

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 105 (Private)

Waitomokia Precinct

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 25 October 2024
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 105 - Waitomokia Precinct				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	City Logistics Co Limited	peter.dufaur@mayfairgroup.co.nz	Approve the plan change without any amendments [refer to submission for reasons in support of requested decision]
2	2.1	Te Kawerau ā Maki	tiaki@tekawerau.iwi.nz edward.ashby@tekawerau.iwi.nz	Approve the plan change without any amendments [refer to submission for reasons in support of requested decision]
3	3.1	Railvid Properties No. 2 Limited	andrew@tramcent.co.nz	Approve the plan change with amendments
3	3.2	Railvid Properties No. 2 Limited	andrew@tramcent.co.nz	Amend activity table 10.4.1(A7) so that the provision of offices up to 1000m ² as permitted activities applies to the entire precinct
4	4.1	Gloucester Industrial Park Limited	andrew@tramcent.co.nz	Approve the plan change with amendments
4	4.2	Gloucester Industrial Park Limited	andrew@tramcent.co.nz	Amend activity table 10.4.1(A7) so that the provision of offices up to 1000m ² as permitted activities applies to the entire precinct
5	5.1	Geoscience Society of New Zealand	president@gsnz.org.nz	If the proposed plan change is not declined, then amend it as outlined [in submission]
5	5.2	Geoscience Society of New Zealand	president@gsnz.org.nz	The whole footprint of Waitomokia Volcano should be made an ONF, as per our outstanding 2013 submission to the Unitary Plan
6	6.1	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Decline the proposed plan change
6	6.2	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	If the proposed plan change is not declined, then amend as outlined in Attachment 1 [to submission]
6	6.3	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend precinct description to recognise Te Ākitai Waiohua as Mana Whenua
6	6.4	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Delete "The tidal reaches of the Ōruarangi Awa are to be returned in ownership to mana whenua and the receiving entity will be Te Motu a Hiaroa Charitable Trust which also owns the adjacent Te Motu a Hiaroa" because no such decision has been made
6	6.5	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend precinct to require resource consent for any earthworks as a restricted discretionary activity given the potential to uncover archaeology of Māori origin and the impact of earthworks on cultural values
6	6.6	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend Standard I5 Notification to ensure all activities are subject to the normal tests of notification
6	6.7	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Delete Standard I4.6.0 Informing Iwi and Include mana whenua values in the assessment criteria as a trigger for consultation; alternatively amend to remove reference to Ngaati Whanaanga because this creates expectations and pushes conflicting and overlapping interests to the resource consent stage when should be resolved at the plan change stage
6	6.8	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend precinct provisions to provide certainty on how the crater rim will be identified and protected at the time of development given the no-build area in Precinct Plan 4 is indicative
6	6.9	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend matters of discretion and assessment criteria to address Māori cultural landscape values similar to the Puhinui Precinct
6	6.10	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Amend Precinct Plans 1 and 2 to acknowledge Te Ākitai Waiohua's cultural landscape or insert a separate precinct plan
6	6.11	Te Ākitai Waiohua Waka Taua Incorporated Society	karen.a.wilson@xtra.co.nz	Any alternative amendments to address the concerns raised in this submission
7	7.1	Te Ahiwaru Trust	kowhai.olsen@teahiwaru.co.nz	Approve the plan change without any amendments

Plan Change 105 - Waitomokia Precinct				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
8	8.1	Watercare Services Limited	planchanges@water.co.nz	Decline the plan change, but if approved, make the amendments requested to the precinct provisions (including the precinct description, objectives, policies, rules, precinct plans and other provisions) to address the concerns raised in this submission, and to ensure that reverse sensitivity and other effects on the Māngere RRF, including both current and future operations are addressed
8	8.2	Watercare Services Limited	planchanges@water.co.nz	Amendments [requested] to the precinct description to recognise the proximity and importance of the RRF [abbreviation for Māngere Resource Recovery Facility in submisison] to refer to the need to avoid reverse sensitivity impacts on the RRF including Watercare's current and future operations / expansion
8	8.3	Watercare Services Limited	planchanges@water.co.nz	Amendments to the [precinct] objectives and policies to address the issues raised in this submission, including ensuring the protection of the RRF from reverse sensitivity and other adverse effects that could compromise Watercare's current and future operations / expansion
8	8.4	Watercare Services Limited	planchanges@water.co.nz	Amendments to the [precinct] activity table to retain the underlying zone activity status for all activities sensitive to air discharges (including, without limitation, visitor accommodation, care centres and community facilities). This is subject to the alternative relief sought at paragraph 2.27 [inferred submission paragraph 2.29] concerning the community facility area in sub-precinct B proposed for use by mana whenua [Watercare could support discretionary (rather than non-complying) activity status for the community facility area intended for use by mana whenua if PPC 105 is approved]
8	8.5	Watercare Services Limited	planchanges@water.co.nz	In all cases where amendments to the PPC 105 precinct provisions are proposed, Watercare would consider alternative wording or amendments which address the reason(s) for Watercare's submission
8	8.6	Watercare Services Limited	planchanges@water.co.nz	Watercare also seeks any consequential amendments required to give effect to the decisions requested
9	9.1	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That the proposed plan change is amended to include an update[d] 16 February 2024 archaeological assessment and survey accompanying this application to incorporate R11/3515 new midden discovery September 2024 and discuss the implications / potential for further subsurface archaeology to be present and measure to ensure avoidance or appropriate mitigation. An updated assessment should also include review and discussion of the Riparian Planting and Landscape Plans as required by the Auckland Unitary Plan and landscape plans proposed to show how any archaeological remains will be avoided in the first instance
9	9.2	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That the proposed plan change is amended to include [seeking] an archaeological authority from HNZPT ahead of any works that have the potential to affect recorded or unrecorded archaeological sites
9	9.3	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That the proposed plan change is amended to undertake further evaluation and provision for historic heritage and cultural heritage values through amendment to proposed provisions in Appendix 1 [to submission] as deemed appropriate
9	9.4	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That I1.1. Precinct Description is retained
9	9.5	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That I1.2. Objectives are retained
9	9.6	Heritage New Zealand Pouhere Taonga	infonorthern@heritage.org.nz	That I1.3. Policies [rp/dp] are retained and Policy I1.3.(5) is amended as follows: Requiring native planting in the landscape buffer identified on Precinct Plan 3 to maintain privacy and minimise visual effects on the papakāinga and Pā. <u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u>

Plan Change 105 - Waitomokia Precinct				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
9	9.7	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.3. (8) is inserted as follows: “ <u>Require subdivision and/or development within the Waitomokia precinct to protect and where appropriate enhance historic heritage.</u> ”
9	9.8	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.6.0 Standards are retained
9	9.9	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.6.1 Building Height reductions are retained
9	9.10	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.6.2 No build areas are retained
9	9.11	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That Policy I1.6.3 Yards (5) is amended as follows: “(1) Any building or structure in sub-precinct A must be set back a minimum of 40m <u>20m</u> from the boundary of the land legally described as Lot 3 DP 561055 (Pā site).
9	9.12	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.6.6 Stormwater management is retained
9	9.13	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That Policy [inferred assessment criterion] I1.8.2 is amended as follows: (1) New buildings and additions (a) The extent to which design and external appearance of buildings: [...] vi. express and respond to the cultural narrative of the site. <u>For example, energy-efficient sustainable outcomes and traditional artwork in line with mana whenua values.</u> ”
9	9.14	Heritage New Zealand Pouhere Taonga	inforthern@heritage.org.nz	That I1.9. Special information requirements is amended as follows: “(1) Archaeological Assessment An application for land modification or development involving earthworks; <u>Riparian Planting Plan</u> ; or a Landscape Plan; must be accompanied by an archaeological assessment, including a survey. (2) Riparian Planting Plan An application for land modification or development within 10m of a stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants. Plant species should be native. The riparian planting plan must be prepared in accordance with Appendix 16 – Guideline for native revegetation plantings. <u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u> (3) Landscape plan An application for development in the precinct must be accompanied by a landscape plan showing proposed planting of the site. The landscape plan must include the following: [...] (d) The location and design of public amenity features; and (e) + The retention and enhancement of native vegetation and any existing significant trees and natural features. (f) <u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u> ”

Plan Change 105 - Waitomokia Precinct				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
10	10.1	Mainstream New Zealand Limited	samantha.hiew@hmlaw.co.nz	Until Mainstream is satisfied that the activities proposed by the Proposed Plan Change will have no material impact on its activities at 90 Pavilion Drive, it opposes the Proposed Plan Change and seeks that it be declined [refer to submission for reasons in support of requested decision].
11	11.1	Ngaati Te Ata Waiohua	karl_flavell@hotmail.com	In its current form we [Ngaati Te Ata Waiohua] cannot support Proposed Plan Change 105 (Private) Waitomokia Precinct. There are still outstanding issues that need to be addressed and, in our opinion, fully protect the cultural integrity of Waitomokia and our traditional associations to it [refer to submission for summary of outstanding issues]
11	11.2	Ngaati Te Ata Waiohua	karl_flavell@hotmail.com	We strongly recommend that Sub Precinct A is a 'no development' (no build) area to protect it's cultural integrity and the outer and inner slopes are protected and retained visually expressive form within the remaining Waitomokia Crater.
11	11.3	Ngaati Te Ata Waiohua	karl_flavell@hotmail.com	Scheduling the site under Schedule 12 (AUP) needs to be highly considered (at least a robust discussion) given the cultural, geological and regional significance of Waitomokia
12	12.1	David James Fraser	Lasaiya@gmail.com	Decline the plan change [refer to submission for reasons in support of requested decision, including that Waitomokia should be scheduled as an Outstanding Natural Feature and protected for generations to enjoy as it is one of the best preserved large craters in the Auckland Volcanic Field].
13	13.1	Ngaati Tamaoho	edith@tamaoho.maori.nz	Decline the plan change [refer to submission for reasons in support of requested decision, including cultural and volcanic features protection and concerns over the potential high level of contaminants entering the Oruarangi catchment as a result of this proposal]
13	13.2	Ngaati Tamaoho	edith@tamaoho.maori.nz	The best gains for cultural protections would be to ensure sub precinct A remains undeveloped and is protected in its entirety, including the outer and inner slopes
13	13.3	Ngaati Tamaoho	edith@tamaoho.maori.nz	We [Ngāti Tamaoho] recommend this site be scheduled under schedule 12 Maaori Cultural Heritage Database Sites of Significance
14	14.1	Tourism Holdings Limited	michael@campbellbrown.co.nz	Approve the plan change without any amendments [refer to submission for reasons in support of requested decision]

Submissions

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 105 - City Logistics Co Limited
Date: Tuesday, 17 September 2024 11:16:03 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: City Logistics Co Limited

Organisation name: Eden Villa Sub Limited Partnership

Agent's full name: Peter Dufaur

Email address: peter.dufaur@mayfairgroup.co.nz

Contact phone number:

Postal address:
21 Nixon Street
Grey Lynn
Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 105

Plan change name: PC 105 (Private): Waitomokia Precinct

My submission relates to

Rule or rules:
Entire Proposal

Property address: 470 Oruarangi Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We believe that the plan change, as proposed, allows the specific features and history of the land to be preserved while providing a high level of certainty for future development.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 17 September 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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17 September 2024

Auckland Council

RE: PC 105 (Private): Waitomokia Precinct

Tēna koe,

I write on behalf of Te Kawerau ā Maki in relation to the proposed plan change 105 for the creation of the Waitomokia Precinct. This private plan change proposes to establish a new precinct with associated provisions for Business-Light Industry zoned land at 350, 400 & 470 Oruarangi Road, 118 Montgomerie Road, and 88 Pavilion Drive, Māngere, while recognising the cultural and historical values of mana whenua.

This plan change in many ways has come about as a direct consequence of my request several years ago to the Goodman Group to schedule or otherwise protect the integrity of the cultural values associated with Waitomokia while progressing culturally appropriate or sensitive (as far as practicable) commercial development on the site. The property has always been culturally important, and I nominated it for scheduling as a Site of Significance in 2014 while it was still largely owned by Villa Maria winery. The land was sold and I had concerns would be developed inappropriately and further degrade the cultural values and tapu of the place.

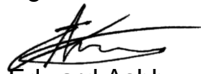
Waitomokia is a site of cultural significance to Te Kawerau ā Maki and to many of our close whanaunga of the Manukau Harbour. It is a volcanic explosion crater associated with the origin stories of the district, including the atua Mataaoho, held a pā on its (now largely quarried) volcanic plug, and its basin waters were an important mahinga kai and water source for the underlying aquifer that fed many of the springs in the area.

I have met many times with senior officers of Goodman Group and their technical consultants. While they were not supportive of scheduling the site in its entirety, they were open and willing to prepare a private plan change that recorded and provided for the cultural values of the site via a precinct. I agreed to this approach as a way forward. The engagement process that followed was a series of hui and workshops, some direct and some with other iwi, site visits, preparation of a CIA report, and co-developing the precinct provisions. This has resulted in a number of provisions that protect or even enhance the status quo of the cultural values associated with the site. These include setting aside the remnant geophysical features of the crater rim as open space/no-build areas (refer to precinct plan 4 – crater rim and topo survey), provision for a wetland and water-sensitive design and improvements given the wai-related nature of this site and where it discharges, the precinct name itself putting this wāhi tapu back on the map, a range of cultural design standards, guarantees of access to certain areas, and other cultural improvements.

While I still believe that the geophysical remnants of the crater rim, set aside as open space/no-build in this plan change, should ultimately be added to Schedule 12 (or some future sub-category of it) as remnant features of Waitomokia, I am fully supportive of this plan change. It is extremely rare that a private developer and their team goes to the lengths, and the significant cost and time, to place constraints on their own land in favour of protecting what is important to us. This developer has done so here and I commend them for it. This approach I hope is used as a good example, and I again support the precinct plan change.

