

16.15 — Structure Plans

16.15.7 Waiouru Peninsula

16.15.7.1 Description of the Area

The subject area comprises 235 hectares of land at the western end of the Waiouru Peninsula adjoining the current western extent of the East Tamaki industrial area. The Peninsula is surrounded on three sides by the upper reaches of the Tamaki River and two of its tidal tributaries, the Pakuranga and Otara Creeks. These provide the Peninsula with an extensive coastline.

This coastline has significant implications for the future development of the Peninsula in terms of proposed land uses, development controls and public open space requirements. Access to the area is through the adjoining East Tamaki Industrial area primarily by way of Allens and Waiouru Roads and Kerwyn Avenue.

The majority of the land is level to gently rolling with two distinct terraces. This is the result of terracing by changing sea levels. Slopes steepen between the two terrace levels. Other main topographical features include the remnants of the Waiouru Tuff Mound towards the south western corner of the area; low-lying, near-vertical cliffs along most of the western and northern foreshore; and a 33 metre high steeply sloping escarpment abutting Otara Lake. The near-vertical cliffs are generally up to 7 metres high but reach up to 12 metres high in the south west. The Waiouru Tuff Mound is one of the oldest members of the Auckland Volcanic Field and is considered to be regionally important. It is an indistinct crater-like depression about 300 metres in diameter which is breached in the south west by tidal creeks.

The Peninsula is generally used for pastoral farming with the most significant use being the Ra Ora Stud centred largely to the south of Waiouru Road but also using land to the north. The stud contains stables and other buildings for the breeding of horses. Surrounded by the stud farm is the estate of Sir Woolf Fisher containing a spacious homestead and extensively landscaped gardens. There are several stands of prominent trees on the land which include exotic shelter belts and two large landscape (farm garden) plantings including that around the Fisher homestead. There is no significant native bush in the area.

There is numerous evidence of pre-European Maori occupation along the lower-lying western and northern areas within approximately 20–30 metres of mean high water spring tides. These archaeological sites have been taken into account in the structure planning process and are contained largely within proposed public open space areas.

The land is traversed by several transmission lines which connect to the Otara sub-station. These include a parallel grouping of one 220 KV and two 110 KV lines which run in a generally northerly and north westerly direction through the main body of the area and another 220 KV line which runs in a generally easterly direction above the southern shoreline. All of these lines are on metal pylons and are owned by Transpower.

In addition there are two 110 KV lines which run in a generally north easterly direction between the two former routes which are suspended from timber poles and which are owned by Mercury Energy.

The land is also traversed by the Auckland–Ruakaka high pressure gas pipeline which runs westwards along Waiouru Road and then northwards generally parallel to the coastline before crossing to the north west under the Tamaki River. Two major trunk sewer lines which serve the Howick South and East Tamaki areas (known as the East Tamaki Interceptor and the Tamaki South East Branch) also traverse the subject land. These two lines join together above a Wastecare Services Limited pump station, located alongside the western foreshore, from where the effluent is pumped under the Tamaki River to the continuation of the East Tamaki Interceptor in Otahuhu.

The land on the northern side of the Pakuranga Creek and the western side of the Tamaki River is largely occupied by residential housing, while the land on the southern side of the Otara Creek is occupied by the

Transpower Otara substation and the Ngati Otara Park. The Otara Creek in this location forms a shallow lake, this lake being formed by a weir at the mouth of the creek. This lake provides a water supply for the Otara sub-station. The land immediately to the east is zoned for business purposes and contains mainly industrial premises.

Most of the soils of the Peninsula have a high actual or potential value for the production of food. The long-term conservation of these soils is not, however, an issue because the land has been set aside for future urban development for over twenty years. There is already substantial investment in urban bulk services.

The existence of the high voltage transmission lines, neighbouring industrial usage, lack of adjacent residential facilities, limited area of land for development and poor access to other residential areas all provide constraints on the type of urban development which can occur in this area.

