

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.

I432. Puhinui Precinct

Table 0.4.1 – Precinct-wide activities [rp/dp]

Activity		Activity status						
		Sub-precinct						
		A	B	D	E	F	G	H
Reclamation								
(A1)	Reclamation of intermittent and permanent streams, as shown on Puhinui: Precinct plan 2 – Streams	NC	NC	NC	NC	NC	NC	NC
(A2)	Reclamation of intermittent and permanent streams not shown on Puhinui: Precinct plan 2 - Streams	P	P	P	P	P	P	P
Rural								
(A3)	Animal breeding or boarding	NC	P	P	P	P	NC	P
(A4)	Farming, excluding the grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	NC	P
(A5)	Grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	P	P

Table 0.4.2 – Activities specific to sub-precincts A-F

Activity		Activity status				
		Sub-precinct				
		A	B	D	E	F
Airport activities						

(A6)	Any activity associated with the airport operation (not including aircraft operations, runways and the testing of in situ aircraft engines) including taxiways and other aircraft movement areas, aprons, terminals, maintenance and servicing facilities, catering facilities, freight facilities and quarantine facilities	NC	D			
(A7)	Rescue facilities, navigation and safety aids, monitoring activities and site investigation activities associated with the airport operation	P	P			
(A8)	Any activity associated with the needs of Airport passengers, visitors and employees, and Airport businesses, and not otherwise listed in this table	NC	D			
Development						
(A9)	Buildings and structures (including additions) no greater than 50m ² gross floor area	P	P	P	P	P
(A10)	Buildings and structures (including additions) greater than 50m ² gross floor area	NC	RD	RD	RD	RD
(A11)	Billboards	NC	RD	RD	NC	RD
(A12)	Buildings that do not comply with Standard I432.6.2 Building height	D	D	D	D	D
(A13)	Buildings that do not comply with Standard 0 Pūkaki Marae – Matukutureia viewshaft	NC	NC	NC	NC	NC
Commerce						
(A14)	Bars and Taverns up to 120m ² GFA per site	NC	NC	NC	P	P
(A15)	Bars and Taverns exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A16)	Cafes up to 120m ² gross floor area per site	NC	NC	NC	P	P
(A17)	Cafes exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A18)	Commercial services	NC	NC	D	P	D
(A19)	Dairies up to 100m ² gross floor area per site	NC	NC	NC	P	P
(A20)	Drive-through restaurant	NC	NC	NC	RD	P
(A21)	Entertainment facilities	NC	NC	NC	D	D
(A22)	Garden centres	NC	NC	D	P	P
(A23)	Marine retail	NC	NC	RD	RD	P
(A24)	Motor vehicle sales	NC	NC	RD	RD	P
(A25)	Offices up to 100m ² gross floor area per site	NC	NC	RD	P	RD

(A26)	Offices greater than 100m ² gross floor area per site, but not exceeding 500m ² gross floor area per site	NC	NC	NC	P	NC
(A27)	Offices greater than 500m ² gross floor area per site	NC	NC	NC	RD	NC
(A28)	Offices that are accessory to the primary activity on the site and: a. the office gross floor area does not exceed 30 per cent of all buildings on the site or b. the office gross floor area does not exceed 100m ²	NC	NC	P	P	P
(A29)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	NC	NC	D	D	RD
(A30)	Restaurants up to 120m ² gross floor area per site	NC	NC	NC	P	P
(A31)	Restaurants exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A32)	Retail up to 450m ² gross floor area per tenancy	NC	NC	NC	P	NC
(A33)	Retail exceeding 450m ² per tenancy	NC	NC	NC	RD	NC
(A34)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	NC	NC	P	P	P
(A35)	Service stations	NC	NC	NC	RD	P
(A36)	Show homes	NC	NC	NC	NC	P
(A37)	Trade suppliers	NC	NC	NC	D	P
Community						
(A38)	Artworks	RD	RD	RD	P	RD
(A39)	Care Centres	NC	NC	NC	D	D
(A40)	Community facilities	NC	NC	NC	D	D
(A41)	Urupa and interpretive structures and facilities which provide for information in relation to the mana whenua history of the area	P	RD	RD	RD	RD
(A42)	Education facilities that are accessory to an industrial activity on the site	NC	NC	P	P	P
(A43)	Education facilities not otherwise provided for	NC	NC	NC	RD	D
(A44)	Emergency services	NC	NC	P	D	P
(A45)	Informal recreation and leisure	P	NC	NC	P	NC
(A46)	Organised sport and recreation	D	NC	NC	RD	NC
(A47)	Public amenities	P	NC	NC	P	NC
(A48)	Tertiary education facilities that are accessory to an industrial activity on the site	NC	NC	P	P	P

(A49)	Tertiary education facilities not otherwise provided for	NC	NC	NC	D	D
Industry						
(A50)	Industrial activities	NC	NC	P	P	P
Infrastructure						
(A51)	Development which complies with Standard I432.6.1 Transport	NA	NA	RD	RD	NA
(A52)	Development which does not comply with Standard I432.6.1 Transport	NA	NA	NC	NC	NA
Subdivision						
(A53)	Subdivision which complies with Standard I432.6.1 Transport	NA	NA	RD	RD	NA
(A54)	Subdivision that does not comply with Standard I432.6.1 Transport	NA	NA	NC	NC	NA
Transport						
(A55)	Bus depots and public transport facilities	NC	RD	RD	RD	RD
(A56)	Parking (non-accessory), including park and rides	NC	RD	RD	RD	RD
Trees						
(A57)	The removal of the English Oak at 507 Puhinui Road	NA	D	NA	NA	NA