2.1

Ngā Mihi,



Edward Ashby
Te Kawerau Iwi Tiaki Trust, CEO



TO: Auckland Council

Attn: Planning Technician

Via email: unitaryplan@aucklandcouncil.govt.nz

NAME OF SUBMITTER Railvid Properties No. 2 Limited ('RPN2L')

SUBJECT: Submission on Proposed Plan Change 105 (Private): Waitomokia Precinct (PC105)

DATE: 17 September 2024

Dear Auckland Council,

INTRODUCTION

1. RPN2L makes this submission on the Proposed Plan Change 105 ("**PC105**") in accordance with clause 6(1) of the first schedule of the Resource Management Act ("**RMA**") 1991. PC105 seeks to apply a new precinct (Waitomokia Precinct) and associated provisions to Business – Light Industry zoned land formerly known as the 'Villa Maria Estate', at 350, 400 & 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere. The purpose of the precinct to enable urban development within the proposed Waitomokia Precinct, while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia.
2. RPN2L could not gain an advantage in trade competition through this submission.
3. RPN2L is directly affected by the effects of the subject matters of the submission that –
 - a. Adversely affects the environment; and
 - b. Do not relate to trade competition or the effects of trade competition.
4. RPN2L wishes to be heard in support of their submission.
5. If any other submitters make a similar submission, RPN2L would consider presenting a joint case with them at the hearing

OVERVIEW OF RAILVID PROPERTIES NO. 2 LIMITED SITE

6. RPN2L has an interest in PC105 that is greater than the interest of the general public. RPN2L has a landholding with an area of approximately 1.26ha at 106 Pavilion Drive, Māngere (the “**site**”) that is located adjacent the plan change area, as shown in **Figure 1**.

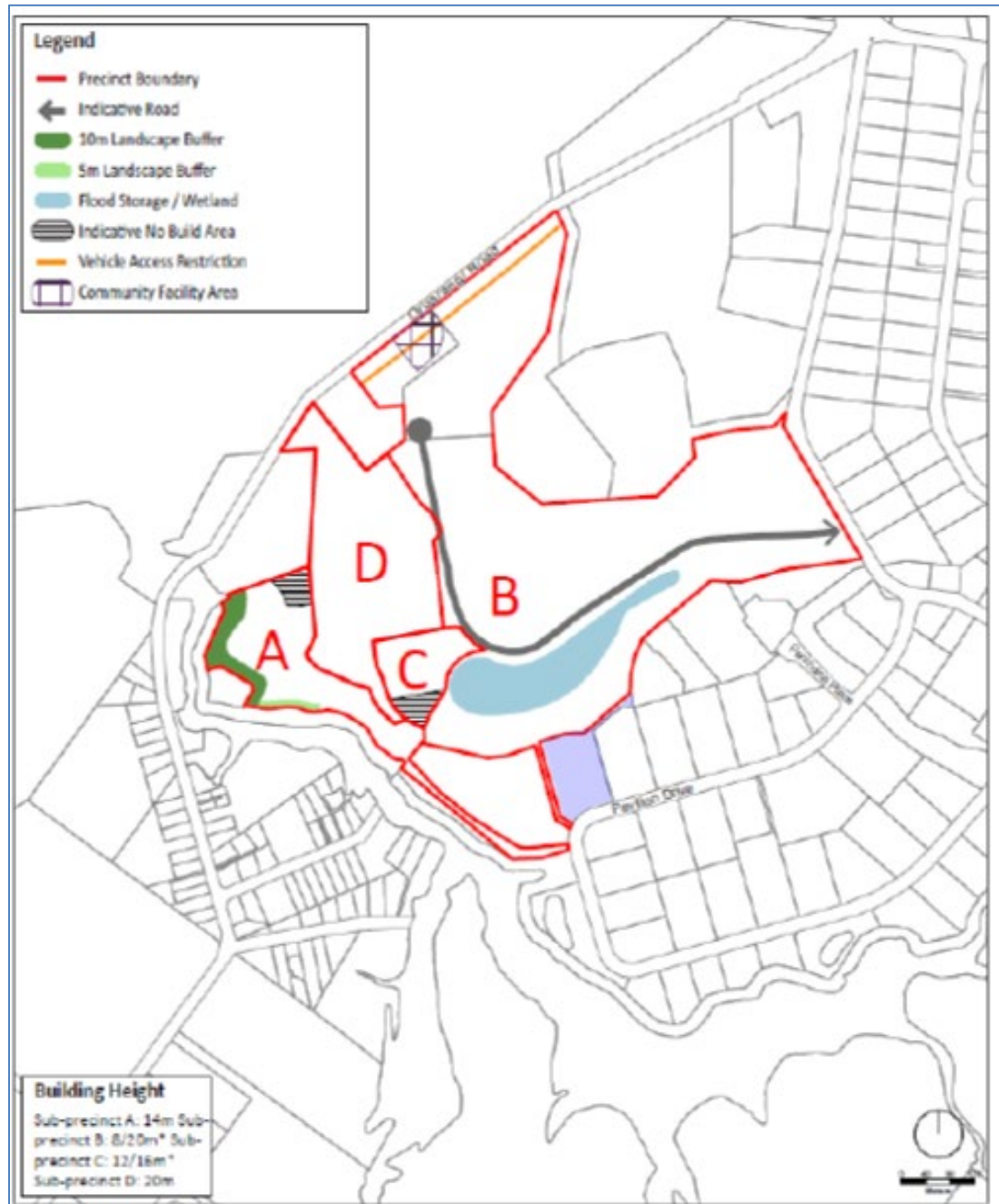


Figure 1: Precinct plan (red) in relation to 10 Penihana Place (blue).

SCOPE OF SUBMISSION

7. RPN2L generally supports the notified plan change.
8. However RPN2L has concerns in relation to reverse sensitivity effects that could arise from the proposed plan change and its associated provisions to the extent that it may affect current industrial operations or any future development on their site at 106 Pavilion Drive.
9. In particular, RPN2L have concerns in relation to what appears to be an extremely high provision for non-accessory offices in comparison to the underlying Light Industry Zone where only offices (that are not accessory to the primary activity on the site) up to 100m² gross floor area are provided for as a restricted discretionary activities per site. The current drafting of the provisions suggests that an unlimited number of office buildings could be permitted provided an office building is no more than 1000m². It is noted that office activities, where not ancillary to light-industry activities, do not support the primary function of the zone.
10. It is therefore recommended that the activity table is amended so that there is clear limit on the provision for non-accessory offices (i.e. make it clear that it applies to the entire precinct).

RELIEF SOUGHT

11. RPN2L seeks for the plan change to be approved as it has been notified subject to the following:

- Amend activity table 10.4.1(A7) so that the provision of offices up to 1000m² as permitted activities applies to the entire precinct.

Activity		Activity Status
...		
Commerce		
(A7)	Offices up to 1000m ² (total for the entire precinct not per site)	P

Address for Service:

Railvid Properties No. 2 Limited
 Attn: Andrew Muller
 PO Box 653
 Shortland Street
 Auckland 1140
 Contact Number: 021 190 1282
 Email: andrew@tramcent.co.nz



TO: Auckland Council
Attn: Planning Technician
Via email: unitaryplan@aucklandcouncil.govt.nz

NAME OF SUBMITTER Gloucester Industrial Park Limited ('GIPL')

SUBJECT: Submission on Proposed Plan Change 105 (Private): Waitomokia Precinct (PC105)

DATE: 17 September 2024

Dear Auckland Council,

INTRODUCTION

1. GIPL makes this submission on the Proposed Plan Change 105 ("**PC105**") in accordance with clause 6(1) of the first schedule of the Resource Management Act ("**RMA**") 1991. PC105 seeks to apply a new precinct (Waitomokia Precinct) and associated provisions to Business – Light Industry zoned land formerly known as the 'Villa Maria Estate', at 350, 400 & 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere. The purpose of the precinct to enable urban development within the proposed Waitomokia Precinct, while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia.
2. GIPL could not gain an advantage in trade competition through this submission.
3. GIPL is directly affected by the effects of the subject matters of the submission that –
 - a. Adversely affects the environment; and
 - b. Do not relate to trade competition or the effects of trade competition.
4. GIPL wishes to be heard in support of their submission.
5. If any other submitters make a similar submission, GIPL would consider presenting a joint case with them at the hearing

OVERVIEW OF GLOUCESTER INDUSTRIAL PARK LIMITED SITE

6. GIPL has an interest in PC105 that is greater than the interest of the general public. GIPL has a landholding with an area of approximately 1.588ha at 10 Penihana Place,

Māngere (the “**site**”) that is located adjacent the plan change area, as shown in **Figure 1**.

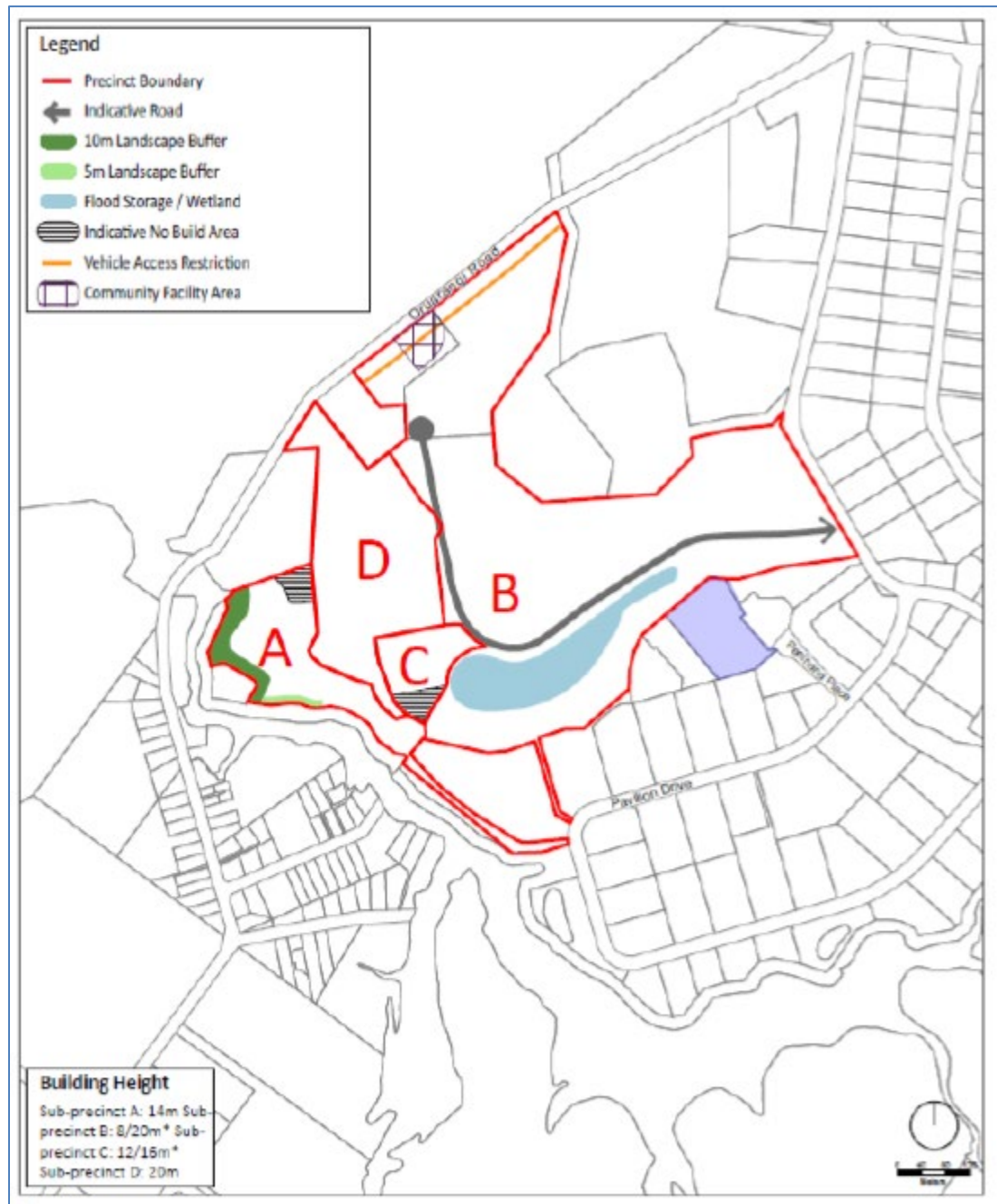


Figure 1: Precinct plan (red) in relation to 10 Penihana Place (blue).

SCOPE OF SUBMISSION

7. GIPL generally supports the notified plan change.
8. However GIPL has concerns in relation to reverse sensitivity effects that could arise from the proposed plan change and its associated provisions to the extent that it may affect current industrial operations or any future development on their site at 10 Penihana Place.
9. In particular, GIPL have concerns in relation to what appears to be an extremely high provision for non-accessory offices in comparison to the underlying Light Industry Zone where only offices (that are not accessory to the primary activity on the site) up to 100m² gross floor area are provided for as a restricted discretionary activities per site. The current drafting of the provisions suggests that an unlimited number of office buildings could be permitted provided an office building is no more than 1000m². It is noted that office activities, where not ancillary to light-industry activities, do not support the primary function of the zone.
10. It is therefore recommended that the activity table is amended so that there is clear limit on the provision for non-accessory offices (i.e. make it clear that it applies to the entire precinct).

RELIEF SOUGHT

11. GIPL seeks for the plan change to be approved as it has been notified subject to the following:

- Amend activity table 10.4.1(A7) so that the provision of offices up to 1000m² as permitted activities applies to the entire precinct.

