

Part 3

Strategic management areas

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Plan modification annotations

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3.1 Introduction

Strategic management areas are a framework to provide a strategic direction for resource management in the Hauraki Gulf. When combined with the more localised directions provided by the settlement areas and land units, a comprehensive and integrated approach to resource management is achieved.

Different islands have their own character and identity. Strategic management areas are assigned to recognise this:

1. Great Barrier.
2. Waiheke.
3. Other islands.

This part of the Plan addresses each of the three strategic management areas, identifying the issues that need to be addressed and the objectives and policies that are to be achieved at a strategic level. This is followed by a strategy that outlines the tools used in the Plan to address the issues and achieve the objectives and policies.

3.2 Great Barrier strategic management area

3.2.1 Introduction

Great Barrier lies on the outer edge of the Hauraki Gulf and with an area of 28500ha is the largest island within the Hauraki Gulf.

Great Barrier has a rugged, natural landscape that is recognised as being important on both a regional and national level. There are also a range of natural features such as wetlands, forest and bush areas, wildlife habitats and varied coastal environments. A significant proportion of the landscape and natural features are protected from development as 68 per cent of the island is in the ownership of the Department of Conservation.

The heritage value of the island to both Maori and European is also high. Ngati Rehua, hapu of Ngati Wai, can trace their association with Great Barrier (Aotea) back over many centuries; evidence of this can be seen in the numerous archaeological sites including fortified pa and agricultural, settlement and stone working sites. Large areas of land around Katherine Bay at the northern end of the island remain in Maori ownership.

Early European settlement was based around whaling, mining of copper, gold and silver ore and the milling of kauri and other trees. There are still a number of families on the island today that can trace their roots back to these early days of European settlement.

Additional information about the history of human settlement on Great Barrier can be found in [annexure 1a - The history of human settlement of the islands](#).

The areas of settlement on the island are at Tryphena, Claris, Port Fitzroy, Okiwi, Okupu, Whangaparapara, Medlands, Awana and on the Ngati Rehua ancestral lands at Motairehe and Kawa. These settlements contain residential development and, in some instances provide low scale commercial activities. While built development is apparent in these locations, the sheer scale and rugged nature of the landscape behind the settlements means that the natural character of the island is the dominant and defining feature.

The population of the island has been in decline in recent years, to a point where the permanent resident population in 2006 is in the order of 800 people. Despite this decline, the community is valued for its diversity, independence, resourcefulness and for people's care for one another. These characteristics are largely the result of the rugged landscape, the lack of reticulated services and the relative isolation of the island.

In terms of the economy of the island, agriculture and horticulture activities have a long history on Great Barrier and consequently make a significant contribution to the self-sufficient character of the island. Tourism, transport and accommodation activities have

experienced significant growth in recent times and are expected to be an important part of the island economy into the future.

Air and sea services provide a vital link between the island community and the remainder of the Auckland region, although these services vary in their frequency.

3.2.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to protect the natural character of the landscape, natural features, ecosystems and visual amenity of the island.
2. How to identify and protect the historic heritage of the island.
3. How to provide for conservation and recreation activities on land owned by the Department of Conservation and other agencies.
4. How to recognise and foster the character and identity of the island community.
5. How to provide opportunities for population increase on the island.
6. How to assist economic growth on the island, including the tourism industry.
7. How to encourage the further development of essential infrastructure on the island such as wharves, airports, telecommunications, quarries and shared infrastructure such as water and wastewater systems and power generation.
8. How to recognise the relationship between Ngati Rehua and their ancestral lands, water, sites, waahi tapu and other taonga.

3.2.3 Objective

To provide for the economic, social and cultural wellbeing of the Great Barrier community while ensuring the protection of the historic heritage, natural character of the landscape, the natural features, ecosystems and visual amenity of the island.