The landscape assessment for this area is detailed in the report "South East Manukau Visual Assessment" (1994). It describes the area in the following terms:

"This area encompasses landscape character unit 1 and coastal unit C1. Unit 1 scored poorly for Composite Value Rating, has a low Composite Vulnerability Rating and the lowest possible score for Overall Sensitivity (no / very low sensitivity).

Existing adverse elements, such as transmission pylon corridors, the influence of nearby industrial land uses and a lack of cohesion and legibility in the rural area, contribute to the unit's low value rating. The same factors also heighten Visual Absorption Capacity (VAC). The unit is therefore suited to future development. The viewing audience is large, comprising residents who view the site from either side of Tamaki Estuary and overlook it from Pakuranga Hill. Passing motorists on major roads also view parts of the zone.

Coastal unit C1 covers the steep coastal bank running down to the Tamaki Estuary and includes a belt of land visually associated with the coastline. This coastal edge scores consistently higher than the terrestrial unit, has a lower visual absorption capacity, and moderate Overall Sensitivity.

Detailed planning of the development zone should protect the coastal landscape unit, incorporating vegetation as screening to minimise visual intrusion into the maritime area and nearby residential areas by industrial buildings. The coastal zone offers a potential recreational corridor and an "ecological" theming opportunity for industrial development nearby."

16.15.7.2 Development Pattern

Several factors have determined the pattern of development proposed for the Peninsula.

These are:

- (i) The extensive industrial area of East Tamaki on the eastern boundary of the Peninsula.
- (ii) The coastline around the Peninsula which has ecological and passive recreational value and provides panoramic views up the Tamaki River. The river itself has active recreational value.
- (iii) The Waiouru Tuff Mound in the south west of the area.
- (iv) The comprehensive discharge permit for the area which authorises the construction of a stormwater detention pond in each of the nine separate catchment areas which drain the Peninsula. The number of detention ponds may be varied depending on the final pattern of urban development and in particular the size and location of public open space areas.
- (v) The isolated nature of the area as it relates to residential areas and access to them.

- (vi) The existence of bulk services throughout the area, particularly the transmission lines.
- (vii) The existence and location of archaeological sites.
- (viii) The presence of Ngati Otara Park and Otara Lake.

It is intended that the area will be primarily developed for business and public open space purposes. Figure 16.9 sets out the proposed development pattern. This map is indicative only, however, and the planning maps should be referred to for zoning, designations and similar matters.

The business zone is ultimately proposed to be 161 hectares (including streets) in extent. It would be expected to make a major contribution to providing employment for the growing labour force in the East Tamaki area and to remedying the deficit of office-type employment to resident workers in the northeastern suburbs of the City.

16.15.7.3 Development Rules and Assessment Criteria for applications for subdivision consent

(a) Staging

To ensure that development on the Peninsula meets high environment standards regarding water quality, and that it occurs in a compact and coherent form, it will be sequenced as follows:

- No business activity (or building construction) will be able to commence within any catchment area until such time as the stormwater detention pond which serves that particular catchment has been completed. This means that the area will develop in a series of stages with the boundaries of each stage being broadly defined by the limits of its stormwater catchment.
- Each stage, or combination of two or more stages must be contiguous to either land zoned Business 5 adjacent to the structure plan area or an area which has already been subdivided for development within the area.

(b) Business 5 Zone (subject to special restrictions)

Having regard particularly to the need to protect the ecological and various recreational values of the Peninsula's coastline, business development in the area will be controlled, and the range of businesses limited to those which have only minor adverse effects on the environment.

The basic concept is to promote a location where low-impact technology, education and business activities can group together in a low intensity "park-like" environment. To achieve this aim a special policy area of the Business 5 Zone is applied to the Peninsula. The special policy area will vary from the standard Business 5 zone in the following areas:

- Design controls (via the controlled activity procedure) will be exercised over the external appearance of buildings and site layout.
- In order to ensure a park-like setting is established, minimum landscaping controls will be applied.
- To mitigate the visual impact of development, particularly as it impacts on the coastal environment, maximum height of building controls will be applied.