Activity		Activity Status
...		
Commerce		
(A7)	Offices up to 1000m ² (total for the entire precinct not per site)	P

ADDRESS FOR SERVICE:

Gloucester Industrial Park Limited
 Attn: Andrew Muller
 PO Box 653
 Shortland Street
 Auckland 1140
 Contact Number: 021 190 1282
 Email: andrew@tramcent.co.nz

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Dr Sam McColl, President

Organisation Name (if submission is made on behalf of Organisation)

Geoscience Society of New Zealand

Address for service of Submitter

PO Box 7003NewtownWellington 6242

Telephone:

Email:

president@gsnz.org.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 105 (Private)

Plan Change/Variation Name

Waitomokia Precinct

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

all

Or

Property Address

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

The whole footprint of Waitomokia Volcano should be made an ONF, as per our outstanding 2013 submission to the Unitary Plan - see separate letter.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☐

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☒

5.1

Schedule this and adjacent lands as ONF for its high geoh heritage values.

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐

Dr Sam McColl, President, GSNZ

09/18/2024

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter)

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ /could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.



PO Box 7003
 Newtown
 Wellington 6242
 president@gsnz.org.nz

18/09/2024

Submission on Proposed Plan Change 105, Auckland Unitary Plan, Waitomokia Volcano Precinct

Historical background

The Geoscience Society of New Zealand has been advocating for improved protection of Auckland's Volcanic Heritage since our formation in 1955. A major part of those efforts was our submission to the Auckland Unitary Plan on 15 May 2013.

While a few of our suggested changes in that submission were made at the time, the majority were set aside via a Joint Statement between Auckland Council and the Geoscience Society of NZ dated 19 August 2015. That joint statement noted:

1. The Geoscience Society of New Zealand is a submitter on the Proposed Auckland Unitary Plan ("PAUP"). The Society has sought a number of amendments to the Outstanding Natural Feature ("ONF") overlay, and feature descriptions in Appendix 3.1.
4. The Society is concerned that most of its submissions seeking extensions or additions to ONFs cannot be considered at this time. However, the Society acknowledges the concern raised in IHP Procedural Minute 6 and confirms that potential landowners or affected parties were not been notified by the Society of its submissions. The Society does not consider it is their role, nor do they have the skills, nor access to the landowner information, to undertake such a task.
5. The Society therefore accepts that extensions or additions to ONFs will need to be reconsidered at a later time, presumably through a plan change.
6. Mr Jamieson acknowledges that the Society has raised relevant matters relating to extensions or additions to ONFs that he considers should be addressed by Auckland Council at a later date. Some of these matters are addressed in Attachment B to Mr Jamieson's evidence. Others may be added once an opportunity is available to investigate other concerns of the Society (generally referred to in Attachment A to Mr Jamieson's evidence).

7. It is recognised and agreed that these further investigations, pending a future plan change, should be carried out at the earliest possible time.”

Among our requests in that submission was:

241. Consideration should be given for *scheduling the whole of Waitomokia explosion crater*, as is Onepoto, Lake Pupuke, Tank Farm, Orakei Basin and St Heliers.

Current submission

Our current position has not changed since 2013, that the whole footprint of Waitomokia Volcano should be added to Schedule 6 Outstanding Natural Features overlay (not just the area of the proposed Plan Change). The plan change acknowledges the cultural and landscape significance of the large Waitomokia crater and especially the rim of the tuff ring but nowhere does it acknowledge the geoheritage values presented in the applicant’s Geoheritage Appendix 11:

5.2

“The highest value geoheritage features present are the sinuous crest of the tuff ring and the steep inner slopes of the crater. It is hoped that most of these within the redevelopment will not be modified further and be retained as open space areas that provide access for the public and visual evidence of the size and location of the crater. The flat floor of the crater and the overflow stream channel are significant features of the later history of Waitomokia and hopefully will be sufficiently retained for visual appreciation and for telling of the crater’s history.”

Despite the removal of the three small scoria cones inside the crater (on adjacent land to this proposal) the crater and tuff ring remain a major volcanic feature within the Auckland Volcanic Field and we reiterate our submission that this **should be recognised with ONF status**.

We reiterate our 2013 point that the current ONF 241 Waitomokia foreshore tuff with sedimentary bombs (briefly referred to in the plan change) is incorrectly mapped and should have been moved in 2015 to its correct location outside the land under consideration here.

Current request

It is our contention that in the interests of natural justice this Plan Change should **not** be considered until the outstanding matter arising from our 2013 submission to the Unitary Plan and the 2015 undertaking by Auckland Council to undertake the requested investigations “should be carried out at the earliest possible time” has been addressed and settled.

We note that many similar volcanic caters in Auckland have ONF status while having urban subdivision inside them.



Dr Sam McColl
President
Geoscience Society of New Zealand

Submission on a notified for plan change

Clause 6 of Schedule 1, Resource Management Act 1991

Form 5

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

Submitter details

Name of submitter: Te Ākitai Waiohua Waka Taua Incorporated Society (**Te Ākitai Waiohua**)
Address for service: C/- Karen Wilson
85A Pukaki Road, Māngere
Auckland
Email: karen.a.wilson@xtra.co.nz

Scope of submission

This is a submission on the following proposed plan change to the Auckland Unitary Plan (Operative in Part):

- a) Proposed Plan Change 105 (Private) Waitomokia Precinct

The specific provisions that my submission relates to are:

- b) Entire plan change see Attachment 1.

3. Submission

My submission is: I oppose the plan change

I wish to have the provisions identified above amended: See Attachment 1.

The reasons for my views are: See Attachment 1.

I seek the following decision by the Council: Decline the proposed plan change. If the proposed plan change is not declined, then amend as outlined in Attachment 1.

| 6.1

| 6.2

I wish to be heard in support of my submissions

Te Ākitai Waiohua could not gain advantage in trade competition through this submission.

Date: 18 September 2024

ATTACHMENT 1 - SUBMISSION BY TE ĀKITAI WAIOHUA WAKA TAUU INCORPORATED SOCIETY ON PROPOSED PLAN CHANGE 105: WAITOMOKIA PRECINCT

1. Introduction

Te Ākitai Waiohū Waka Tauu Incorporated is a not for profit tribal organisation that aims to promote kaitiakitanga as well as cultural and environmental values with regard to the wider needs of the community. Te Ākitai Waiohū Waka Tauu Incorporated represents Te Ākitai Waiohū in matters relating to the environment, sustainable resource management and the protection of wāhi tapu. Waiohū are the tangata whenua of this region who traversed their tribal domain (rohe) in a seasonal cycle of shared harvesting, gathering and fishing.

Te Ākitai Waiohū Waka Tauu Incorporated prepared a Cultural Values Assessment for the plan change that identifies the whakapapa, values and associations Te Ākitai Waiohū have with Waitomokia and the Māngere/Ihūmatao area.

In accordance with the iwi Treaty of Waitangi settlement signed with the Crown in 2021, Te Ākitai Waiohū has formally recorded interests in Māngere with statutory acknowledgements over sites in Māngere Bridge and Ihūmatao. To understand the significance of the wider region to the people of Te Ākitai Waiohū, these statutory instruments were attached the CVA Addendum for the plan change.

Te Ākitai Waiohū acknowledges the plan change introduces a 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 precinct plan

2. Cultural landscape

Te Ākitai Waiohū does not support the collective cultural landscape applied throughout the precinct, including the precinct description, Precinct Plan 1: Māori cultural landscape values, and Precinct Plan 2: Waitomokia cultural landscape.

Each iwi/hapū has their own pūrākau, and it is not Te Ākitai Waiohū's tikanga to combine these into a collective cultural landscape. The cultural landscape must reflect Te Ākitai Waiohū as mana whenua as recognised by its Treaty Settlement.

Te Ākitai Waiohū's Treaty Settlement recognises the continued historical occupation of Māngere and Ihūmatao. Waitomokia is identified through the historical account as one of the many landmarks inhabited by Te Ākitai Waiohū ancestors that are mostly or completely gone in the name of urban progress. Cultural redress includes statutory acknowledgement over Ōtuataua Stonefields Reserve area, coastal statutory acknowledgement area that includes the Manukau Harbour and Waitomokia Creek, and the changing the official geographic name from Mount Gabriel to Waitomokia Crater.

Amendments to the precinct are required to recognise Te Ākitai Waiohū as mana whenua separate from the collective cultural landscape.

3. Site of significance

Waitomokia is a significant site of historical occupation and spiritual association and whakapapa to Te Ākitai Waiohū. It has been nominated by Te Ākitai Waiohū as a site to be scheduled in the Auckland Unitary Plan (Operative in Part) (**AUP**) through the Māori Cultural Heritage Programme.

The section 32 does not include an assessment of the proposal against the AUP Regional Policy Statement objectives and policies in B6.5 protection of Mana Whenua cultural heritage, only focusing on recognising cultural values in B6.3. Therefore the plan change does not adequately consider whether all or parts of the site should be scheduled.

Waitomokia meets the significance criteria for inclusion in Schedule 12 Sites and Places of Significance to Mana Whenua in accordance with Policy B6.5.2(2) of the AUP Regional Policy Statement.

The Waitomokia Precinct potentially undermines the protection afforded through scheduling to all or parts of the site.

4. Archaeological and cultural values

Te Ākitai Waiohua does not accept reliance on accidental discovery protocols or archaeological authorities under the Heritage New Zealand Pouhere Taonga Act to manage impacts on archaeological and cultural values of the site.

The CFG archaeological assessment by CFG identifies that the outer slopes of the tuff ring above the pā are very likely to have been gardened, and the area outside the defensive ditch of the pā (R11/575) is likely to contain some archaeological evidence. The crater rim is considered likely to contain midden and kumara storage pits.

Te Ākitai Waiohua acknowledges that the pā site (R11/575) is largely contained within the esplanade, which is vested with Auckland Council. However, Te Ākitai Waiohua does not accept that this offsets the effects of any future development.

The potential destruction of recorded and unrecorded archaeological cultural sites must be considered when large-scale earthworks occur within the precinct area. A pre-emptive rather than reactive approach is required to enable the cultural values to be considered and provide opportunities to avoid, remedy or mitigate any adverse effects of large-scale earthworks.

5. Relief sought

a. Te Ākitai Waiohua seeks that the plan change be declined unless amendments are made to insert specific provisions that recognise and provide for the Māori cultural landscape of Te Ākitai Waiohua.

b. If the plan change is not declined then the following amendments are sought:

- | | | |
|------|--|-----|
| i. | Amend precinct description to recognise Te Ākitai Waiohua as Mana Whenua. | 6.3 |
| ii. | Delete " <i>The tidal reaches of the Ōruarangi Awa are to be returned in ownership to mana whenua and the receiving entity will be Te Motu a Hiaroa Charitable Trust which also owns the adjacent Te Motu a Hiaroa</i> " because no such decision has been made. | 6.4 |
| iii. | Amend precinct to require resource consent for any earthworks as a restricted discretionary activity given the potential to uncover archaeology of Māori origin and the impact of earthworks on cultural values. | 6.5 |
| iv. | Amend Standard I5 Notification to ensure all activities are subject to the normal tests of notification. | 6.6 |
| v. | Delete Standard I4.6.0 Informing Iwi and Include mana whenua values in the assessment criteria as a trigger for consultation; alternatively amend to remove reference to Ngaati Whanaanga because this creates expectations and pushes | 6.7 |

	conflicting and overlapping interests to the resource consent stage when should be resolved at the plan change stage.'	
vi.	Amend precinct provisions to provide certainty on how the crater rim will be identified and protected at the time of development given the no-build area in Precinct Plan 4 is indicative.	6.8
vii.	Amend matters of discretion and assessment criteria to address Māori cultural landscape values similar to the Puhinui Precinct.	6.9
viii.	Amend Precinct Plans 1 and 2 to acknowledge Te Ākitai Waiohūa's cultural landscape or insert a separate precinct plan.	6.10
ix.	Any alternative amendments to address the concerns raised in this submission.	6.11



TE AHIWARU

18 September 2024

Auckland Council

Via e mail: unitaryplan@aucklandcouncil.govt.nz

Re: Plan Change 105 (PPC): Waitomokia Precinct

Tēnā koe,

This submission is prepared on behalf of Te Ahiwaru Trust in relation to Plan Change 105 – Waitomokia Precinct (PC 105), being a private plan change request sought by Goodman (NZ) Nominee Ltd. It is understood that PC 105 seeks to retain the operative business-Light Industry Zone while introducing a new precinct that recognises the cultural significance of Waitomokia.

Waitomokia is a site of cultural significance to Te Ahiwaru, ultimately reflected by our iwi nomination as a site of significance initiation to plan change. The cultural values and importance of Waitomokia are associated with its whakapapa to Mataoho, historic settlement as a pā and importantly the aquifer beneath and its relationship to Ooruarangi Awa, the Manukau Harbour and the wider Ihumaatao area.

Te Ahiwaru Trust first engaged our opportunity to preserve Waitomokia through the Auckland Council sites of significance plan change while in the ownership/ occupancy of Villa Maria, especially noting that the importance of the aquifer culturally known as the residence of our taniwha Rua Pootaka. Rua Pootaka protects life sustenance over the former paa site, in water provision for both customary ritual and harvest. Over time the activities at surface impacted on water quality and mauri o te wai, thus heightening our iwi aspirations for conservation. Additionally, the crater rim and tuft remnant to the radius, girth and quality of the maunga that once stood in prominence as Moerangi / Waitomokia prior to quarrying.

Te Ahiwaru Trust and Makaurau marae neighbor Waitomokia and have held active kaitiakitanga relations timelessly and formally with its past three ownership tenants, this enables the negotiation for the least negative environmental impact as possible. This does not come without challenge for both Te Ahiwaru and the owners. Te Ahiwaru have been engaging with Goodman to ground this relationship with our tupuna paa and specific to this private plan change since late 2022. This has involved a mix Goodman engagement of joint mana whenua workshops (understanding the intent of our whanaunga iwi), one-to-one hui (to affirm our relevance as ahi kaa), and multiple site visits (to keep updated to any variations).

