

Wiri North Plan Change

Deletions in ~~strike~~through, additions underlined.

1. AMENDMENTS TO SECTION 16 . FUTURE DEVELOPMENT AREAS.

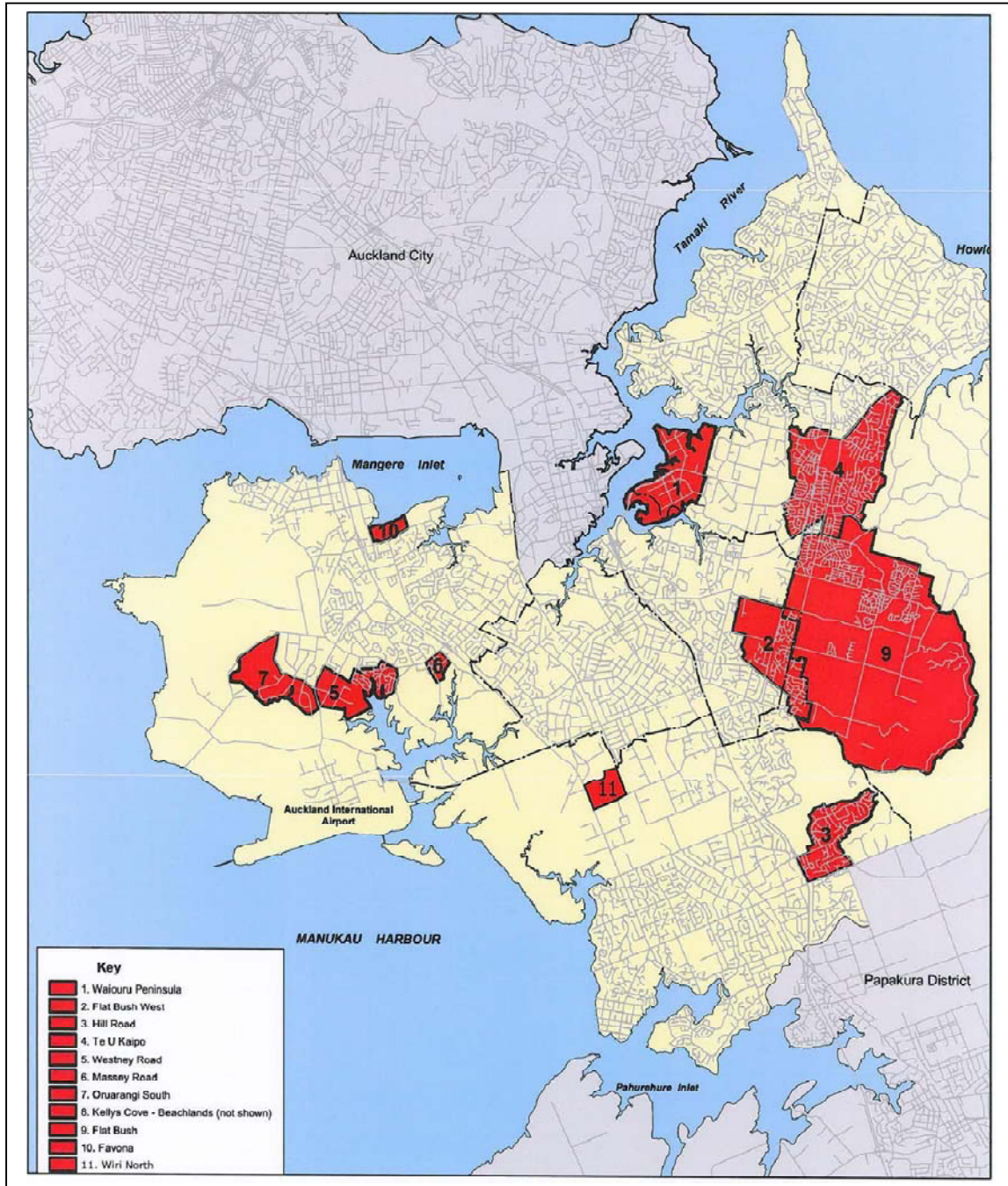
1.1. Amend Part 16.1 Introduction as follows:

16.1.3 Several areas within the City that have been identified for future urban expansion have not as yet been developed and are subject to the objectives and policies of this chapter. These areas are:

- Westney Road
- Massey Road
- Te U Kaipo
- Flat Bush
- Hill Road
- Waiouru Peninsula
- Oruarangi South
- East Tamaki
- Favona
- Kellys Cove
- Wiri North

These areas total in excess of 2000 hectares. Much of it now has an operative urban zoning such as residential, business or public open space. Parts of some of the areas have now been urbanised.

