

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 2.17 Ōrākei 2

The activities, controls and assessment criteria in the underlying Maori Purpose zone and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

#### 1. Activity table

The activities in the Maori Purpose zone apply in the Orakei 2 precinct unless otherwise specified in the activity table below.

Activity / sub-precinct	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E	Sub-precinct F
<b>Mana Whenua</b>						
Urupā	P	NA	NA	NA	NA	NA
<b>Accommodation</b>						
Camping grounds	NC	NC	NC	NC	NC	NC
Workers accommodation	NC	NC	NC	NC	NC	NC
<b>Rural</b>						
Farming	D	D	D	D	D	D
<b>Community</b>						
Community facilities	D	D	D	D	D	D
<b>Infrastructure</b>						
Parking - more than seven spaces	D	D	D	D	D	D
<b>Development</b>						
Boat launching facilities, for the launching of waka	D	NA	NA	NA	NA	NA
Greenhouses not exceeding 50m <sup>2</sup>	P	P	P	P	P	P
New buildings used for water related activities, including the storage, repair and maintenance of waka	D	NA	NA	NA	NA	NA
New buildings associated with cultural learning and manaakitanga centres	D	D	D	D	D	D
New buildings for storage and maintenance not exceeding 50m <sup>2</sup>	P	P	P	P	P	P
New buildings used for recreation or community purposes	D	NA	NA	NA	D	D

#### 2. Development controls

1. The development controls in the Maori Purpose zone apply in the Orakei 2 precinct unless otherwise specified below.
2. Development that does not comply with clauses 2.1 and 2.2 below is a discretionary activity.

#### 2.1 Impervious area threshold

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

1. The impervious area threshold for sub-precincts A- F must comply with the controls specified in the table below:

Table 1

Sub-precinct A	10 per cent
Sub-precinct B, C, D ,E	5 per cent
Sub-precinct F	15 per cent

2. Where the impervious area threshold is exceeded, the development controls in Auckland-wide rules - Stormwater management section apply.

### 2.2 Yards

1. A 20m wide special yard applies to sub-precincts D and E.
2. New buildings and structures must not be located in the yard except for necessary walkway facilities, security lighting and directional signage.

### 3. Assessment - Discretionary activities

#### 3.1 Assessment criteria

While not limiting the exercise of its discretion, the council may consider the particular matters specified for the activities listed as discretionary in the precinct activity table.

1. General criteria – Whenua Rangatira
  - a. Cultural
    - i. The proposed activity or development should respect the cultural and historical heritage of the Whenua Rangatira, including existing archeological features.
  - b. Natural
    - i. The development should not adversely affect the natural elements that give the Whenua Rangatira its landscape character and quality, in particular:
      - a consistent theme of design or appearance should be maintained
      - the integrity of the natural landforms should be maintained with the establishment of any landscaping, walkways, roadways or earthworks
      - buildings should be compatible in scale, design and appearance and should be located so as to minimise any effect on the physical landscape and neighbouring land.
  - c. Activities
    - i. Activities provided for within the Whenua Rangatira should be of a scale and intensity commensurate with the function of the Whenua Rangatira provisions or the Reserves Act 1977, and in terms of the incorporated reserve management plan applying to the land.
    - ii. Activities, and particularly walkways, should provide for privacy of the hapū on the papakāinga from public activities on the Whenua.
  - d. Rangatira
    - i. Activities should be co-ordinated and where possible integrated with other activities at Ōkahu Bay and elsewhere on the Whenua Rangatira.
2. Specific criteria – sub-precinct A – Ōkahu Bay
  - a. Cultural
    - i. Activities and development should respect the mana and privacy of the Urupā and church

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

- and have regard to the cultural significance of the earlier papakāinga and marae sites.
  - ii. Development should improve the strong cultural connection between the land and sea by enhancing connections and removing barriers in this part of the Whenua Rangatira.
  - iii. Development should maintain and enhance the strong visual and physical connections between the Urupā and the wharenuī/marae.
  - iv. New buildings and structures should have regard to the scale and form of existing buildings.
  - b. Natural
    - i. Adverse effects should be avoided and positive effects promoted on the beach and waters of Ōkahu Bay.
    - ii. Native trees in the area should be protected.
    - iii. Existing open space qualities should be protected.
    - iv. Provision should be made for significant revegetation of gully systems where appropriate.
    - v. The adverse effects of earthworks on the integrity of the existing landforms should be avoided or mitigated.
  - c. Activities
    - i. Public access to all parts of the reserve should be provided, including:
      - safe and easy access to the beachfront, papakāinga and Takaparawhau
      - support for waka culture and complementary activities
      - maintaining the ability to host other cultural events of public interest that are considered appropriate in the setting of Ōkahu Bay
      - the safety of the public using Ōkahu Bay
3. Specific criteria – sub-precinct B – Takaparawhau
- a. Cultural
    - i. The importance of Takaparawhau as a highly visible landmark together with the underlying cultural attributes should be maintained to provide a focal point at the entry to the Waitemata Harbour.
    - ii. Visual and cultural connections between the marae and Takaparawhau Point should be maintained and enhanced.
  - b. Natural
    - i. Structures should respect and enhance the prominence of this part of the Whenua Rangatira and maintain the open and natural existing character.
    - ii. The visual importance of the tree covered cliffs and reserve, and the natural character of this part of the reserve should be maintained as far as possible.
    - iii. Adverse effects of drainage work on the existing and proposed revegetation projects should be avoided.
    - iv. The existing clear open space on the hilltops should be maintained to preserve the character and visual qualities of Takaparawhau.
    - v. The integrity of the promontory as a major vantage point and view lines to the harbour should be maintained.
  - c. Activities
    - i. Access should be improved where possible to, and within, Takaparawhau to enable better