Our iwi is confident in our relationship building method. Te Ahiwaru Trust welcomed Goodman Nominee to hui at Makaurau Marae in March 2023 to submit an oral Cultural Values Assessment for Waitomokia and share Te Ahiwaru iwi plans to ensure our address was articulated, relatable and communicated well. The engagement process has been iterative and enabled us to contribute directly to the drafting of the precinct provisions. In our view, this has resulted in a number of key provisions that ensure key cultural values are in line for protection, and in some areas additionally enhanced. Including the protection of the Waitomokia crater rim, increased building setbacks to the Ōrururangi Awa, vegetation buffers to create a separation between future buildings and our village, reduced building heights within sub-precinct A to minimize overlooking and domination to our village, and high-quality treatment train stormwater management to ensure the mauri of Ōrururangi and Te Manukanuka o Hoturoa is maintained. When the time comes, we will contribute to the detailed design of the environment and infrastructure.

As such, we will support the Waitomokia 105 private plan change and the outcomes it seeks. We also acknowledge Goodman's efforts in the preparation of this plan change, the collaborative approach and process that has been taken and look forward to continuing this relationship over the long term.

Ngaa mihi

Kowhai Olsen

Kaitiaki / Resource Management officer for Te Ahiwaru Trust

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 105 - Watercare Services Limited
Date: Thursday, 19 September 2024 5:01:16 pm
Attachments: [WSL Submission PC105 Waitomokia.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Watercare Services Limited

Organisation name: Watercare Services Limited

Agent's full name:

Email address: planchanges@water.co.nz

Contact phone number: 0221584426

Postal address:
Private Bag 92521
Victoria Street West
Auckland City
Auckland 1142

Submission details

This is a submission to:

Plan change number: Plan Change 105

Plan change name: PC 105 (Private): Waitomokia Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Precinct description, objectives and policies and the activity table.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Please refer to the attached submission.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Please refer to the attached submission.

Submission date: 19 September 2024

Supporting documents
[WSL Submission PC105 Waitomokia.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Watercare Services Limited

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Auckland 1142, New Zealand

Telephone +64 9 442 2222

www.watercare.co.nz

Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142

Attention: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: Plan Change 105 (Private): Waitomokia Precinct

FROM: Watercare Services Limited

ADDRESS FOR SERVICE: planchanges@water.co.nz

DATE: 19th September 2024

Watercare could not gain an advantage in trade competition through this submission.

1. WATERCARE'S PURPOSE AND MISSION

- 1.1. Watercare Services Limited (**Watercare**) is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 (**LGA**) and is wholly owned by the Auckland Council (**Council**).
- 1.2. As Auckland's water and wastewater services provider, Watercare has a significant role in helping Council achieve its vision for the city. Watercare's mission is to provide reliable, safe, and efficient water and wastewater services to Auckland's communities.
- 1.3. Watercare provides integrated water and wastewater services to approximately 1.7 million people in the Auckland region. Over the next 30 years, from 2023-2053,

this is expected to increase by another 520,800 people¹. The rate and speed of Auckland's population growth puts pressure on our communities, our environment, and our housing and infrastructure networks. It also means increasing demand for space, infrastructure, and services necessary to support this level of growth.

- 1.4. Watercare has certain obligations under both the LGA and the Local Government (Auckland Council) Act 2009. For example, Watercare must achieve its shareholder's objectives as specified in its statement of intent, be a good employer, and exhibit a sense of social and environmental responsibility.²
- 1.5. Watercare must also give effect to relevant aspects of the Council's Long-Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Plan 2050 and the Auckland Future Development Strategy 2023-2053.
- 1.6. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with effective conduct of the undertakings and maintenance of long-term integrity of its assets.³

2. SUBMISSION

Background

- 2.1. This is a submission on Private Plan Change 105 by Goodman Nominee (NZ) Limited (**Applicant**) to the Auckland Unitary Plan (Operative in Part) (**AUP**) that was publicly notified on 22 August 2024 (**PPC 105**).
- 2.2. PPC 105 affects approximately 41.9356 ha of land and is located on the properties situated at 350, 400 and 470 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere, Auckland.
- 2.3. The PPC 105 land is directly adjacent to Watercare's Māngere Resource Recovery Facility (**RRF**), and associated designated area⁴, which is located immediately to the north. See the location map in **Schedule 1**. The Māngere RRF is responsible for the treatment of wastewater, as well as the reuse of treated biosolids as compost and fertilisers for agricultural and land rehabilitation purposes.
- 2.4. The RRF is designated for wastewater treatment purposes. However, two other areas of land adjacent to the existing RRF have also been designated, please refer to Schedule 2 for the designation boundaries and areas. Area 1A to the south of the existing RRF has been designated to make appropriate provision for the construction, operation and maintenance of future wastewater facilities, establishment of an odour buffer area and to allow for the application of biosolids

¹ Auckland Future Development Strategy 2023-2053, pg. 2.

² LGA, s 59.

³ Local Government (Auckland Council) Act 2009, s 57.

⁴ Designation 9502 - Māngere Wastewater Treatment Plant – Wastewater purposes

to the land, and the use of sludge in landscaping and land forming. Area 1B to the south of the existing RRF and Area 2 have been designated as odour buffer areas and to allow the application of biosolids to the land.

- 2.5. The RRF is to be operated in a manner that does not generate any noxious, objectional or offensive odours beyond the southern boundary of Areas 1A and 1B, the eastern boundary of Area 2, or the northern and western boundaries of the adjoining designated areas “Water Services Limited: Wastewater Treatment Plant” and designation No 153 “Watercare Services Ltd/A.R.C Wastewater purposes and Ambury Regional Park” shown on the Auckland Unitary Plan maps⁵.
- 2.6. PPC 105 proposes a new precinct, the Waitomokia Precinct, with provisions to enable the development of light industrial, accommodation and community activities. It also acknowledges and seeks to protect, and where appropriate, enhance mana whenua cultural, spiritual and historical values related to the landscape, ancestral lands, water, sites and wāhi tapu within the precinct. PPC 105 proposes four sub-precincts A to D.
- 2.7. While the underlying zoning of the PPC 105 land is to remain Business – Light Industry zone, the proposed precinct provisions would enable a range of “activities sensitive to air discharges”⁶ to establish within the site, including care centres, community facilities and visitor accommodation.

General Reasons for Submission

- 2.8. PPC 105 and the Waitomokia Precinct provisions:
 - a) will not promote the sustainable management of resources, will not achieve the purpose of the Resource Management Act 1991 (**RMA**), and are contrary to Part 2;
 - b) are inadequate to enable and protect Watercare’s current and future operations as a regional provider of essential wastewater infrastructure for the Auckland region;
 - c) will not meet the reasonably foreseeable needs of future generations and will not enable the social and economic wellbeing of the community in the Auckland region;
 - d) do not represent the most appropriate means of exercising the Council’s functions or achieving the purpose of the RMA as required by section 32; and
 - e) do not, as required by section 75(3)(c) of the RMA, give effect to the higher order regional policy statement framework in the AUP, including (without limitation):

⁵ AUP Designation Schedule, Watercare Services, Designation 9502

⁶ As defined in Chapter J1 of the AUP.

i. Objective B3.2.1(6) of the AUP:

- (6) *Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.*

ii. Policies B3.2.2(4) and (5) of the AUP:

Reverse sensitivity

- (4) *Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.*
- (5) *Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.*

- f) are inconsistent with the Business – Light Industry zoning of the land, and with the objectives and policies of that zone in Chapter H17 of the AUP.

Specific Reasons for Submission

- 2.9. Without limiting the generality of the matters raised above, Watercare makes the following further / specific submissions.
- 2.10. Infrastructure is identified in Chapter B1.4 of the AUP as a significant resource management issue for the Auckland region.
- 2.11. The Māngere RRF is regionally (and arguably nationally) significant infrastructure that serves a large part of the Auckland region. It is vital that:
- a) This essential infrastructure is protected from reverse sensitivity effects. Objective B3.2.1(6) is directly engaged in this regard.
- and
- b) Options for the future expansion of the RRF on Watercare's land in this location (in order to cater to Auckland's future wastewater treatment requirements) are not unduly restricted or constrained. Policy B3.2.2(5) of the AUP is directly engaged in this regard.
- 2.12. The concept of "reverse sensitivity" is embedded in the RPS provisions of the AUP (as noted above) and has been accepted by the Environment Court in numerous cases over the years. The concept is particularly relevant to Watercare's concerns regarding PPC 105. The Environment Court in *Affco New Zealand Ltd v Napier*

City Council adopted the following definition of the concept:⁷

Reverse sensitivity can be understood as the legal vulnerability of an established activity to complaint from a new land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new, benign activity is proposed for that land. The 'sensitivity' is this: if the new use is permitted, the established use may be required to restrict its operations or mitigate its effects so as to not adversely affect the new activity.

- 2.13. While Watercare has an odour buffer around the RRF to manage odour effects (refer to the plan attached in **Schedule 1** for the location and extent of the buffer) and is required to comply with the air discharge resource consents associated with the RRF, this does not mean that odour will not occur at all outside of the odour buffer. Noxious, offensive or objectionable odours are not permitted outside of the buffer, however odours that do not meet this definition may occur from time to time. Watercare does receive odour complaints even when the RRF is fully compliant with its air discharge consent.
- 2.14. Watercare notes that the majority of complaints received related to the Māngere RRF were related to odours, which were often reported to persist for long periods or return after temporary relief. Most of these complaints originated from local residential areas and public spaces and can be more prevalent from new residents.
- 2.15. The Applicant's land (and neighbouring land) is zoned Business - Light Industry, and would retain that zone under PPC 105. The zone description for the Business – Light Industry zone at H17.1 of the AUP states that “*due to the industrial nature of the zone, activities sensitive to air discharges are generally not provided for*”. Under Chapter E14 of the AUP, the Business – Light Industry is within the medium air quality – dust and odour area (Industry). Chapter H17 includes policies such as policy H17.3(2), which is:

(2) *Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.*

- 2.16. From Watercare's perspective, the Business - Light Industry, and the existing provisions of Chapter H17:
 - a) are largely compatible with the operation of the RRF, as activities sensitive to reduced air quality are generally not provided for; and
 - b) largely address Watercare's reverse sensitivity concerns.
- 2.17. However, by contrast (as noted) PPC 105 proposes new sub-precincts that will enable the establishment of new activities near the Māngere RRF that are sensitive

⁷ EnvC W082/04, at [29].

to air discharges. This is a matter of significant concern to Watercare. By way of example:⁸

- a) visitor accommodation and residential activities are non-complying in the Business - Light Industry⁹ (by contrast PPC 105 proposes that visitor accommodation is a restricted discretionary activity in sub-precinct C);
- b) care centres are discretionary in the Business - Light Industry (*cf* permitted in PPC 105's sub-precinct C); and
- c) community facilities are either discretionary (up to 450m² per site) or non-complying in the Business - Light Industry (*cf* permitted in PPC 105's sub-precinct B within the identified area).

- 2.18. The permissive provisions proposed in PPC 105 appear to be inconsistent with the purpose, objectives and policies of the Business – Light Industry zone. However, Watercare's primary concern relates to the plan change's potential implications for the RRF and Watercare's current and future operations.
- 2.19. The RRF land is designated to protect its long-term operation. Watercare will continue to provide for additional capacity at the RRF site using new technologies and process design to meet Auckland's growing wastewater treatment needs.
- 2.20. Odour sensitive activities typically have a lower tolerance for odour, and may perceive certain levels of odour as a nuisance whereas other activities, such as light industry, may not feel the effects so keenly. More intensive activities and activities involving overnight stays will increase the likelihood of complaints due to more people spending more time in the area.
- 2.21. Enabling activities sensitive to air discharges to locate adjacent to the RRF may restrict Watercare's ability to provide a critical national & regional service in an efficient and sustainable manner and amounts to poor future planning.
- 2.22. It is readily foreseeable that providing for more sensitive activities on a more permissive basis on neighbouring land would lead to the likelihood of reverse sensitivity effects on Watercare's activities, contrary (for instance) to Objective B3.2.1(6) and Policies B3.2.2(4) and (5) of the AUP.
- 2.23. The AUP already applies provisions to land beyond the RRF designation odour buffer to protect the RRF from the reverse sensitivity and other adverse effects of land use and subdivision activities that could compromise its future operations.¹⁰ In the Māngere Gateway Precinct (I422):
 - a) objective (6) and policy (4) address reverse sensitivity concerns in relation to

⁸ This list is not comprehensive – e.g. larger scale food and beverage activity is encouraged in sub-precinct C.

⁹ Except for workers accommodation.

¹⁰ See e.g. I422 Māngere Gateway Precinct, objective (6) and policy (4).

sub-precinct A of the Māngere Gateway Precinct, beyond the odour buffer boundary; and

- b) Visitor accommodation and community activities are non-complying in sub-precinct A of the Māngere Gateway Precinct in the activity table.

- 2.24. While Watercare takes appropriate and reasonable steps under its designation to internalise its effects, it is not under a duty to internalise at all costs (and in many cases, full internalisation of effects is simply not possible), and it is necessary to ensure that reverse sensitivity effects are addressed in the manner required by the RPS.
- 2.25. Watercare is concerned that similar proposals could be replicated (through private plan changes) on other land zoned Business – Light Industry in the area over time, resulting in incremental increases in constraints on Watercare's activities (quite apart from any constraints on light industrial activities within the zone).
- 2.26. While measures such as no-complaints covenants might be proposed to address reverse sensitivity concerns, Watercare submits that these would be insufficient to fully address the potential adverse effects on the operational requirements of the Māngere RRF (such measures do not prevent actual effects from occurring).

