

I327. Ōrākei 2 Precinct

I327.1. Precinct Description

The Ōrākei 2 Precinct applies to the Whenua Rangatira area which is set aside by the Ōrākei Act 1991 and the Ngāti Whātua Ōrākei Claims Settlement Act 2012 for the use and benefit of the members of the hapū and citizens of the City of Auckland. It is managed and controlled by the Ngāti Whātua Ōrākei Reserves Board comprising Council and Ngāti Whātua o Ōrākei representatives, as a recreation reserve, with a reserves management plan prepared under the processes established by the Reserves Act 1977.

The purpose of the Ōrākei 2 Precinct is to integrate the Whenua Rangatira Reserve Management Plan with the Plan provisions to ensure that development or use of the Whenua Rangatira provides for the sustained wellbeing of Ngāti Whātua Ōrākei while providing the land for the common use and benefit of the members of the hapū.

In addition to the reserve management plan, the establishment of a joint management agreement under section 36B of the Resource Management Act 1991 is encouraged to provide for joint decision making on resource consents or plan changes directly affecting the Ōrākei 2 precinct. As part of this approval process, a design review panel would also be established to provide for the specific consideration of Māori identity and design. While the precinct does not rely on a joint management agreement, it is an important part of the planning context of the precinct.

The Whenua Rangatira Reserve Management Plan applies a different management approach to the following sub-precincts of the Whenua Rangatira:

Sub-precinct A – Ōkahu Bay:

Sub-precinct A – Ōkahu Bay is at the western end of the Whenua Rangatira. Ōkahu Bay is the most readily accessible portion of the reserve for the public by both land and sea. It is located on the valley floor and is overlooked by surrounding residential development.

This part of the reserve is ideal for group activities, and has from time to time hosted large-scale entertainment such as circuses, music groups and waka arrivals. It is bisected by Tāmaki Drive, which separates it from the beachfront portion of the Whenua Rangatira at Ōkahu Bay. The physical separation by the road inhibits interaction between the two parts of the reserve.

The urupā and church are the most significant elements within this area. They are a reminder of the marae and papakāinga that once occupied the land. There is a strong visual and axial link from the marae, through this particular piece of the Whenua Rangatira, to the seashore of Ōkahu Bay and on to the Waitematā Harbour. The historical and cultural values of this area are an important component of the management of this part of the reserve.

Sub-precinct B – Takaparawhau:

Sub-precinct B – Takaparawhau is comprised of an elevated platform, edged with dramatic tree lined cliffs, comprises the bulk of the Whenua Rangatira. The more gentle

slopes are mown grassland, and legacy of the previous grazing regime of the land. Although divided by several gullies, it is spacious enough to accommodate a wide range of recreation pursuits. The area forms a natural gateway in conjunction with Maungauika (North Head) to the inner Waitemata Harbour.

There is little public activity on the land except on those special occasions when thousands of citizens flock to the Whenua Rangatira to watch events on the harbour. There is good access to some of the land, via Hapimana Street, but no promotion of the reserve as a facility for public use and enjoyment.

The area is part of the parcel of land returned to Ngāti Whātua Ōrākei and is viewed as a major part of their tūrangawaewae (place to stand with mana). The adjacent marae and papakāinga, together with cultural artifacts within the site give Takaparawhau a special character to be considered in the future management and development of the land.

Sub-precinct C – Tai Hara Paki:

Sub-precinct C – Tai Hara Paki is located to the west of the Michael Joseph Savage Memorial, Tai Hara Paki is a large sloping grass area with significant views to the north, and hosts a variety of public activities. It is the arrival point for visitors to the Michael Joseph Savage Memorial and the upper Whenua Rangatira and because of the vehicular access via Tamaki Drive, is visited by many families seeking open space for picnicking, kite flying and other similar activities.

Sub-precinct D – Kohimaramara:

Sub-precinct D - Kohimaramara is an area of the Whenua Rangatira to the north and east of Michael Joseph Savage Memorial. It is an elevated grassed area, edged with steep, vegetated slopes down towards the waterfront and Mission Bay.