1.2. Amend Figure 16.1 Structure Plan Areas through the inclusion of the area of the Wiri North Structure Plan on Figure 16.1 (No. 11)



1.3. Insert a new 16.15.10 Structure Plans Wiri North, as follows

16.15.10 Wiri North

16.15.10.1 Description of the Area

The Wiri North Structure Plan Area is 38 hectares in extent and comprises a quarry that is nearing the end of its economically viable life. It is bounded by the scheduled Wiri North Stonefields Waahi Tapu area and Roscommon and Wiri Station Roads to the east and south, an Open Space zoned drainage reserve (abutting the Puhinui Stream) and State Highway 20 to the north, and the main trunk railway line to the east. The Wiri North Special Policy Area is surrounded by industrially zoned land and major road networks.

The quarry floor is significantly lower than surrounding land as a result of previous quarrying activities. As the former quarry is rehabilitated overtime, through the importation of managed fill, the ground level is gradually being raised. At present the quarry floor remains below the level of the surrounding water table and both groundwater and stormwater must be pumped from the quarry floor to the Puhinui Stream.

16.15.10.2 Development Pattern

The key factors that have determined the content and structure of the Wiri North Concept Plan are:

- The location of intersections to the site and the route of the internal road
- Removal of groundwater and stormwater from the quarry floor
- Required building platforms to avoid risk of inundation
- Relationship to the Waahi Tapu area and safety issues in relation to the stability of the cliff face
- The relationship between Wiri North and Puhinui Stream
- Urban design considerations.

16.15.10.3 Rooding

An internal road is proposed with full cross intersections at the existing intersections of Vogler Drive and Roscommon Road, and Langley Road and Wiri Station Road. At least one of these intersections will have to be formed before development of the Wiri North Special Policy Area proceeds. The assessment criteria for new buildings allow consideration of when the second access will be required. Signals will be installed when the scale and intensity of development within the Wiri North Special Policy Area necessitates installation.

With the opening of the State Highway 20 extension, analysis of the carrying capacity of Roscommon and Wiri Station Roads has shown that the development of the Wiri North Special Policy Area will not compromise the safe and efficient operation of the road network.

With the State Highway 20 extension, Roscommon Road and Wiri Station Road will no longer form part of a State Highway network. Individual or shared vehicle access points can be established along these roads to service the Business 5 zoned sites fronting these roads. However, as both roads are included as part of the Primary Road Network, any minor access points onto Roscommon or Wiri Station Road will require consent under rule 8.10.3(b).

16.15.10.4 Stormwater Disposal and Inundation

The current level of the quarry floor is lower than the level of the surrounding water table. As such, stormwater and ground water is presently being pumped from the quarry floor to sediment control ponds, before being discharged to the Puhinui Stream.

The former quarry will gradually be rehabilitated through the importation of clean fill material, with the ground level being gradually raised. It is likely that filling of the site will continue as industrial development proceeds. Rehabilitation of the quarry is likely to result in differing ground levels throughout the Wiri North Special Policy Area. Development of those areas that have been rehabilitated above the surrounding water table will not be subject to groundwater infiltration. However, it is likely that some development will be on the existing quarry floor. As the existing quarry floor is lower than the surrounding water table, provision will need to be made for continued dewatering.

The basic method of stormwater disposal will be by way of pumping to a new retention and sediment pond adjacent to the Puhinui Stream. To allow flexibility of methodology in terms of stormwater disposal and flood avoidance, stormwater disposal is listed as a matter over which control has been reserved in relation to the construction of new buildings.

16.15.10.4 Waahi Tapu and Archaeological Considerations

The scheduled Waahi Tapu area in the southwestern corner of the site has been excluded from the plan change and is not within the Wiri North Special Policy Area.