Other matters

Mana Whenua

- 2.27. Watercare acknowledges that some aspects of PPC 105 have been amended to recognise and provide for the relationship of mana whenua and their historic, spiritual and cultural associations to Waitomokia. Watercare understands that the Applicant has been working with mana whenua on this matter.
- 2.28. Watercare opposes PPC 105 due to reverse sensitivity and other concerns, as outlined above. This opposition is rooted in Watercare's role as a provider of essential water and wastewater services that are vital for life, public safety, and community well-being.
- 2.29. While, if PPC 105 is approved, Watercare would maintain its general concerns about odour-sensitive activities and seek the secondary relief described in Section 4 below, Watercare could support discretionary (rather than non-complying) activity status for the community facility area intended for use by mana whenua. For the avoidance of doubt, Watercare would still otherwise seek that the activity status of activities sensitive to air discharges align with the underlying (Light Industry) zone provisions, supported by an objective and policy framework that considers reverse sensitivity effects on the Māngere RRF, ensuring the protection of Watercare's ongoing operations and its ability to provide critical services to the community.

Water / wastewater infrastructure

- 2.30. More generally, in terms of the water and wastewater infrastructure required for site development:
- a) First, any necessary upgrades to local networks required for future site development are to be constructed and funded by the developer.
 - b) If bulk network upgrades are needed that are either not included in Watercare's Asset Management Plan (**AMP**) or need to be expedited from their original AMP timeline, these costs also fall to the developer.
 - c) Furthermore, in addition to these potential network upgrades, any future development will be subject to Watercare's commercial Infrastructure Growth Charge.
 - d) Lastly, it is the responsibility of the Applicant to assess the capacity of the local networks, and seek confirmation from Watercare for the capacity of the bulk networks, to support any future site development. These assessments require confirmation from Watercare during the resource consent process.

Conclusion

- 2.31. Watercare requests amendments to PPC 105 due to its potential to compromise the efficient operation of the Māngere RRF which is regionally (and arguably nationally) significant infrastructure vital to Auckland's and New Zealand's wellbeing. PPC 105's proposed changes would enable activities sensitive to air discharges in close proximity to the RRF, creating a high risk of reverse sensitivity effects. This is contrary to the RPS provisions of the AUP, which seek to protect infrastructure from such effects. Watercare requests that Auckland Council decline PPC 105 in its entirety or amends it as set out below.

3. SPECIFIC PARTS OF PPC 105 THAT THIS SUBMISSION RELATES TO

- 3.1. Watercare's submission relates to PPC 105 in its entirety.
- 3.2. Without limiting the generality of paragraph 3.1 above, Watercare has a particular interest in:
- a) PPC 105's provisions enabling activities sensitive to air discharges within the precinct;
 - b) ensuring that the Māngere RRF is adequately protected from reverse sensitivity effects; and
 - c) ensuring that, if PPC 105 is approved, the precinct provisions are appropriately amended to address the concerns raised in this submission.

4. DECISIONS SOUGHT

4.1. For the reasons stated in this submission, Watercare seeks:

- a) **Primary relief:** that PPC 105 be **declined** in its entirety; or
- b) **Secondary relief:** in the alternative, in the event that PPC 105 is approved, amendments to the precinct provisions (including the precinct description, objectives, policies, rules, precinct plans and other provisions) to address the concerns raised in this submission, and to ensure that reverse sensitivity and other effects on the Māngere RRF, including both current and future operations are addressed.

4.2. Without limiting the generality of paragraph 4.1(b) above, if PPC 105 is approved, Watercare seeks amendments to the precinct provisions as follows (or to like effect):

- | | |
|---|-----|
| a) Amendments to the precinct description to recognise the proximity and importance of the RRF to refer to the need to avoid reverse sensitivity impacts on the RRF including Watercare's current and future operations / expansion; | 8.2 |
| b) Amendments to the objectives and policies to address the issues raised in this submission, including ensuring the protection of the RRF from reverse sensitivity and other adverse effects that could compromise Watercare's current and future operations / expansion; and | 8.3 |
| c) Amendments to the activity table to retain the underlying zone activity status for all activities sensitive to air discharges (including, without limitation, visitor accommodation, care centres and community facilities). This is subject to the alternative relief sought at paragraph 2.27 above concerning the community facility area in sub-precinct B proposed for use by mana whenua. | 8.4 |

4.3. In all cases where amendments to the PPC 105 precinct provisions are proposed, Watercare would consider alternative wording or amendments which address the reason(s) for Watercare's submission.	8.5
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4.4. Watercare also seeks any consequential amendments required to give effect to the decisions requested.	8.6
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5. APPEARANCE AT HEARING

5.1. Watercare wishes to be heard in support of its submission.

19 September 2024

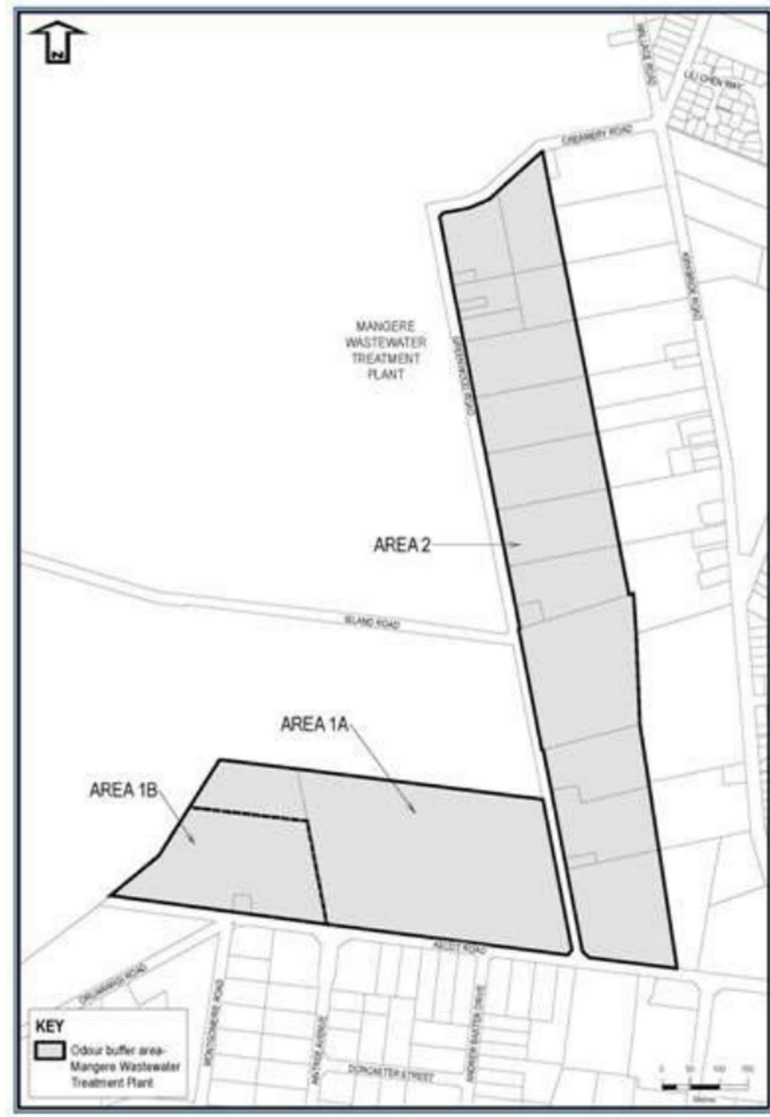
Mark Iszard

Mark Iszard
Head of Major Developments Watercare Services Limited

Address for Service:
Amber Taylor
Development Planning Lead
Watercare Services Limited
Private Bag 92521
Victoria Street West Auckland 1142
Phone: 022 158 4426
Email: Planchanges@water.co.nz

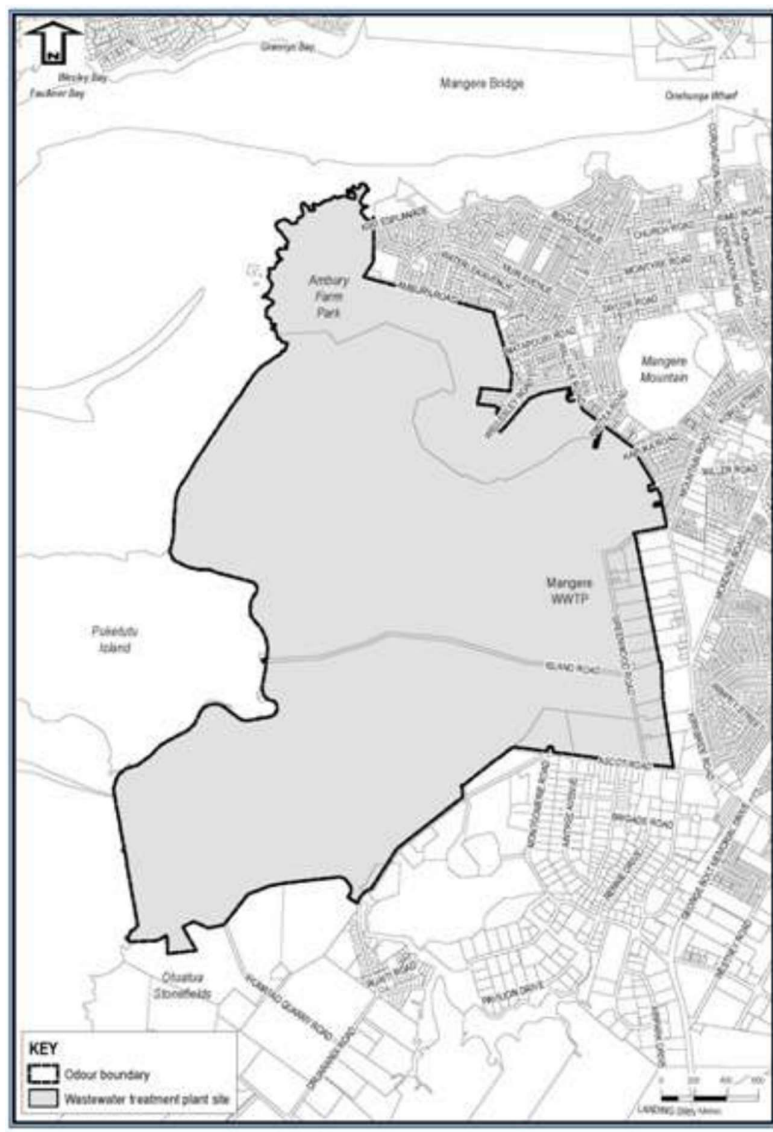
Schedule 1 Map of RRF





¹¹ AUP Designation Schedule, Watercare Services, Designation 9502

Schedule 3
Odour Boundary and Wastewater Treatment Plant Site¹²



¹² AUP Designation Schedule, Watercare Services, Designation 9502



HERITAGE NEW ZEALAND
POUHERE TAONGA

19 September 2024

Attention: Planning Technician
Auckland Council
Level 24
135 Albert Street
Private Bag 92300
Auckland 1143

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA

PPC 105 (PRIVATE): WAITOMOKIA PRECINCT

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga ("HNZPT")

1. This is a submission on the following proposed private plan change to the Auckland Unitary Plan (Operative in Part) (the proposal):

PPC 105 (Private Plan Change Request is to introduce and apply the Waitomokia Precinct (plans and provisions)) over the land at 350, 400 and 470 Oruarangi 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 Auckland Unitary Plan (AUP) planning maps by introducing the proposed precinct and sub-precinct plans that recognise the wider Māori cultural landscape, localised cultural context and the 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.

2. Heritage New Zealand could not gain an advantage in trade competition through this submission.

Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 ("HNZPTA") for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

Recorded archaeological site R11/28, Waitomokia Pā (Mt Gabriel) and its fields / surrounds. This pā consisted of three small volcanic cones, enclosed within a large tuff explosion crater (1 km in diameter), which contained swamps that provided natural defences. The cones are now unfortunately completely destroyed by quarrying, but good photographic records exist.¹ A recent archaeological survey of the land between the southern rim of the tuff crater and the Oruarangi Creek showed that settlement was widespread in this area, although most of the archaeological features are believed to have been destroyed by horticulture. The site of a ring-ditch pā overlooking the Creek (R11/575) is still present.²

In summary, the Historic Reserve (Lot 3) and Esplanade Reserve along the Oruarangi Creek (Lot 4) were created during the original Villa Maria subdivision to protect pā R11/575 and any middens along the banks of the creek from development.³ R11/2029, R11/2030, R11/2031, R11/2032 archaeological sites have not been relocated whereas midden R11/2033 on the rim of the tuff ring was relocated by probing as was R11/2035 in 2018, with Lot 2 likely to contain archaeological evidence, often in the form of midden or kūmara storage pits as well as pits and midden, similar to R11/2035.⁴ In 1978 when R11/575 was recorded, several adzes were ploughed out of the adjacent paddock, with the whereabouts presumed to be Lot 2.⁵

The value of this land is in the landscape as a whole, both as a geological landscape and a cultural landscape that recorded the history of human occupation of this area since the 12th century.⁶ Human activity from radiocarbon dating demonstrates human activity at Oruarangi Creek since at least c. 1433 – 1479 AD.⁷

¹ Attachment: [Appendix 2](#).

² URL: <https://www.doc.govt.nz/globalassets/documents/science-and-technical/sr63a.pdf> Accessed 02/09/2024 p.46. Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, pp.7-8. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNPT accessed 02/09/2024. Major Greenwood's farm is variously described as *having two houses and all necessary buildings thereon* in 1853 and in 1857 as *having a handsome residence with verandah &c. together with two comfortable four-roomed cottages, large dairy, two barns (one of iron), six-stall stables, pig-sties, 2 large stockyards, branding pen, fowl house &c. Either of the cottages may be removed to another position in the event of the Farms being separately leased*. *New Zealander* 15/10/1853, *Daily Southern Cross* 23/01/1857.

³ Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, pp. 3-4. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNPT accessed 03/09/2024.