Visually, it is strongly connected to the Mission Bay beach reserve and the Moehau Channel. There is pedestrian access from Mission Bay, leading directly to the Savage Memorial, but there is little other activity of note on this part of the site.

Sub-precinct E – Te Ngahere:

Sub-precinct E - Te Ngahere is an area of open space adjoining urban development. The higher portion which lies at the end of Kupe Street, is gently sloping and sits adjacent to the marae and papakāinga. It provides a good vantage point for wide views of the Hauraki Gulf. The lower portion includes a steep slope down towards Mission Bay to the east, and is less attractive for the kinds of passive recreation occurring on other parts of the Whenua Rangatira.

There are two memorials in this sub-precinct, reflecting events that occurred during the land protests in 1977, giving the area a special cultural significance. Vegetation consists of small areas of exotic species along the eastern boundary.

Sub-precinct F – Transition zone

Sub-precinct F – Transition zone provides a buffer between the hapu and the Whenua Rangatira while still enabling access from the papakāinga to the Whenua Rangatira.

The development within this zone, while supporting the marae activities, needs to complement the natural environment of the Whenua Rangatira.

The zoning of land within this precinct is Open Space – Informal Recreation zone.

The following overlays apply to the precinct:

- D17 Historic Heritage Overlay;
- D10 Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay (Sub-precinct A - in the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay);
- D9 Significant Ecological Areas Overlay.

I327.2. Objectives

- (1) The sustainable management of the cultural and physical resources of the Whenua Rangatira provides for wider community needs and the cultural and spiritual needs of the Ngāti Whātua Ōrākei hapū.
- (2) Development and activities are consistent with the principles of the Whenua Rangatira Reserve Management Plan and the Ngāti Whātua Iwi Management Plan 2012.

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

I327.3. Policies

- (1) Require development or activities on the Whenua Rangatira to:
 - (a) be complementary to the marae, urupā and papakāinga;
 - (b) respect the cultural and historical heritage of the Whenua Rangatira, including existing archaeological features; and
 - (c) give effect to the outcomes and principles contained in the Ngāti Whātua Ōrākei Iwi Management Plan 2012.
- (2) Encourage the enhancement and protection of environmentally sensitive physical elements in the landscape, including through:
 - (a) maintaining the integrity of the natural landforms with any landscaping, walkways, roadways or earthworks;
 - (b) buildings being compatible in scale, design and appearance and located to minimise any adverse effects on the physical landscape and neighbouring land; and
 - (c) maintaining a consistent theme of design or appearance.
- (3) Enable the provision of employment opportunities for the Ngāti Whātua Ōrākei hapu.

- (4) Provide for the use of open space and the recreational use for the wider community of Auckland.
- (5) Co-ordinate, and where possible integrate activities with other activities at Ōkahu Bay and elsewhere on the Whenua Rangatira.
- (6) Incorporate the cultural identity of Ngāti Whātua Ōrākei within the Whenua Rangatira as an integral part of Auckland's cultural development.
- (7) Align the management and development of the Whenua Rangatira with the Whenua Rangatira Reserve Management Plan, Ngāti Whātua Iwi Management Plan 2012, the Ōrākei Act 1991 and the Reserves Act 1977, including by:
 - (a) activities provided for within the Whenua Rangatira being of a scale and intensity consistent with the Whenua Rangatira Reserve Management Plan provisions or the Reserves Act 1977, and with the incorporated reserve management plan applying to the land; and
 - (b) activities, including walkways, public activities on the Whenua and new development are designed and located to ensure the privacy of the hapū on the papakāinga.
- (8) Safeguard the environmental qualities and amenities of the land, in addition to policies I327.3(1) to (7), through managing use and development to maintain and enhance the values identified for each sub-precinct by:

Sub-precinct A – Ōkahu Bay:

- (a) requiring activities and development to respect the mana and privacy of the Urupā and church and have regard to the cultural significance of the earlier papakāinga and marae sites;
- (b) designing and locating development to improve the strong cultural connection between the land and sea by enhancing connections and removing barriers in this part of the Whenua Rangatira;
- (c) designing and locating development to maintain and enhance the strong visual and physical connections between the Urupā and the whareniui/marae;
- (d) requiring new buildings and structures to complement the scale and form of existing buildings;
- (e) avoiding adverse effects to the extent practicable and promoting actions that support positive effects on the beach and waters of Ōkahu Bay;
- (f) retaining and protecting the native trees in the area;
- (g) retaining and protecting the existing open space qualities;
- (h) encouraging provision to be made for the significant revegetation of gully systems where appropriate;

- (i) avoiding or mitigating the adverse effects of earthworks on the integrity of the existing landforms; and
- (j) requiring public access to all parts of the reserve to be provided, including access to:
 - (i) provide safe and easy access to the beachfront, papakāinga and Takaparawhau;
 - (ii) support waka culture and complementary activities;
 - (iii) maintain the ability to host other cultural events of public interest that are considered appropriate in the setting of Ōkahu Bay; and
 - (iv) provide for the safety of the public using Ōkahu Bay.

Sub-precinct B – Takaparawhau:

- (a) maintaining the importance of Takaparawhau as a highly visible landmark together with the underlying cultural attributes to provide a focal point at the entry to the Waitemata Harbour;
- (b) maintaining and enhancing the visual and cultural connections between the marae and Takaparawhau Point;
- (c) designing structures to respect and enhance the prominence of this part of the Whenua Rangatira and maintain the open and natural existing character;
- (d) maintaining to the extent practicable the visual importance of the tree covered cliffs and reserve, and the natural character of this part of the reserve;
- (e) avoiding adverse effects of drainage work on the existing and proposed revegetation projects;
- (f) maintaining the existing clear open space on the hilltops to preserve the character and visual qualities of Takaparawhau;
- (g) maintaining the integrity of the promontory as a major vantage point and view lines to the harbour;
- (h) improving access both to and within Takaparawhau to enable better public access to heritage sites and natural features on the periphery of the Whenua Rangatira;
- (i) maintaining the importance of Takaparawhau as a passive recreation area; and
- (j) limiting monuments, sculptures and other ornamental and viewing structures to 75 per cent of the height of the adjacent cliff to enable appropriate scale to be maintained.

Sub-precinct C – Tai Hara Paki:

- (a) maintaining the importance of Tai Hara Paki as a cultural gateway to the upper Whenua Rangatira;
- (b) supporting opportunities to provide facilities for manaakitanga including:
 - (i) facilities at the entrance to the marae; and
 - (ii) low-key facilities to enable the conduct of tribal, community or cultural activities (refer s.23 Ōrākei Act 1991).
- (c) designing buildings and structures to recognise and reflect the architecture and style of the adjoining wharenuī and wharekai, including through being low-key and of a scale that does not impinge on, or dominate the adjoining buildings on the marae;
- (d) locating buildings within the landscape and away from the visually dominant ridge lines;
- (e) maintaining the visual importance of this area of land fronting the marae;
- (f) preserving the natural qualities and character of this part of the reserve;
- (g) protecting the environmentally sensitive nature of the northern gully system from the adverse effects of development;
- (h) improving access both to and within Tai Hara Paki to enable better public access to heritage sites and natural features on the periphery of the Whenua Rangatira;
- (i) maintaining the importance of Tai Hara Paki as a passive recreation area; and
- (j) protecting the cultural significance of this area, especially its relationship to the adjoining marae.

Sub-precinct D – Kohimaramara:

- (a) maintaining the relationship to the marae, papakāinga and other Ngāti Whatua land in the area;
- (b) maintaining the importance of this area as the principal vantage point to the outer Hauraki Gulf;
- (c) designing buildings and structures to complement the character and scale of the existing structures/buildings and surrounding environment;
- (d) maintaining the visual importance of the tree covered cliffs and the natural character of this part of the reserve;
- (e) minimising any adverse effects on existing flora and proposed revegetation from drainage work;

- (f) managing any adverse effects of earthworks to maintain the natural character of the Whenua Rangatira;
- (g) improving access within the Kohimaramara Sub-precinct and to and from adjacent residential areas;
- (h) maintaining the relationship between the Michael Joseph Savage Memorial and the Whenua Rangatira; and
- (i) requiring development to be sympathetic to the existing form and character of the Savage Memorial.