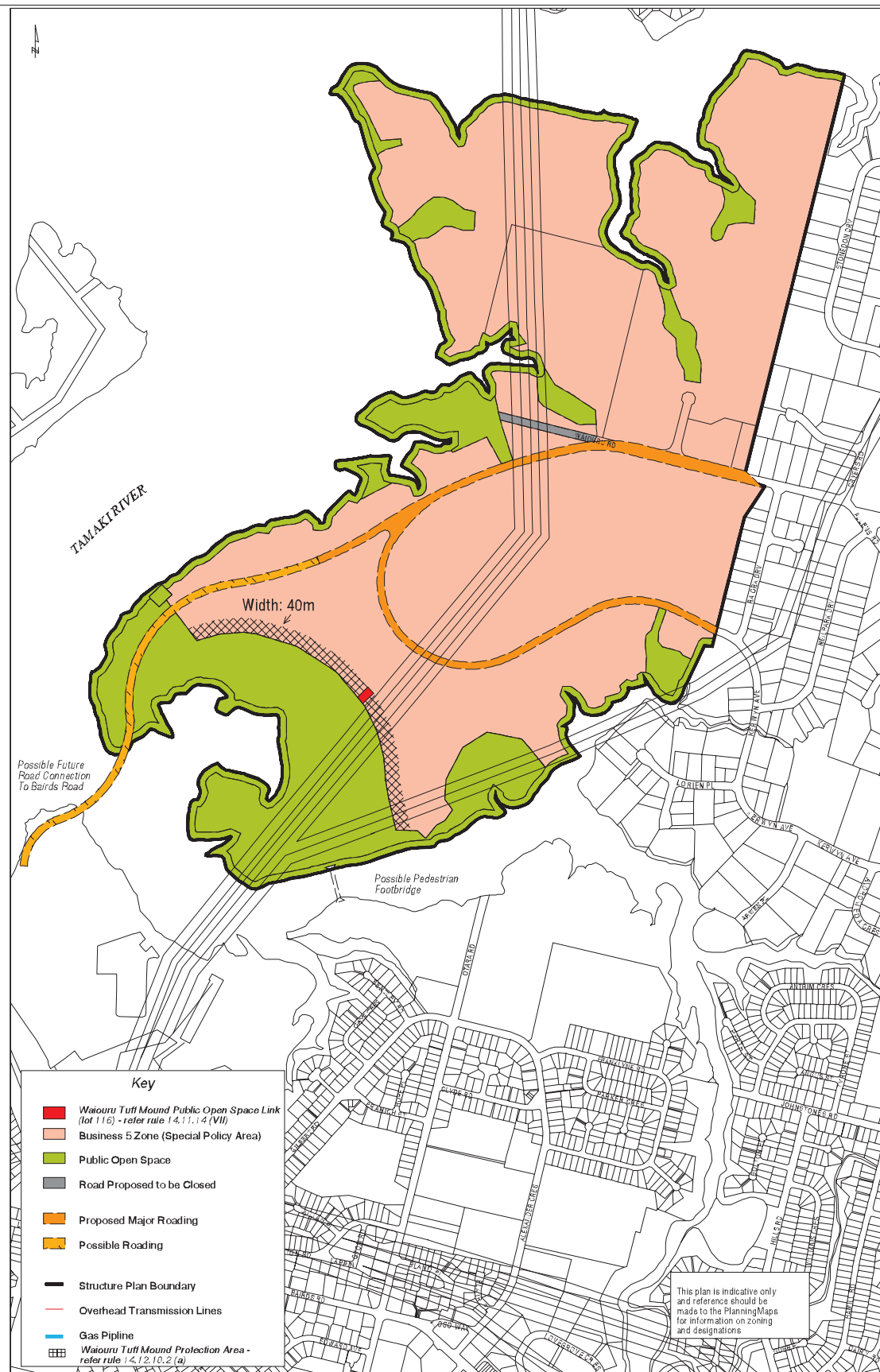


FIGURE 16.9 WAIOURU PENINSULA STRUCTURE PLAN [AM37][AM49]