⁴ Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, pp.9-11. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNPT accessed 02/09/2024.

⁵ Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, p. 3. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNPT accessed 10/09/2024.

⁶ URL: <https://aotearoarocks.blogspot.com/2018/01/part-1-of-disappearing-maunga-of.html> HNPT accessed 02/09/2024.

⁷ URL: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/hgi-district-plan/pm15planmodificationdocuments/pm15-attachment-5-archaeology-reports.pdf> HNPT accessed 10/09/2024.

Matā-oho, the counterpart of Vulcan, and this volcano-studded point of land beyond Mangere, jutting out on to the storm-beaten Manukau, was known as Ihumātao, or Matā-oho's "Cold Nose," and refers to the area, or "nose" of land.⁸ The Oruarangi Creek is said to have been named after a noted tohunga named Te Ahiwaru.⁹ Adjacent to this waterway and accessible by foot or canoe, are the Ōtuataua stone fields, a place of national significance.¹⁰

A roadway was cut through the main Waitomokia cone and its crater, starting what would become the total destruction of this geological feature and historic pā site. A bund enclosing one of the sewage settling ponds can be seen in a 1960 aerial photograph extending from the foreshore, and the foreshore itself has been highly modified, essentially becoming an industrial roadway as part of the Manukau Sewage Scheme.¹¹

The current house at 40 Oruarangi Road, Ascot House, built in 1929 is scheduled as a Category B Historic Heritage Place 1435 in the AUP.¹² Presumably this followed the destruction by fire of an earlier 'old landmark' twelve room, wooden, one storey home in 1928.¹³ This was not on the site of Captain Theodore Minet Haultain's house (first farmed by Greenwood) drawn on F. Von Hochstetter's 1859, 1867 geological map of Auckland that shows buildings at the creek mouth, along with an annotation "Oruarangi, Māori Settlement", and "Capt. Haultain's Farm".¹⁴

Archaeological Effects.

The Waitomokia Private Plan Change Request Section 32 Assessment Report notes that future development, particularly earthworks have the potential to disturb or discover archaeological material that may exist at the site. A concern that was 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.¹⁵ This is supported. However, the same special information requirement should apply with regards to a Landscape or Riparian Planting Plan. Particularly as the Esplanade (Lot 2) is likely to contain archaeological evidence.

⁸ *Sun* (Auckland) 17/11/1928. *Auckland Star* 22/09/1928.

⁹ *NZ Herald* 24/09/1928.

¹⁰ Category 1 Historic Place on the Heritage New Zealand Pouhere Taonga (HNZPT) List / Rārangī Korero (Item 6055). URL: <https://www.heritage.org.nz/list-details/6055/Listing> HNZPT accessed 10/09/2024.

¹¹ URL: [\(High.jpg \(7256x6894\) \(interpret.co.nz\)\)](https://www.interpret.co.nz/high.jpg(7256x6894)) HNZPT accessed 02/09/2024. [Appendix 2](#)

¹² Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, pp.7-8. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNZPT accessed 02/09/2024.

¹³ *Auckland Star* 16 April 1928.

¹⁴ Campbell, Matthew 16/02/2024: *Waitomokia Private Plan Change: archaeological assessment report to Goodman Nominee (NZ) Ltd*, CFG Heritage Ref. 22-1378, pp.4-6, 11. URL: [pc-105-appendix-13-archaeology-report-updated.pdf](#) HNZPT accessed 02/09/2024.

¹⁵ B&A: *Waitomokia Precinct Private Plan Change Request. 350, 400 and 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Māngere, Auckland Section 32 Assessment Report* 17 November 2023, p.40. URL: <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-105-section-32-report-final.pdf> HNZPT accessed 19/09/2024. Note: The Appendix 13: Archaeological Report attached to the s32 Report is believed to be an errata as it is dated 16 February 2024 yet is referred to in the preceding 17 November 2023 s32 Report.

HNZPT further notes however, subsequent to the archaeological assessment by CFG dated 16/2/2024 prepared for PPC105, earthworks undertaken in September 2024 at 470 Oruarangi Road (Tomlinson Core Land Ltd) exposed an unrecorded shell midden/oven at the south-eastern corner of Lot 1 DP 581326, adjacent to the pond. The site was recorded with the New Zealand Archaeological Association Database as R11/3515. This property is within the proposed plan change area noted to have been previously identified as modified by horticultural activities and subsequent landscaping and recontouring – including construction of the pond, and unlikely to contain in-situ archaeological material. The presence of this subsurface midden/oven site, however, confirms the potential for further archaeological features to have survived in some previously modified areas.

HNZPT further notes the Archaeological Assessment PCC 105 undertaken dated 16/2/2024 accompanying the Plan Change application, does not contain assessment of the Riparian Planting and Landscape plans as required by the Auckland Council Unitary Plan.

Accordingly, HNZPT considers the special information requirements as proposed in the B&A section 32 report, seeking provision for further archaeological assessment and survey to accompany development and modification of the plan change area, to also include updates with regards to the newly discovered site R11/3515 and assessment of the potential effects of planting and landscape plans as required by AUP rules, to inform avoidance and/ or further appropriate mitigation with respect to statutory requirements.

4. Heritage New Zealand's submission is:

- An update is recommended to the 16 February 2024 archaeological assessment and survey to incorporate this new midden discovery R11/3515 and discuss the implications / potential for further subsurface archaeology to be present in previously modified areas.
- An updated assessment should also include assessment and discussion of the Riparian Planting and Landscape Plans as required by the Auckland Unitary Plan and landscape plans to ensure appropriate archaeological advice as to how archaeological remains will be avoided by planting.
- An archaeological authority should be sought under the HNZPTA 2014 ahead of any works that may affect known or as yet unidentified subsurface archaeological sites.
- Minor amendments are suggested for the Waitomokia Precinct provisions. As outlined in attached Appendix 1 to support and also further emphasise historic heritage and cultural heritage values.

5. The reasons for Heritage New Zealand's position are as follows:

5.1 Historic Heritage

- 5.1.1 The Accidental Discovery Protocol provisions of the Auckland Unitary Plan would apply only in instances where professional archaeological survey indicates the presence of archaeological sites as low. Based on the identified archaeological site R11/3515 as outlined above, The works associated with the Waitomokia Precinct requires an archaeological authority to be applied for under the HNZPTA 2014 in areas where subsurface archaeological material may be affected by works.

5.2 Cultural Heritage

5.2.1 Heritage New Zealand supports iwi/hapu in the exercising of kaitiakitanga and supports provisions in the precinct plan to recognise Māori cultural heritage values.

6. Heritage New Zealand seeks the following decision from the local authority:

That the proposed plan change is amended to include:

- An update to the 16 February 2024 archaeological assessment and survey accompanying this application to incorporate R11/3515 new midden discovery September 2024 and discuss the implications / potential for further subsurface archaeology to be present and measure to ensure avoidance or appropriate mitigation. 9.1
- An updated assessment should also include review and discussion of the Riparian Planting and Landscape Plans as required by the Auckland Unitary Plan and landscape plans proposed to show how any archaeological remains will be avoided in the first instance.
- An archaeological authority should be sought from HNZPT ahead of any works that have the potential to affect recorded or unrecorded archaeological sites. 9.2
- To undertake further evaluation and provision for historic heritage and cultural heritage values through amendment to proposed provisions in Appendix 1 as deemed appropriate. 9.3

7. Heritage New Zealand does wish to be heard in support of our submission.

Yours sincerely

BHParslow

Bev Parslow
Director Northern Region

Address for Service:

Level 10, SAP Tower
151 Queen Street, Auckland 1010
PO Box 105 291, Auckland
09 307 9920
infonorthern@heritage.org.nz

Attachment: Appendix 1: Submission points table of HNZPT to PPC105

Attachment: Appendix 2: Aerial views of Waitomokia

APPENDIX 1:

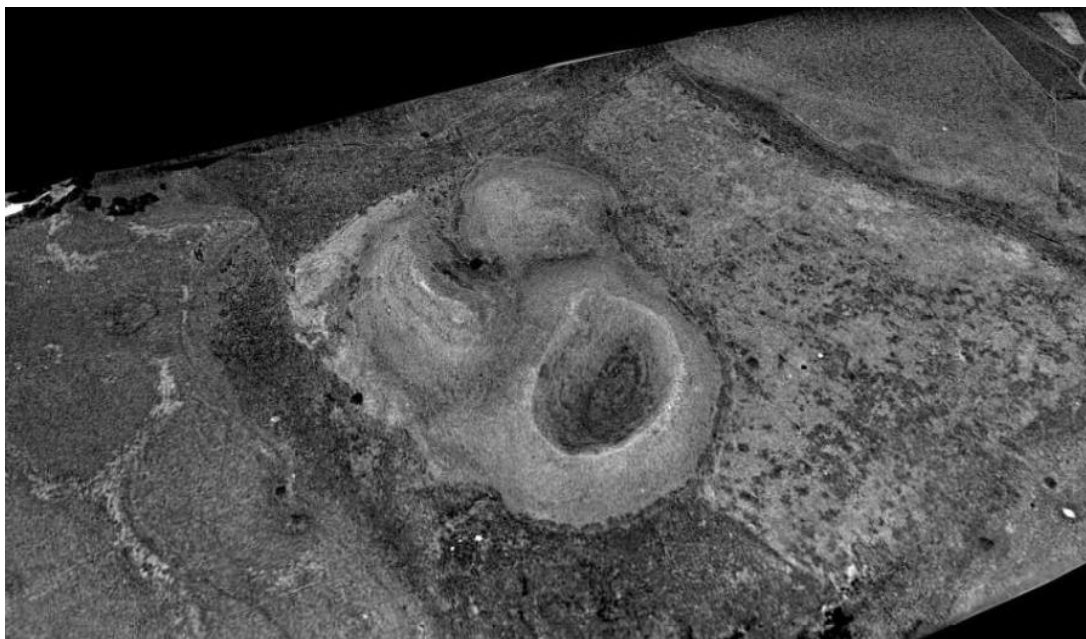
Submission of Heritage New Zealand Pouhere Taonga to Auckland Council Private Plan Change 105: Waitomokia Precinct (Strike: abc =delete and underline: <u>abc</u> = addition)			
Part & Provision number	Support or Oppose	Reasons for submission:	Relief sought
Waitomokia Precinct			
I1.1. Precinct Description	Support	The Mana Whenua Cultural Landscape is identified and recognised in the Precinct description in addition to the cultural and historic heritage values to be protected, restored and enhanced. The Waitomokia crater rim landform and hydrology of the site is identified as having particular spiritual value to Mana Whenua.	That I1.1. Precinct Description is retained
Objectives			
I1.2. Objectives	Support	HNZPT supports the objectives as they give effect to section 6(e) of the RMA. The objectives provide direction for the protection of the cultural landscape of the Waitomokia Precinct to ensure Mana Whenua values are protected and enhanced. It reflects the region's diverse heritage that contributes to the local, regional and national sense of identity. It explicitly protects the Precinct from inappropriate subdivision and development.	That I1.2. Objectives are retained
Policies			
I1.3 Policies	Support in part	<p>HNZPT supports the proposed provisions that recognise and protect the particular cultural, spiritual, historical values and relationships associated with the Waitomokia cultural landscape. These provisions give effect to RMA sections 6(e) and section 6(f). The proposed policies protect amenity and Mana Whenua values.</p> <p>While acknowledging the National Planning Standards structure consistency requiring plan provisions to be contained in one section rather than repeated, it would be useful if there was a policy concerning the inappropriate use, development and subdivision upon historic heritage in addition to the cultural values specificity outlined.</p>	<p>That I1.3. Policies [rp/dp] are retained.</p> <p>That <u>I1.3. (8)</u> is inserted as follows:</p> <p><u>"Require subdivision and/or development within the Waitomokia precinct to protect and where appropriate enhance historic heritage."</u></p>

Submission of Heritage New Zealand Pouhere Taonga to Auckland Council Private Plan Change 105: Waitomokia Precinct (Strike: abc =delete and underline: <u>abc</u> = addition)			
Part & Provision number	Support or Oppose	Reasons for submission:	Relief sought
		Amend to expand the protection and management of effects on all historic heritage features within the Precinct.	
I1.3.(5)	Support in part	<p>HNZPT supports this policy as the visual dominance adverse landscape and amenity effect is mitigated. The native planting creates a landscape buffer to maintain privacy and minimise visual effects on the papakāinga and Pā.</p> <p>Landscaping species choice could also reflect / reinforce traditional place names where appropriate</p>	<p>That Policy I1.3.(5) is amended as follows: “Requiring native planting in the landscape buffer identified on Precinct Plan 3 to maintain privacy and minimise visual effects on the papakāinga and Pā.</p> <p><u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u></p>
Standards			
I1.6.0 Informing Iwi	Support	HNZPT supports this rule as it gives effect to both sections 6(e), (f) of the RMA as Matters of National Importance.	That I1.6.0 Standards are retained
I1.6.1 Building Height	Support	HNZPT supports this rule as it manages the potential effects of visual dominance, loss of privacy and overlooking. There are reduced heights on the outer slopes of the Waitomokia, adjacent to the Pā site, and across from Puketaapapa Papakāinga.	That I1.6.1 Building Height reductions are retained
I1.6.2 No build areas	Support	<p><i>“Purpose: Manage the extent of buildings and intensity of development adjacent to identified cultural heritage features.</i></p> <p><i>(1) New buildings within sub-precinct A and sub-precinct C must be located outside of the ‘no build areas’ identified on Precinct Plan 3.”</i></p>	That I1.6.2 No build areas are retained
I1.6.3 Yards	Support in part	<p>HNZPT supports the separation of industrial activities to the neighbouring Pā site and esplanade reserve, to mitigate adverse cultural effects.</p> <p>However, to provide more context, site integrity and visual legibility, the Yard to the Pā site should be increased spatially to 20m.</p>	<p>That Policy I1.6.3 Yards (5) is amended as follows:</p> <p>“(1) Any building or structure in sub-precinct A must be set back a minimum of 10m <u>20m</u> from the</p>

