

Proposed Plan Change 078 (PPC78)

PPC78 to the Auckland Unitary Plan
(Operative in part)

**Section 32 and section 77K / section 77Q alternative process for existing
qualifying matters
SITES AND PLACES OF SIGNIFICANCE TO MANA WHENUA
EVALUATION REPORT**

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Executive Summary

1. The Sites and Places of Significance to Mana Whenua Overlay is the primary mechanism within the AUP for recognising and protecting Māori cultural heritage within Tāmaki Makaurau. Currently the overlay protects a small proportion of Māori cultural heritage within the region. Each site is culturally unique making them a scarce resource.
2. The overlay provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga, thereby responding directly to section 6(e) of the RMA. Under section 771(a) and 770(a) of the RMA, the Sites and Places of Significance to Mana Whenua Overlay is a qualifying matter.
3. The application of this qualifying matter will have a negligible effect on the provision of housing capacity and supply locally or within the region, but will allow people and communities to provide for their social and cultural wellbeing. There is no way to categorically determine how the application of the overlay may effect development outcomes on individual sites in the absence of specific development proposals.
4. A desktop analysis across 56 of 106 scheduled sites potentially affected by the intensification under Policy 3 and the MDRS provisions of the NPS-UD has identified that a majority of the sites are either unlikely to be affected by development intensification, or are likely to be exempt from it (as they are open space or road sites). Notwithstanding, the overlay retains the ability for Mana Whenua to exercise their kaitiakitanga and rangatiratanga with respect to individual proposals on these sites.
5. Two scheduled urupā sites have been identified as relevant residential zones and likely to be intensified beyond their existing zoning of Residential - Single House Zone. Engagement with Mana Whenua representatives has identified that this is likely to result in significant adverse cultural effects.
6. A third site sits on a Residential - Mixed Housing Suburban Zone site within the Auckland Light Rail corridor and so is currently excluded from intensification. A fourth site located partially within the Business – Mixed Use Zone and Business – Light Industrial Zone has been raised as a concern by Mana Whenua, however due to its configuration and the presence of other qualifying matters (Regionally Significant Volcanic Viewshafts and Height Sensitive Areas) it will not undergo additional intensification as a result of the NPS-UD.
7. In alignment with the existing policy direction of Section D21 of the AUP, it is recommended that a Non-Complying Activity status be applied to the two sites which will be rezoned to incorporate Medium Density Residential Standards. This status is to apply to new buildings and structures, and to alterations and additions to existing buildings where the building footprint is increased.
8. From a cultural perspective, the appropriate built outcome for these sites is likely to be of lower intensity than that which is being sought through the Medium Density Residential Standards, more akin to what is currently there. A resource consenting process is the most appropriate mechanism to assess the detail of future proposals.
9. The overall impact on housing supply and capacity as a result of enabling less intensification on the two residential sites is minimal from a local or regional

perspective, yet carries with it important Treaty of Waitangi partnership principles of kaitiakitanga and rangatiratanga, which must be considered under the legislation.

1. Introduction

10. This report is prepared as part of the evaluation required by Section 32 and Sections 77I and 77Q of the Resource Management Act 1991 ('the Act') for proposed Plan Change 78 (**PPC78**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).
11. The background to and objectives of PPC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77K / 77Q evaluations.
12. This report discusses the implications of applying the Sites and Places of Significance to Mana Whenua Overlay (SSMW) as a matter of national importance under s6(e) of the RMA as a qualifying matter to the Medium Density Residential Standards (MDRS) of Schedule 3A of the RMA and the implementation of Policy 3 of the NPS-UD.
13. An existing qualifying matter is a qualifying matter referred to in section 77I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified.
 - Sec 77I relates to relevant residential zones.
 - Sec 77O relates to urban non-residential zones.
14. The Council may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non residential zone only to the extent necessary to accommodate one or more of the qualifying matters listed in 77I or 77O.

1.1. Integrated evaluation for existing qualifying matters

15. For the purposes of PPC78, evaluation of the SSMW as an existing qualifying matter has been undertaken in an integrated way that combines section 32 and 77K / 77Q requirements. The report follows the evaluation approach described in Table 1.
16. Preparation of this report has involved the following:
 - Identification of scheduled Sites and Places of Significance to Mana Whenua which are either on or adjacent to a site subject to potential intensification (56 sites);
 - A review of the council records to identify the recorded cultural values applying to each of the potentially affected sites;
 - A desktop review of each of the sites by council planners and Māori heritage specialist staff to provide an initial risk assessment (November - December 2021);
 - Presentation of an initial risk assessment to Mana Whenua representatives at a hui for iwi/hapū consideration and feedback (December 2021);
 - Collective and individual hui, and email correspondence with Mana Whenua representatives to identify matters and sites of cultural concern with respect to the intensification outcomes sought by the NPS-UD (December 2021 to February 2022);

- A second desktop review of the each of the 56 sites by council planners and Māori heritage specialists using the assessment matters identified by Mana Whenua representatives. This resulted in a second risk assessment for the individual sites (December 2021 to February 2022). The Council position on areas of intensification was refined during this time to exclude some rural and coastal settlements from the NPS-UD intensification response;
- Presentation of the second risk assessment to Mana Whenua representatives in collective and individual hui (February 2022);
- Refining the council approach in response to feedback raised by Mana Whenua representatives during collective and individual hui (February to May 2022);
- Presenting policy recommendations to Mana Whenua representatives in light of their feedback (May 2022);
- Review of the draft proposed plan change and supporting documentation in consultation with Mana Whenua on (June 2022) as per clause 4A of schedule 1 of the RMA.

17. The scale and significance of the issues is assessed to be **minor** due to the relatively limited number of sites affected.

18. This section 32/77K evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

Table 1: Integrated Approach

Standard section 32 steps	Plus section 77K / 77Q steps for existing qualifying matter
<p>Issue</p> <p>Define the problem- provide overview/summary providing an analysis of the qualifying matter</p>	<p>Section 77K or 77Q (1)(a)</p> <p>The qualifying matter is the SSMW.</p> <p>The sites and places identify, recognise and protect the tangible and intangible values the Mana Whenua of Tāmaki Makaurau have for these sites and places and provides for this ongoing relationship. They have been evaluated and meet the factors identified in Section B6.5.2(2) of the RPS.</p> <p>Each site and place holds its own set of specific values based on its local history and the mātauranga held by associated iwi and hapū. In many cases, tribal associations with these sites overlap in recognition of whakapapa, shared histories and layers of occupation and use over time.</p> <p>The sites potentially affected by Policy 3 and the MDRS are identified in Attachment 1.</p>

<p>Identify and discuss objectives / outcomes</p>	<p>Section 77K or 77Q(1)(c)</p> <p>The relevant RPS objectives are B6.5.1(1) to (3). The relevant RPS policies are B6.5.2(1) to (5).</p> <p>SSMW is a qualifying matter as it manages the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga under section 6(e) of the RMA as a matter of national importance.</p> <p>Both the tangible and intangible qualities of culturally significant sites are to be identified, protected and enhanced. Over time, the AUP seeks to develop the knowledge base of Mana Whenua cultural heritage to address an under-representation within Tāmaki Makaurau.</p>
<p>Identify and screen response options</p>	<p>Section 77k or 77Q (1)(b)</p> <p>Four options have been identified and evaluated for the SSMW as a qualifying matter. These are:</p> <ul style="list-style-type: none"> • Apply Policy 3 & MDRS / do not apply Sites of Significance Overlay as a qualifying matter (Status quo); • Apply Policy 3 & MDRS in a modified form by identifying alternative density standards; • Apply SSMW Overlay as is currently operative across the region; • Modify the SSMW Overlay to apply a Non-Complying Activity status to scheduled urupā sites subject to the MDRS. (recommended option).
<p>Collect information on the selected option(s)</p>	<p>Section 77K or Q(1)(d)</p> <p>The locations of scheduled sites on or adjacent to Policy 3 and the MDRS intensification areas have been identified in Attachment 1 (noting that sites 026 and 078 are within the light rail corridor).</p> <p>These sites have been assessed in light of matters raised by Mana Whenua representatives. The level of development currently present on the zones has been considered, as has the existing AUP zoning.</p> <p>It is clear through the assessment that it is not possible to describe a typical site. This is due to the variability of the values the site holds, the tikanga of the Mana Whenua groups with an interest, and what is proposed on the site.</p>

	There is, however, broad agreement in tikanga that intensive residential development upon scheduled urupā sites are likely to result in significant adverse cultural effects.
Evaluate option(s) - environmental, social, economic, cultural benefits and costs	<p>Section 77K or Q(1)(b)</p> <p>Identifying the SSMW as a qualifying matter is a negligible cost to housing supply and capacity.</p> <p>Being scarce and irreplaceable cultural resources, their protection provides high cultural and social benefit to Mana Whenua, Māori more generally (mataawaka), and wider society.</p>
Overall judgement as to the better option (taking into account risks of acting or not acting)	The impact of the qualifying matter on the level of development enabled by Policy 3 and the MDRS is minimal. It contributes to a well-functioning urban environment and has a limited impact on the intensification sought by Policy 3 and the MDRS. The protection of these sites and places from culturally inappropriate development and subdivision is of high cultural benefit and consistent with the principles of the Treaty of Waitangi.

2. Issues

19. The qualifying matter being evaluated is the SSMW under the following sections of the RMA:

Residential zones:

- 77I –the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga is a matter of national importance that decision makers required to recognise and provide for under section 6 of the RMA.
- 77K – Māori cultural heritage is an existing qualifying matter in the district plan section of the AUP and the alternative process for existing qualifying matters is appropriate.

Non-Residential zones:

- 77O(a) –the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga is a matter of national importance that decision makers required to recognise and provide for under section 6 of the RMA.

- 77Q – Māori cultural heritage is an existing qualifying matter in the district plan section of the AUP and the alternative process for existing qualifying matters is appropriate.

2.1. The Sites and Places of Significance to Mana Whenua Overlay

20. There are currently 106 scheduled SSMW in Schedule 12 of the AUP and four Māori Heritage Sites identified in Appendix 1f of the Auckland Council District Plan - Hauraki Gulf Islands Section (HGI), on Waiheke Island. They are also identified in the respective planning maps.
21. The sites and places identify, recognise and protect the tangible and intangible values the Mana Whenua of Tāmaki Makaurau have for these sites and places and provides for this ongoing relationship. They have been evaluated and meet the factors identified in Section B6.5.2(2) of the RPS.
22. Each site and place holds its own set of specific values based on its local history and the mātauranga¹ held by associated iwi and hapū. In many cases, tribal associations with these sites overlap in recognition of whakapapa, shared histories and layers of occupation and use over time.
23. The sites scheduled in the AUP and HGI have historically contained or continue to contain a range of culturally significant activities. These include pā (forts), kāinga (villages), wāhi tapu (sacred sites) and urupā (burial areas). Descriptions are listed for some, but not all of the sites in Schedule 12 of the AUP and Appendix 1f of the HGI.
24. As the cultural values held by these sites vary according to the nature and history of the site, so too does the effect a proposed activity may have on individual sites.
25. A site-by-site assessment in accordance with tribal mātauranga and tikanga² is therefore required when considering the effect of intensification on these scheduled places.
26. The maps in Attachment 1 identify scheduled sites and places within the city centre zones, metropolitan centre zones, walkable catchments and other areas identified in accordance with Policy 3(d) of the NPS-UD.
27. The Attachment 1 maps also identify those sites within the wider urban environment which are on, or adjoin a 'relevant residential zone' as defined by section 2 of the RMA. This is in order to assess the impact of the application of the new zoning which incorporates the MDRS.
28. The identified maps only illustrate AUP sites. As no intensification is proposed by the council for Waiheke Island or any of the outer islands, the four sites in the HGI are not included. For this reason, the sites in the HGI are not discussed further in this report.
29. For completion, the maps also identify sites on or adjacent to residential zones which are not considered to be 'relevant residential zones' as they are in an area

¹ Tribal knowledge

² Correct procedure or custom

predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000³. These are sites 038, 039, 040, 041 in Kawakawa Bay.

30. The SSMW is contained in Chapter D21 and Schedule 12 of the AUP. It contains objectives, policies, activity statuses, standards, matters of discretion and assessment criteria. There are also corresponding standards and rules in other sections of the AUP, most notably the Land Disturbance and Infrastructure chapters. Being an overlay, this qualifying matter applies to both relevant residential zones and urban non-residential zones.

2.2. Compatibility with the intensification required by MDRS and/or Policy 3

31. The SSMW seeks to manage development and subdivision on these sites in a way that protects and enhances both their tangible and intangible cultural values⁴.
32. The overlay regulates the development of new buildings and structures as opposed to activities contained within them. Temporary activities are regulated as are land disturbance, infrastructure and subdivision activities⁵. The overlay is tagged as [rcp/dp] meaning the provisions are both Regional Coastal Plan and District Plan level provisions. The regional coastal plan provisions apply a single activity status of Discretionary for any disturbance in the coastal marine area⁶ and are not relevant to intensification under the NPS-UD and MDRS.
33. The Discretionary Activity status provided for in the overlay is supported by a directive overlay policy framework to allow broad scope to consider the individual matters of cultural significance relevant to each site. This activity status recognises that it is not possible to know all the matters that need to be considered for a site, and that their significance warrants a high level of protection⁷.
34. The overlay is deliberate in its consideration of both tangible and intangible effects on scheduled sites. While physical elements are important, it is the effect activities have on the mana, tapu and mauri of physical resources and what the physical activity represents in the context of customs and tikanga which is also important⁸.
35. Recent case law has identified that what is 'tika' (correct/appropriate) and therefore tikanga 'is quintessentially developed by each iwi or hapū in the exercise of their rangatiratanga'⁹.
36. Amendments to the RMA introduces MDRS into relevant residential zones across Tāmaki Makaurau. The NPS-UD also seeks to increase intensity in areas it defines in Policy 3. These standards proposed to enable a greater level of development than is currently provided for in the AUP.

³ Section 2 (interpretation) of the RMA.

⁴ Objective D21.2(1) and (2).

⁵ Activity Table D21.4.1.

⁶ Activity D21.4.1(A4).

⁷ Topic 037 Evidence in Chief of Chloe Trenouth. Para 13.12.