The Waahi Tapu area is surrounded by a near vertical basalt cliff faces of up to 17 metres in height. The location of the cliff face has been marked on the Structure Plan. Development within the defined area adjacent to this cliff face must give consideration to safety issues in relation to the stability of the cliff face and any associated effect on the structural integrity of the Waahi Tapu area by way of controlled activity consent. As the cliff abuts a scheduled Waahi Tapu area, any invasive remediation or mitigation works may also require discretionary activity resource consent under Rule 6.9.2 of the District Plan.

There is a scheduled lava cave extending into the site off the Wiri Station Road boundary within the Waahi Tapu area. Development of the Wiri North Special Policy Area is unlikely to have any effect on the lava cave given that it has withstood the previous quarrying activities on the site. However, potential damage to the lava cave has been included as a matter for consideration in the establishment of new buildings on the site. In the very unlikely event that any new development could give rise to effects on the lava cave, discretionary activity resource consent will be required under Rule 6.9.2 of the District Plan.

In addition to the Waahi Tapu area, through archaeological investigation it has been determined that the bunded area of the site along Roscommon Road, to the north of the Waahi Tapu area may still contain archaeological evidence of pre-European activities. The area that is possibly subject to archaeological evidence is defined within the Structure Plan (Figure 16.11). It is understood that the bund was constructed on top of the original ground surface. The assessment criteria for the construction of new buildings provides for the inclusion of conditions requiring archaeological investigation in association with development of the defined archaeological area.

16.5.10.5 Urban Design

Chapter 16 of the District Plan in general, and the Waiouru Peninsula and Favona Structure Plan areas in particular, have sought to ensure a greater level of urban design than otherwise provided for by the Business 5 and 6 zoning of the District Plan. While the District Plan provides for the construction of new buildings within the Business 5 and 6 zones as a permitted activity, controlled activity consent is required in the Waiouru Peninsula and Favona Structure Plan areas. Similar controls have been included in the Wiri North Special Policy Area.

The aim of the controlled activity status is to promote development that relates to the streetscape and to provide a better style of development than has traditionally established in industrially zoned areas of the City. Due to the lower level of the vast majority of the Wiri North Special Policy Area in relation to the surrounding road network, and as the site is under an airport approach, control has been reserved over the design and appearance of roofs.

Higher level land abutting Roscommon Road and Wiri Station Road has been zoned Business 5. It is anticipated that finer grained mixed use activities, reflective of the interface of this zone with the adjoining roading network, will be established along these road frontages. Thus the Business 5 zoning seeks to promote activities that will provide more interaction with the general public and a more attractive built environment as compared to the heavier industrial environment enabled by the Business 6 zoning on the balance of the Wiri North Special Policy Area.

Buildings are expected to address the street. Offices and public areas are expected to adjoin the road frontage while industrial and warehousing areas are anticipated to be located to the rear. Public components of buildings can be used to offset front yard landscape requirements and further promote a relationship with the street. Such components shall comprise a large amount of glazing to promote a positive interface. There is a landscape requirement along the portion of land adjoining the Open Space zone abutting the Puhinui Stream. To avoid overly tall buildings abutting Roscommon and Wiri Station Roads, a height limit of 15 metres is applied to the Business 5 zoned area of the Wiri North Special Policy Area.

In order to maintain a consistent degree of visual amenity throughout the Wiri North Special Policy Area, infringements to the performance standards particular to the Wiri North Special Policy area require consent as a restricted discretionary activity.

2. AMENDMENTS TO SECTION 14 . BUSINESS ZONES

2.1. Add a new paragraph to Section 14.9.5 Business 5 (Mixed) Zone as follows:

The Business 5 zone applies to mixed areas of light and medium industry, offices, and a limited range of retailing activity. It is recognised that with increasing use of better technology and management practices the effects of industrial and manufacturing activities are compatible with or similar to a range of retailing and other activities.

Where the zone is at the interface with residential or other sensitive areas, a number of controls such as yards, traffic and parking and noise standards have been put in place to maintain or enhance the environmental and amenity values of these areas. A broad range of activities may be established subject to meeting performance standards and other criteria.

