

## **I435. Pukewairiki Precinct**

### **I435.1. Precinct description**

The Pukewairiki Precinct in East Tamaki comprises around 200ha of land at the western end of the Waiouru Peninsula. It has an extensive coastline comprising mainly cliffs. The tidal Pakuranga Creek and the upper reaches of the Tamaki River are to the north and north-west. To the south-west are the remnants of the Pukewairiki Tuff Mound, a regionally important and ancient volcano. To the south is the tidal Otara Creek.

The land is mostly gently rolling, with two distinct terraces. Historically, the area was generally used for pastoral farming and before that, the area was occupied by Māori. The former homestead of Sir Woolf Fisher is also located within the precinct.

There is extensive evidence of pre-European Māori occupation along the lower-lying western and northern areas within approximately 20-30m of MHWS tides. These archaeological sites are largely located within public open space areas, particularly the esplanade reserves. The land is traversed by high voltage electricity transmission lines which connect to the Otara sub-station; the Auckland-Ruakaka high pressure gas pipeline; and two major trunk sewer lines (the East Tamaki Interceptor and the Tamaki South East Branch).

Development of the Waiouru Peninsula, known as Highbrook, began around 2000. The area forms a significant business centre, and in the future it is envisaged that there will be 10,000 – 15,000 employees working in the area. Business types locating there include light industrial activities, warehouses and associated head offices, some retail to support workers, a hotel and large office complexes. At 2015, around 50 per cent of the Sub-precinct A, 20 per cent of Sub-precinct B, and 20 per cent of Sub-precinct C had been developed.

The purpose of the precinct is to enable development in a location where low-impact technology businesses and offices can group together in a low-intensity park-like environment. The precinct will allow for development of a business centre containing offices, with supporting retail and food and beverage outlets which are surrounded by light industrial activity areas and accessory offices.

The precinct comprises three sub-precincts:

- Sub-precinct A enables light industrial activities and associated offices;
- Sub-precinct B is aimed at high technology tenants requiring a relatively high proportion of office space alongside warehousing; and
- Sub-precinct C, at the centre of the precinct, comprises higher intensity activities and predominantly contains offices and businesses which support the wider precinct, such as food and beverage outlets

The zoning of land within this precinct is Business – Light Industry Zone.

**I435.2. Objectives**

- (1) A high-quality business centre on the Waiouru Peninsula is provided which becomes a significant employment node and which enables a mix of activities appropriate to each sub-precinct area.
- (2) A cluster of high-technology tenants are located in sub-precinct B.
- (3) Views to the Pukewairiki Tuff Mound are protected when viewed from the south-west on Highbrook Drive.

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

**I435.3. Policies**

- (1) Enable offices and supporting retail and food and beverage outlets in Sub-precinct C
- (2) Allow for additional accessory office within Sub-precinct B to support high technology tenants.
- (3) Require new developments in Sub-precinct C to be developed in accordance with the policies for the Business – Business Park Zone to create a high-quality environment
- (4) Ensure the design of buildings, within sub-precincts A and C, adjacent to the Pukewairiki Tuff Mound do not detract from the view of this geological feature when viewed from the south-west on Highbrook Drive.
- (5) Provide for additional height within parts of Sub-precinct C to strengthen the commercial centre and assist in place making.

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

**I435.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I435.4.1 Activity table specifies the activity status of development activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I435.4.1 Activity table Sub-precinct A**

Activity		Activity status
<b>Development</b>		
(A1)	Buildings and structures within 20m of the Pukewairiki Tuff Mound open space	RD

Table I435.4.2 Activity table specifies the activity status of land use activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I435.4.2 Activity table Sub-precinct B**

Activity		Activity status
<b>Use</b>		
Commerce		
(A2)	Offices that are accessory to the primary activity on the site and the office gross floor area does not exceed 50 per cent of all buildings on the site	P
(A3)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 50 per cent of all buildings on the site	NC

Table I435.4.3 Activity table specifies the activity status of land use and development activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I435.4.3 Activity table Sub-precinct C**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A4)	Visitor accommodation and boarding houses	RD
Commerce		
(A5)	Commercial services	P
(A6)	Food and beverage	P
(A7)	Supermarkets up to 450m <sup>2</sup>	P
(A8)	Offices	P
<b>Development</b>		
(A9)	New buildings	RD
(A10)	Alterations to building facades that are less than 25m <sup>2</sup>	P
(A11)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> whichever is the lesser	P
(A12)	Internal alterations to buildings	P
(A13)	Alterations and additions to buildings not otherwise provided for	RD

(A14)	Buildings and structures within 20m of the Pukewairiki Tuff Mound open space	RD
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**I435.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I435.4.1 Sub-precinct A, Table I435.4.2 Sub-precinct B and Table I435.4.3 Activity table Sub-precinct C above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

**I435.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted and restricted discretionary in Table I435.4.3 Activity table Sub-precinct C must comply with the following standards.

**I435.6.1. Sub-precinct C**

- (1) The Business – Light Industry Zone standards do not apply. The standards are those listed in the Business –Business Park Zone, except that:
  - (a) buildings located within the hatched area on Precinct plan 1 – 45m height area are permitted up to height of 45m; and
  - (b) where a site is developed for an activity that is permitted in the Business – Light Industry Zone landscaping may be reduced to 10 per cent of the site.

**I435.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I435.8. Assessment – restricted discretionary activities**

**I435.8.1. Matters of discretion**

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) buildings and structures within 20m of the Pukewairiki Tuff Mound open space:
  - (a) design;
  - (b) colour; and
  - (c) form;
- (2) visitor accommodation and boarding houses in Sub-precinct C:

- (i) the matters of discretion in the Business – Business Park Zone H15.8.1(2);
- (3) new buildings and additions and alterations not otherwise provided for in sub-precinct C:
  - (a) the matters of discretion in the Business – Business Park Zone H15.8.1(3); and
  - (b) in addition, for new buildings and additions and alterations not otherwise provided for within 20m of the Pukewairiki Tuff Mound:
    - (ii) design;
    - (iii) colour; and
    - (iv) form.
- (4) development that does not comply with the standards:
  - (a) the matters in C General Rules - C1.9(3); and
  - (b) height and scale.

#### **I435.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) buildings and structures within 20m of the Pukewairiki Tuff Mound open space:
  - (a) the design (including the reflectivity of materials used), colour and form of the proposed buildings or alterations and additions should not detract from the views of the Pukewairiki Tuff Mound as viewed from the Highbrook Drive bridge that crosses the Otara Creek;
- (2) visitor accommodation and boarding houses in Sub-precinct C:
  - (a) The assessment criteria in the Business – Business Park Zone H15.8.2(2);
- (3) new buildings and additions and alterations not otherwise provided for in sub-precinct C:
  - (a) the assessment criteria in the Business – Business Park Zone H15.8.2(3); and
  - (b) in addition, for new buildings and additions and alterations not otherwise provided for within 20m of the Pukewairiki Tuff Mound, the assessment criteria in I435.8.2(1)(a) above.
- (4) development that does not comply with the standards:
  - (a) height and scale:

- (i) the height and scale of the proposed building or alteration or addition should not detract from the views of the tuff mound as viewed from the Highbrook Drive bridge crossing the Otara Creek.

**I435.9. Special information requirements**

There are no special information requirements in this precinct.

**I435.10. Precinct plans**

I435.10.1 Pukewairiki: Precinct plan 1 – 45m height area