- A comprehensive landscaping plan with Council consent shall be required as part of any application for subdivision consent. Such landscaping plans will ensure a high quality park-like environment is created. The fundamental purpose of the plan will be to ensure that a comprehensive approach is taken to the landscaping throughout the area, and also to provide a basis for any subsequent consents and approvals.
- In order to ensure a park-like setting is established outdoor storage and servicing areas will be restricted.
- A viewshaft protection control relating to views of the Waiouru Tuff Mound is found in Appendix 6 to the Planning Maps. The purpose of this control is to ensure that any buildings or structures within the Waiouru Tuff Mound Public Open Space Area or Business 5 land within 20 metres of the Public Open Space Area do not adversely affect the visual profile of the Waiouru Tuff Mound when viewed from the south west on the proposed arterial road.

(c) **Public Open Space**

The Resource Management Act requires that a 20 metre wide esplanade reserve be provided around the entire coastline of the Peninsula. At 10.5km of coastline this totals 22 hectares in area.

In addition to this coastal public open space, Figure 16.9 shows a number of major areas of public open space which will also be set aside, largely adjacent to and enhancing the coastal esplanade reserve. The location of these public open space areas have been chosen to reflect the existence of significant natural features such as the visually impressive escarpment alongside Otara Lake, the Waiouru Tuff Mound, archaeological sites, large groups of trees, stormwater detention ponds or areas with particular recreational values.

In total, public open space including detention pond areas total 68.9 hectares. This amounts to over 29.9% of the land in the structure plan area being set aside for public open space purposes; a proportion which compares more than favourably with that usually provided in residential areas. The responsibility for funding of public open space areas to be acquired will lie with both the landowners and the Council. The Council is responsible for acquisition of Designation No. 206 — Waiouru Tuff Mound and any esplanade reserve required in excess of 20m in width. It is noted that funding for the Council's acquisitions will be through reserve contributions paid to the Council by developers when subdivision or development occurs. The landowners will be responsible for vesting in Council esplanade reserve up to 20m in width (including esplanade reserve within the designated area) and the stormwater drainage/water quality areas.

It is the intention of the Council to ensure that a number of access points into the public open space areas will be provided as part of the subdivision process.

(d) **Roading**

The Council is presently investigating the future roading needs of the East Tamaki Corridor and industrial area. It is important that these areas have good access to the Southern motorway, and the investigations will show whether this should be provided by a new connection to the motorway or by increasing the capacity of the existing primary road network. A proposed road is shown on the Structure Plan and Planning Maps linking with Waiouru Peninsula and the power station site. Connecting this road to the Southern Motorway immediately to the south of the Tamaki River is one of the options under investigation.

The proposed road on the power station site avoids the power station and its facilities by running around the coastal side of the power station fuel tanks to a location near the existing weir. This may be a suitable location for the crossing of Otara Creek. Implementation of this link between the two areas would require the co-operation of owners and developers of land on both sides of Otara Creek.

Development of the Waiouru Peninsula and the power station site as indicated in the Planning Maps and Structure Plan will ensure that this roading option will not be precluded.

(e) **Gas Pipeline**

The general location of the Auckland–Ruakaka gas transmission pipeline is indicated on the structure plan map. As far as possible, this route should be suitably accommodated at the time of subdivision. Further information can be obtained from the Natural Gas Corporation.

(f) **Archaeology**

While the majority of known archaeological sites are incorporated in public open space areas shown on Figure 16.9 developers should also be aware that the Manukau City Cultural Heritage Inventory prepared by the Auckland Regional Council is available at Council main office and contains information in map form illustrating known archaeological sites in the City.

The use, subdivision, development of and any work on the land on or in the vicinity of archaeological sites will be subject to relevant restrictions in accordance with the provisions of the Historic Places Act 1993, and other relevant statutory requirements.

[AM89]

16.15.7.4 Non-Regulatory Methods

It is proposed that the business park on the Waiouru Peninsula may be maintained by a body corporate comprising representatives of the developers, landowners, an environmental group the Manukau City Council and other organisations such as the Manukau Polytechnic. In addition to providing security and promotion services within the business park, such a body corporate could also have responsibilities involving environmental performance such as determining the ongoing landscaping themes and the maintenance of landscaping.