as was originally intended. There is no effect nor impact upon either the environment or persons.
Changes required to	Amend Chapter I444 in the Operative in Part version.

be made (text/in-text diagrams)	Refer to Attachment 1 and Attachment 2 .	
Changes required to be made (maps)	N/A	
Attachments	Attachment 1: List of changes Attachment 2: Updated text to I444 (Clean)	
Prepared by: Craig Cairncross Team Leader - Central/South		Text Entered by: Sarah El Karamany Planning Technician
Signature: 	Signature: 	
Maps prepared by: N/A Geospatial Analyst		Reviewed by: Craig Cairncross Team Leader - Central/South
Signature:		Signature: 
Decision: I agree/disagree to authorise the Clause 20A modification using my delegated authority Celia Davison Manager Planning - Central/South Date: 26/11/2021		
Signature: 		

Attachment 1: List of changes

Amend numbering in order to reference to the correct Precinct plan diagram.

Table I444.4.1 Activity table [rp/dp]

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Activities				
(A1)	Activities sensitive to hazardous facilities and infrastructure (excluding dwellings and integrated residential development in sub-precinct A)	NC	NC	NC
(A2)	Dwellings and integrated residential development in sub-precinct A	PR		
(A3)	Commerical sexual services	NC	NC	NC
Reclamation				
(A4)	Reclamation of intermittent stream shown in the Wiri Precinct Plan 34 – Location of Intermittent Stream Refer to Note 1		D	
Development				
(A5)	New buildings	P	C	D
(A6)	Activities that do not comply with the following Standards: (i) Standard I444.6.2 Building platform	D	D	D
(A7)	Activities that do not comply with the following Standards: (i) Standard I444.6.1 Building height (ii) Standard I444.6.5 Planting of Riparian margin areas (iii) Standard I444.6.6 Planting of Wetland margin areas (iv) Standard I444.6.7 Archaeological Management Plan		D	D
(A8)	Buildings that do not comply with Standard I444.6.3 Pūkaki Marae – Matukutūreia viewshaft	NC		
(A9)	Activities that do not comply with Standard I444.6.4 Archaeological sites	NC	NC	NC

Amend standard name according to PC 43 Decision.

I444.6.1. ~~Example standard~~ Building height

Purpose: to manage the effects of building height, including dominance, on the open space areas within Wiri sub-precinct B and to maintain the views from the summit of Maunga Matukutūreia to the Manukau Harbour.

Attachment 2: Updated text to I444 (Clean)

I444. Wiri Precinct

I444.1. Precinct Description

The Wiri Precinct is located in the Wiri Industrial Area and is the site of the former McLaughlins Quarry. By 2009, all quarrying activities had ceased. Prior to 12 November 2021, Wiri Precinct was zoned Special Purpose – Quarry Zone, and the area within sub-precinct A, comprising the rehabilitated quarry floor, had already been developed for industrial activities in accordance with approved resource consents.

The Wiri Precinct is bounded by Puhinui Creek along the southern and western boundaries, with Maunga Matukutūreia (McLaughlins Mountain) and the Matukuturua Stonefields adjoining the eastern boundary.

The purpose of the Wiri Precinct is to enable the continued use of sub-precinct A area for industrial activities, and to enable the establishment of new industrial activities in the remainder of the Wiri Precinct (sub-precincts B and C), while recognising the important cultural, ecological, and geological values present with the precinct.

The Wiri Precinct adjoins the Heavy Industry zoning applied to the wider Wiri Industrial area, contributing to the importance of Wiri as an industrial hub in the urban south area of Auckland.

Open Space – Informal Recreation Zone is applied to the land along the margins of Puhinui Creek and all of the mapped extent of the Matukuturua Lava Field and Explosion Crater Outstanding Natural Feature within the Precinct.

Mana Whenua cultural landscape and values

The Wiri area and the Puhinui peninsula reveal a complex but unique cultural environment of inter-related settlements, travel routes, and fishing, gardening and food and resource gathering areas all closely associated with a series of prominent natural features and waterways that together form an integral part of the stories, genealogy, mythology and histories of Mana Whenua.

Matukutūreia and Matukuturua are natural landmarks and terraced pā sites that were occupied by the ancestors of Te Ākitai Waiohua. The ‘twin’ maunga of Wiri are known collectively as Ngaa Matukurua or ‘the two bitterns’. The surrounding land was cultivated with kumara and food gardens, parts of which are sectioned off with stone walls as found in the Matukuturua Stonefields. Puhinui Creek and Stream were used for travel and to supplement fresh water sources, a traditional fish trap is evident in the creek.