Policies

1. By protecting the natural character of the landscape, particularly with respect to its unbroken, expansive and dominating nature.
2. By protecting and, where appropriate, enhancing the natural features, such as wetland systems, indigenous vegetation, wildlife habitats, and coastal and other ecosystems from the adverse effects of use and development.
3. By protecting the historic heritage of the island.
4. By facilitating the use of land for public open space and conservation, recreation and community purposes.
5. By providing for a range of residential and commercial activities and services to occur within existing settlements.
6. By restricting the level of development that can occur outside of the settlement areas so that the natural character of the landscape and natural features of the island are protected.
7. By facilitating the use and development of land outside settlement areas for agriculture, horticulture and tourism activities.
8. By ensuring that all development is of an appropriate scale, form and location.
9. By providing for the appropriate development of essential infrastructure such as airports, roads, wharves, telecommunications and quarries.
10. By providing for the use of ancestral lands by Ngati Rehua and acknowledging the relationship between Ngati Rehua and water, sites, waahi tapu and other taonga.

3.2.4 Resource management strategy

The resource management issues, objectives and policies for Great Barrier are interrelated. For example, economic growth through tourism is reliant on the protection and development of key infrastructure such as wharves and the protection of the landscape and amenity of the island. Consequently, the issues need to be addressed and the objectives and policies achieved in a manner that benefits the long term future of the island as a whole. This is achieved through:

1. **Settlement plans** and concept plans promote growth and development in the areas of settlement on Great Barrier. Concentrating growth and development in these areas has the following benefits:
 - a. Providing identified areas for commercial, industrial and retail activities to establish and obtain the benefits of being located near other similar activities.
 - b. Protecting the surrounding landscape and natural features from inappropriate development.
 - c. Encouraging the use of existing infrastructure and maximising the possibilities for shared infrastructure development due to the concentration of residents, visitors and activities.
 - d. Ensuring that agricultural and horticultural activities can continue to contribute to the lifestyle and economy of the island.
 - e. Providing for the appropriate use and development of the ancestral lands of Ngati Rehua.
 - f. Addressing social needs of the community by providing places for recreation and for people to meet and socialise.
2. **Development controls** ensure that development inside and outside of settlement areas does not have an adverse effect on the natural character of the landscape and the natural features of the island.
3. **Landform based land units** ensure that development occurring outside of the settlement areas takes account of the natural environment in which it is located. In particular, these land unit provisions ensure that activities and buildings are of an intensity, scale, form and location which will protect the natural landscape and natural features of the area.
4. **Activity based land units** to provide for wharf, conservation, recreation and community activities. This approach recognises that these activities have significant benefits for the community and the identity and economy of the island.
5. **Council designations** protect essential infrastructure such as Claris and Okiwi airports and Claris landfill. These designations recognise that this infrastructure is important for both economic and social reasons and consequently needs to be protected and developed appropriately.

3.3 Waiheke strategic management area

3.3.1 Introduction

At 9324ha, Waiheke is the second largest island in the Hauraki Gulf. It is 26km long and 19km across at its widest point and has rolling hills that reach 230m in height.

The Maori history of Waiheke follows the classical pattern of one tribe conquering and ousting another. Evidence of this history can be seen in the archaeological sites scattered across the island, including fortified pa and agricultural, settlement and stone working sites.

European settlement of the island was farming based, with a few landowners farming large tracts of land obtained from Maori. In the early 20th century, landowners on the western end of the island progressively sold off parts of their farms for 'village' style development.

Information about the history of human settlement on Waiheke can be found in [annexure 1a - The history of human settlement of the islands](#).

Western and eastern Waiheke

Waiheke has developed into two distinct areas with different planning characteristics:

1. Western Waiheke

Western Waiheke (refer [figure 3.1 - Western and eastern Waiheke](#)) is characterised by a series of villages such as Oneroa, Blackpool, Surfdale, Ostend, Onetangi and Rocky Bay. These villages contain most of the island's population and are the centres of economic and social activity on the island. Interspersed between these villages are areas of land with a rural character and amenity. Also within western Waiheke, peninsulas such as Te Whau, Church Bay, Park Point and Owhanake have been developed for rural-residential living, often with large areas of regenerating bush to mitigate the adverse effects of built development.

2. Eastern Waiheke

Eastern Waiheke (refer [figure 3.1](#)) is characterised by a working landscape of large scale, agricultural and horticultural activities. Also within eastern Waiheke are a number of important natural features such as large areas of indigenous vegetation, remote beaches and significant ecological areas. Intensive development is limited to a very small area on the southeastern coast of the island at Orapiu.

This pattern of development and the natural features on the island, such as, white sandy beaches and large areas of indigenous vegetation and areas interspersed with vineyards, olive groves and farmland means that the Waiheke landscape has high visual amenity value. In some areas, particularly on the eastern end of the island, the landscape values are so high that they are recognised as being important on a regional and national level.