A wide range of activities are permitted in the Business 5 zone. The zone in some cases acts as a buffer between the potentially offensive activities in the Business 6 zone and residential zoned areas. Activities within the Business 5 zone and within 30m of residential zones are controlled activities to enable control of site layout to ensure that any potential adverse effects are minimised.

The rules of the zone require resource consent to be obtained for activities which cause major or moderate (Refer to Appendix 14B) adverse effects on air quality. Activities generating these effects are established within the zone. In order to avoid conflicts in amenity standards and reverse sensitivity effects, the Land Information Memoranda process will be used to identify the location of existing air discharge activities to those people seeking to establish other activities in their close proximity.

The Oruarangi Road Special Policy Area within the Business 5 zone has unique characteristics which are addressed by special provisions which apply to only that part of the Business 5 zone. These provisions largely relate to stormwater constraints, and visual amenity values requirements.

The Waiouru Peninsula Special Policy Area within the Business 5 zone has unique constraints and values which are addressed by special provisions which apply to only that part of the Business 5 zone. These provisions relate to the area's extensive coastline, the Waiouru Tuff Mound and its high visual amenity. These matters are discussed more fully in the structure plan for the area (see Chapter 16 - Future Development, 16.15.7).

The Favona Special Policy Area within the Business 5 zone has a set of unique characteristics, which are addressed by special provisions which apply to only that part of the Business 5 Zone. These provisions relate to protection of the neighbouring residential amenity, as well as visual amenity values adjacent to the Mangere Inlet, and acknowledge constraints to development arising from locational factors, integration with the road network, and the need to ensure that activities do not compromise the vitality and viability of existing centres or other nearby business activities. These matters are discussed more fully in the explanation for the structure plan area (see Chapter 16 Future Development 16.15.10).

The portions of the Wiri North Special Policy Area located along the frontages of Roscommon Road and Wiri Station Road are zoned Business 5. This land has been zoned Business 5 to encourage mixed use activities along the road frontage. Special provisions have been included in the Wiri North Special Policy Area to promote a high amenity interface between development and the streetscape, with a view to improving the amenity of the local area. There are allowances for elements of buildings to project to within two metres of the front yard along Roscommon and Wiri Station Roads to provide interaction with the streetscape.

2.2. Add a new paragraph to Section 14.9.6 Business 6 (Industry) Zone as follows:

The zone makes provision for business activities that are potentially offensive or noxious or have other adverse environmental effects that make them incompatible with more sensitive activities.

The zone enables these activities to establish in locations well away from sensitive activities such as residential areas.

The Business 6 zoned areas are a scarce resource of major importance because they are areas where potentially noxious activities can be established with separation from sensitive activities. Therefore, it is important that the use of this resource be maximised for potentially noxious activities and not other business activities which can be established in a wide range of other areas. Consequently there is a more restricted range of permitted activities in the Business 6 zone than in other zones. The zone will be the primary location for potentially offensive or noxious activities subject to environmental standards. The establishment of Activities Sensitive to Air Discharges within the Business 6 zone has the potential to compromise the sustainable management of the land and physical resources contained within the zone.

Such activities will be subject to an application for consent to discretionary activity within the Business 6 zone and people seeking Land Information Memoranda in relation to land within the Business 6 zone which is nearby existing lawfully established industrial activities with air discharge permits will be informed of the existence of these activities.

The Business 6 zoned portion of the Wiri North Special Policy Area is located on lower lying areas of the site, the floor of the former quarry. Much of the quarry floor as it existed at the time of the adoption of the Wiri North Special Policy Area is below the surrounding water table, with ground water and stormwater pumped to retention/sediment control ponds discharging to the Puhinui Stream. As the former quarry is rehabilitated, parts of the floor will be filled to a level above the surrounding water table negating the need for groundwater disposal. While the site is zoned Business 6, a better standard of development is anticipated within Wiri North and consideration will be given to the manner in which buildings address the internal road network. New buildings require resource consent as a controlled activity, with control having been reserved over matters including stormwater and ground water disposal, potential for inundation, and urban design.