Matukutūreia can clearly be seen from Pūkaki Marae, and preservation of this volcanic viewshaft is a priority to Te Ākitai Waiohua in the future development of Wiri. The significance of the relationship between the maunga, Puhinui Creek and Stream, and the Manukau Harbour as a physical link to the histories and whakapapa of Te Ākitai Waiohua is also important. Cultural values to be protected encompass the history, spiritual, geological, the coastal, archaeological and ecological features within the precinct.

Natural environment

The western and southern boundary of the precinct follows the Puhinui Creek, which flows into the Manukau Harbour, both of which are Significant Ecological Areas. In recognition of these receiving environments, the Wiri Precinct applies the Open Space – Informal Recreation Zone to the land along the margins of Puhinui Creek. Within sub-precinct A, the riparian margin areas have been revegetated and vested in Auckland Council ownership. Within sub-precinct B, the riparian margins of Puhinui Creek are to be enhanced through native vegetation planting.

Sub-precinct A

Sub-precinct A is located on the footprint of the backfilled quarry. This area has been subdivided to enable the establishment of industrial land uses.

The northern portion of sub-precinct A contains a precinct viewshaft from Pūkaki Marae to Maunga Matukutūreia to maintain a visual linkage and connection with Ngā Matukurua.

Sub-precinct B

Sub-precinct B contains an explosion crater which is an important geological feature being part of Outstanding Natural Feature 93 (Matukutūreia and Matukuturua lava field and explosion crater). Contained within the explosion crater is a wetland, which is identified as a Significant Ecological Area (ID SEA_T_8443). Half of the wetland is located within sub-precinct B, and the other half is located within the adjoining Matukuturua Stonefield site. An Open Space – Informal Recreation Zone has been applied to the Outstanding Natural Feature, its margins and the SEA. This is to assist in ensuring the continued protection in recognition of the important cultural, ecological and geological values.

Sub-precinct C

Sub-precinct C is a small area located between Harbour Ridge Drive to the north and the large wetland (described within sub-precinct B) to the south. Sub-precinct C seeks to deliver development that is sympathetic to and integrates with the Open Space – Informal Recreation Zone adjoining it.

I444.2. Objectives [rp/dp]

- (1) The cultural, spiritual and historic values held by Mana Whenua and their relationships associated with the māori cultural landscape (set out in Map 14.9.5) are recognised, and the identified values (set out in Policy 10) are protected or enhanced.
- (2) The natural character and ecological values of Puhinui Creek and wetland (SEA_T_8443) are maintained and enhanced.
- (3) New buildings within the Wiri sub-precincts B and C are located and designed in a manner that reflects the relationship of these sub-precincts to the surrounding open space, geological and cultural environment.

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

I444.3. Policies [rp/dp]

- (1) Protect the visual integrity of the Wiri Precinct viewshaft from Pūkaki Marae to Matukutūreia to maintain a visual linkage and connection with Ngā Matukurua.
- (2) Require planting of native vegetation along the riparian margins of Puhinui Creek.
- (3) Require planting of appropriate vegetation within the wetland margin areas (of SEA_T_8443) having regard to the wetland's hydrological and ecological functions, and the status of the wetland as an Outstanding Natural Feature.
- (4) Apply the Open Space – Informal Recreation Zone to the Outstanding Natural Feature 93 (Matukutūreia and Matukuturua lava field and explosion crater) to ensure its continued protection in recognition of its important cultural, ecological and geological values.
- (5) Require open space areas to adjoin Puhinui Creek to ensure accessibility to the Puhinui Creek environment.
- (6) Within sub-precincts B and C require development to take into account the surrounding Open Space – Informal Recreation Zone (including the Outstanding Natural Feature 93 (Matukutūreia and Matukuturua lava field and explosion crater and SEA_T_8443), Puhinui Creek), identified archaeological sites in Wiri Precinct Plan 1) and māori cultural values, in the site layout, building design and landscaping.
- (7) Within sub-precinct C, require a development of a land use activity type, scale, and built form (including building design, orientation and placement), that integrates with, and positively contributes to, the Open Space – Informal Recreation Zone adjoining it.
- (8) Manage reverse sensitivity effects on the development and operation of the Wiri Oil Terminal by avoiding the establishment of dwellings and integrated residential development in sub-precinct A, and avoiding, remedying or mitigating the establishment of activities sensitive to hazardous facilities and infrastructure in sub-precincts A, B and C.
- (9) Recognise, protect and enhance the cultural, spiritual and historical values and relationships associated with the māori cultural landscape at Wiri. These values include but are not limited to:
 - (a) Important sites, places and areas, waahi tapu and other taonga.
 - (b) Views and connections between Maunga Matukutūrei, Puhinui Stream and Manukau Harbour.
 - (c) Coastal edge and waterways.

