

Note:

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

I505. Chelsea Precinct

Table I505.4.1 Activity Table

Activity		Activity status
Sub-precinct A		
(A1)	Any activity disturbing the land and for which an authority to modify is required under the Heritage New Zealand Pouhere Taonga Act 2014	D
Sub-precinct B		
(A2)	Any activity affecting any structure except routine maintenance that is specified and authorised by an operative reserve management plan (approved by Auckland Council)	D

Table I505.4.2 Activity Table

Activity		Activity status	
		Pre-cessation of refining operations	Post-cessation of refining operations
Use			
(A3)	Industrial activities associated with sugar refining	P	NA
Development			
(A4)	Minor additions and alterations to scheduled buildings and structures including: <ul style="list-style-type: none"> a. the passage of piped or wired services or ducting through existing openings or old openings reopened b. removal of redundant fixtures, brackets or attachments provided this does not damage the original fabric c. new openings in corrugated iron of no more than 2m² in area d. new openings in brick walls of no more than 0.1m² in area e. lean-to or minor adjoining structures that: 	P	

	<ul style="list-style-type: none"> i. are no higher than 30 per cent of the adjoining wall's height ii. cover or obscure not more than 20 per cent of the total original wall surface area iii. extend out (at right angles) by less than half their own height f. the siting of plant and equipment immediately adjacent which is self-supporting, open in nature, and not higher than the adjacent wall g. minor structures running aerially between buildings which are open in nature, not higher than the adjacent wall, and do not involve openings greater than specified in iii and iv h. the attachment of security or safety equipment required for operational reasons, provided it could be removed at any future time without permanent damage to the building or structure 		
(A5)	Maintenance and routine repair of scheduled buildings and structures required for the continuous protective care of the fabric, detailing and structural integrity, including re-painting	P	
(A6)	Modifications to any Category B scheduled item not provided for above, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site	RD	
(A7)	Total or substantial demolition of any Category A* scheduled item	NC	
(A8)	Total or substantial demolition of a Category B scheduled item	D	
(A9)	Demolition of buildings or structures not identified above provided that there is: <ul style="list-style-type: none"> a. no likelihood of there being any permanent loss or damage of any protected fabric, element or component of a scheduled building or structure b. no threat to the foundations or structural integrity of any scheduled building 	P	
(A10)	New buildings and structures specified as follows, sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C • current use, and within the defined footprint area (where	C	NA

	<p>applicable):</p> <ul style="list-style-type: none"> a. cogeneration gas boiler, not exceeding 15m high or 200m² in footprint b. drive-through bulk loading facility, not exceeding 25m high or 240m² in footprint c. carbon plant (decolourisation) columns extension, not exceeding the height of the adjoining carbon plant or 50m² in footprint d. No. 2 (MAF) warehouse expansion, not exceeding 20m high or 2,025m² in footprint e. administration office building extension/s, not exceeding the height of the adjoining administration building or 200m² in footprint <p>no threat to the foundations or structural integrity of any scheduled building</p>		
(A11)	New freestanding buildings and structures within Areas H or D, defined in Chelsea: Precinct plan 1 - Sub-precinct C • current use, where any part is within 5 metres of a scheduled item or within 10 metres of mean high water spring	D	NA
(A12)	Modifications to any Category A* scheduled item where not provided for as permitted activities	D	
(A13)	Any new building or structure that does not comply with the siting, height or footprint conditions set out in Chelsea: Precinct plan 1 - Sub-precinct C • current use	D	NA
(A14)	New buildings and structures, specified as follows and sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C • current use: <ul style="list-style-type: none"> i. a continuous vacuum pan (VKT) structure visible outside the scheduled pan and powerhouse building ii. a new bulk sugar silo structure and enclosure where any part is above 25m high iii. coal boiler and associated buildings or structures 	D	NA
(A15)	Any land use, subdivision or development following cessation of sugar refining activities.	NA	D