⁸ Topic 037 Evidence in Chief of David Taipari. IMSB Para 19

⁹ Ngāti Whātua Ōrākei Trust vs Attorney – General CIV-2015-404-2033 [2022] NZHC 843, para 310.

37. An evaluation of the 56 sites has been undertaken and is summarised in Attachment 2. This has been done in consultation with Mana Whenua representatives. In most cases the current zoning (such as open space zoning) or presence of existing development and infrastructure makes application of the intensified provisions low risk. The existing provisions of the overlay are considered appropriate to address any cultural concerns Mana Whenua may have and it is recommended that these be retained.
38. Concern, however, has been identified with the two residential urupā sites identified in Attachment 2 which are likely to be intensified significantly from their current single house zone use. Concern was also raised with site 026, however this is now within the light rail exclusion area.
39. As has been stated in the memo of Dr. Kennedy, Senior Specialist in Māori Heritage, urupā are particularly sensitive sites culturally. Their association with death adds to the tapu nature of these sites and in the case of most scheduled urupā, burial sites are named and provide an important link to tribal ancestors¹⁰. Dr. Kennedy's memo is included as Attachment 3.
40. Dr. Kennedy observes that due to the nature of urupā, development of any kind is very likely to have significantly adverse cultural effects and therefore avoidance is almost always the best policy¹¹. These sentiments are consistent with the views Mana Whenua representatives have expressed in iwi and hapū engagement the council has undertaken.
41. An important consideration for tapu sites is that through regulating activities that can occur on them, Mana Whenua are able to exercise manaakitanga¹². Dr. Kennedy notes that Māori believe encroachments on tapu may result in misfortune, illness and even death to the offender, regardless of whether the offence was intentional or not¹³. A care for others is demonstrated by Māori using their mātauranga, customs and practices to avoid such calamity.

2.3. Analysis undertaken

42. The evaluation table in Attachment 2 identifies that of the 56 scheduled sites, 20 are located within walkable catchments and none are in areas considered appropriate for further intensification under Policy 3(d) of the NPS-UD.
43. During council's engagement with Mana Whenua, the following themes were identified to assess the threat to the scheduled sites from intensification under the NPS-UD and MDRS:
- Added risk of flooding onto scheduled sites;
 - Effects on scheduled significant vegetation present on sites or adjacent to them;

¹⁰ EIC, Dr. Kennedy, 12 May 2022, para 5.

¹¹ Ibid, para 10

¹² Care for others – Māori Dictionary

¹³ Ibid, para 3.

- Added risk of discharges onto sites resulting from a lack of infrastructure capacity or an inability to undertake on site mitigation;
 - The relationship that sites had with natural features and the wider cultural landscape;
 - The risk to coastal sites arising from climate change and erosion;
 - A need to maintain access to sites of significance;
 - Cultural sensitivity with respect to urupā.
44. A desktop analysis was undertaken by council's Planning and Māori Heritage staff as recorded in Attachment 2.
45. As is outlined in the council's overview section 32 report and the individual qualifying matter reports, matters pertaining to flooding, significant ecological areas, discharges, climate change and coastal erosion and access (via retaining public open space) are all either existing or proposed qualifying matters.
46. The development of the controls responding to these qualifying matters has been underpinned by a philosophy that future intensification will create no further adverse effects with respect to these matters beyond those which the plan currently anticipates. The controls provide the scope and policy direction to avoid, remedy or mitigate these matters through resource consent and plan change processes. This analysis therefore assumes the scheduled sites of significance will be unaffected by these matters to a degree greater than currently occurs (if at all) under the AUP.
47. The blocking of culturally significant views and relationships have been considered and discussions with respect to individual sites have been held with Mana Whenua representatives.
48. The views/relationships identified have been found to either be not subject to intensification (such as not being in a relevant residential zone) or are addressed in the plan through a precinct, viewshaft protection or height sensitive areas protections. The council position is that these protections will be maintained.
49. Of note, cultural landscapes are not currently provided for in the AUP as a control mechanism outside of individual precincts such as the Puhinui Precinct¹⁴.
50. The current zoning has been considered. Where the site is currently open space, the council position is that no intensification will be enabled.
51. The council position is that business zones outside of walkable catchments will similarly be unaffected by intensification so the status quo remains. This is also the case for residential zones in areas not meeting the test for 'relevant residential zones' under section 2 of the RMA. This is relevant to the Kawakawa Bay sites discussed in paragraph 29.
52. For those sites which already contain transport infrastructure, or are already developed and within the city centre, metropolitan zones and business zones within the walkable catchments, intensification is not opposed. This is on the basis that the existing provisions of the overlay provides full discretion to consider the nature and scale of proposed development and subdivision.

¹⁴ Chapter I – South Precincts 1432

53. Currently all of these sites, with the exception of Site 009 - Nga Wharo a Tako on Federal Street, are annotated in Schedule 12 that a site exception rule applies. This annotation recognises that while the sites contain intangible values associated with historic events, occupation and cultural activities, they do not still contain archaeology due to their highly urbanised state.
54. In April 2022, research was undertaken by Plans and Places to determine the efficiency and effectiveness of the existing AUP provisions in managing development and subdivision on scheduled SSMW¹⁵.
55. The research analysed 36 resource consent applications and decisions to determine the extent to which Mana Whenua were engaged during the consent evaluation process, and how cultural evidence provided by Mana Whenua was used.
56. The research found evidence of Mana Whenua being consulted in almost every instance¹⁶ and no instances where consent had been granted against the express cultural recommendations of Mana Whenua. Evidence of cultural conditions being applied in granted consents was also found.
57. While a significant portion of the scheduled sites are considered to be either unaffected by the MDRS provisions, or sufficiently provided for by the existing overlay provisions, scheduled urupā by virtue of their cultural significance and the tangible and intangible values they contain are particularly vulnerable to significant adverse cultural effects from inappropriate development.
58. The situation where urban development is to be enabled on scheduled urupā exists on two residential sites currently in the AUP and which are highlighted in Attachment 2.
59. In my view, the rezoning of some scheduled urupā from their current zoning of single house to incorporate the Medium Density Residential Standards sets a higher development expectation as to what is generally appropriate on these sites.
60. This expectation is in turn carried through resource consent processes, placing a greater importance on a clear relationship between objectives, policies, activity statuses and standards to guide an assessment where added tension may develop balancing urbanisation with the other qualities of the site.
61. In my view there is a need to review the overlay activity status settings to provide the appropriate level of guidance where there is a high degree of agreement in tikanga that the cultural values of urupā sites are likely to be significantly adversely affected by the intensification enabled by the NPS-UD and MDRS.
62. Table 2 summarises the urupā scheduled in the region, their current zoning and the existing development on these sites¹⁷.

¹⁵ Report on the effectiveness and efficiency of the Sites and Places of Significance to Mana Whenua Overlay within the Auckland Unitary Plan (Operative in Part) (draft)

¹⁶ Two instances of subdivision consents and one of works on a council reserve identified no evidence of consultation.

¹⁷ Development has been assessed via a desktop exercise. Site visits have not been made to these sites.

Table 2: Summary of scheduled urupā in the AUP

Schedule ID and Name	Zone	Development
022 Urupā	Open Space Zone	Vacant open space
023 Urupā	Open Space Zone	Vacant open space
024 Urupā	Open Space Zone	Vacant open space
026 Urupā	Mixed Housing Suburban Zone	Church and cemetery 4% building coverage
027 Urupā	Māori Purpose Zone	Urupā and shed
028 Urupā	Māori Purpose Zone	Urupā
038 Urupā	Single House Zone	Vacant with corner portion of driveway
039 Urupā	Single House Zone	Vacant
040 Urupā	Single House Zone	Vacant with some dwelling encroachment
041 Urupā	Rural Coastal Zone	Vacant
042 Urupā	Rural Coastal Zone	Urupā
043 Urupā	Rural Coastal Zone	Large site with barn and house on one portion.
057 Urupā	Single House Zone	Hall building – 47% building coverage
058 Urupā	Single House Zone	Dwelling and accessory buildings – 21% building coverage
063 Urupā	Open Space Zone	Vacant
064 Ō Peretu	Open Space Zone	Barracks and associated structures (NZ Defence Force)
066 Urupā Fraser Road	Mixed Use Zone and Light Industry Zone	Carpark, road, footpath
067 Karaka Taupo	Road Reserve	Road reserve
068 Karaka Taupo	Rural Production Zone	Vacant
069 Urupā at Karaka Taupo on foreshore	Road/Coastal Marine Area	Vacant
070 Urupā at Karaka Taupo, Kawakawa Bay	Road/Open Space Zone	Vacant
103 Motururu Urupā Omaha	Rural Coastal Zone	Urupā
22 Sites	3 in MDRS affected locations	

63. The urupā sites highlighted in the table are sites which will be subject to more permissive intensity provisions, however in the case of Site 066 intensification is suppressed by other existing qualifying matters (Volcanic viewshafts). Site 026 has also been raised by Mana Whenua as being of concern but is excluded due to being within the light rail corridor.

3. AUP Objectives and Policies (existing)

64. At the Regional Policy Statement level, Chapter B6 Mana Whenua sets out the issues of significance to Māori and to iwi authorities in Tāmaki Makaurau.
65. While many of these issues are relevant to SSMW, the protection of Mana Whenua culture, landscapes and historic heritage is particularly relevant. The AUP acknowledges that due to a variety of reasons, very little Mana Whenua cultural heritage has been scheduled in Tāmaki Makaurau despite the large number of Mana Whenua Groups with strong associations to Auckland¹⁸.
66. Section B6.5 Protection of Mana Whenua cultural heritage lists the objectives and policies most directly relevant to SSMW.
67. Objective 1 identifies that both tangible and intangible values are to be identified, protected and enhanced. Objectives 2 and 3 provide for the relationship of Mana Whenua with their cultural heritage and seek to ensure the association of Mana Whenua cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced.
68. Policies 1 to 3 of B6.5.2 provide directions to identify, evaluate and protect cultural and historic heritage sites and areas which are significant to Mana Whenua through their incorporation into Schedule 12 of the AUP.
69. Policy 4 states:
- Protect the places and areas listed in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from adverse effects of subdivision, use and development by avoiding all of the following:*
- (a) the destruction in whole or in part of the site or place and its extent;*
(b) adverse cumulative effects on the site or place;
(c) adverse effects on the location and context of the site or place; and
*(d) **significant adverse effects on the values and associations Mana Whenua have with the site or place;***
- taking into account in such circumstances whether or not any structures, buildings or infrastructure are present and the adverse effects are temporary.*
70. The avoidance of **significant** adverse effects in Policy 4 contrasts with a less stringent policy directive for adverse effects to 'avoid where practicable' in Policy 5¹⁹.
71. The directive policy of Policy B6.5(4)(d) to avoid significant adverse effects on the values and associations Mana Whenua have with a site or place cascades to the overlay provisions located in Section D21 Sites and Places of Significance to Mana Whenua Overlay.

¹⁸ RPS B6.6 Explanation and Reasons for Adoption

¹⁹ Policy B6.5.2.(5)(a) 'avoiding where practicable, or otherwise remedying or mitigating adverse effects on the values and associations of Mana Whenua with the site, place or area'

72. Policy D21.3(2) goes on to state: 'avoid significant adverse effects on the values and associations of Mana Whenua with sites and places of significance to them'.

4. The Application of the Sites and Places of Significance to Mana Whenua Overlay

73. The overlay generally regulates the development of new buildings and structures as opposed to the activities contained within them. Temporary activities are regulated as are land disturbance, infrastructure and subdivision activities.

74. A Discretionary Activity status provided for in the overlay works in tandem with directive overlay policies to allow broad scope for planning assessments to consider matters of cultural significance pertaining to each site. This activity status recognises that it is not possible to know all the matters that need to be considered for a site, and that their significance warrants a high level of protection²⁰.

75. The overlay is deliberate in its consideration of both tangible and intangible effects on scheduled sites. While physical elements are important, the effects activities have on the mana, tapu and mauri of physical resources and what the physical activity represents in the context of customs and tikanga is also important²¹.

4.1. Amendments to the Overlay

76. In response to the proposed intensification of the MDRS, no wording amendments are proposed to the objectives and policies. As outlined in the above discussion, the 'avoidance' policy direction already provided for in Chapter B6 of the RPS and Section D21 of the AUP provides an appropriate policy framework to consider activities likely to result in significant adverse effects on SSMW.

77. The evidence of Dr. Kennedy support the comments of Mana Whenua representatives during engagement that intensified development on scheduled urupā in the AUP is likely to be significant or inappropriate for these culturally sensitive locations.

78. There is a cultural requirement to carefully assess noa²² activities being proposed on such sites. In a Te Ao Māori worldview, this extends to being proactive in preventing calamity from befalling those involved with the site.

79. In my view, the existing activity status of Discretionary for new buildings and structures on scheduled urupā sites, and alterations and additions to existing buildings which increase the building footprint on urupā is no longer appropriate for sites where significant residential intensification is being enabled by the MDRS. This is in light of the policy direction of the overlay and the RPS.

²⁰ Topic 037 Evidence in Chief of Chloe Trenouth. Para 13.12

²¹ Topic 037 Evidence in Chief of David Taipari. IMSB Para 19

²² Ordinary, everyday activities

80. The evidence from Dr. Kennedy and advice of Mana Whenua representatives is that careful assessment is required for these culturally sensitive sites and, in the case of relevant residential zones, it is increasingly likely that intensive residential development will be culturally inappropriate given the values and sensitivities of scheduled urupā.
81. Responding to the policy approach to 'avoid' significant adverse effects, it is my recommendation that the overlay activity status is amended to Non-Complying for proposed development on the residential sites identified in Attachment 2 and Table 2. For the reasons set out in paragraph 63, no increase in the activity status is proposed for Site 066.
82. A Non-Complying Activity status still allows for a site specific assessment to be undertaken, whilst recognising the cultural sensitivity of having the potential for higher intensity residential activities on these tapu sites.