The population of the island has increased in recent years to the point where the permanent population in 2006 is estimated to be in the order of 8000 people. The economy of the island is based around a variety of activities including agriculture and horticulture, retail and commercial activities, food and wine produced locally. Tourism is also a key factor in the economy and is largely based on the special characteristics of the island including safe swimming beaches, scenic walking trails and visits to the many vineyards, olive groves, markets, cafes and restaurants.

Access to the island is primarily via sea services. Passenger ferries operate regularly from the central business district to Matiatia while passenger and freight services run from Half Moon Bay to Kennedy's Point. These services provide a vital link between the island community and the remainder of the Auckland region.

3.3.2 Essentially Waiheke

Essentially Waiheke - A Village and Rural Communities Strategy is a strategic document, adopted by council in 2000 which sets out a community approved framework for Waiheke's development.

The five central principles of Essentially Waiheke are:

- Principles of environmental protection.
- Principles of economic development and employment.
- Principles of strong communities.
- Principles to protect and enhance Waiheke's character.
- Principles of location.

These five central principles are incorporated into the Waiheke strategic management area and within other parts of the Plan.

Figure 3.1 Western and eastern Waiheke



3.3.3 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to protect the historic heritage, landscape character, natural features, ecosystems and maintain the visual amenity of the island.
2. How to assist economic growth and local employment, including investment in the wine and tourism industries.
3. How to provide a range of living and working environments on the island.
4. How to provide for recreation and conservation activities on land in public ownership or owned by other agencies such as the Royal Forest and Bird Protection Society.
5. How to maintain the large scale, rural character of eastern end of the island and the 'village' style of development on the western end of the island.
6. How to recognise and provide for the character and identity of the Island's village and other communities.
7. How to provide for the energy and telecommunications network services and transport linkages on the island.
8. How to ensure that there is sufficient land available for residential use without adversely impacting the rural economy and environment.
9. How to recognise and provide for the relationship between Ngati Paoa and their ancestral lands, water, sites, waahi tapu and other taonga.
10. How to recognise and maintain the distinct character of western Waiheke, which includes villages with a residential and commercial character, which are interspersed with land of a rural and rural-residential character and amenity.

3.3.4 Objective

To provide for the economic, social and cultural wellbeing of the Waiheke community while ensuring the protection of the historic heritage, landscape character, the natural features, ecosystems and visual amenity of the island.

Policies

1. By providing for 'village' style activities and development to occur in western Waiheke, while ensuring that the existing pattern of development, including viticulture and wine making, and the visual amenity of the area is maintained.
2. By providing for larger scale, rural activities to occur in eastern Waiheke, while ensuring that such development does not detract from the natural landscape and natural features of the island.
3. By ensuring that 'village' style activities and development on western Waiheke do not spread into or occur within eastern Waiheke so that the distinct character of each end of the island is maintained.
4. By protecting the landscape character of the island, including its elements and patterns, particularly outstanding natural landscapes, coastal and rural landscapes and landscapes with regenerating bush.
5. By protecting and, where appropriate, enhancing natural features and associated processes, such as wetland systems, indigenous vegetation, wildlife habitats and coastal and other ecosystems.
6. By facilitating the use of land for public open space, conservation, recreation and community purposes.
7. By providing for the establishment of energy and telecommunications network services and transport linkages on the island.
8. By recognising and providing for the relationship between Ngati Paoa, their

ancestral lands and water, sites, waahi tapu and other taonga.

9. By protecting the historic heritage of the island.

3.3.5 Resource management strategy

The resource management issues, objectives and policies for Waiheke are interrelated. For example, economic growth through tourism is reliant on the protection and development of key infrastructure such as wharves and the protection of the landscape and amenity of the island.