2.3. Amend Rule 14.10.2 Activity Table by making amendments to the status of activities within the Wiri North Special Policy Area as follows:

ACTIVITY	BUSINESS ZONES					
	1	2	3	4	5	6
The erection or relocation of any building or structure and/or external alterations or additions to any building or structure.	C	C	C	C	P (except Waiouru Peninsula Special Policy Area and Favona Special Policy Area, and Wiri North Special Policy Area - Controlled)	P (except <u>Wiri North Special Policy Area</u> - Controlled)
Bus depots	D	D	D	C	P (except Favona Special Policy Area and Wiri North Special Policy Area - Discretionary)	P
Carparking areas and buildings not ancillary to a	D	D	D	C	P (except Favona Special Policy Area and	P

permitted activity					<u>Wiri North Special Policy Area - Discretionary</u>	
Care Centre Note: within the HANA and the MANA subject to Rule 5.21	P	P	P	P	P (except <u>Wiri North Special Policy Area - Discretionary</u>)	D
Educational Facilities Note: within the HANA and the MANA subject to Rule 5.21	P	P	P	P	P(except within 12 metres of the centre line of the Mangere Mount Roskill A high voltage transmission line within the Favona Special Policy Area - Discretionary and <u>Wiri North special Policy Area - Discretionary</u>)	N/C
Mineral Extraction Activities	<u>N/C</u>	<u>N/C</u>	<u>N/C</u>	<u>N/C</u>	D (except <u>Wiri North Special Policy Area - Controlled</u>)	D (except <u>Wiri North Special Policy Area - Controlled</u>)
Offices	P	P	P	P	P (except Favona Special Policy Area - Discretionary)	D (except in <u>Wiri North Special Policy Area where ancillary to a permitted activity - Permitted</u>)

2.4. Amend Rule 14.11.1 Maximum Height as follows:

14.11.1 Height

(a) **Maximum Height**

Subject to (b) and (c) below the maximum height shall be:

Business 1 - 9m

Business 2, 3, 4, 5 & 6 - No limit

Provided that in the Howick Special Character Business Area maximum height shall be as shown on Figure 14.1 and provided also that resource consent applications to exceed the maximum height limits shown on Figure 14.1 shall be considered as a restricted discretionary activity (pursuant to the matters for discretion and assessment criteria in Rule 14.13.1) in respect of applications to exceed maximum height by up to and including 3 metres and as a non-complying activity in respect of applications to exceed maximum height by more than 3 metres.

Papatoetoe Special Character Business Area (as defined on Figure 14.2) the maximum height shall be 12m and in the Waiouru Peninsula Special Policy Area (as defined on Figure 16.9), ~~and~~ the Favona Special Policy Area (as defined on Figure 16.12) and those Parts of the Wiri North Special Policy Area located within the Business 5 zone (as defined on Figure 16.11) the maximum height shall be 15m.

2.5. Amend Rule 14.11.2 Yards as follows:

(b) **Yards adjoining Residential, Public Open Space and Future Urban Development zones**

- (i) Where any part of a site abuts a site zoned Residential, Public Open Space or Future Urban Development, a yard having a minimum width of 5m shall be required, except in the Favona Special Policy Area where the yard, as indicated in the structure plan (Figure 16.12), shall have a minimum width of 10 metres and in the Wiri North Quarry Zone where the yard abutting any Public Open Space zone along the Puhinui Stream as indicated in the Structure Plan (Figure 16.11) shall be 3m.
- (ii) All of the area of this yard shall be planted and maintained in grass, trees and shrubs.

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(e) Front Yards in the Wiri North Special Policy Areas

Front yards shall be as defined in Rule 14.11.2(a) except that a 2 metre front yard shall apply to all sites within the Wiri North Special Policy area where:

- any part(s) of the building(s) that are within 7.5m of the front boundary are used for office, retail, or café/restaurant purposes; and
- that area of the façade of any the building within 7.5 metres of the front boundary has a minimum of 50% glazing.
- a separate pedestrian footpath is provided from the street to the entrance to that part of the building within 7.5m of the front boundary.

Explanation/Reasons

The front yard setback for Wiri North allows for appropriately designed buildings to protrude into the standard 7.5 metre front yard setback area along the frontages of Roscommon Road and Wiri Station Roads and roads internal to the development. The two metre setback allows activation of these street frontages. New buildings require consent as a controlled activity within the Wiri North Special Policy Area, and the interface between development and the street frontage will be a specific matter for consideration in relation to those buildings closer than 7.5 metres to the front boundary.