(d) Freshwater quality.

(e) Mauri, particularly in relation to freshwater and coastal resources.

(10) Encourage the provision and enhancement of access for Mana Whenua to Puhinui Creek and its margins, particularly access to scheduled sites or features of for the purposes of Karakia, monitoring, customary purposes and ahi kaa roa.

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

I444.4. Activity table [rp/dp]

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

Activity Table I444.4.1 specifies the activity status of land use and development activities pursuant to section 9(2) and section 9(3) of the Resource Management Act 1991, and activities in, on, under or over streams pursuant to section 13 of the Resource Management Act 1991.

Where 'NA' has been included in the activity status column, the activity is not applicable in that particular section of the activity table.

Table I444.4.1 Activity table [rp/dp]

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Activities				
(A1)	Activities sensitive to hazardous facilities and infrastructure (excluding dwellings and integrated residential development in sub-precinct A)	NC	NC	NC
(A2)	Dwellings and integrated residential development in sub-precinct A	PR		
(A3)	Commerical sexual services	NC	NC	NC
Reclamation				
(A4)	Reclamation of intermittent stream shown in the Wiri Precinct Plan 4 – Location of Intermittent Stream Refer to Note 1		D	
Development				
(A5)	New buildings	P	C	D
(A6)	Activities that do not comply with the following Standards:	D	D	D

	(i) Standard I444.6.2 Building platform			
(A7)	Activities that do not comply with the following Standards: (i) Standard I444.6.1 Building height (ii) Standard I444.6.5 Planting of Riparian margin areas (iii) Standard I444.6.6 Planting of Wetland margin areas (iv) Standard I444.6.7 Archaeological Management Plan		D	D
(A8)	Buildings that do not comply with Standard I444.6.3 Pūkaki Marae – Matukutūreia viewshaft	NC		
(A9)	Activities that do not comply with Standard I444.6.4 Archaeological sites	NC	NC	NC

Note 1

No offset as set out in Chapter E3 Lakes, rivers, streams and wetlands will be required for the reclamation of the intermittent stream as this is deemed to be part of the revegetation of the Riparian Margin Areas and Wetland Margin Areas shown in Precinct Plan 1.

I444.5. Notification

- (1) Any application for resource consent for an activity listed in Activity Table I444.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I444.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct in addition to the following standards.

All permitted, controlled and restricted discretionary activities must comply with the following standards.

I444.6.1. Building height

Purpose: to manage the effects of building height, including dominance, on the open space areas within Wiri sub-precinct B and to maintain the views from the summit of Maunga Matukutūreia to the Manukau Harbour.

(1) Buildings must not exceed the building height limits specified below:

	Maximum building height	Maximum building roof height (in metres above sea level)
Sub-precinct B	15m	RL 29
Sub-precinct C	9m	RL 24.5

I444.6.2. Building platform

Purpose: to ensure that buildings are not located within parts of the Wiri precinct that are identified as having important ecological, cultural and geological values which are sought to be protected, revegetated or enhanced.

(1) All buildings must be located outside the Open Space –Informal Recreation Zone areas and No Building Area identified in Wiri Precinct Plan 1.

I444.6.3. Pūkaki Marae – Matukutūreia Viewshaft

Purpose: to protect the visual integrity of the local viewshaft from Pūkaki Marae to Maunga Matukutūreia to maintain a visual linkage and connection with Ngā Matukurua.

(1) Buildings and structures within sub-precinct A must not penetrate the floor height of the Wiri Precinct viewshaft identified in Precinct Plan 2 - Pūkaki Marae – Matukutūreia Viewshaft.

Note: the floor of the viewshaft is determined in accordance with the survey coordinates contained in Table I444.6.3.1 below and Precinct Plan 3 - Pūkaki Marae – Matukutūreia Viewshaft, and “height” is to be measured using the rolling height method.