Submission of Heritage New Zealand Pouhere Taonga to Auckland Council Private Plan Change 105: Waitomokia Precinct (Strike: abc =delete and underline: <u>abc</u> = addition)			
Part & Provision number	Support or Oppose	Reasons for submission:	Relief sought
			boundary of the land legally described as Lot 3 DP 561055 (Pā site).
I6.6 Stormwater management	Support	HNZPT supports this rule as it gives effect to sections 6(a), (e) and Part 2 Purpose and principles of the RMA. Urban development recognises the mauri of the Ōruarangi Awa and sustainable management of waterbodies in and around Waitomokia through Low Impact Design.	That I1.6.6 Stormwater management is retained
Assessment criteria – restricted discretionary activities			
I1.8.2	Support in part	HNZPT supports the new buildings and additions Assessment Criteria at I1.8.2 with a suggested amendment.	That Policy I1.8.2 is amended as follows: “(1) New buildings and additions (a) The extent to which design and external appearance of buildings: vi. express and respond to the cultural narrative of the site. <u>For example, energy-efficient sustainable outcomes and traditional artwork in line with mana whenua values.</u> ”
Special information requirements			
I1.9	Support in part	HNZPT supports the Special information requirements for an application for resource consent to be accompanied by an Archaeological Assessment; Riparian Planting Plan; and a Landscape Plan. The Riparian Planting Plan and Landscape Plan should be guided by the Archaeological Assessment as to where to plant. Landscaping species choice could also reflect / reinforce traditional place names where appropriate	That I1.9. Special information requirements is amended as follows: “(1) Archaeological Assessment An application for land modification or development involving earthworks; <u>Riparian Planting Plan; or a Landscape Plan;</u> must be accompanied by an archaeological assessment, including a survey. (2) Riparian Planting Plan An application for land modification or development within 10m of a stream must be accompanied by a riparian planting plan identifying the location, species,

Submission of Heritage New Zealand Pouhere Taonga to Auckland Council Private Plan Change 105: Waitomokia Precinct			
(Strike: abc =delete and underline: <u>abc</u> = addition)			
Part & Provision number	Support or Oppose	Reasons for submission:	Relief sought
			<p>planter bag size and density of the plants. Plant species should be native. The riparian planting plan must be prepared in accordance with Appendix 16 – Guideline for native revegetation plantings. <u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u></p> <p>(3) Landscape plan</p> <p>An application for development in the precinct must be accompanied by a landscape plan showing proposed planting of the site. The landscape plan must include the following:</p> <ul style="list-style-type: none"> (a) A schedule of predominantly native plant species; (b) Planting specifications including the number, size and location of individual trees and shrubs; (c) Planting management plan including weed management; (d) The location and design of public amenity features; and (e) the <u>The</u> retention and enhancement of native vegetation and any existing significant trees and natural features. (f) <u>Indigenous species planting should perpetuate traditional place, hydrology names that were derived from species names where this is appropriate.</u>

APPENDIX 2: Aerial views of Waitomokia



Waitomokia volcano in 1939 before it was quarried.¹⁶



1960 aerial view of Waitomokia, with quarrying well advanced on the outer tuff ring. The awa to the right of Waitomokia is the Oruarangi awa which was cut off from the harbour in order to facilitate the Manukau sewage scheme. Ihumātao papakaiainga is visible as the group of houses in the bottom corner of photograph.¹⁷

¹⁶ URL: [b_nealie¹](#) Accessed 2/09/2024.

¹⁷ URL: [High.jpg \(7256×6894\) \(interpret.co.nz\)](#) Accessed 02/09/2024.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name) _____

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

Telephone:

Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 105 (Private)

Plan Change/Variation Name

Waitomokia Precinct

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

My submission is: *(Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)*

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☐

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☐

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐



Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ /could not ☐ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

19 September 2024

Email: unitaryplan@aucklandcouncil.govt.nz

Planning Technicians
Planning and Resource Consents
Auckland Council
Private Bag 92300
Auckland 1142

Dear Plan Change Team,

PRIVATE PLAN CHANGE 105 – WAITOMOKIA PRECINCT

1. We act for Mainstream Zealand Limited (**Mainstream**), who is the occupant of the premises at 90 Pavilion Drive, Mangere, Auckland.
2. By letter dated 20 August 2024, Mainstream received notice of the proposed Private Plan Change 105 (**Proposed Plan Change**) by Goodman Nominee (NZ) Limited (**Applicant**) to establish the Waitomokia Precinct (**Precinct**).
3. The Proposed Plan Change relates to those sites at 350, 400 and 470 Ōruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Mangere, Auckland. The sites are to the north of Mainstream's premises, with the southern boundary of the proposed sub-precincts A and B adjoining the northern boundary of 90 Pavilion Drive. Mainstream's premises is situated between the driveways for 88 Pavilion Drive and 118 Montgomerie Road. These two driveways form the proposed accessways to the Precinct from Pavilion Drive (**Accessways**).
4. Having generally reviewed the Proposed Plan Change, Mainstream wishes to lodge a submission.
5. Mainstream is a New Zealand freight company specialising in New Zealand and international shipping, transport and logistics. It is also one of the country's largest logistics company. It operates one of its warehouses at 90 Pavilion Drive, and heavy goods vehicles extensively use Pavilion Drive to access this warehouse.
6. Though the Proposed Plan Change seeks to retain the existing Light Industry zoning for the Precinct, the Applicant also proposes to enable visitor accommodation and community activities in the Precinct, which would change the proportion of vehicle types (heavy goods vehicles vs private passenger vehicles) utilising the surrounding roading network, in particular Montgomerie Road and Pavilion Drive.

7. The Proposed Plan Change also includes a new access road within the Precinct to provide internal access within the Precinct and a connection from Ōruarangi Road to Montgomerie Road.
8. Mainstream has concerns with the anticipated increase in traffic along Montgomerie Road and Pavilion Drive to access the Precinct. More specifically, Mainstream is concerned about the increased use of the Accessways and the increased use of Pavilion Drive by through traffic to access the Precinct.
9. Pavilion Drive is a two-way road providing local access to industrial premises, with street parking along both sides of the road. The Accessways are located at the corner of a bend on Pavilion Drive, with cars turning in either direction from the Accessways onto Pavilion Drive.
10. As Mainstream has a Right of Way on the Accessways to access its premises, heavy goods vehicles are regularly entering and exiting these driveways to access the warehouse loading area. Mainstream's staff also use the driveway to 88 Pavilion Drive to access the warehouse carpark.
11. It should be noted that the Applicant's plans do not accurately show the present situation at 90 Pavilion Drive. The Applicant has taken excerpts from Google Maps which show the site as being under construction, but the premises are completed and Mainstream has operated from the site since late 2023. It should be ensured that any assessment of the Proposed Plan Change considers the updated and current use of the surrounding roading network.
12. Mainstream is concerned with the introduction of the proposed Precinct Standard I1.6.8, which requires permitted activities within the Precinct to restrict heavy vehicle traffic movements on to Ōruarangi Road. Instead, heavy vehicle movements are to be prioritised onto Montgomerie Road and Pavilion Drive.
13. Where heavy vehicles are restricted from accessing the Precinct from Ōruarangi Road, the additional heavy vehicle traffic resulting along Montgomerie Road and Pavilion Drive would create additional delays to Mainstream's access to its warehouse and decrease the road safety of the area.
14. Mainstream considers that operations at its premises would be adversely affected by:
 - a. the redirection of heavy vehicles to Montgomerie Road and Pavilion Drive, and
 - b. increased use of the Accessways;and is concerned that these effects have not been accurately assessed.
15. Mainstream wishes to be heard at a hearing on the proposed Private Plan Change and to be given the opportunity to present further information (including planning and traffic expert evidence, where applicable) at the hearing.

16. Until Mainstream is satisfied that the activities proposed by the Proposed Plan Change will have no material impact on its activities at 90 Pavilion Drive, it opposes the Proposed Plan Change and seeks that it be declined.

10.1

Hornabrook Macdonald Lawyers**Samantha Hiew**

Senior Lawyer

e: samantha.hiew@hmlaw.co.nz

m: [027] 209 4385

SXH-143941-73-12-1



NGAATI TE ATA WAIOHUA

“Ka whiti te raa ki tua o rehua ka ara a Kaiwhare i te rua”

18th September 2024

Auckland Council
Unitary Plan Private
Bag 92300, Auckland 1142

Attention: Planning Technician

Ref: Proposed Plan Change 105 (Private) – Waitomokia Precinct: Goodman Nominee (NZ) Ltd

Teenaa Koe

Comments as follows:

Our Traditional Relationship to Waitomokia

- Waitomokia which means ‘the water seeping or entering into the ground’ is a sacred Waiohua paa site (fortified settlement) of our Waiohua ancestors. It is also commonly referred to as one of the volcanic features collectively referred to as Ngaa Tapuwae oo Mataoho (‘The Sacred Footprints of Mataoho’), referring to the Waiohua deity who was involved in its creation.
- The Waitomokia 600 m (2,000 ft) wide tuff crater contained three small scoria cones up to 20 m (66 ft) high, these small scoria cones were known collectively as ‘Moerangi’ which was a traditional Waiohua settlement where many significant Ngaati Te Ata Waiohua chiefs lived and thrived. One in particular was the great Ngaati Te Ata Waiohua chief Te Rangikaimata, who married the Ngaa Iwi chieftainess Te Huia and they birthed the high born puhi (princess) Taamaki by whom the wider Taamaki Makaurau derives its name from. It was said that the beauty of Taamaki was highly sought after by many chiefs hence ‘Makaurau’ denotes that she was ‘to be desired by hundreds.’
- Many significant Waiohua chiefs occupied Moerangi indicating the “mana’ prestige of this site, these included both Whatuturoto and his father Poutuukeka II. Whatuturoto is the great grandfather of our Ngaati Te Ata Waiohua founding ancestor Te Ata-i-Rehia and Poutuukeka II is her great great grandfather.
- Traditionally, Moerangi and its slopes were terraced with kuumara rua (storage pits) and the site also had a crater lake and a freshwater repo (swamp) which were formed as a result of the volcanic eruption which is estimated at 20,300 years ago.

Ooruarangi Creek

- Ooruarangi is of immense spiritual, cultural, traditional and customary significance to Ngaati Te Ata Waiohua. Ooruarangi is a taonga that provided various sources of food and resources for our Waiohua ancestors who lived and thrived on the surrounding paa and papakaainga of the wider Waitomokia and Ihumaatao areas. Ooruarangi Creek also served as a significant transport route as the river was wide enough for various types of waka who would fish, travel and trade along its waters.
- Ooruarangi which means 'Of Ruarangi' derives its name from the great Ngaa Oho chief Ruarangi. Ruarangi and his brother Ohomatakamokamo were the sons of the great Ngaa Oho chief Raakeiora. Raakeiora was the son of Maahehu and Tahinga, who were some of the earlier Ngaa Oho ancestors of Taamaki Makaurau.¹ Ngaati Te Ata Waiohua directly descend from these Ngaa Oho ancestors through its Waiohua whakapapa from both Huakaiwaka and Te Rauwhakiwhaki, who were the grandparents of our founding Ngaati Te Ata Waiohua ancestress, Te Ata-i-Rehia.
- It is also said that Ooruarangi was named after an ancient river in Hawaiki, Raiatea. Ooruarangi is also the name of the old Waiohua settlement of where the current Makaurau marae and community is situated.

Background: Context:

- Proposed Private Plan Change 105 Waitomokia Precinct is a proposal that seeks to apply a new precinct over Business-Light Industry zoned land at 350, 400 and 470 Ooruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Maangere. The request also seeks to introduce new precinct provisions for the purpose of enabling 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.
- Ngaati Te Ata Waiohua have significant enduring ancestral, long-standing and contemporary values and associations with Waitomokia and environ. It is a waahi tapu of immense value. This cultural landscape is a reflection of long-term mana whenua occupation. Waitomokia is part of a number of explosion craters known as Ngā Tapuwae o Matāoho. It is also a puna and former wetland, and has a Quality-sensitive Aquifer Management Areas Overlay. Waitomokia means 'water seeping into the ground'.
- Waitomokia is an explosion crater with a tuff ring and previously had three scoria cones in the centre which is named Moerangi. The Proposed Precinct excludes Moerangi.
- Waitomokia is wāhi tapu. It is for the respective mana whenua entities to define how wāhi tapu applies and the activities which would be consistent or inconsistent with that status.
- Waitomokia has been heavily modified by quarrying, gardening, viticulture, development and other activities. The three scoria cones were quarried out in the 1950s to build the Mangere Wastewater Treatment Plant.

¹ The Journal of the Polynesian Society Vol. 28, No. 2(110), (June 1919), page 116.

Submission

- We have worked constructively with Goodman Nominee (NZ) Ltd management and their consultants with the intent to introduce new precinct provisions for the purpose of enabling 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. We do acknowledge this effort.
- However, more can be and needs to be undertaken regarding the protection of mana whenua values and associations. This needs to be reflected in the proposed Waitomokia Precinct Plan.
- In its current form **we cannot support** Proposed Plan Change 105 (Private) Waitomokia Precinct. There are still outstanding issues that need to be addressed and, in our opinion, fully protect the cultural integrity of Waitomokia and our traditional associations to it.
- Under the current proposal, the outer, inner slopes and crater floor will be irretrievable lost. The urbanisation and industrialisation of the site will detract away from the remaining natural and cultural character of site. This proposal will further result in a significant change to the cultural landscape and visual character of the site.
- Sub Precinct A is unmodified and has significant views to Te Motu a Hiaroa (Puketutu) and the Manukau Harbour, across to Ootuaataua stonefields and other significant heritage sites. They are our identity, we have a spiritual bond to these places, and it is vital that viewshafts to the remaining cultural landscape are not impeded and impacted upon by development. This is the last piece of the cultural landscape intact, everything else has been modified, quarried, developed on or proposed to be destroyed. There is a real opportunity here to protect this in its entirety. This is something that is within the developers/applicant's power to do.
- We strongly recommend that Sub Precinct A is a 'no development' (no build) area to protect its cultural integrity and the outer and inner slopes are protected and retained visually expressive form within the remaining Waitomokia Crater. Scheduling the site under Schedule 12 (AUP) needs to be highly considered (at least a robust discussion) given the cultural, geological and regional significance of Waitomokia.