2.6. Include additional rule 14.11.13B as follows:

14.11.13.B Wiri North Special Policy Area — Front Yard Fencing

Fencing along the front and side boundaries within the front 7.5m yard of developments or sites shall be:

- (i) no more than 2m in height
- (ii) at least 50% visually permeable; and
- (iii) limited to no more than 5m in length where solid sections of fencing are more than 1.2m in height.

Explanation Reasons

The front yard fencing rule has been included to avoid solid walls/fences along street frontages and ensure that development remains open to the road frontage. It is anticipated that all developments will comply with this rule. Any fences of more than 2m in height will constitute a building and as such will also require consent as a building within a required front yard (Rule 14.11.1.2(a)).

- 2.7. Amend Rule 14.12.1 (Matters for Control . Controlled Activities) as follows:

Rule 14.12.1

Erection or relocation of any building or structure and/or external alterations or additions to any building or structure and/or accessory buildings for any permitted or controlled activity except those in the Wiri North Special Policy Area (see rule 14.12.10.4) and including service stations in Rule 14.10.2

- 2.8. Amend rule 14.12.10 (Matters for Control . Controlled Activities) as follows:

Rule 14.12.10

Buildings or Structures in the Waiouru Peninsula, and Favona Business 5 and Wiri North Special Policy Areas

- 2.9. Add a new clause to cover matters over which control has been reserved in relation to the establishment of new buildings in the Wiri North Special Policy Area as follows:

Rule 14.12.10.4

Control has been reserved and conditions may be included over the following matters in relation to consent applications for the erection or relocation of any building and/or external alterations or additions to any building in the Wiri North Special Policy Area.

(a) Design and External Appearance

The relationship of the building to the streetscape. Where practicable, development should provide an appropriate interface with the streetscape by providing public areas (where public areas are proposed) toward the street frontage with non public areas to the rear. Effects of dominance and/or monotony are to be controlled by way of providing windows, openings, patterning, relief, articulation or similar on façades of the buildings where visible from abutting road frontages.

The design and appearance of roofs of buildings will also be considered in relation to views of the roofs from the surrounding road network and overflying aircraft. Roofs should minimise glare and roof top plant equipment should be appropriately screened. Signs should not be painted or erected on the roofs of buildings as they would detract from the amenity of the area.

(b) Site Layout

Where practicable sites should provide public areas (if any are proposed) towards the street frontage with non public areas and outdoor storage areas to the rear. Loading docks and outdoor storage should be screened from street frontages. Where members of the public will be attracted to the site, there should be separate access and parking to avoid conflict between goods vehicles and the general public. Pedestrian generating activities (such as cafes) should be provided with separate pedestrian access from the street.

(c) Landscaping

Landscaping should be consistent with and/or complementary to established landscaping within the Special Policy Area. Landscaping may be necessary to screen buildings where avoidance of blank facades is not practicable, particularly in relation to those buildings that do not have a public element, and to screen service areas.

(d) Geological Warning

Development adjacent to the geological warning area will need to be protected from rock fall by way of mitigation along the rock face and/or buffer areas. Mitigation measures will also need to ensure the integrity of the abutting Waahi Tapu area.

(e) Stormwater and Groundwater Disposal

The development of new buildings within the former quarry will need to demonstrate how stormwater and groundwater will be disposed of from finished ground levels to the public system/Puhinui Stream.

(f) Archaeological Area

Any building works involving earthworks within the archaeological area demarcated on Figure 16.11 may be subject to conditions requiring archaeological supervision of the earthworks process.

Note: Work within the archaeological area will require separate authority from the New Zealand Historic Places Trust.

(g) Access

Whether the proposed development will require the completion of one or both of the intersections and/or traffic signals onto Roscommon Road and/or Wiri Station Road as indicated in the Wiri North Structure Plan.

2.10. Add the following matters over which control has been reserved in relation quarrying in the Business 5 zoned areas of the Wiri North Special Policy area.