Consequently the issues need to be addressed and the objectives and policies achieved in a manner that benefits the long term future of the island as a whole. This is achieved through:

1. **Area based land units** apply in locations such as Oneroa, Ostend, Matiatia and Rangihoua Park. This is because these areas require a specific and comprehensive approach to provide for development and to ensure that such development is of an appropriate nature, scale and form.
2. **Landform based land units** apply in eastern Waiheke to ensure that the large scale rural activities continue to occur in this end of the island and to ensure activities and buildings are of an intensity, scale, form and location which will protect the natural landscape and natural features of the area.
3. **Activity based land units** apply in western Waiheke to facilitate a range of activities including retail, industrial, visitor facilities, agriculture, horticulture, viticulture, wine making, cafes, entertainment and recreation and community purposes.
4. **Development controls** ensure that development does not have an adverse effect on the character and visual amenity of the landscape and the natural features of the island.
5. **Council designations** protect essential infrastructure such as the Owhanake Wastewater Treatment Plant. These designations recognise that this infrastructure is important for both economic and social reasons and consequently needs to be protected and developed appropriately.

3.4 Other islands' strategic management area

3.4.1 Introduction

The other islands' strategic management area relates to all islands within the jurisdiction of Auckland City (refer [figure 1.1: geographic areas](#)) aside from Waiheke and Great Barrier. The most well known of these islands are Rangitoto, Browns, Motutapu, Rotoroa, Motuihe, Ponui, Rakino and Pakatoa but there are also many other islands such as Little Barrier, Pakihi, Karamuramu, the Noises and the Mokohinau group. In total there are 63 other islands.

Despite their number and differing characteristics, the other islands generally fall into two categories:

1. Islands used for conservation or recreation activities or both

Examples of these islands are Little Barrier, which is a flora and fauna reserve with limited public access, and Motutapu which is used in part for outdoor recreation activities. These islands are generally in public or Maori ownership.

2. Islands that have been developed and used for particular activities

Examples of such islands are Pakatoa, which has been developed for visitor accommodation purposes; Ponui which is farmed; Rotoroa which has been used in the past by the Salvation Army for drug and alcohol rehabilitation activities; and

Rakino which has residential development. These islands are generally in private ownership.

Because of their island character, coastal location and natural environment values, many of the other islands contain landscapes which are recognised as being regionally and nationally important.

3.4.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for conservation and recreation purposes on land owned by the Department of Conservation and other agencies.
2. How to protect the natural character of the landscape, ecosystems, visual amenity and natural features of the other islands.
3. How to protect the historic heritage of the other islands.
4. How to provide for the variety of activities, including agriculture and horticulture, that occur on the other islands.
5. How to recognise the particular character and identity of the communities living on the other islands.
6. How to recognise the relationship Ngati Rehua and Ngati Paoa have with their ancestral lands, water, sites, waahi tapu and other taonga.

3.4.3 Objective

To provide for recreation, conservation and other activities, including agriculture and horticulture, while ensuring the protection of the historic heritage, natural character of the landscape, ecosystems, visual amenity and the natural features of the other islands.

Policies

1. By protecting and, where appropriate, enhancing the natural features, such as wetland systems, indigenous vegetation, wildlife habitats and coastal and other ecosystems of the other islands.
2. By protecting the natural character of the landscape and visual amenity of the other islands, including views to and between volcanic cones.
3. By providing for the use and development of land for public open space and conservation and recreation activities.
4. By providing for a range of activities, including agriculture and horticulture, to occur where these activities are of an appropriate nature, scale, form and location.
5. By recognising and providing for the relationship between Ngati Rehua and Ngati Paoa and their ancestral lands, water, sites, waahi tapu and other taonga.
6. By protecting the historic heritage of the other islands.

3.4.4 Resource management strategy

As identified in the introduction above, the other islands are divided into two categories:

- islands used for conservation or recreation activities or both
- islands that have been developed and used for particular activities.

In terms of these two categories, the following strategy has been prepared:

1. **A conservation and recreation based land unit** (conservation) is applied. This land unit acknowledges that these activities make a significant contribution to the character and identity of the islands, and as such, specifically seeks to provide for these activities.
2. **Island based land units** apply to Rotoroa, Pakatoa and the larger properties on

Rakino. These land units provide a specific and comprehensive approach for the particular activities occurring on these islands while ensuring that the landscape character and the natural features of these islands are protected.

3. **Landform based land units** apply to Ponui and Pahiki to provide for productive activities while ensuring that such activities and the associated buildings are of an intensity, scale, form and location that will protect the landscape character and natural features of the island.
4. **An activity based land unit** (commercial 6 (quarry)) has been adopted for Karamuramu in recognition that quarrying is a well-established activity on this island that needs to be provided for.