Sub-precinct E – Te Ngahere:

- (a) maintaining the importance of Te Ngahere as a backdrop to the Mission Bay residential area and as an outlook for the adjacent residential land to the South;
- (b) protecting the cultural significance of the memorials located within this area;
- (c) protecting views from the adjacent residential development and papakāinga;
- (d) maintaining the visual importance of this part of the reserve and the existing natural character;
- (e) requiring development to address the need to protect the land from further erosion;
- (f) enhancing access both to and within Te Ngahere, especially from the surrounding residential areas;
- (g) providing for the reasonable privacy for adjoining residential areas; and
- (h) providing appropriate access to the marae and papakāinga, for the hapū and visitors.

Sub-precinct F – Transition zone:

- (a) managing activities and buildings to maintain and respect the privacy of the hapū;
- (b) supporting development that provides opportunities to provide manaakitanga, including support and amenity facilities at the entrance to the marae;
- (c) requiring the design of buildings or structures to recognise and reflect the architecture and style of the adjoining wharenuī and wharekai;
- (d) requiring buildings and structures to be low-key and of a scale that does not impinge on or dominate the adjoining buildings on the marae;
- (e) locating buildings to ensure that they visually complement the marae complex; and

- (f) managing activities to maintain the ability of the hapū to undertake its activities in an orderly and integrated manner, including formal welcoming on to the marae.

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

I327.4. Activity table

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

Table I327.4.1 Activity table specifies the activity status of land use and development activities in the Ōrākei 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I327.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B, C, D	Sub-precinct E and F
Use				
Mana Whenua				
(A1)	Urupā	P	NA	NA
Accommodation				
(A2)	Camping grounds	NC	NC	NC
(A3)	Workers accommodation	NC	NC	NC
Rural				
(A4)	Farming	D	D	D
(A5)	Horticulture	P	P	P
Community				
(A6)	Community facilities	D	D	D
Infrastructure				
(A7)	Parking; more than seven parking spaces	D	D	D
Development				
(A8)	Boat launching facilities for the launching of waka	D	NA	NA
(A9)	New buildings used for water related activities, including the storage, repair and maintenance of waka	D	NA	NA
(A10)	New buildings associated with	D	D	D

	cultural learning and manākitanga centres			
(A11)	New buildings used for recreation or community purposes	D	NA	D
(A12)	Development that does not comply with Standard I327.6.2 Impervious area threshold	D	D	D
(A13)	Development that does not comply with Standard I327.6.3 Building yard	D	D	D

I327.5. Notification

- (1) Any application for resource consent for an activity listed in Table I327.4.1 Activity table 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).

I327.6. Standards

The standards in the overlay, Open Space – Informal Recreation Zone and Auckland-wide rules apply in this precinct, except for the following:

- Standard H7.11.7 (1)(b) Maximum impervious area - Open Space – Informal Recreation Zone

All activities, listed as permitted in Table I327.4.1 must comply with the following permitted activity standards.

I327.6.1. Horticulture

- (1) Glasshouses must not exceed 50m² in size.

I327.6.2. Impervious area threshold

- (1) The impervious area threshold for Sub-precincts A to F must not exceed the following:
 - (g) Sub-precinct A – up to 10 per cent;
 - (h) Sub-precinct B, C, D, E – up to 5 per cent; and
 - (i) Sub-precinct F – up to 15 per cent.

I327.6.3. Building yard

- (1) New buildings and structures, other than walkway facilities, security lighting and directional signage, must not be located within a 20m wide yard measured from the southern and eastern boundary of Sub-precincts D, E and F, between Kupe Street and Tamaki Drive.

I327.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I327.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I327.9. Special information requirements

There are no special information requirements in this precinct.

I327.10. Precinct plans

There are no precinct plans for this precinct