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

public access to heritage sites and natural features on the periphery of the Whenua Rangatira.

- ii. The importance of Takaparawhau as a passive recreation area should be maintained.
- iii. Monuments, sculptures and other ornamental and viewing structures should be limited to 75 per cent of the height of the adjacent cliff to enable appropriate scale to be maintained.

#### 4. Specific criteria – sub-precinct C – Tai Hara Paki

##### a. Cultural

- i. The importance of Tai Hara Paki as a cultural gateway to the upper Whenua Rangatira should be maintained.
- ii. Opportunities to provide facilities for manaakitanga are encouraged, including:
  - supporting facilities at the entrance to the marae
  - low-key facilities to enable the conduct of tribal, community or cultural activities (refer s. 23 Ōrākei Act 1991)
- iii. Buildings and structures should be designed to recognise and reflect the architecture and style of the adjoining wharenuī and wharekai. Buildings and structures should be low-key and of a scale that does not impinge on, or dominate the adjoining buildings on the marae.

##### b. Natural

- i. Buildings should be located within the landscape and away from the visually dominant ridge lines.
- ii. The visual importance of this area of land fronting the marae should be maintained.
- iii. The natural qualities and character of this part of the reserve should be preserved.
- iv. The environmentally sensitive nature of the northern gully system should be protected from the adverse effects of development.

##### c. Activities

- i. Access both to and within Tai Hara Paki should be improved to enable better public access to heritage sites and natural features on the periphery of the Whenua Rangatira.
- ii. The importance of Tai Hara Paki as a passive recreation area should be maintained.
- iii. The cultural significance of this area, especially its relationship to the adjoining marae, should be protected.

#### 5. Specific criteria – sub-precinct D – Kohimaramara

##### a. Cultural

- i. The relationship to the marae, papakāinga and other Ngāti Whatua land in the area should be maintained.
- ii. The importance of this area as the principal vantage point to the outer gulf should be maintained.

##### b. Natural

- i. Buildings should be complementary to the character and scale of the existing structures/buildings and surrounding environment.
- ii. The visual importance of the tree covered cliffs and the natural character of this part of the reserve should be maintained.
- iii. Any adverse effects on existing flora and proposed revegetation from drainage work should be minimised.

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iv. Any adverse effects of earthworks on the natural character of the Whenua Rangatira should be avoided or mitigated.
  - c. Activities
    - i. Access within the Kohimaramara sub-precinct and to and from adjacent residential areas should be improved.
    - ii. The relationship between the nearby Michael Joseph Savage Memorial and the Whenua Rangatira should be maintained.
    - iii. Development should be sympathetic to the existing form and character of the Savage Memorial.
6. Specific criteria – sub-precinct E – Te Ngahere
- a. Cultural
    - i. 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 should be maintained.
    - ii. The cultural significance of the memorials located within this area should be protected.
  - b. Natural
    - i. Views from the adjacent residential development and papakāinga should be protected.
    - ii. The visual importance of this part of the reserve and the existing natural character should be maintained.
    - iii. Development should recognise the need to protect the land from further erosion.
  - c. Activities
    - i. Access both to and within Te Ngahere, especially from the surrounding residential areas, should be enhanced.
    - ii. Reasonable privacy for adjoining residential areas should be maintained.
    - iii. Appropriate access to the marae and papakāinga, for the hapū and visitors should be provided.
7. Specific criteria – sub-precinct F – Transition zone
- a. Cultural
    - i. Activities and buildings should maintain and respect the privacy of the hapū.
    - ii. Development should provide opportunities to provide manaakitanga, including support and amenity facilities at the entrance to the marae.
    - iii. The design of any building or structure should recognise and reflect the architecture and style of the adjoining wharenuī and wharekai.
    - iv. Buildings and structures should be low-key and of a scale that does not impinge on or dominate the adjoining buildings on the marae.
  - b. Natural
    - i. Buildings should be located so as to ensure that they visually complement the marae complex.
  - c. Activities
    - i. Activities should maintain the ability of the hapū to undertake its activities in an orderly and integrated manner, including formal welcoming on to the marae.

## **The Proposed Auckland Unitary Plan (notified 30 September 2013)**