11.1

11.2

11.3

Relief Sought: That the matters raised in this submission are addressed and provided for. We wish to be heard.

Heoi anoo


Karl Flavell

Te Pou Taiao (Manager)
Ngaati Te Ata Waiohau
c/- Po Box 437
Pukekohe 2120

Ph: 027 9328998
karl_flavell@hotmail.com

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 105 - David James Fraser
Date: Thursday, 19 September 2024 7:16:36 pm
Attachments: [waitomokia outer slopes.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David James Fraser

Organisation name:

Agent's full name:

Email address: Lasaiya@gmail.com

Contact phone number: 02102270325

Postal address:
80 John Walker Drive
Manurewa
Auckland 2102

Submission details

This is a submission to:

Plan change number: Plan Change 105

Plan change name: PC 105 (Private): Waitomokia Precinct

My submission relates to

Rule or rules:
PC 105 (Private): Waitomokia Precinct

Property address:

Map or maps:

Other provisions:
The development of the crater of Waitomokia.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Waitomokia should be scheduled as an Outstanding Natural Feature and protected for generations to enjoy as it is one of the best preserved large craters in the Auckland Volcanic Field.

Despite the quarrying of its amazing scoria cones, and the industrial yard work which now inhabits their former site and east of it; despite the large former Villa Maria building on its inner slopes; despite much industrial development on its eastern outer slopes; despite the modifications made along its coastal edges for the wastewater treatment plant; despite all of these odds, it remains one of the best preserved large craters in the Auckland Volcanic Field.

It has around 40% of its outer slopes intact (see an attached image), which is remarkable. Tuff crater outer slopes are rare in Auckland, with protection tending to default from crests to crater

floors. The only ones with more outer slopes intact are Crater Hill, followed by Pukekawa (the Domain) and Pukaki Lagoon. But even Crater Hill has lost some of its own the last decade, and Pukaki Lagoon has been challenged with large scale development.

Naturally even more of its inner slopes are intact than its outer. There is also a large amount of its crater floor remaining, which in the past surrounded the scoria cones as a wetland. There may be some who say because the crater floor has been reclaimed it is not of value, but the fact is reclamation comes standard with craters in the Auckland Volcanic Field. The reclaimed crater floors of Pukekawa, Onepoto, Onehunga Basin, Pukaki, Kohuora, Boggust, Puhinui Arena, Otahuhu, (Mt Richmond), Sturges Park and Glover Park all have ONF status. Waitomokia's status as a reclaimed, undeveloped crater floor which has no protection is very unique among the field.

There have been plans for a long time to assess Waitomokia for scheduling, but why it has taken so long compared to other volcanic features is bizarre. There is a running theme however that the South Auckland part of the field has suffered much more from quarrying and development on the whole, with many of its cones completely or partly destroyed, and missing protections on what remains which would have been a given in other parts of the field. Examples include a complete lack of viewshafts outside of Mangere Mountain, even local ones; the tuff ring and lava flows of Maungataketake; outer slopes of Pukaki Lagoon; Wiri Mountain; and of course Waitomokia. In recent history the lack of protection has lead to the destruction of some of Crater Hills outer slopes, the destruction of the last clear remnant of Ash Hill, and developments that push hard against the remnants of both Wiri and McLaughlin's Mountains.

On top of all this, the compromise of protecting the crater rim in the proposed plans is bizarre, and doesn't appear anywhere else in the field. Previously, the standard approach to protection of craters has been from the crest inwards. This has its own problems and has lead to the lack of outer slopes, but this plan takes it to the next level - a single crater rim, with few inner slopes, no crater floor, and no outer slopes. Even the crater rim protection is not complete, with the far eastern side seemingly demolished in the plans for lot 1. Some of the inner slope area is even seemingly being repurposed into a stormwater area for the development.

The Waitomokia Crater is well preserved in the context of the Auckland Volcanic Field, and is long overdue for official protection. The developer would have known of Waitomokia while considering the site for purchase, but has placed its bets on the decades of planning neglect trumping over the clear importance of the site.

I or we seek the following decision by council: Decline the plan change

12.1

Submission date: 19 September 2024

Supporting documents
waitomokia outer slopes.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

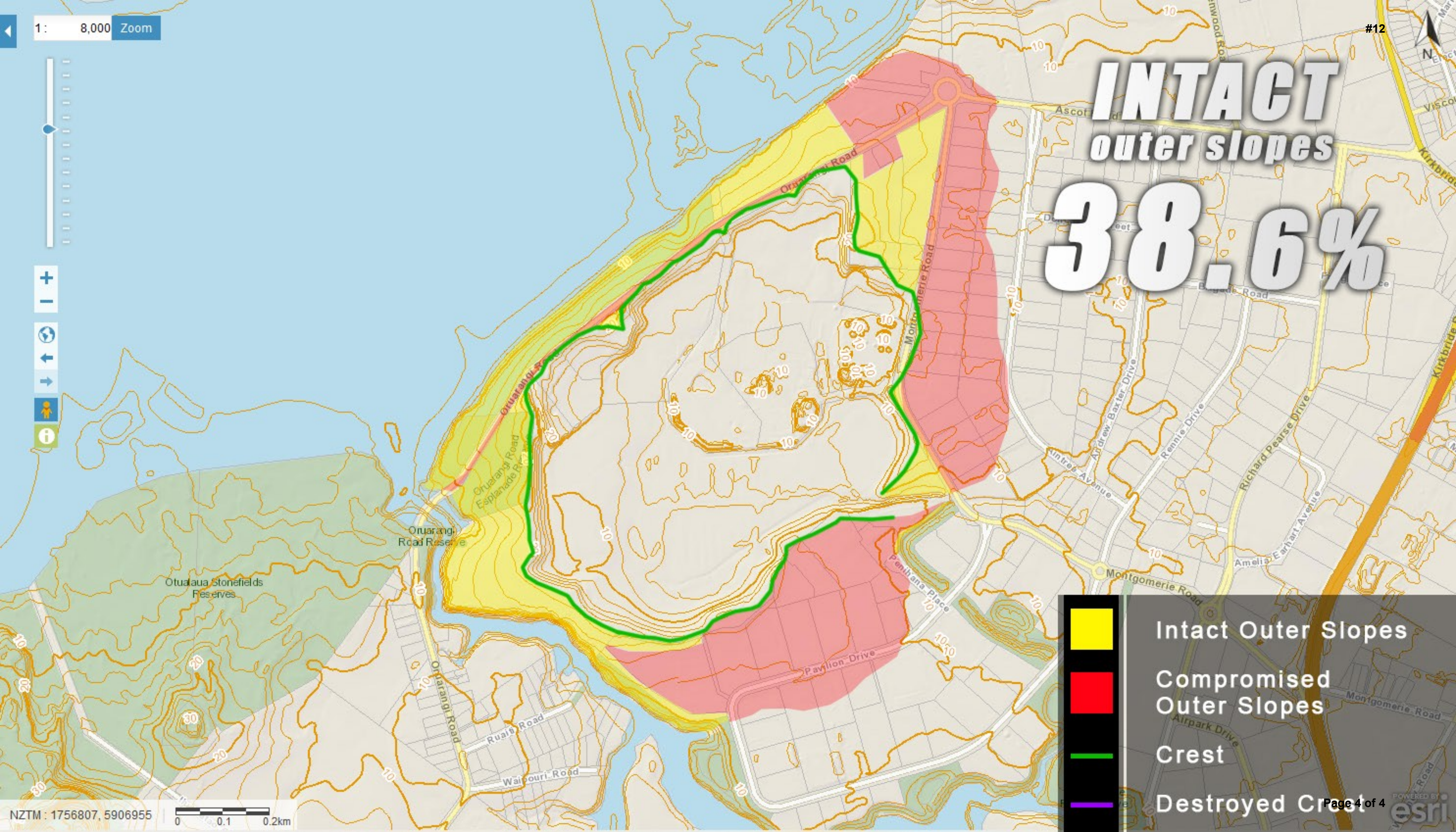
I accept by taking part in this public submission process that my submission (including personal

details, names and addresses) will be made public.

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INTACT
outer slopes
38.6%

Intact Outer Slopes

Compromised Outer Slopes

Crest

Destroyed Crest

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 105 - Edith Tuhimata
Date: Thursday, 19 September 2024 9:16:03 pm
Attachments: [NGAATI TAMAHO WAITOMOKIA SUBMISSION.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Edith Tuhimata
Organisation name: Ngati Tamaoho
Agent's full name:
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Contact phone number: 0220445074
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128 Hingaia Road Karaka
P O Box 2721652
Papakura,
Auckland 2244

Submission details

This is a submission to:

Plan change number: Plan Change 105
Plan change name: PC 105 (Private): Waitomokia Precinct

My submission relates to

Rule or rules:
In general.

Property address: 350, 400 and 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Maangere

Map or maps:

Other provisions:
Waitomokia Precinct

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Cultural and Volcanic protection.

I or we seek the following decision by council: Decline the plan change

Submission date: 19 September 2024

Supporting documents
[NGAATI TAMAHO WAITOMOKIA SUBMISSION.pdf](#)

13.1

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Date 19th September 2024

Reference:

Proposed Private Plan Change 105 Waitomokia Precinct is a proposal that seeks to apply a new precinct over Business-Light Industry zoned land at 350, 400 and 470 Oruarangi Road, 118 Montgomerie Road and 88 Pavilion Drive, Maangere. The request also seeks to introduce new precinct provisions for the purpose of enabling 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.

Ngaati Tamaoho Cultural Associations:

Ngāti Tamaoho are an iwi of Waiohū and Waikato/Tainui descent, located between Te Mānukanuka O Hoturoa (Manukau Harbour) and Te Pūaha O Waikato (the lower Waikato River). The whakapapa of Ngāti Tamaoho stretches back to the union between the first peoples of this rohe (region) and the great Waikato rangatira Tamaoho. Today, Ngāti Tamaoho is represented by the three Marae of Mangatangi, Whātāpaka, and Ngā Hau E Whā. As tangata whenua, Ngāti Tamaoho are the living descendants of the lands and waters of this area. It is therefore our responsibility to care for them just as our tūpuna (ancestors) have done for generations. In this way we fulfil our duty as kaitiaki and pass these taonga down to our tamariki and mokopuna. Waitomokia has cultural significance to Ngāti Tamaoho, and we have an inherent responsibility through our whakapapa to protect and preserve those things we deem as taonga.

Submission

We oppose this Plan Change for the following reasons:

- Although there has been positive ongoing engagement with the applicant, we still haven't arrived at a satisfactory outcome for Ngāti Tamaoho in terms of cultural and volcanic features protection.
- The best gains for cultural protections would be to ensure sub precinct A remains undeveloped and is protected in its entirety, including the outer and inner slopes. This would be a great asset to leave for future generations of our Manukau harbour iwi people as the applicant will be developing on the vast majority of the rest.
- We also have concerns over the potential high level of contaminants entering the Oruarangi catchment as a result of this proposal.
- Our other environmental issues and concerns will be outlined at the hearing.
- We recommend this site be scheduled under schedule 12 Māori Cultural Heritage Database Sites of Significance.

13.2

13.3

Nga Mihi,

Edith Tuhimata

Kaitiaki Taiao Matua

Ph: 0220445074

E: edith@tamaoho.maori.nz

128 Hingaia Road, Karaka

PO Box 2721652, Papakura

Auckland 2244

FORM 5

SUBMISSION ON PROPOSED PLAN CHANGE 105 (PRIVATE) AUCKLAND UNITARY PLAN

To: Auckland Council
Private Bag 92300
Auckland 1142

Name of Submitter: Tourism Holdings Limited

Tourism Holdings Limited ("thl") provides this submission on Proposed (Private) Plan Change 105 ("PC105") to the Auckland Unitary Plan (Operative in Part).

The Submitter could not gain an advantage in trade competition through this submission and its submission does not raise matters that relate to trade competition or the effects of trade competition.

The submission relates to the proposed application of a new precinct and associated provisions (the **Waitomokia Precinct**) to the Business-Light Industry zone land at 350, 400 and 470 Oruarangi Road, 118 Montgomerie Road, and 88 Pavilion Drive, Mangere.

The Submitter **supports** the amended provisions.

Reasons for Support

The reasons for the Submitter's **support** of the amended provisions are:

- The proposed provisions promote the sustainable management of natural and physical resources, and are not contrary to Part 2 of the Resource Management Act 1991 ('the Act');
- The proposed amendments are consistent with the objectives and policies of the Auckland Unitary Plan;
- The proposed provisions will enable the efficient use of natural and physical resources.

The Submitter seeks the following decision from Auckland Council in respect of PC105.

- That the Waitomokia Precinct provisions are confirmed as notified.

14.1

The Submitter wishes to be heard in support of its submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at any hearing.



Michael Campbell

Campbell Brown Planning Limited

For and on behalf of Tourism Holdings Limited as its duly authorised agent.

Date: 18 September 2024

Address for service of submitter:

Tourism Holdings Limited

C/- Campbell Brown Planning Limited

PO Box 147001

Ponsonby

AUCKLAND 1144

Attention: Michael Campbell

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Email: michael@campbellbrown.co.nz