I432.8. Assessment – restricted discretionary activities

I432.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) for buildings and structures over 50m², parking (non-accessory) including park and rides, bus depots and public transport facilities:
 - (a) the effects on Māori Cultural Landscape values.
- (2) for road infrastructure:
 - (a) the effects on Māori Cultural Landscape values.
- (3) for artworks and interpretive structures and facilities which provide for information in relation to the mana whenua history of the area:
 - (a) the effects on Māori Cultural Landscape values.
- (4) for yards and landscaping:
 - (a) the effects on ecological, amenity and Māori cultural landscape values of the coastal environment and margins of the Waokauri and Pukaki creeks;

- (b) the effects on provision of landscaping and enhancement of significant heritage or outstanding natural features of the Maori cultural landscape;
 - (c) effects on Mana Whenua and Māori cultural landscape values;
- (5) for subdivision:
- (b) refer to matters I432.8.1(1) - I432.8.1(5); and
 - (c) effects on Maori cultural landscape values.
- (6) for dwellings
- (a) effects on Maori cultural landscape values

I432.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) for buildings and structures over 50m², parking (non-accessory) including park and rides, bus depots and public transport facilities:
- (a) The extent to which design and external appearance of buildings:
 - (i) is sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
 - (ii) the extent to which Pou, art, sculpture or other public amenity features located on land adjoining the Puhinui Heritage Gateway are of an appropriate design to represent the Māori and European history of the area and promote a distinctiveness or sense of place appropriate for the wider heritage area.

Note: pou, art, sculpture and other public amenity features should generally be located only in open space areas or on sites that will attract tourists.

- (b) for land use and transport integration:
- (i) whether sufficient cycleway and walkway linkages and facilities are provided, and are designed to contribute to the employment, visitor and recreational user attractiveness of the heritage area;
- (c) Māori cultural landscape values:
- (i) the extent to which adverse effects on the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values and association of Mana Whenua with land and water are avoided, remedied or mitigated;
 - (ii) the ability to incorporate mātauranga Māori and tikanga Māori, recognising and providing for the outcomes articulated by Mana Whenua;
 - (iii) whether consideration of practicable alternative methods, locations or designs that would avoid or mitigate the impact on the identified Māori cultural landscape values;

(iv) the extent to which buildings, structures and works provide for the relationship of Mana Whenua with the Māori cultural landscape including through:

- the incorporation of building design elements, art works, naming and historical information to reflect the values and relationship mana whenua have with the Puhinui area;
- locating and orientating buildings and works to reference and respect the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values;
- native landscaping, vegetation and design including removal and replanting;
- minimising landform modification where practicable and respecting the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values; and
- maintenance of views and connections to and between important sites, places and areas, waahi tapu and other taonga.

(v) whether sub-precinct B is developed in such a way as to provide an outlook from the Pūkaki Marae dominated by landscaped open space rather than buildings, carparks and vehicle accessways.

(2) for road infrastructure

The assessment criteria within I432.8.2(1)(g) - Maori cultural landscape values above also applies to road infrastructure.

(a) Māori Cultural Landscape values:

- (i) The assessment criteria within I432.8.2(1)(g) above also applies to artworks and interpretive structures and facilities.

(3) for yards and landscaping

- (a) the extent to which development within the riparian and coastal yards will protect and enhance cultural and ecological values, and recognise and provide for the outcomes articulated by Mana Whenua;
- (b) consideration of practical mechanisms to maintain or enhance the ability for Mana Whenua to access and use riparian and coastal yards for karakia, monitoring, customary purposes and ahikā roa;
- (c) the extent to which the location and design of development within coastal yards protects and enhances the Mana Whenua values associated with any archaeological sites of interest or significance to Mana Whenua identified in the Significant Historic Heritage Places Overlay; and

(4) for subdivision:

(a) infrastructure:

- (i) assessment criteria I432.8.2(1) - I432.8.2(5)

(b) Māori cultural landscape values:

- (i) the extent to which adverse effects on the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values and association of Mana Whenua with land and water are avoided, remedied or mitigated;
 - (ii) ability to incorporate mātauranga Māori and tikanga Māori, recognising and providing for the outcomes articulated by Mana Whenua; and
 - (iii) consideration of practicable alternative methods, locations or designs that would avoid or mitigate the impact on the identified Māori cultural landscape values.
- (c) stormwater management:
- (i) the extent to which the stormwater management approach incorporates mātauranga Māori and tikanga Māori;
- (5) for dwellings
- (a) whether the dwelling provides for the relationship of Mana Whenua with the Maori cultural landscape through:
 - (i) native landscaping, vegetation and design;
 - (ii) minimising landform modification where practicable and respecting the Maori cultural landscape values identified on Puhinui: Precinct plan 1 - Maori cultural landscape values; and
 - (iii) maintenance of views and connections to and between important sites, places and areas, waahi tapu and other taonga.