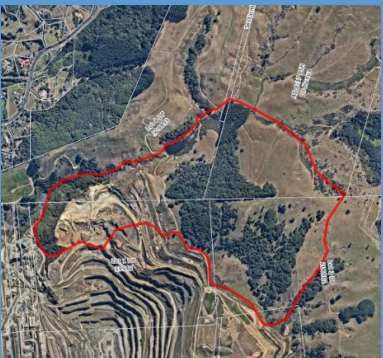
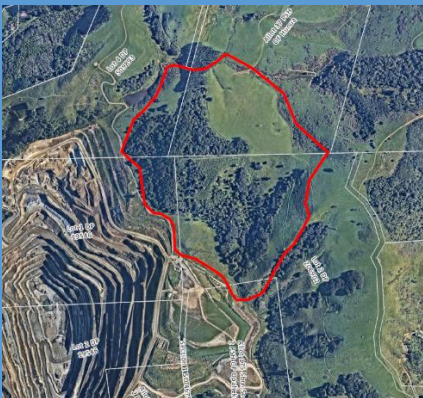


Attachment 8: Nominated and Recommended site extents (where changes are recommended from nominated extent)

Site	Nominated Extent	Recommended Extent	Reasons
Te Wai o Ruarangi			Parcel: Lot 1 DP 28940 and Part Allot 89 PSH of Manurewa Remove portion of nominated site representing historic tributary which has since been legally reclaimed. Refer to the further discussion below.
Kaarearea Paa			Agreement has been reached between the nominating mana whenua representatives and landowner to address the recognition and protection of the western section of this site by methods other than scheduling. These may include resource consent conditions or memorandums of understanding.

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Site	Nominated Extent	Recommended Extent	Reasons
Pahurehure Islands		Remove nomination over Pararēkau Island and address by way of amendments to the existing 1429 Pararēkau and Kōpuahingahinga Precinct proposed in Plan Change 78. Retain schedule over CMA on Kopuahingahinga and Orona Islands	The site is subject to resource consent conditions which reflect a long history of engaging with Mana whenua. Evidence of design concessions has been found. Precinct provisions allow a targeted approach to those matters outstanding and would incorporate zoning and precinct changes proposed through PC 78 (intensification). It gives effect to an agreed position reached between Ngāti Tamaoho and Karaka Harbourside Estates Ltd during PC78 discussions.
			Once titles have been issued for the island, and accurate survey plans are known, schedule the esplanade reserve around the perimeter of the island though a subsequent plan change to facilitate co-management of the reserve with Auckland Council.

Te Wai o Ruarangi

1. This assessment relates to the southern tributary of the nominated extent illustrated in Figure 1 and Figure 2. This is a tributary of the Oruarangi Creek which has been reclaimed and realigned by way of resource consent in November 2005¹. At the time, Makaurau Marae, Huakina Development Trust and Pukaki Marae were consulted with respect to those proposals and did not oppose the development². This area of the mapped extent has been nominated to acknowledge the original tributary and its contribution to the mauri of the awa.