5. Development of Options

83. Auckland has 106 scheduled SSMW in the AUP which are spread across a wide range of zones and environments. They also protect a wide range of historic land uses, resources and cultural associations of cultural significance to the Mana Whenua of Tāmaki Makaurau.
84. The sites range from inner city locations under roads, buildings and footpaths, to low density residential properties, and on to reserves and the coastal marine area. The sites are variable both in their current land uses and the cultural values they hold.
85. The sites identified within the region currently represent a small proportion of the known cultural heritage and this scarcity serves to add to the importance of their cultural recognition.
86. The extent to which the MDRS and requirements of Policy 3 can be applied in full on these sites is dependent on the nature of what is being proposed. A site-by-site analysis has been undertaken in Attachment 2 and this has been discussed with Mana Whenua representatives.
87. The conclusion reached is that for a majority of the sites, intensification is either not applicable or not likely to result in significantly adverse cultural effects. The application of the MDRS and Policy 3 is therefore unlikely to be fettered for a majority of the scheduled sites.
88. The intensification of scheduled urupā is identified as being of particular concern. It can therefore be assumed with some confidence that for the two residential urupā sites identified in Attachment 2, the full application of the height and density controls would be unlikely to be supported through a Mana Whenua cultural assessment. This is assessed further in section 6 of this report.
89. Ultimately, how a proposal accords with the tikanga and mātauranga of Mana Whenua groups who have an interest in the site will be a significant. While in theory the opposition of Mana Whenua to a proposal does not veto a development proposal,

in a practical sense a review of resource consent applications on scheduled sites of significance strongly indicates that proposals will either be modified, or declined as a result of the opposition of Mana Whenua.

90. Ultimately, this can only be determined on a proposal-by-proposal basis. Mana Whenua representatives make it clear that they reserve the right to consider individual proposals on their merits and attempting to apply an absolute set of parameters to all situations is inappropriate.
91. The existing SSMW provides broad discretion in terms of managing new buildings and structures, and buildings additions and alterations. That is deliberate to allow for the variability across sites.
92. Table 3 summarises several options that have been considered in responding to Policies 3 and 4 of the NPS-UD.

Table 3: Options

Option	Detail of option
1. Apply Policy 3 & MDRS / do not apply SSMW Overlay as a qualifying matter (Status quo)	Remove provisions in D21 that manage subdivision, new buildings and structures, and alterations and additions to existing buildings where the building footprint is increased
2. Apply Policy 3 & MDRS in a modified form by identifying alternative density standards	Specify alternative density standards to align with current SHZ zone provisions on the identified scheduled urupā sites.
3. Apply SSMW Overlay as is currently operative across the region	SSMW Overlay provisions would continue to apply as operative.
4. Modify the SSMW Overlay to apply a Non-Complying Activity status to scheduled urupā sites subject to the MDRS. (recommended option)	Amend Schedule 12 of the AUP to identify a Non-Complying Activity status for 2 residential properties for new buildings and structures, and alterations and additions to existing buildings where the building footprint is increased. The Discretionary Activity status for undertaking these activities on other scheduled sites still applies.

6. Alternative density

93. A possible built form outcome has been applied to the sites identified in Attachment 2.
94. In setting out the alternative process for existing qualifying matters, section 77K(1)(b) of the RMA requires the alternative density standards proposed for a qualifying matter to be specified.
95. For these two sites, it is likely that a status quo position would be sought through the consenting process with respect to density and lot size. An assessment of a possible scenario is included in Table 4.

Table 4: Possible scenario - urupā sites

Site	Location	Current Zone	# Units	Height	Building Coverage	Subdivision
057	5 Woodside Road, Mt Eden	SHZ	1 dwelling per site	8m	35%	600m ² average
058	209 St Andrews Road, Three Kings	SHZ	1 dwelling per site	8m	35%	600m ² average

7. Consequences for level of development

96. The alternative density standards, to maintain a status quo single house level of development, would only apply to two residential properties. While this may have some effect on the landowners themselves, at a local or regional scale the impact on the level of development otherwise enabled by the NPS-UD would be minimal.

8. Evaluation of options

97. To determine the most appropriate response for SSMW as a qualifying matter, each of the options needs to be evaluated in the context of the objectives of Policy 3 and the MDRS, namely:

Objective 1

a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2

a relevant residential zone provides for a variety of housing types and sizes that respond to:

- i. housing needs and demand; and*
- ii. the neighbourhood's planned urban built character, including 3-storey buildings.*

98. The evaluation table is included as Table 5

Table 5: Evaluation of Options

Sites of Significance to Mana Whenua Overlay	Option 1 - Status Quo Apply Policy 3 & MDRS / do not apply SSMW as a qualifying matter	Option 2 Apply Policy 3 & MDRS in a modified form by identifying alternative density standards	Option 3 Apply SSMW Overlay as is currently operative across the region	Option 4 – Recommended option Modify the SSMW Overlay to apply a Non-Complying Activity status to scheduled urupā sites subject to the MDRS.
<p>Costs of applying the option – broader social, economic, environmental, cultural</p>	<p>High cost In applying Policy 3 and the MDRS without any consideration of sites of cultural significance to Mana Whenua, a level of intensification will be enabled on culturally sensitive sites which may diminish or permanently compromise the cultural values the sites hold.</p> <p>In light of the existing situation where only a fraction of culturally significant sites are identified and protected in the AUP, and that they are an irreplaceable cultural resource, the cost of the loss of cultural heritage and rangatiratanga²³ will be significant to Mana Whenua.</p> <p>Enabled development may put at risk the physical wellbeing of</p>	<p>Low cost The limited number of sites involved makes this a very low cost option when considered broadly across society.</p>	<p>Low cost The limited number of sites involved makes this a very low cost option when considered broadly across society.</p> <p>At an individual landowner level, this cost is equivalent to option 2 as a resource consenting process would be required to achieve full intensification.</p>	<p>Low cost The limited number of sites involved makes this a very low cost option when considered broadly across society.</p> <p>At an individual landowner level, this cost is higher than options 2 and 3 as a non-complying resource consenting process would be required to achieve full intensification.</p>

²³ Right to exercise authority

	land occupiers through the violation of tapu.			
Costs of applying option – housing supply / capacity	No cost The SSMW overlay would not be applied, resulting in no restriction on development.	Negligible cost The limited number of sites involved will have negligible impact on housing capacity and supply.	Negligible cost The limited number of sites involved will have negligible impact on housing capacity and supply.	Negligible cost The limited number of sites involved will have negligible impact on housing capacity and supply.
Benefits of the option – broader social, economic, environmental, cultural	Low benefit In not applying the overlay as a qualifying matter, there will be a financial benefit to some landowners through not being required to undergo resource consenting processes. Landowners will also have more development certainty for their property. Given the small number of eligible sites, the addition to the housing supply is negligible so there will be negligible social benefit from additional housing supply	High benefit The protection of these scarce cultural resources provides an ability for Mana Whenua to maintain their cultural relationships with their taonga ²⁴ and tipuna ²⁵ . As society becomes more aware of the cultural importance of these sites, their protection will similar yeild high benefits.	High benefit The protection of these scarce cultural resources provides an ability for Mana Whenua to maintain their cultural relationships with their taonga and tipuna. As society becomes more aware of the cultural importance of these sites, their protection will similar yeild high benefits.	High benefit The protection of these scarce cultural resources provides an ability for Mana Whenua to maintain their cultural relationships with their taonga and tipuna. This is enhanced further through recognition of the cultural sensitivity of urupā sites. As society becomes more aware of the cultural importance of these sites, their protection will similar yeild high benefits.

²⁴ valued possessions

²⁵ ancestors

8.1. Risks or acting or not acting.

99. Section 32(2)(c) of the Act requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
100. The SSMW are existing sites which have been scheduled in the AUP through a process under schedule 1 of the RMA. The information, location and extents of these places are considered certain and sufficient for their assessment as a qualifying matter under section 6(e) of the RMA.

9. Overall conclusion

101. The Sites and Places of Significance to Mana Whenua Overlay is the primary mechanism within the Auckland Unitary Plan for recognising and protecting Māori cultural heritage within Tāmaki Makaurau.
102. It provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga, thereby responding directly to section 6(e) of the RMA. Under section 771(a) and 770(a) of the RMA, the Sites and Places of Significance to Mana Whenua Overlay is a qualifying matter.
103. Currently the overlay protects a small proportion of Māori cultural heritage within the region. Each site is culturally unique making them a scarce resource. The overlay should be retained with modifications.
104. The application of this qualifying matter will have a negligible effect on the provision of housing capacity and supply, but will allow people and communities to provide for their social and cultural wellbeing. There is no way to categorically determine how the application of the overlay may effect the intensification on individual sites in the absence of a specific development proposal.
105. In response to the evidence of Māori Heritage experts and the views of Mana Whenua representatives, the overlay is recommended to be strengthened with respect to two residentially zoned sites, which are anticipated to experience development pressure as a result of the application of the MDRS.

10. Information Used

106. The information used in this evaluation has been included in Attachments 1 to 3. In text citations reference how this information has been used. Other reference material has been cited in the footnotes.

11. Consultation

107. Engagement with iwi authorities has been undertaken during this evaluation in accordance with clause 3B and clause 4A of Schedule 1 of the RMA. No consultation with the individual landowners has been taken at this time.
108. This report draws on the expert evidence of the Plans and Places Māori Heritage Team, and in particular the expertise of Dr. Nathan Kennedy.

11.1. Consultation with Mana whenua / iwi authorities

109. Due to the wide-ranging nature of the NPS-UD and MDRS provisions, all of the twenty mana whenua entities (including two Ngāti Paoa) recognised by council have been approached to engage on this project. Contacts were sourced from lists the council holds. In some instances, the team received the details of new representatives working in this space, and this updated information was passed on to the respective teams.
110. Since October 2021 there have been six collective hui with Mana Whenua representatives. These are listed as follows:
- **27 October 2021:** Introduction and whakawhanaungatanga – Governance and Kaitiaki.
 - **7 December 2021:** Governance level hui – more detailed discussion of the mahi components (intensification and residential), resourcing and confirming mana whenua representatives interested in participating.
 - **16 December 2021:** Kaitiaki level hui - discussed technical matters of relevance to kaitiaki officers – qualifying matters, residential provisions, discussed information packs pre-circulated to representatives (kete) which were the council team's initial analysis.
 - **22 February 2022 (2):** Two hui were held this day. One focused on the Residential Zone aspects of the mahi and the second on the locations of the zoning itself (Intensification). Feedback provided to the council team over the holidays was discussed with representatives and further feedback was given to the council team. There was a particular focus on Sites and Places of Significance to Mana Whenua.
 - **10 March 2022 :** A single hui discussing the council's 'Preliminary Position' (position for pre-notification public engagement) and responded to iwi feedback gather so far.
 - **19 May 2022:** The council team summarised public feedback on the 'Preliminary Response' to mana whenua representatives and discuss current thinking. Feedback from the representatives was recorded.

- **3rd to 24th June 2022:** Draft IPI (Plan Change) and supporting s32 Planning Report presented to mana whenua representatives followed by a period of 14 working days for review and feedback. Focus workshops were also held during this time.

111. The approach followed has been early and iterative with feedback provided to Mana Whenua representatives as the planning approach developed. This is outlined in Figure 1.

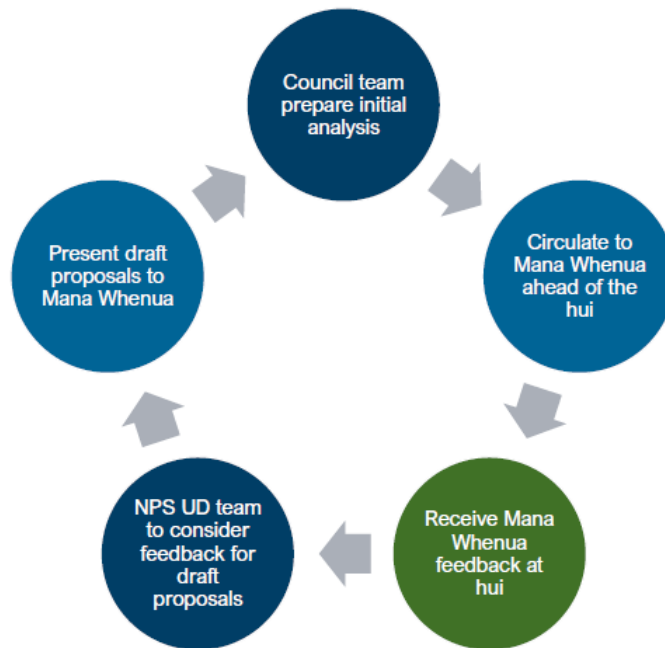


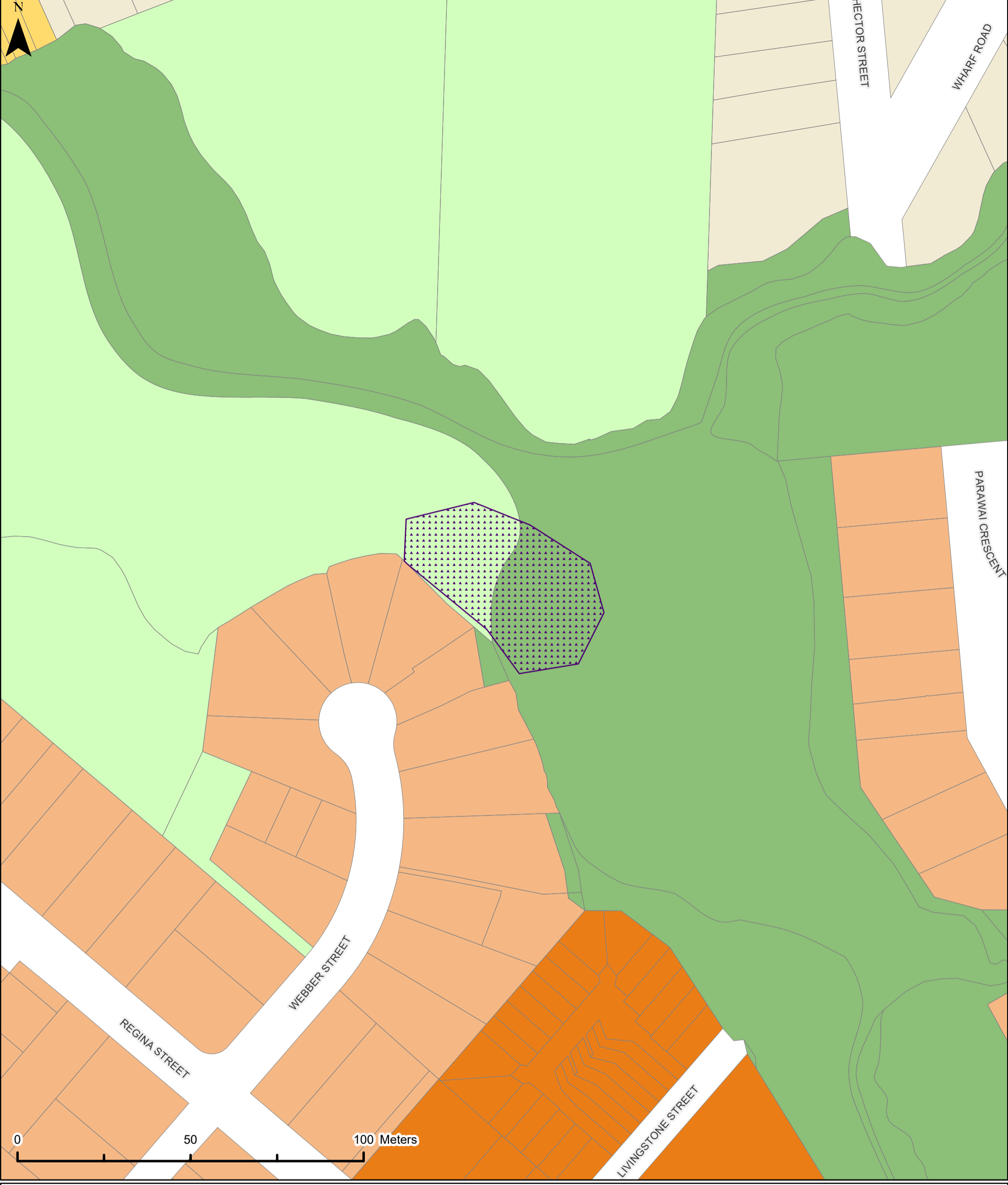
Figure 1: NPS-UD Iterative Engagement Approach