Table I444.6.3.1 Schedule of Coordinates

PT	Mt Eden circuit		Height (AGL)	NZ Map Grid	
	Northing	Easting		Northing	Easting
IS1	787316.27	404106.31	9.29	5904259.71	1761093.45
IS2	787333.30	404183.63	9.53	5904275.30	1761171.07
3	785179.79	407301.46	54.48	5902064.32	1764248.53
4	785119.81	407259.67	54.33	5902005.13	1764205.64
5	785684.81	406505.35	43.30	5902584.03	1763461.89

I444.6.4. Archaeological sites

Purpose: to enable the protection of identified archaeological sites within the Wiri Precinct.

- (1) Any activity (including earthworks) must not be undertaken within the areas identified as archaeological sites in Precinct Plan 1.

I444.6.5. Planting of Riparian margin areas

Purpose: to achieve areas of continuous indigenous vegetation within the riparian margin areas taking into account restoration of riparian margins, extension of existing ecological corridors and enhancement of existing vegetation.

- (1) As part of the first stage of development within sub-precinct B, areas identified as Riparian Margin Areas (excluding identified archaeological sites) in Wiri Precinct Plan 1 must be planted with locally sourced indigenous species in general accordance with Appendix 16 Guidelines for Native Vegetation Plantings.

I444.6.6. Planting of Wetland margin areas

Purpose: to achieve planting of appropriate vegetation within the wetland margin areas having regard to both the hydrological and ecological function of the wetland, and the status the wetland as an outstanding geological feature.

- (1) As part of the first stage of development within sub-precinct B, areas identified as Wetland Margin Areas (excluding identified archaeological sites) in Wiri Precinct Plan 1 must be planted in accordance with a Wetland Margin Planting Plan prepared by an ecologist. The Wetland Margin Planting Plan must include appropriate indigenous wetland buffer species composition and densities for planting in the emergent, littoral and terrestrial zones and must be in general accordance with Appendix 16 Guidelines for Native Vegetation Plantings.

I444.6.7. Archaeological Management Plan

Purpose: to develop a management strategy for identified archaeological sites shown in Wiri to ensure their long term preservation.

- (1) As part of the first stage of development within sub-precinct B or C, An Archaeological Management Plan must be prepared by an archaeologist, in consultation with mana whenua, council and Heritage New Zealand Pouhere Taonga.

I444.6.8. Stormwater treatment devices

Purpose: to ensure that the effects of stormwater runoff on the high value receiving environments are mitigated.

- (1) Stormwater runoff from all impervious areas in sub-precinct B must be treated by stormwater management device(s) that meets the following standards:
 - (a) the device or system must be sized and designed in accordance with “Guidance Document 2017/001 Stormwater Devices in the Auckland Region (GD01)” or
 - (b) where alternative devices are proposed, the device must demonstrate it is designed to achieve equivalent level of contaminant or sediment removal

performance to that of “Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)”

I444.7. Assessment – controlled activities

I444.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.

- (1) New buildings in sub-precinct B:
 - (a) Site layout
 - (b) Building design and appearance
 - (c) Landscaping
 - (d) Māori cultural values
 - (e) The matters set out in policy 7.

I444.7.2. Assessment criteria

The council will consider the relevant assessment criteria below for controlled activities.

- (1) New buildings:
 - (a) The extent to which site layout and configuration:
 - (i) Integrates the development within the context of the open space environment forming part of sub-precinct B. The site layout and configuration should enhance relationship to Harbour Ridge Drive and the surrounding open space areas.
 - (ii) Enables passive surveillance of Harbour Ridge Drive and contributes to streetscape amenity.
 - (iii) Car parking areas are designed and located to ensure an attractive site layout, particularly when viewed from Harbour Ridge Drive and the open spaces.
 - (b) The extent to which design and external appearance of buildings
 - (i) modulates the mass of the buildings by incorporating transitional elements or the use of contrast (such as colour and materials), to reduce the apparent scale and bulk of the buildings.
 - (c) The extent to which landscaping design and planting:
 - (i) Complements and enhances the existing landscape character of the area.
 - (ii) Is used to provide visual softening of large buildings.