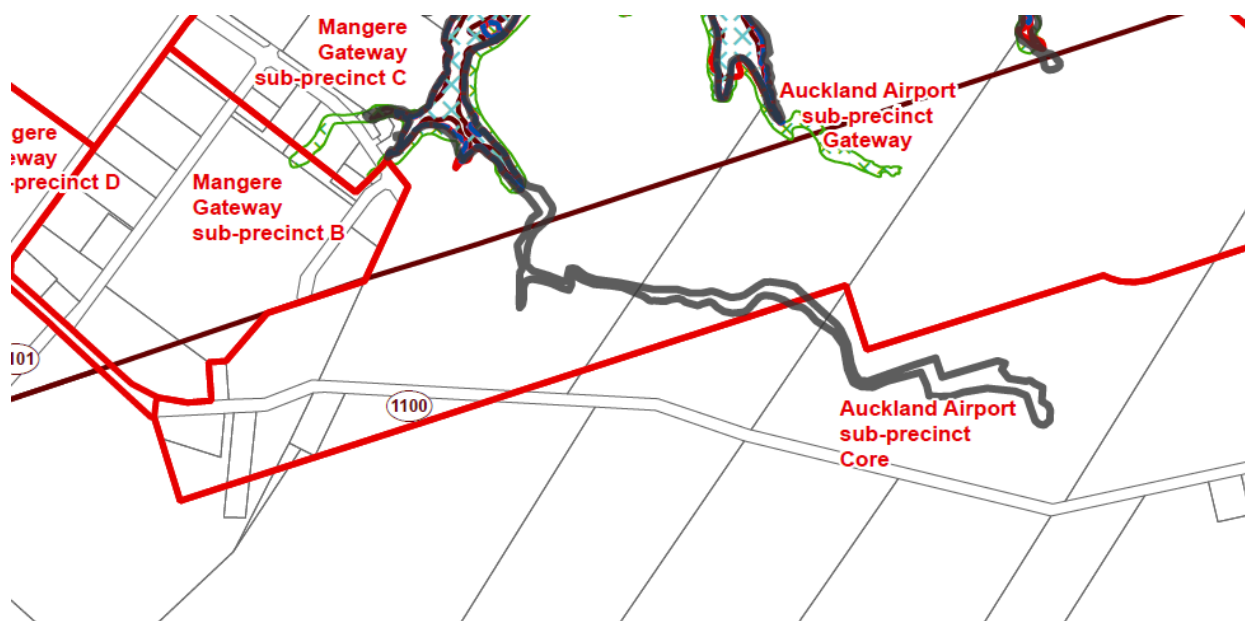


Figure 1: AUP(OIP) Management Layer Map of the Southern Arm of Te Wai o Ruarangi

¹ Consent application numbers 28575 and 28576

² Auckland Regional Council report to Commissioners 4 October 2005, section 3.1



Figure 2: Current Aerial Image of Airport Gateway Precinct

2. This portion of the extent crosses an area known as 'The Landing', a business park which is being progressively developed. The mapped extent crosses the southern portion of a 56,000m² distribution office and warehouse facility identified as the Foodstuffs North Island Head Office. It also crosses areas of local roading and other infrastructure.
3. The southern-most portion of the nominated extent crosses into a designated area identified through engagement with AIAL as being the site for the development of a new northern runway. Overall, the land is currently being developed in accordance with the provisions of the Auckland Airport Gateway Precinct and Auckland Airport Designation (1100).
4. Designations operate at a district plan level and, pursuant to s176 of the RMA, are unaffected by the district level standards in the overlay. In assessing an alteration to a designation however, Council may take the presence of an overlay into account when making its assessment and recommendation under s171. The presence of the overlay would also likely be taken into account when assessing future regional level consents for the designated area, such as large-scale land disturbance and stormwater discharges.

5. Chapter A of the AUP(OIP) states that, as a general approach, overlays take precedence over precinct provisions addressing the same matters, unless otherwise stated³. Overlay provisions also take precedence over corresponding zone standards.
6. The application of the SSMW overlay over the precinct will therefore apply a more stringent activity status to some matters that are controlled by the overlay than exists currently. This includes subdivision activities as well as district level land disturbance activities and the construction of, and addition to, buildings and structures⁴.
7. Within the precinct itself there is a requirement not to undertake earthworks within a scheduled SSMW⁵. The Auckland Airport Precinct acknowledges the airport area and adjacent coastal environment has significant value to mana whenua for its historic, spiritual and cultural associations⁶.
8. The existing precinct provides for the comprehensive development of the area and contains policy direction to consider the cultural and spiritual values of the area when subdividing or undertaking development⁷. Policy I402.3(12) of the precinct requires subdivision and development to recognise and provide for the relationship of mana whenua with their ancestral lands, water, sites, waahi tapu and other taonga. At the time the precinct and consenting was determined, the cultural significance of Te Wai o Ruarangi to mana whenua was known.
9. Pre-notification correspondence received from AIAL⁸ identifies that the effect of the SSMW overlay on the purpose of the designation and the development of the Auckland Airport Precinct would be significant as it introduces development uncertainty for core activities, including the development of new buildings and land disturbance. They comment that matters of heritage and culture in the precinct and designation areas have already been examined extensively and responded to in the existing operative provisions.
10. The nominated southern extent represents a tributary to the Oruarangi Creek which no longer physically exists. While the provisions of Section B6 recognise both tangible and intangible associations, consideration must also be given to both the function of the overlay, the existing precinct provisions within the AUP(OIP), and the consenting history of the site which was completed with cognisance of the cultural significance of the awa.