Rule 14.12.13

In relation to applications for quarrying in the Wiri North Special Policy Area Business 5 zone control is reserved and conditions may be imposed over those matters set out in Rule 17.8.12.1 of the District Plan

- 2.11. Add the following assessment criteria for restricted discretionary activity application in relation to infringements of rule 14.11.13B

Rule 14.13.2A

Any permitted, controlled or restricted discretionary activity in Rule 14.10.2 Activity Table which does not comply with Rule 14.11.13.B Wiri North Special Policy Area – Front Yard Fencing.

Rule 14.13.2A.1

Council restricts the exercise of its discretion to the following matters for restricted discretionary activity resource consent applications that do not comply with the development and performance standards in 14.11.13.B Wiri North Special Policy Area – Front Yard Fencing and may impose conditions in respect of each:

- (i) Effects on the amenity of the streetscape.
- (ii) Effects in terms of crime prevention.

When assessing an application for a restricted discretionary activity for any activity in Activity Table 14.10.2 that does not comply with the development and performance standards in 14.11.13.B Wiri North Special Policy Area . Front Yard Fencing, Council will have regard to the following assessment criteria:

(a) The amenity of the streetscape

A consistent open streetscape provides for an appropriate interface between development and the streetscape, making for an attractive environment. Tall and solid fences can compromise these qualities. The interface between development and the streetscape must be considered and/or mitigated as may be necessary.

(b) Crime prevention

Tall fences can attract graffiti and inhibit passive surveillance between buildings and the streetscape. Effects and possible mitigation must be considered and/or mitigated.

3. AMENDMENTS TO ZONING MAPS

- 3.1. Amend zoning maps 18, 19, 28 and 29 in accordance with the attached plan in Appendix 1.


Appendix 1

Proposed Changes to Planning Maps and proposed Wiri North Special Policy Area Plan.



SURVEYED	/09	APPROVED	DATE
DESIGNED			
DRAWN	S.J.W	08/09	
TRACED			
CHECKED			
REVISION	CHANGES	CHECKED	DATE
0	ORIGINAL ISSUE	VC	11/08/09
A	ROAD REMOVED ZONE 5 MERGED	GM	05/05/10
B	20m RESERVE SETBACK ADDED	GM	08/05/10

NOTES:

 EXTENT OF PLAN CHANGE

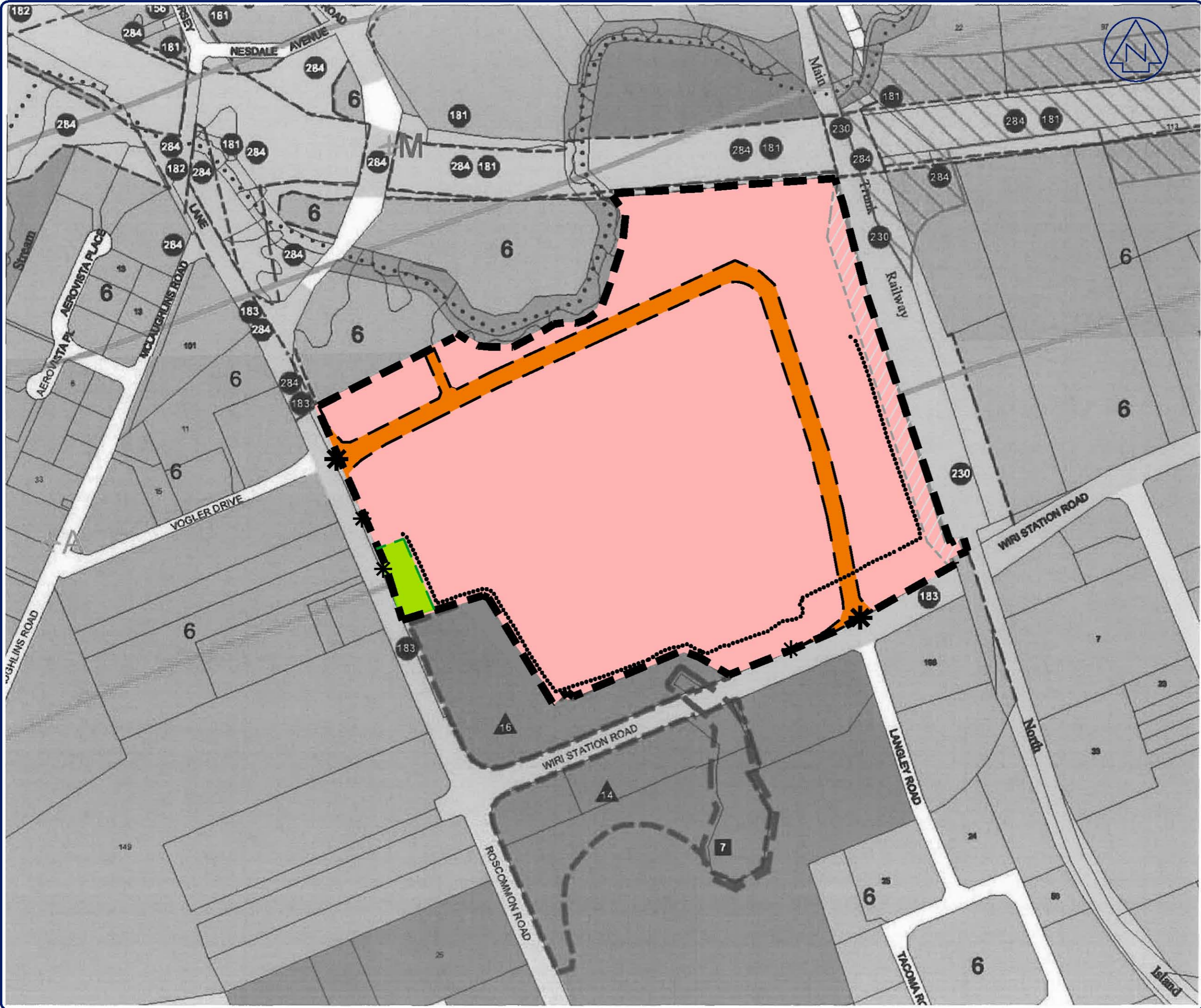
CLIENT

PROJECT
**WIRI NORTH QUARRY
 WIRI STATION ROAD**








TITLE
**PROPOSED PLAN
 CHANGE**

SCALE 1:2500(A1) 1:5000(A3)
 DRAWING PATH: P:\

DRAWING No	SHEET	REVISION
1286-C153-7	1 of 1	B



SURVEYED		APPROVED	DATE
DESIGNED			
DRAWN	MGC	05/05/10	
TRACED			
CHECKED			
REVISION	CHANGES	CHECKED	DATE
0	ORIGINAL ISSUE	VC	11/08/08
B	COLOUR REMOVED, GEO AMENDED	GM	06/05/10

- NOTES:**
-  EXTENT OF PLAN CHANGE
 -  INDICATIVE ROAD LAYOUT
 -  ARCHAEOLOGICAL WARNING
 -  GEOLOGICAL WARNING
 -  POSSIBLE SIDING
 -  MAJOR INTERSECTION
 -  MINOR INTERSECTION (INDICATIVE LOCATION)

CLIENT

PROJECT
**WIRI NORTH QUARRY
 WIRI STATION ROAD**


TITLE
**WIRI NORTH
 SPECIAL POLICY
 AREA**

SCALE	1:2500(A1)	1:5000(A3)
DRAWING PATH:	-	
DRAWING No	SHEET	REVISION
SPA-01	1 of 1	B



SURVEYED	/09	APPROVED	DATE
DESIGNED			
DRAWN	SJW	08/09	
TRACED			
CHECKED			
REVISION	CHANGES	CHECKED	DATE
0	ORIGINAL ISSUE	VC	11/08/09
A	ROAD REMOVED ZONE 5 MERGED	GM	05/05/10
B	20m RESERVE SETBACK ADDED	GM	08/05/10

NOTES:

 EXTENT OF PLAN CHANGE

CLIENT

PROJECT
**WIRI NORTH QUARRY
 WIRI STATION ROAD**

TITLE
**PROPOSED PLAN
 CHANGE**

SCALE 1:2500(A1) 1:5000(A3)
 DRAWING PATH: P:\

DRAWING No	SHEET	REVISION
1286-C153-7	1 of 1	B