- (iii) is used as a means to integrate the development within the context of the open space environment forming part of sub-precinct B.
- (iv) is used to enhance the overall appearance of the development.
- (d) The extent to which impacts of development on māori cultural values are avoided, remedied or mitigated:
 - (i) the ability to incorporate maatauranga māori and tikanga māori, recognising and providing for the outcomes articulated by Mana Whenua.
 - (ii) the incorporation of building design elements, art works, naming and historical information to reflect the values and relationship Mana Whenua have with the Puhinui area.
 - (iii) native landscaping, vegetation and design including removal and replanting.
 - (iv) minimising landform modification where practicable, and respecting the Māori cultural landscape values identified in Precinct Plan 5: Māori Cultural Landscape Values
 - (v) maintenance of views from Maunga Matukutūreia to the Manukau Harbour within the areas marked as “No Building Area” within Precinct Plan 1.
- (e) Refer to Policy 7.

I444.8. Special information requirements

I444.8.1. Development or subdivision of land in sub-precincts B and C

(1) Planting and landscape plan:

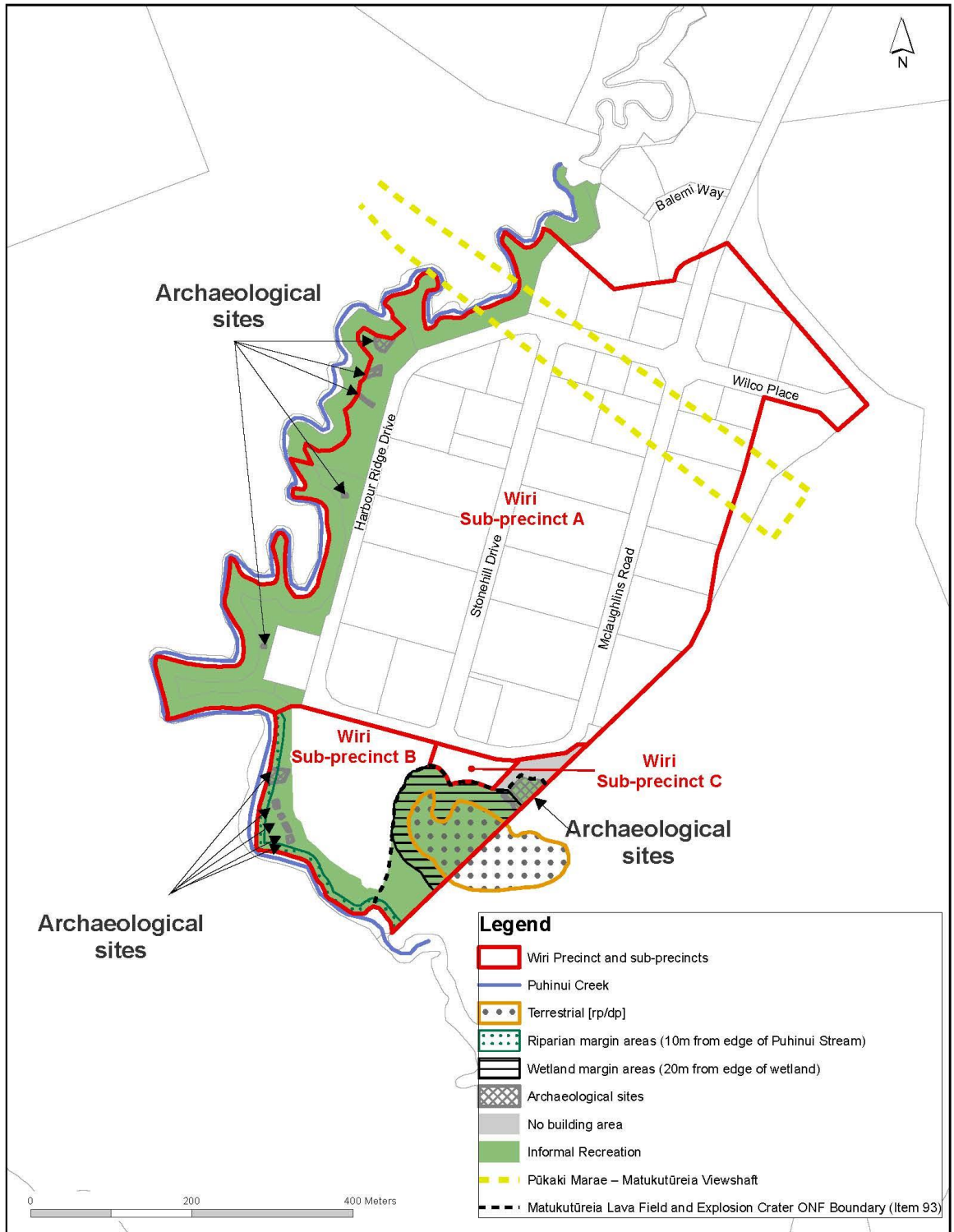
A landscape plan must be submitted showing planting of the site. The landscape plan must include the following information:

- (i) a schedule of plant species;
 - (ii) planting specifications including the number, size and location of individual trees and shrubs;
 - (iii) planting management plan, including weed management;
 - (iv) the location and design of public amenity features;
 - (v) retention and enhancement of native vegetation, existing significant trees and natural features and recognition of plant species once found within the site.
- (2) Evidence of consultation with Kaitiaki / Mana Whenua in respect of new buildings proposed within sub-precincts B and C.

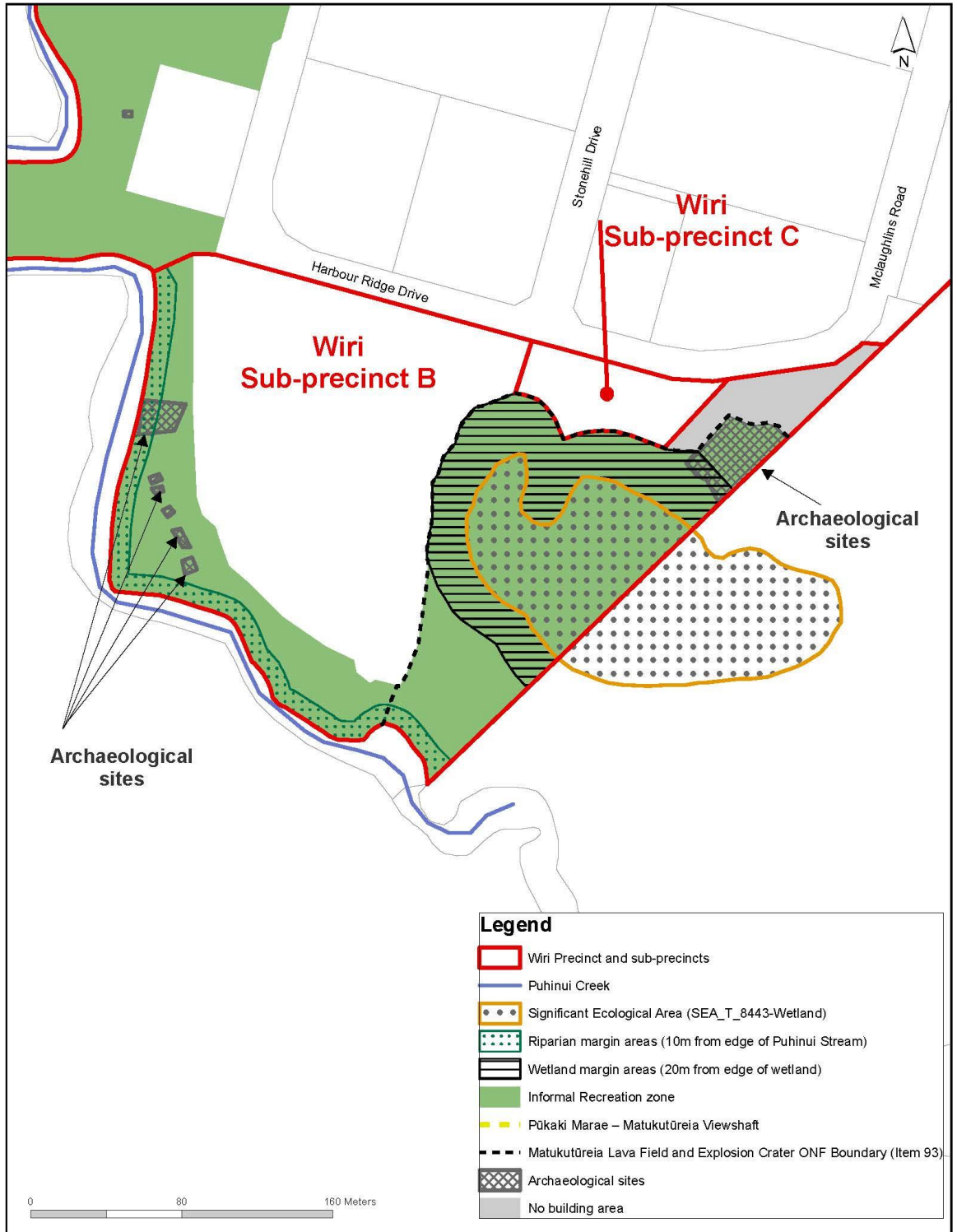
I444.9. Precinct plans

I444.9.1. Wiri Precinct Plan 1

I444.9.1.1. Wiri Precinct Plan 1: Figure 1



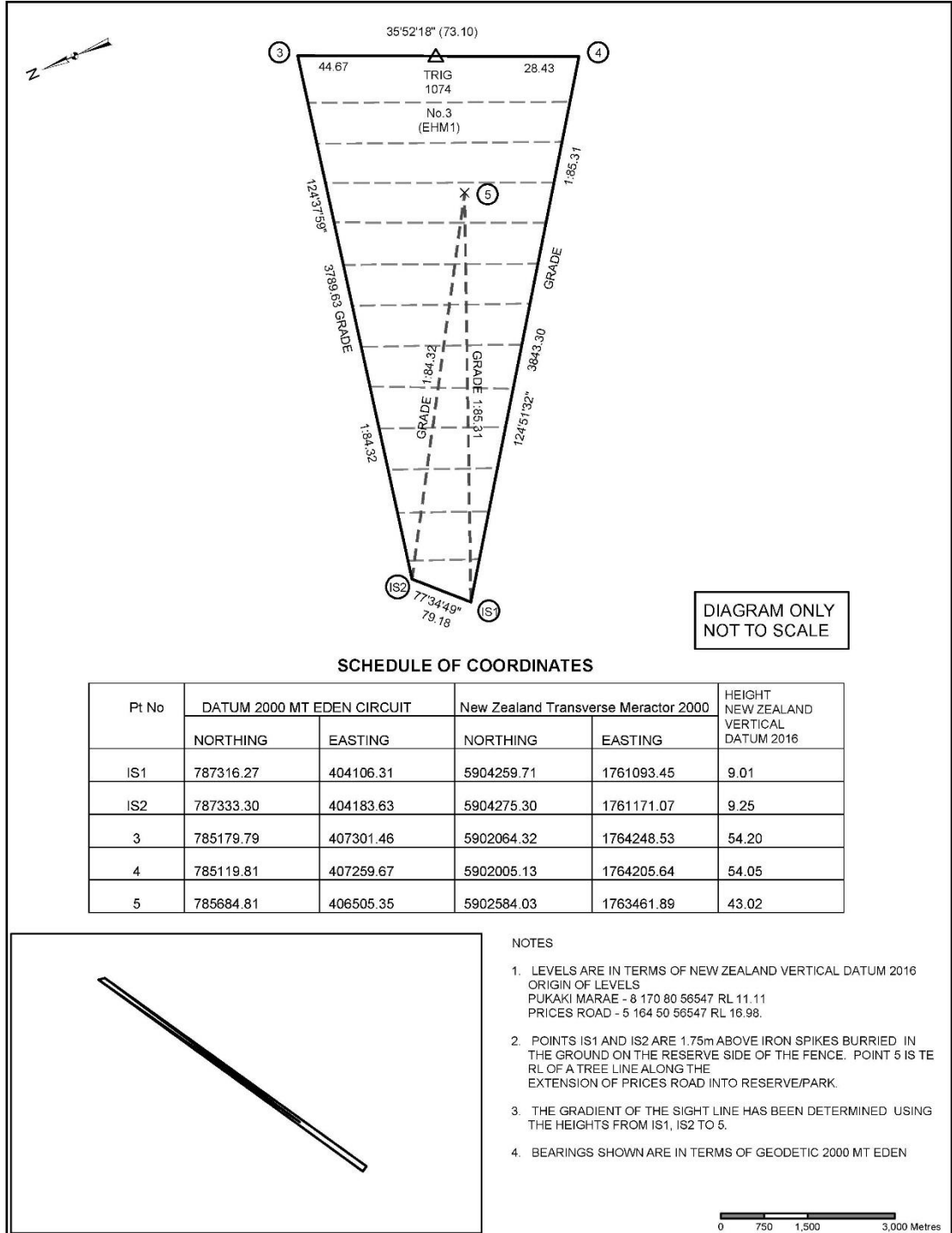
I444.9.1.2. Wiri Precinct Plan 1: Figure 2