112. Hui notes are compiled and circulated along with the presentations and documents to all 20 iwi/hapū representatives so those that have not be available to attend the hui are kept informed of progress. There is an opportunity for representatives to advise of any errors or omissions in the notes to ensure they are accurate.

113. In addition to collective hui, the offer of individual hui was made to all Mana Whenua groups. Individual hui were held with those iwi and hapū who sought them. The council appointed an independent planning expert to assist iwi with their interpretation of the Preliminary Response and draft plan change documents from mid-April until the end of June 2022.

12. Attachments

Attachment 1 - SSMW identified within or adjacent to Policy 3 and MDRS areas (includes some residential sites in rural and coastal settlements not considered to be 'relevant residential zones')



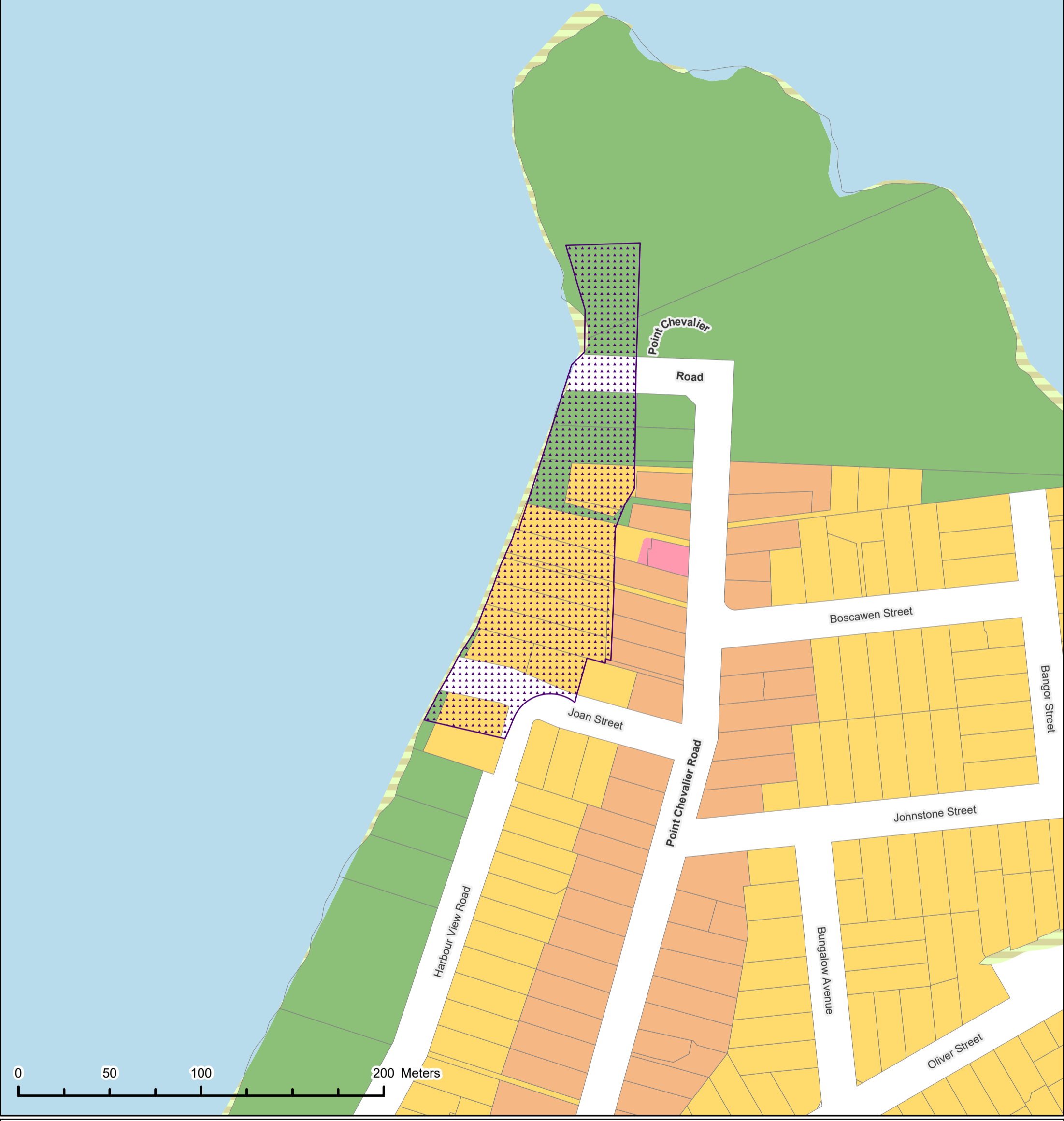
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **001**
 Name - **Tukituki Muka**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential -Terrace Housing and Apartment Buildings Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Road [i]










Sites of significance to Mana Whenua

Schedule ID - **003**
 Name - **Rangimatarau**

 Sites of significance to Mana Whenua

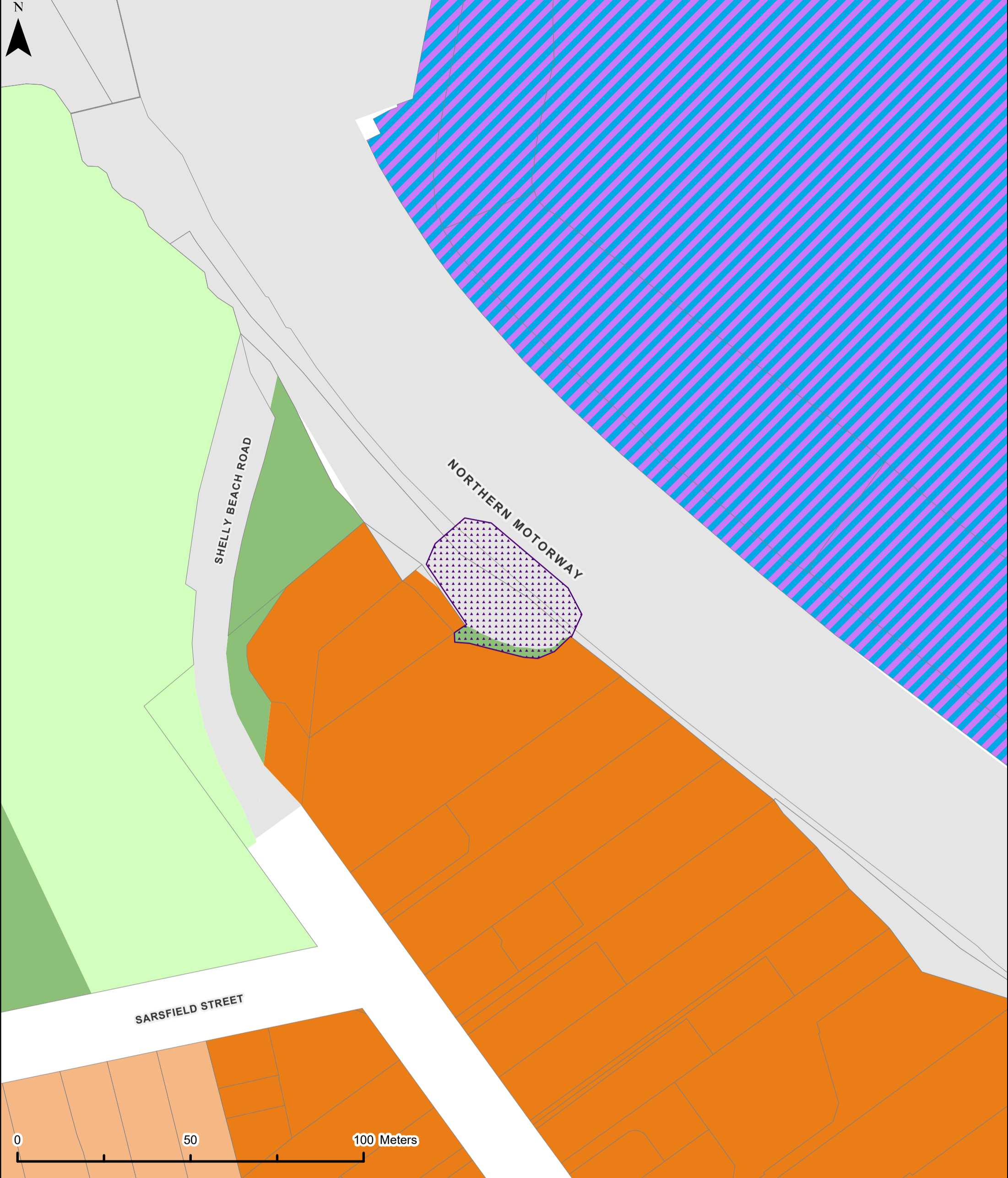
Auckland Unitary Plan Zones

-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Open Space - Informal Recreation Zone
-  Business - Neighbourhood Centre Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]



Plans and Places









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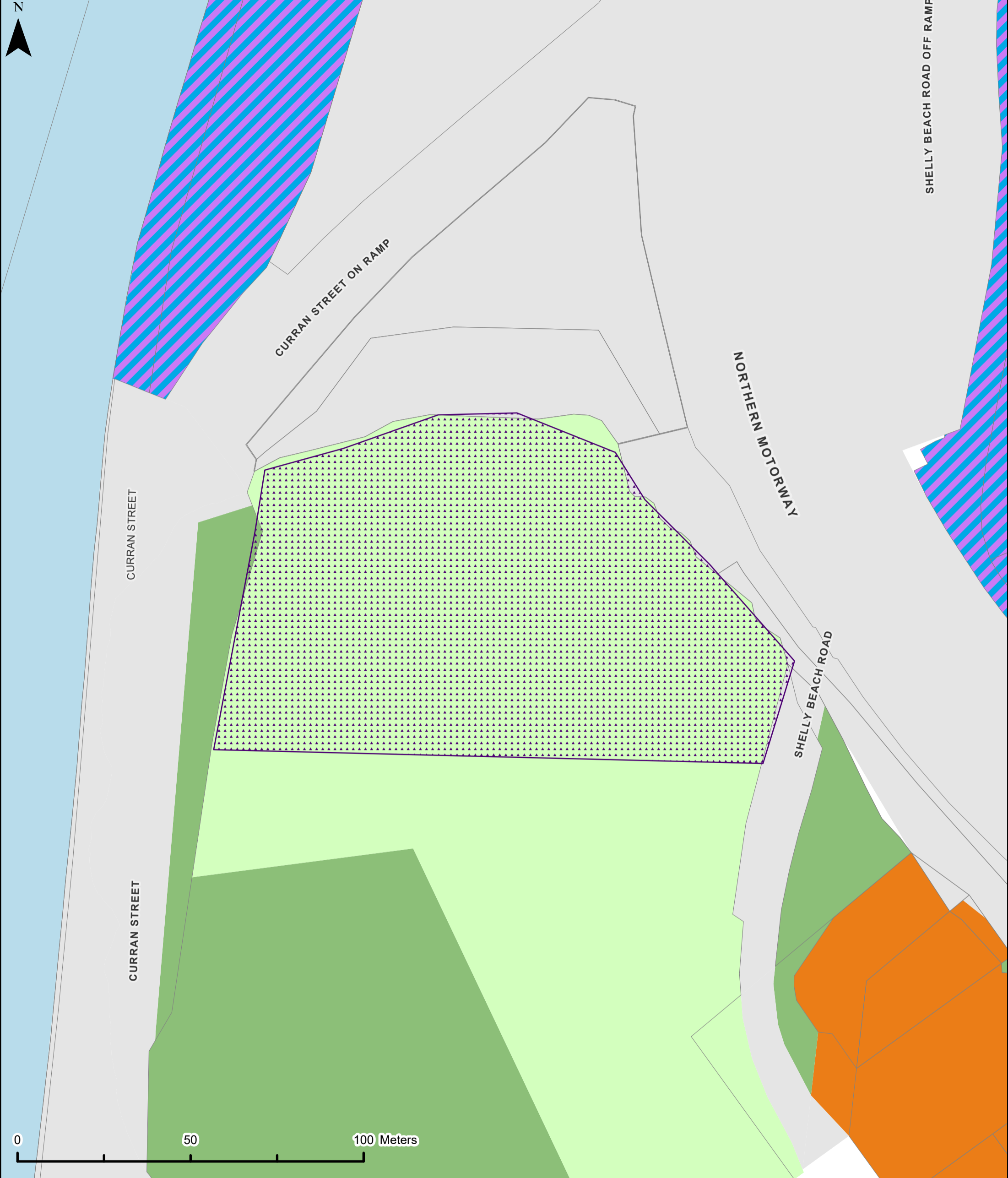