³ Section A1.6.5

⁴ Activity Table D21.4.1 (A5), (A6) and (A7)

⁵ Precinct standard I402.6.10(1)(a)

⁶ I402.1 Precinct description

⁷ Obj I402.2(6)

⁸ Plan Change Investigation – Response to Presentation. AIAL. 7 March 2023

11. The presence of the overlay will introduce a degree of development uncertainty for a site that has both detailed planning provisions in the AUP(OIP) and which is nationally significant infrastructure. The cultural benefit is the recognition of an historic tributary of the awa and the contribution it once made to the mauri of the Oruarangi Creek. The existing development provides for public open space directly adjacent to the Oruarangi Creek within which there is an ability to incorporate design recognition and information about this taonga.
12. Scheduling this southern-most extent of the nomination, while an indication of the full mapped extent of the cultural values, is not the most efficient and effective way to achieve the purpose of the plan change. Scheduling of this section has the potential to introduce significant cost on a site which has been evaluated through separate planning processes and where existing plan provisions apply to address the cultural significance of the creek in accordance with Part 2 of the RMA. It is therefore recommended that the southernmost branch as illustrated in Figure 3 be removed from Te Wai o Ruarangi.



Figure 3: Area of Nomination Recommended to Be Removed (in grey)

Kaarearea Paa

13. As is discussed in Attachment 4 of this report, agreement has been reached between the nominating mana whenua representatives of Ngāti Tamaoho and Ngāti Te Ata to address the recognition and protection of the western section of the pā via methods other than scheduling. The discussions have been occurring as part of the development of a resource consent application for the expansion of the quarry into what is known as the 'Sutton Block'.

The Pahurehure Islands

14. These islands are comprised of Pararēkau, Orona/Orewa and Kopuahingahinga/Waikirihinau Islands. They have an extensive plan change and consenting history which has involved engagement with several mana whenua entities.
15. Pararēkau Island is zoned for residential development and is undergoing a comprehensive subdivision and land use consent to create 116 residential lots as is illustrated in Figure 4⁹.
16. This site has had comprehensive earthworks which have largely been completed for the island. The landowner has advised that the creation of separate property titles is imminent.
17. Discussions between the nominating mana whenua and the landowner have occurred as part of Council's proposed Plan Change 78 to give effect to the National Policy Statement Urban Development and the Medium Density Residential Standards introduced by amendments to the RMA in December 2021¹⁰.

⁹ Granted bundled resource consent BUN60346237

¹⁰ Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

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Figure 4: Subdivision Scheme Plan - BUN60346237

18. As a result of those discussions, it was agreed in principle between the nominating mana whenua of Ngāti Tamaoho and Karaka Harbourside Estates Limited to take a mixed methods approach to the protection of these islands. This is as follows:
 - a. Apply SSMW to Kopuahingahinga and Orona Islands and CMA to encourage active iwi involvement in the management of the islands and marine area;
 - b. Apply the SSMW to the common areas of Pararēkau Island (reserve to vest in Council which is adjacent to the coastline);

- c. Modify the existing precinct applying over Pararēkau Island, either through Plan Change 78¹¹ or alternatively through a sites of significance plan change to recognise the cultural significance of the island and allow mana whenua to exercise kaitiakitanga for development which exceeds the currently consented single house level of development¹².
19. As is discussed in Attachment 4, the mixed methods approach is the most efficient and effective response to the management of this urbanised site given the overlapping nature of the PC78 response to Pararēkau Island and the agreed position reached between iwi and the developer.

¹¹ The landowner has not opposed the proposed changes through PC78

¹² One dwelling per site. 8m + 1m roof variation building height limit. 35% site coverage. 600m² average net site area.