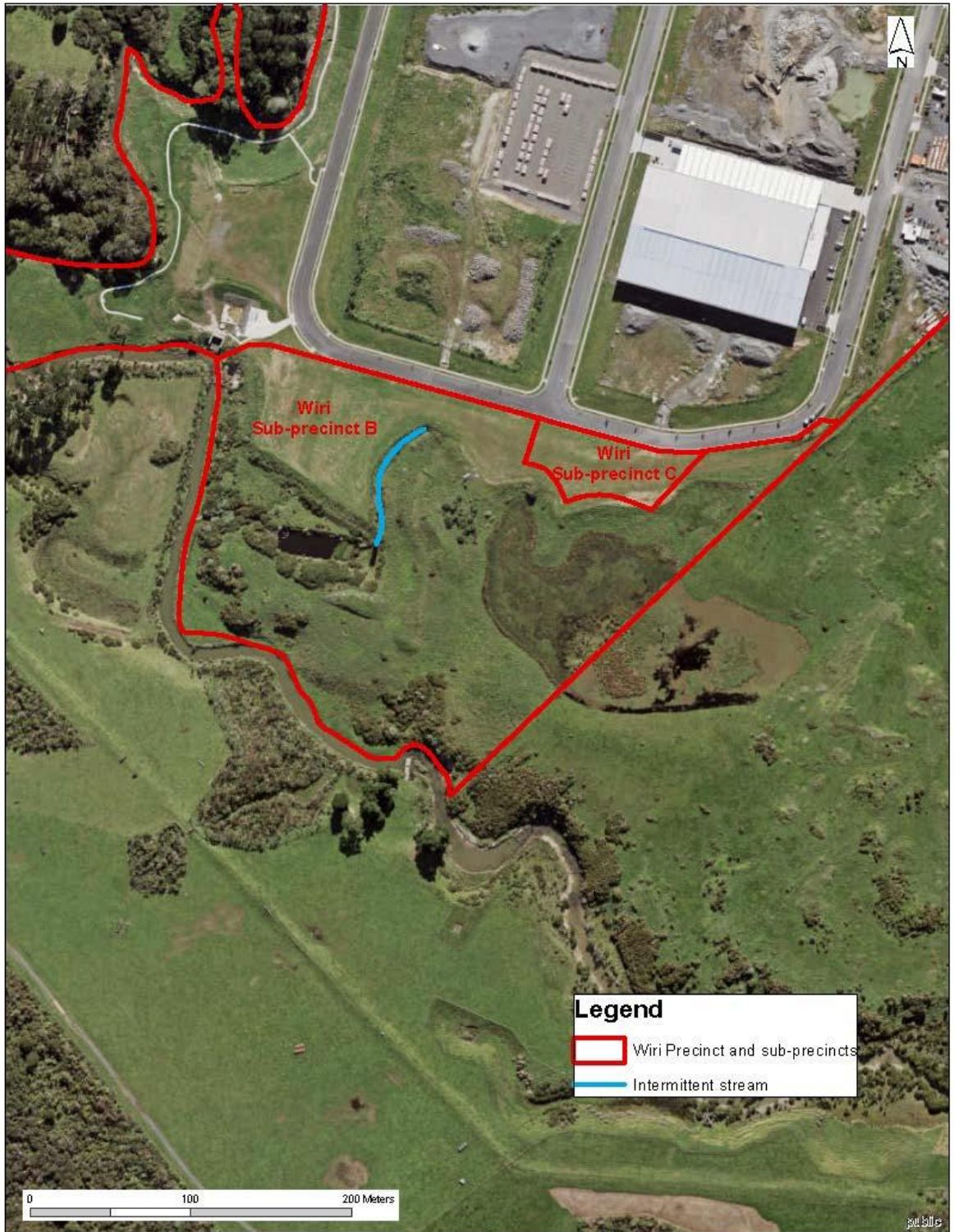
I444.9.2. Wiri Precinct Plan 2 - Pūkaki Marae – Matukutūreia viewshaft



I444.9.3. Wiri Precinct Plan 3: Pūkaki Marae – Matukutūreia Viewshaft (survey diagram)



I444.9.4. Wiri Precinct Plan 4: Location of intermittent stream within sub-precinct B



I444.9.5. Wiri Precinct Plan 5: Māori Cultural Landscape Values