Sites of significance to Mana Whenua



Schedule ID - **005**
 Name - **One-Maru**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Mixed Housing Urban Zone
-  Residential -Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Strategic Transport Corridor Zone
-  Coastal - Marina Zone [rcp/dp]
-  Road [i]










Sites of significance to Mana Whenua

Schedule ID - **006**
 Name - **Te Koraenga Oka**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

-  Residential -Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Strategic Transport Corridor Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Road [i]



Plans and Places







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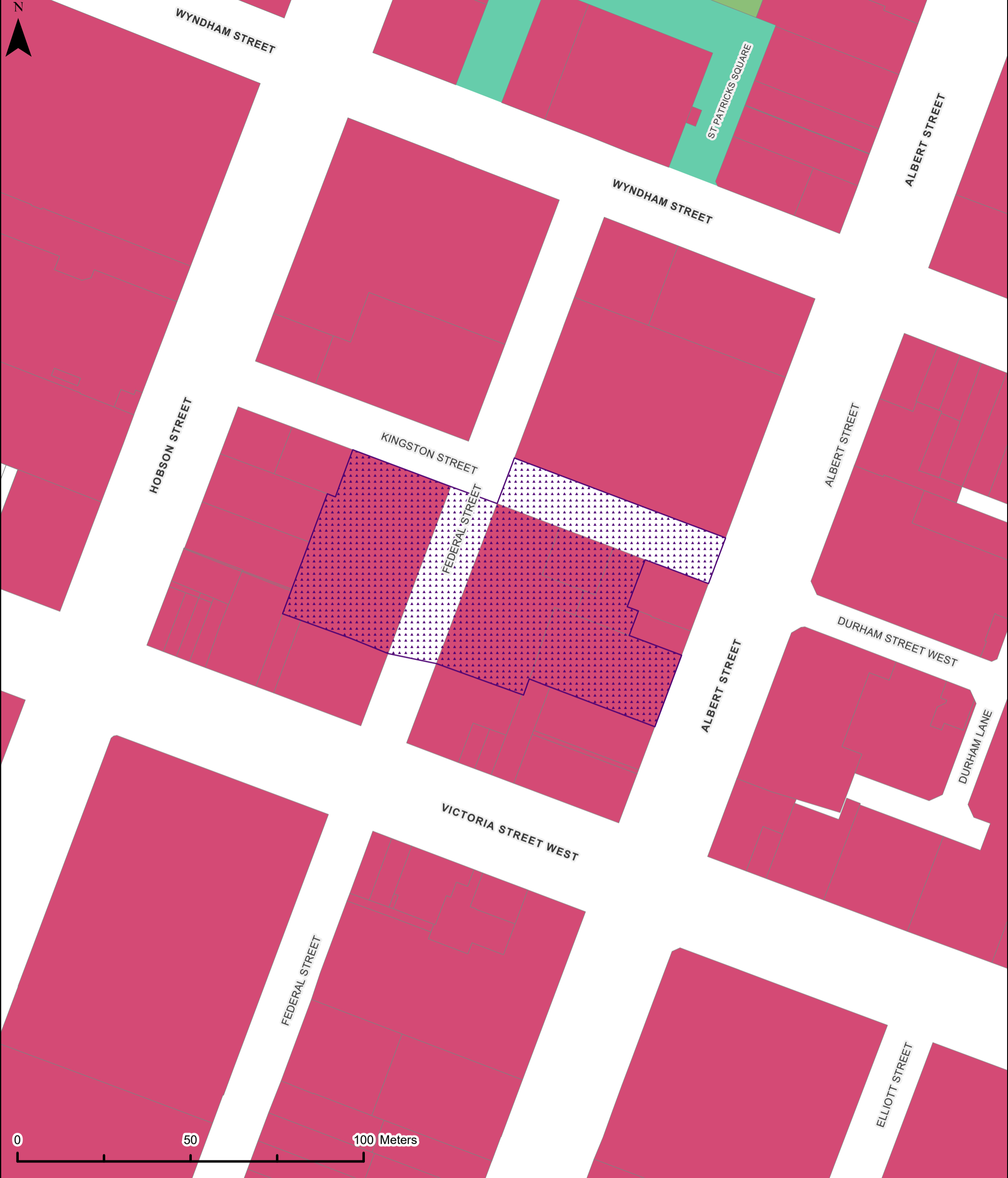


Sites of significance to Mana Whenua



Schedule ID - **007**
 Name - **Ko Takerehaea**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Open Space - Informal Recreation Zone
-  Strategic Transport Corridor Zone
-  Coastal - Marina Zone [rcp/dp]
-  Road [i]




Sites of significance to Mana Whenua


Schedule ID - **009**


Name - **Nga Wharau a Tako**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

 Open Space - Informal Recreation Zone

 Open Space - Civic Spaces Zone

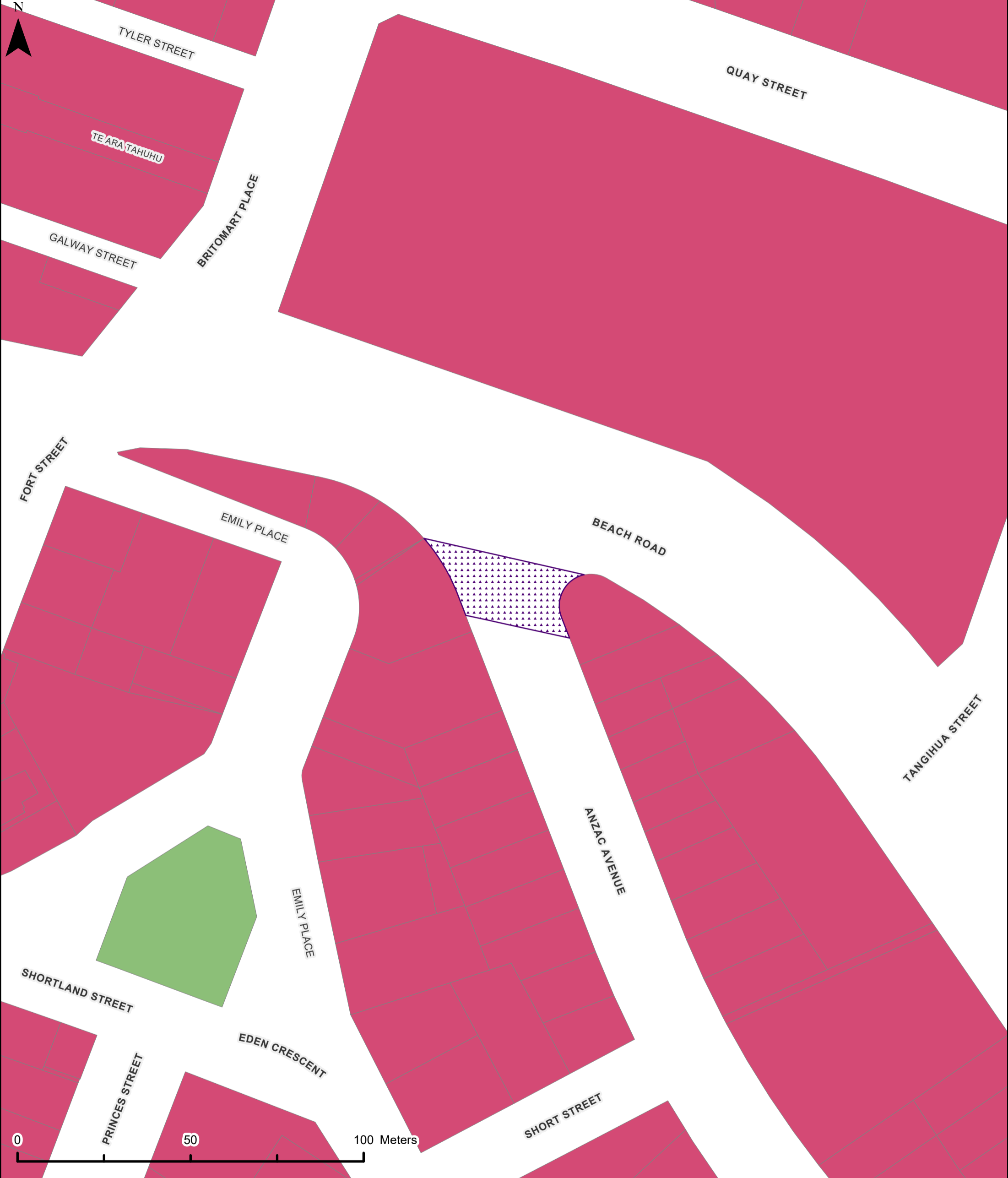
 Business - City Centre Zone

Road [i]



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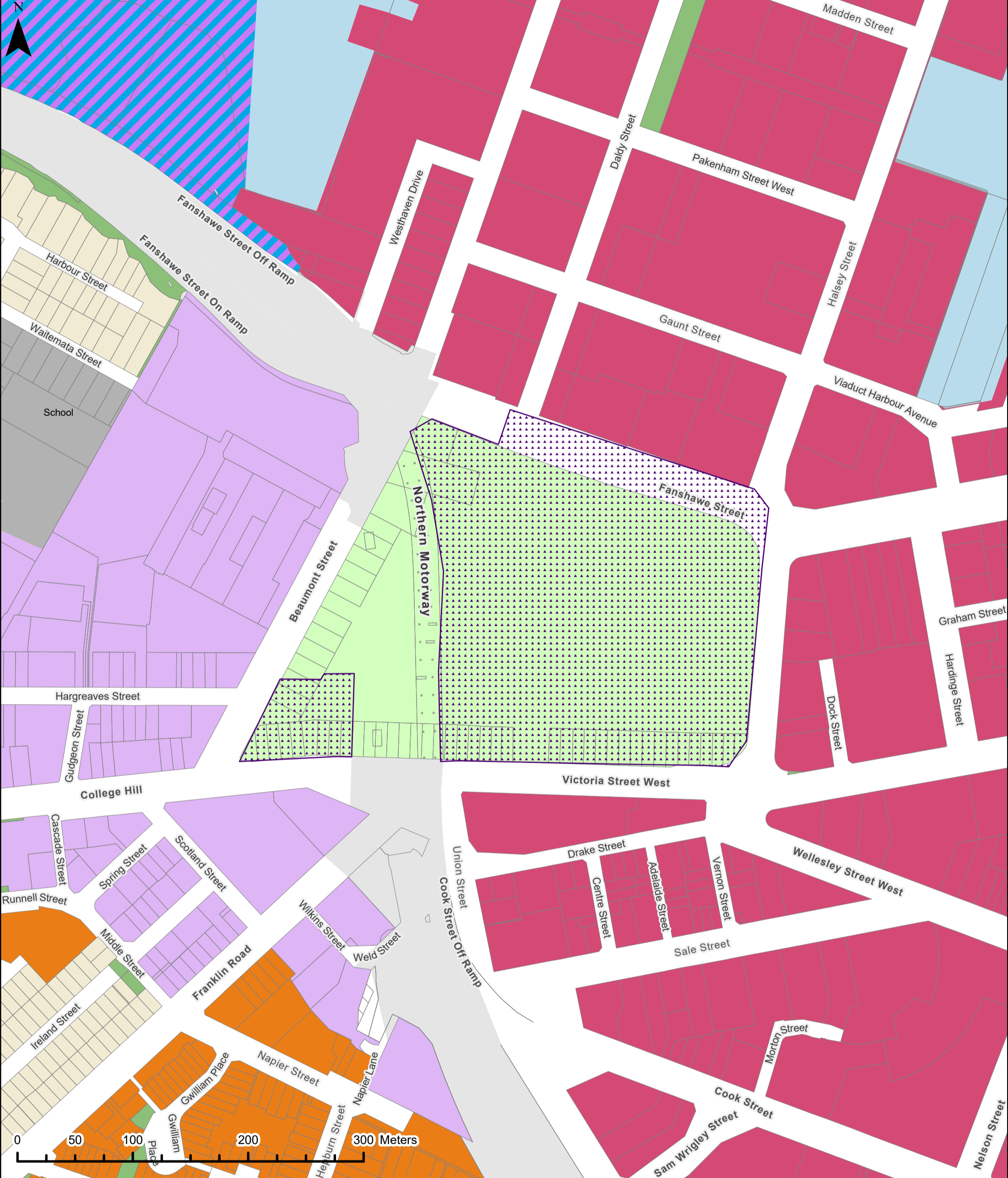
Sites of significance to Mana Whenua

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Schedule ID - **010**
 Name - **Te Horo Roa**













-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Business - City Centre Zone
-  Road [i]

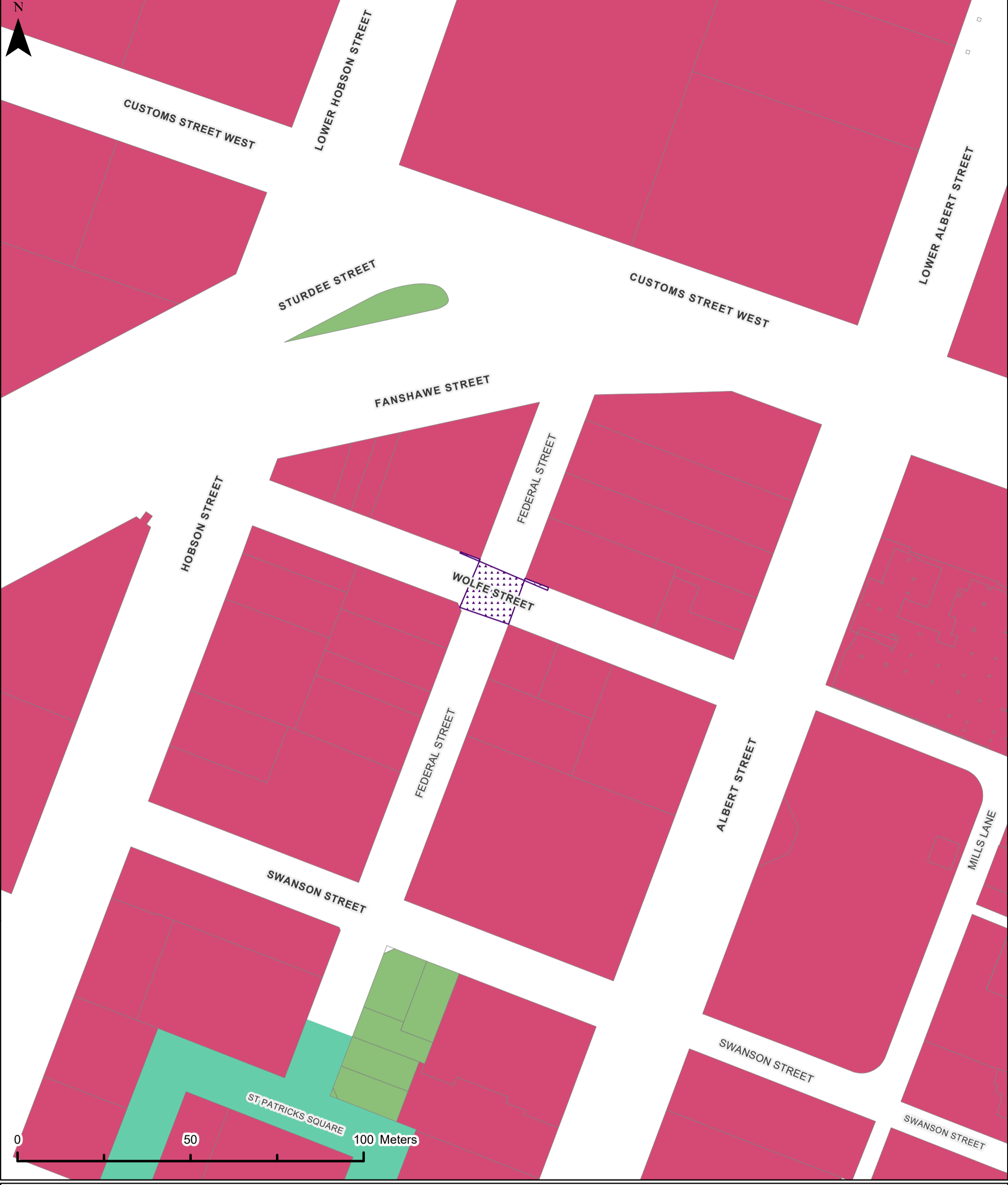


Sites of significance to Mana Whenua



Schedule ID - **011**
 Name - **A) Wai Kōkota B) Te Tō**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - City Centre Zone
-  Business - Mixed Use Zone
-  Strategic Transport Corridor Zone
-  Special Purpose Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Road [r]







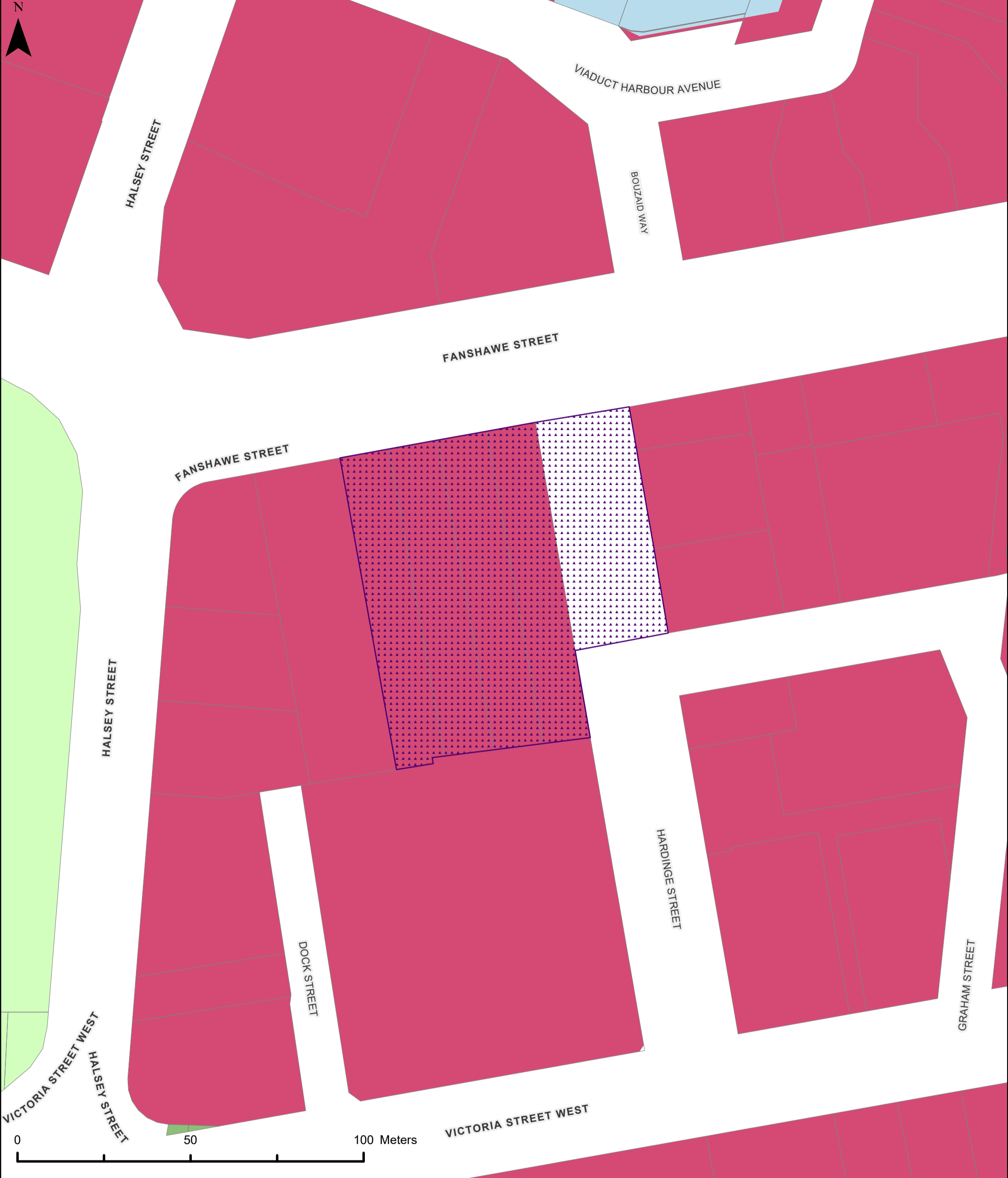
Sites of significance to Mana Whenua

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Schedule ID - **012**
 Name - **Pari Tuhu**







-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Civic Spaces Zone
-  Business - City Centre Zone
- Road [i]

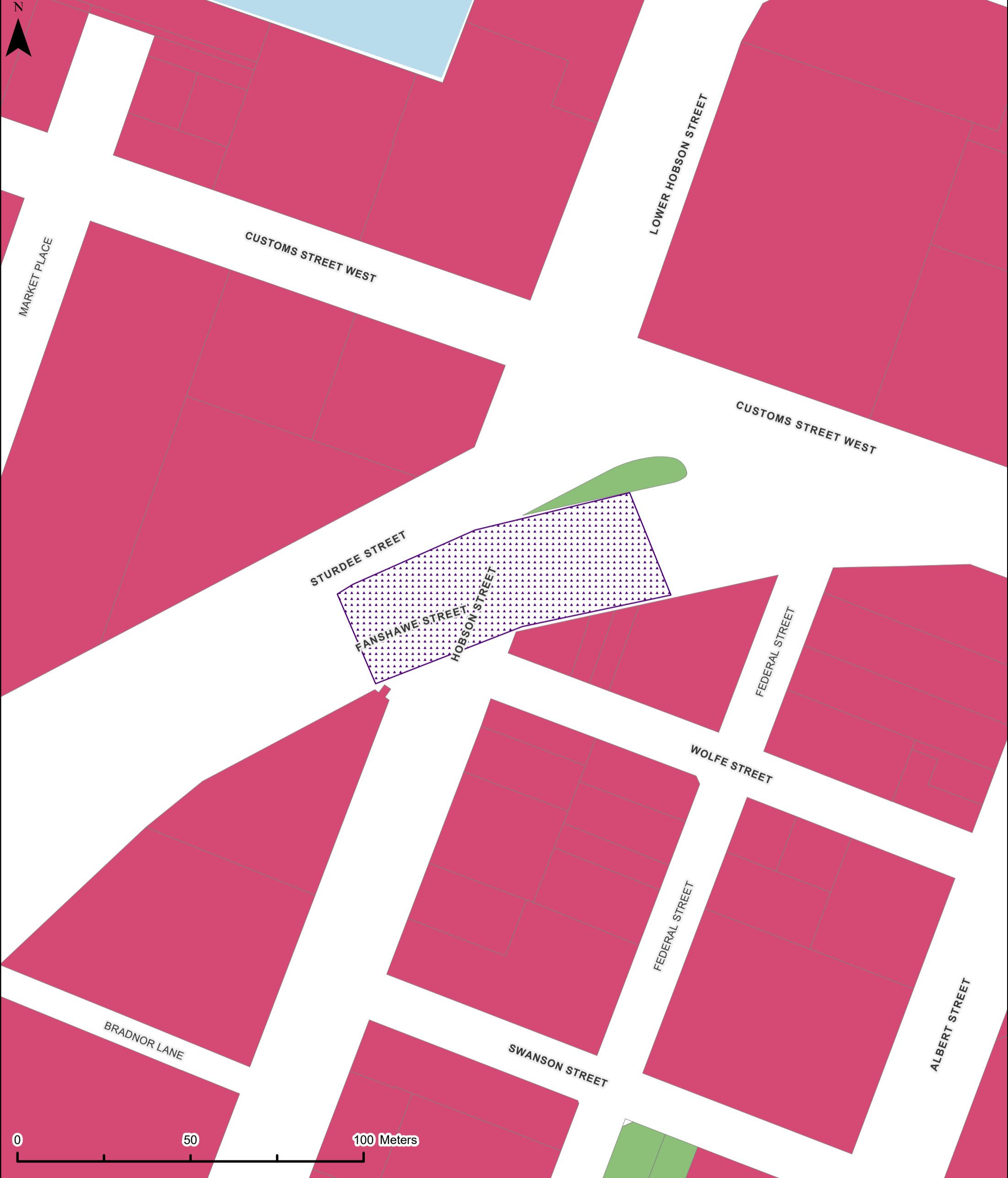


Sites of significance to Mana Whenua



Schedule ID - **013**
 Name - **Te Paneiriiri**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - City Centre Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Road [i]



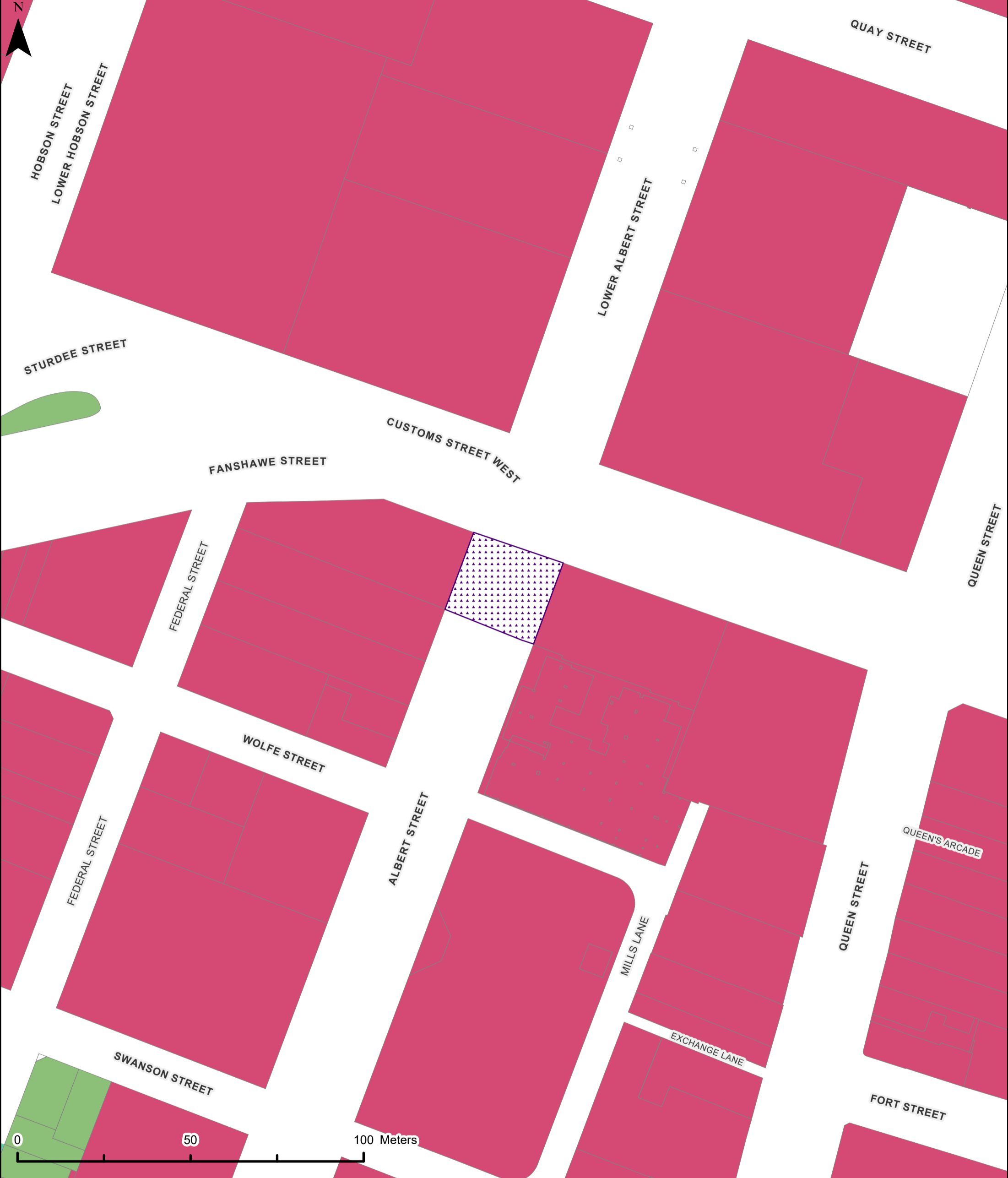
Sites of significance to Mana Whenua

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Schedule ID - **014**
 Name - **Te Hika a Rama**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Open Space - Informal Recreation Zone
- Business - City Centre Zone
- Coastal - General Coastal Marine Zone [rcp]
- Road [i]



Sites of significance to Mana Whenua

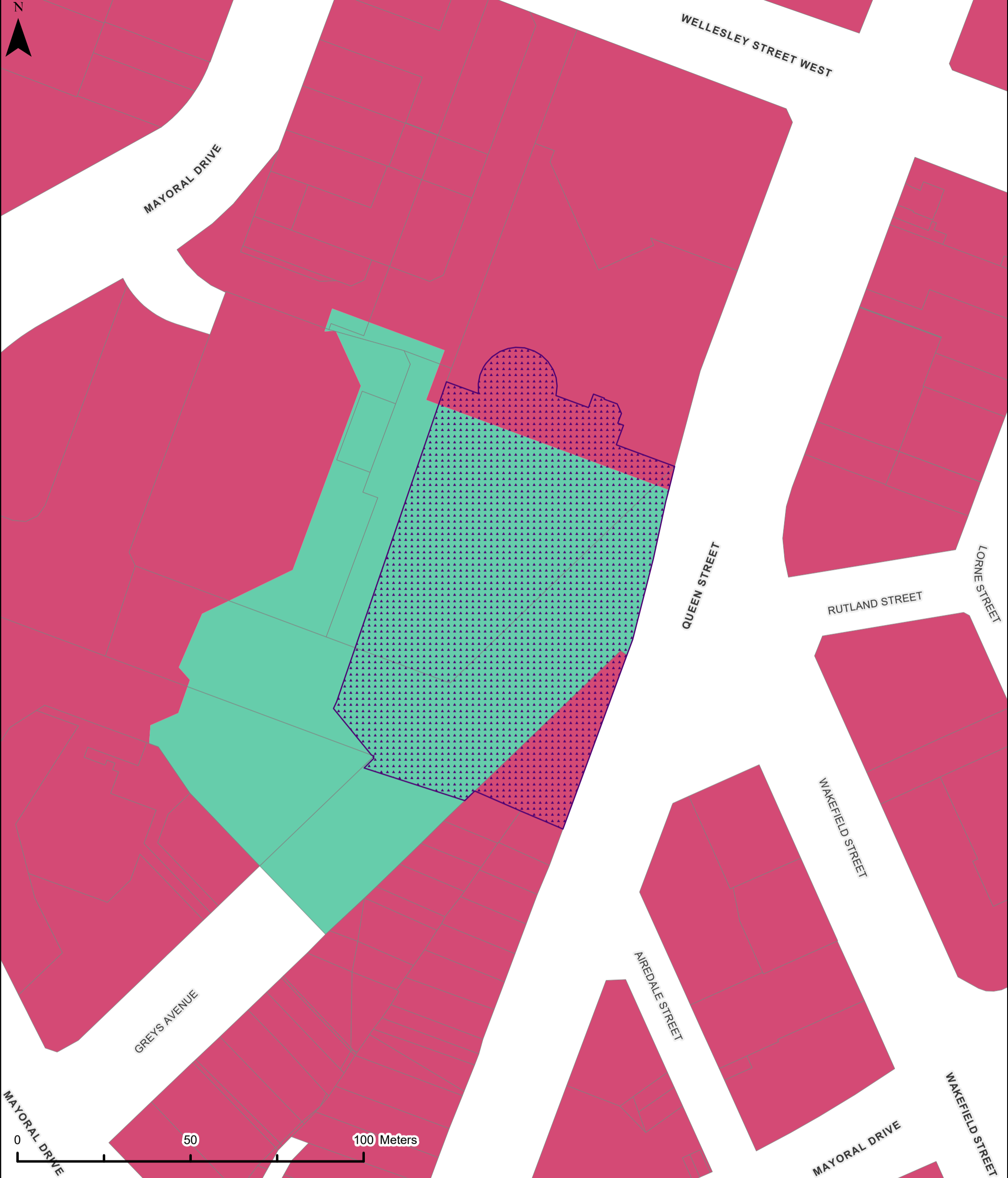
Schedule ID - **015**
 Name - **Ngahu Wera**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Civic Spaces Zone
-  Business - City Centre Zone
- Road [i]



Plans and Places



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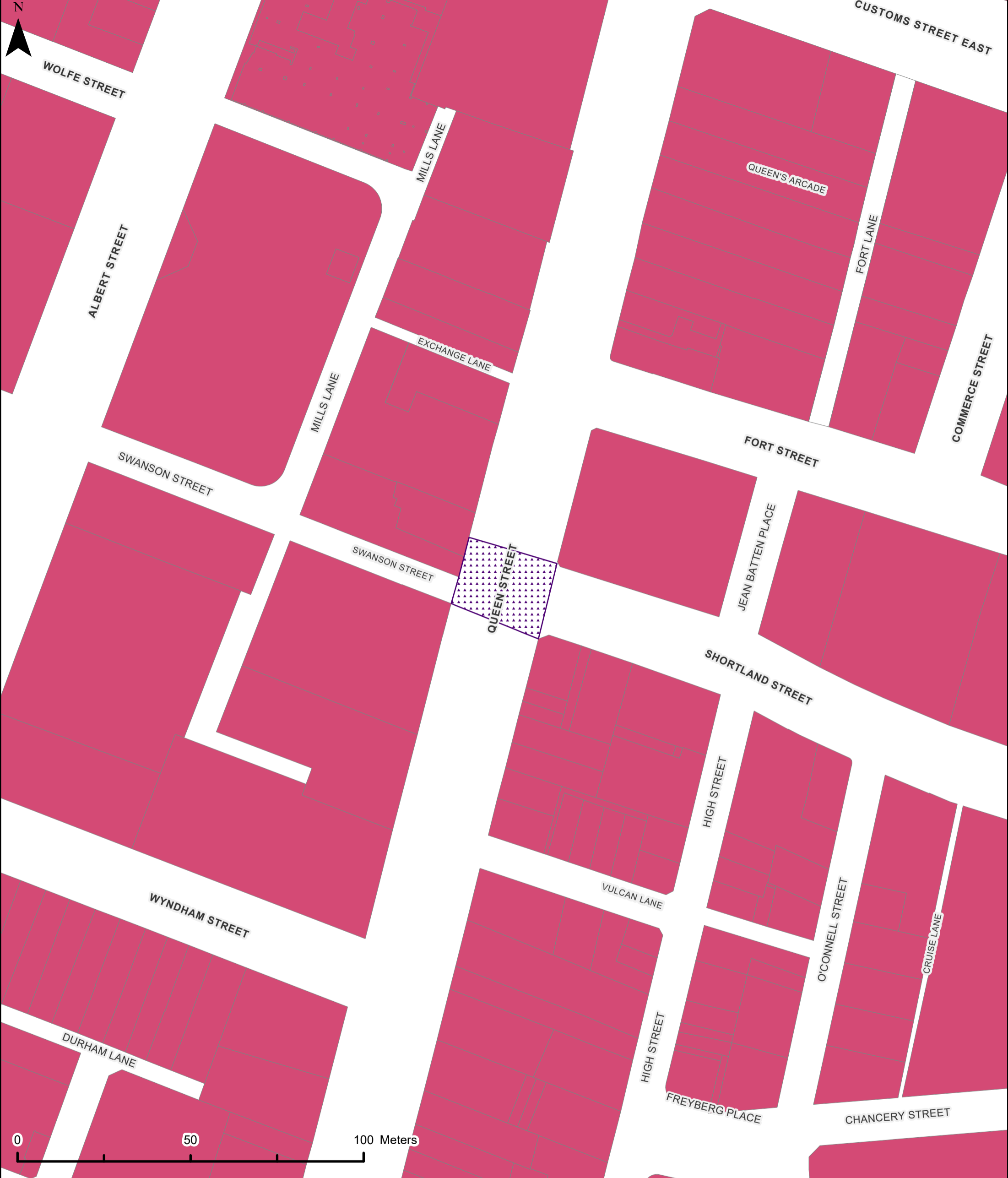


Sites of significance to Mana Whenua



Schedule ID - **016**
 Name - **Horotiu**




-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Civic Spaces Zone
-  Business - City Centre Zone
- Road [i]

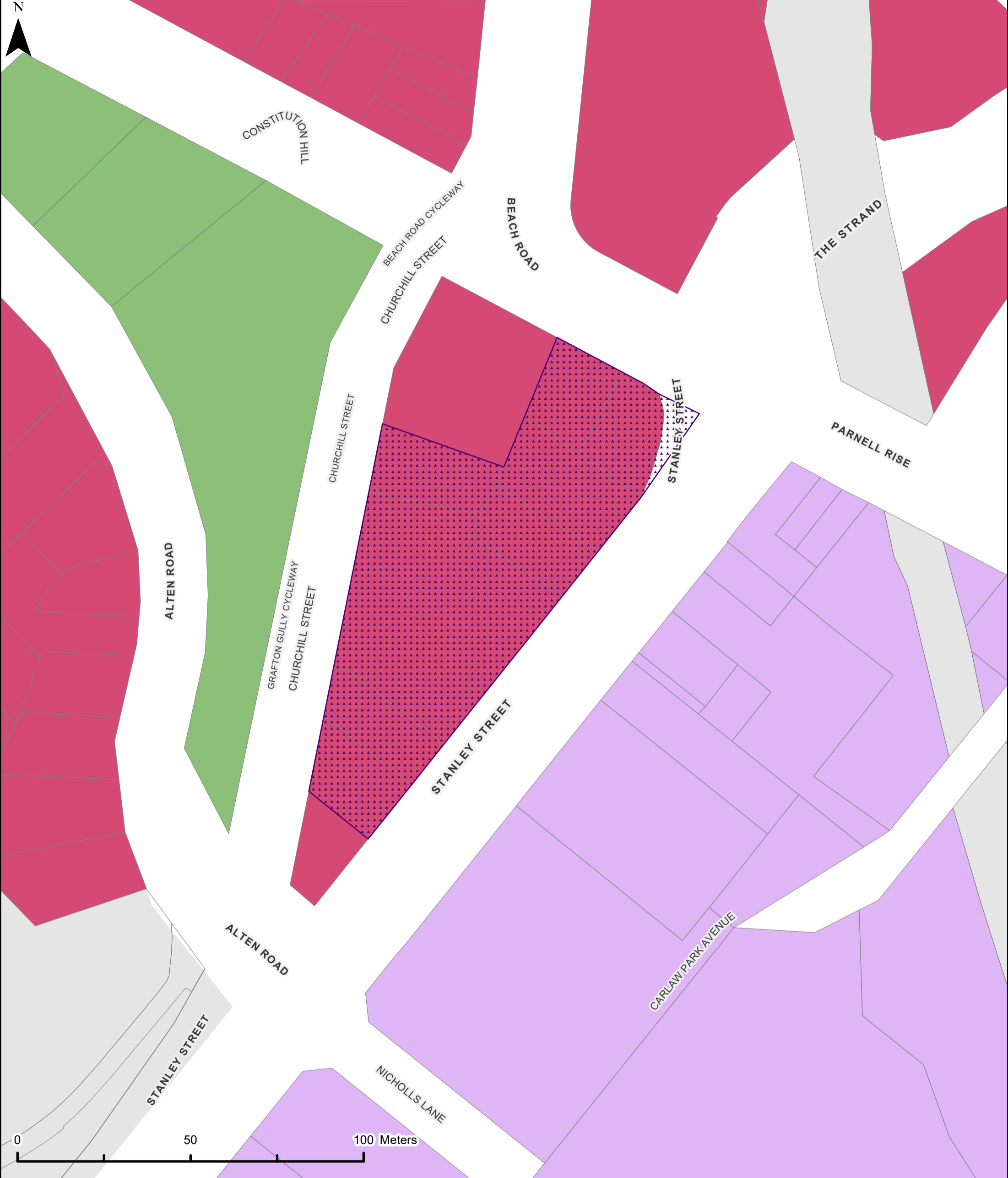


Sites of significance to Mana Whenua



Schedule ID - **017**
 Name - **Te Whatu**

 Sites of significance to Mana Whenua
Auckland Unitary Plan Zones
 Business - City Centre Zone
 Road [i]









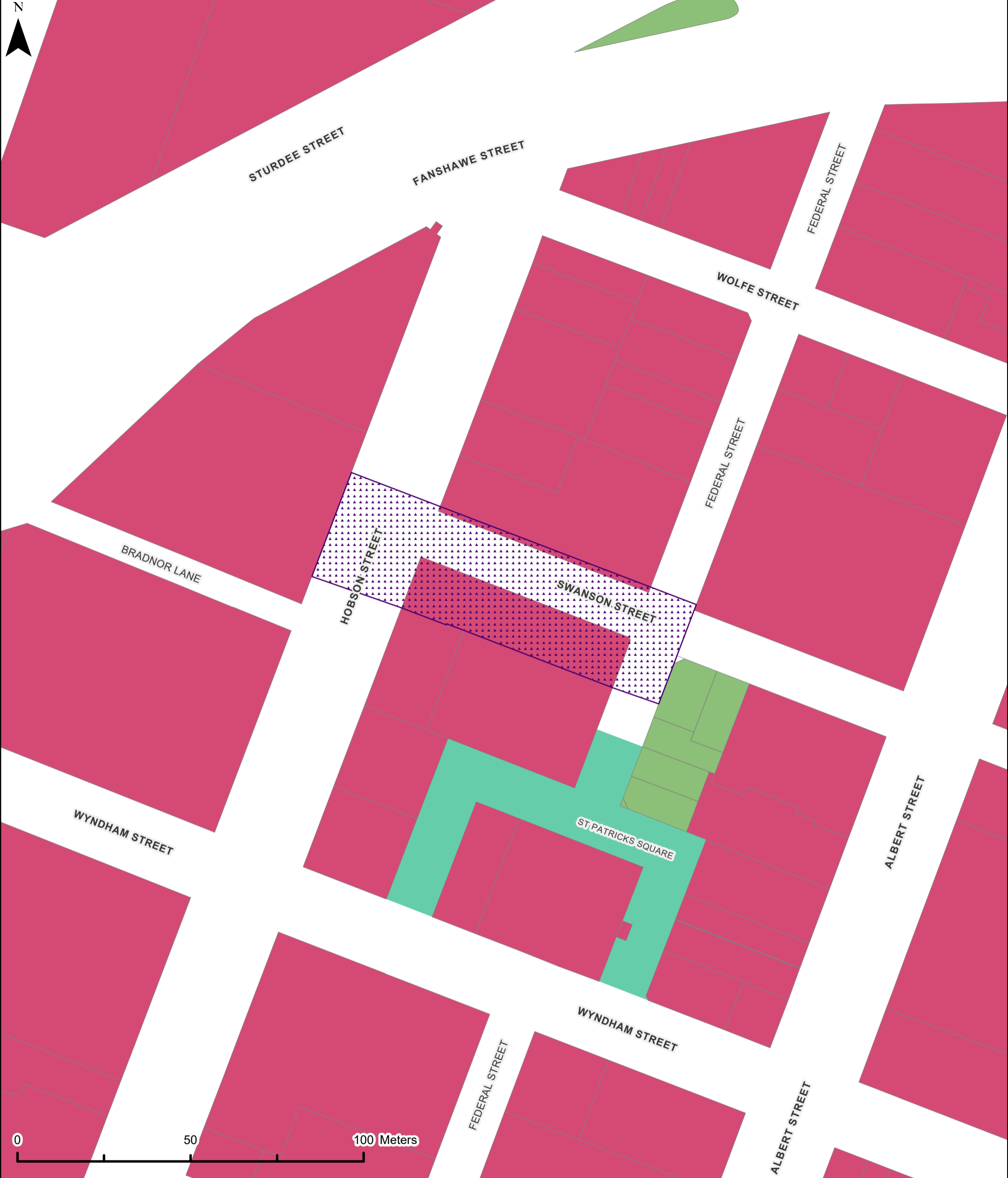
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **018**
 Name - **Te Toangaroa**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Business - City Centre Zone
-  Business - Mixed Use Zone
-  Strategic Transport Corridor Zone
-  Road [i]



Sites of significance to Mana Whenua

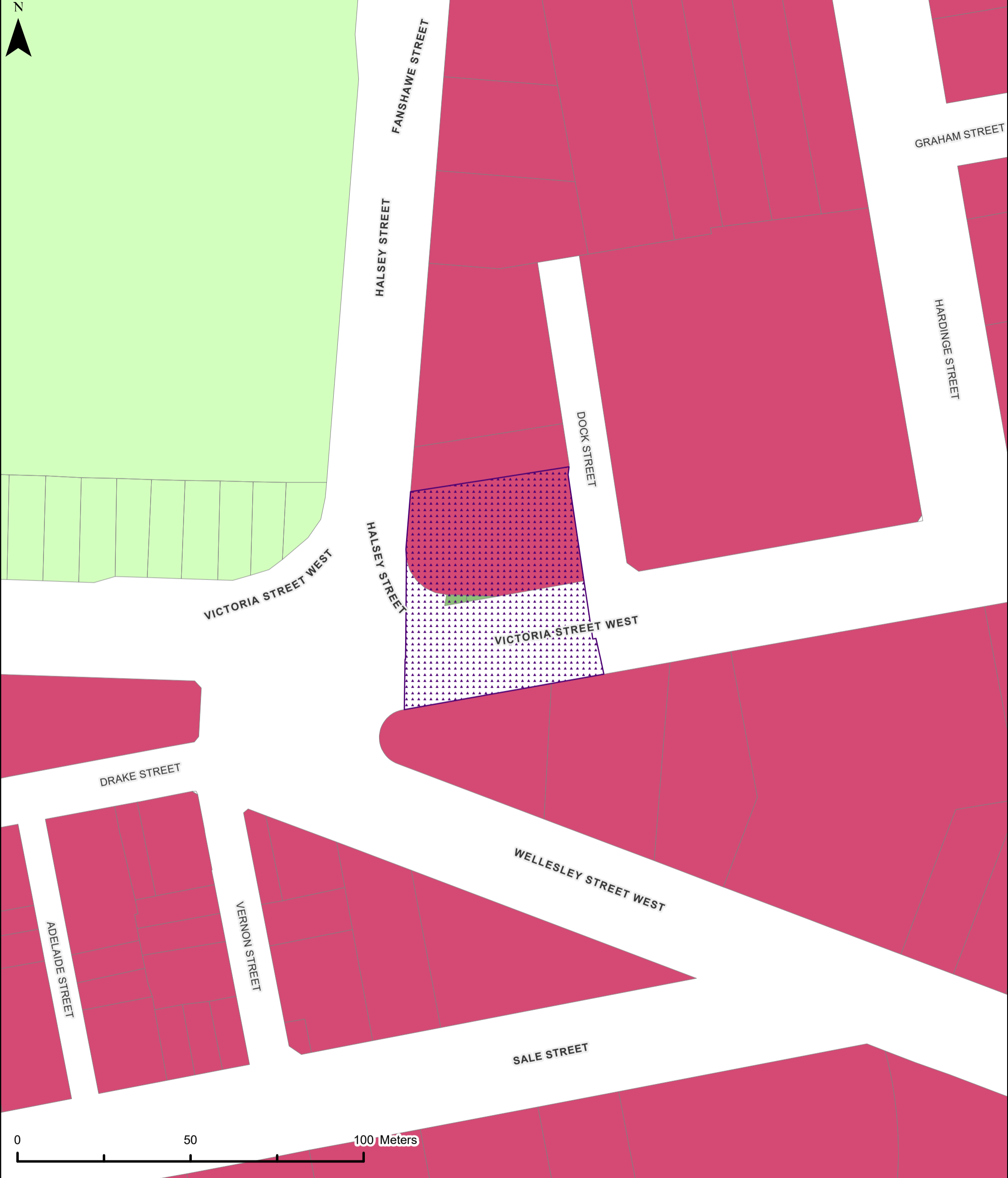
Schedule ID - **019**
 Name - **Te Tara Karaehe**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Civic Spaces Zone
-  Business - City Centre Zone
- Road [i]







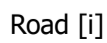
Plans and Places

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Sites of significance to Mana Whenua

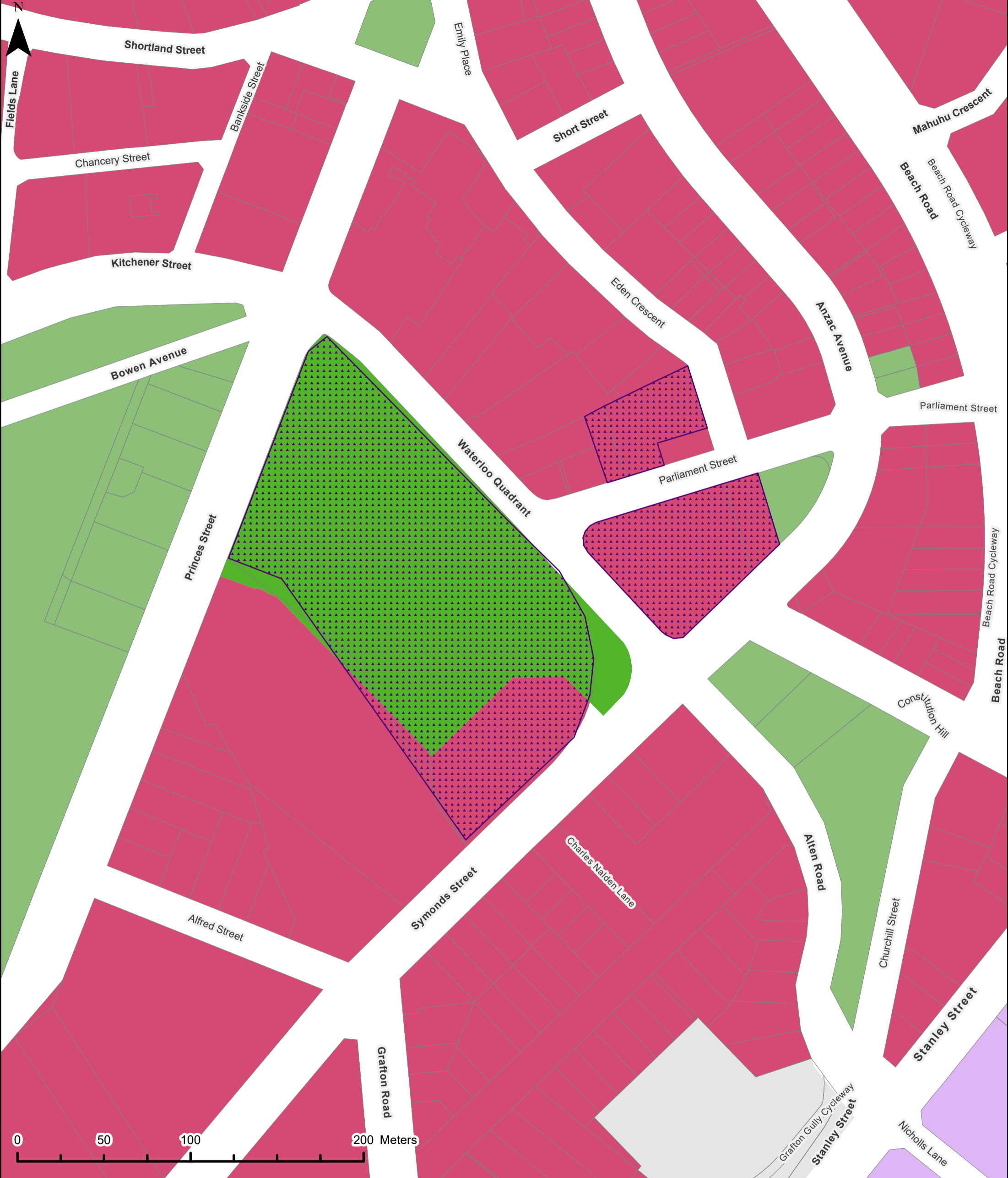
Schedule ID - **020**
 Name - **Te Koranga**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - City Centre Zone
-  Road [i]



Plans and Places







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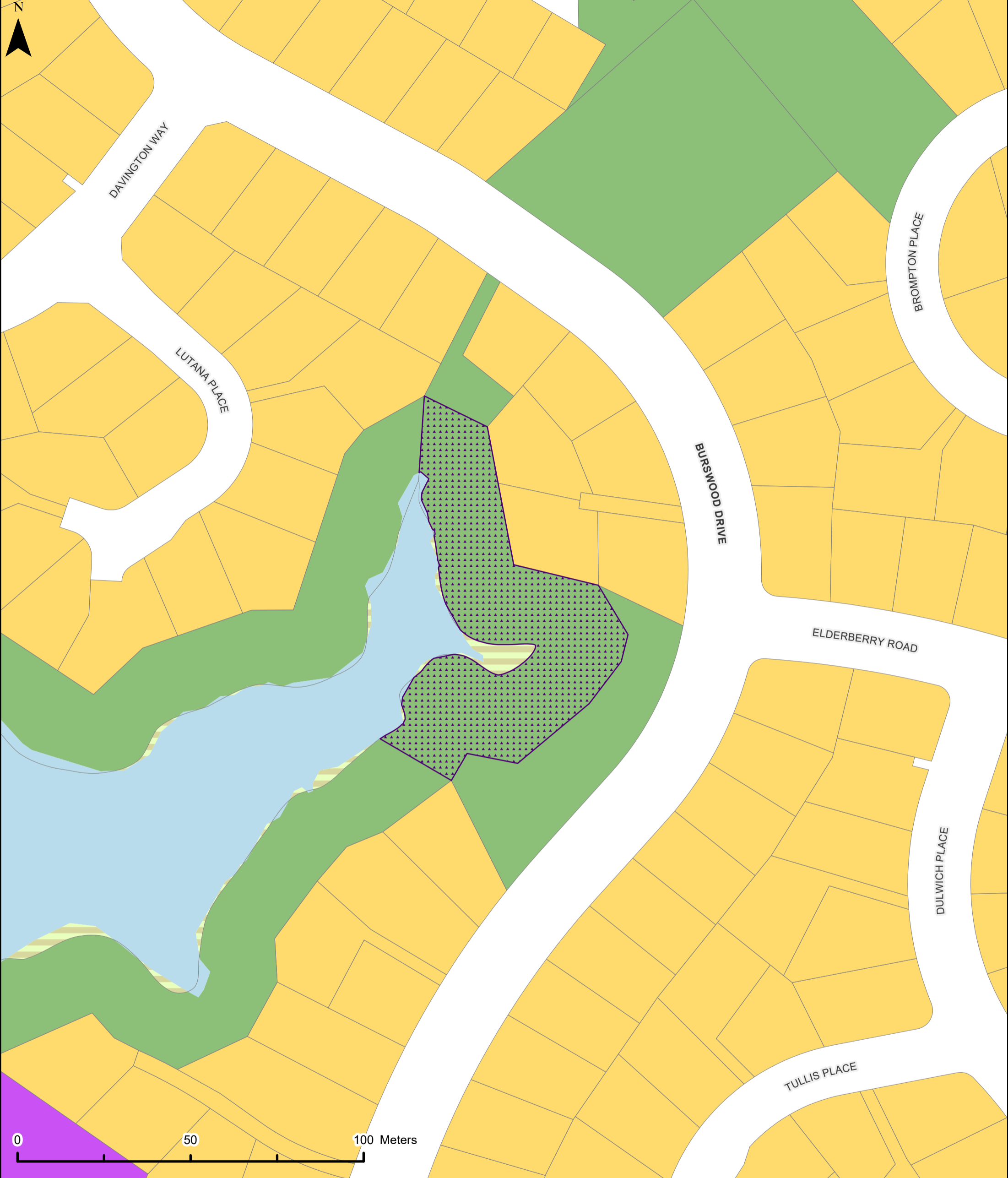


Sites of significance to Mana Whenua



Schedule ID - **021**
 Name - **Te Reuroa Pā**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Business - City Centre Zone
-  Business - Mixed Use Zone
-  Strategic Transport Corridor Zone
- Road [i]










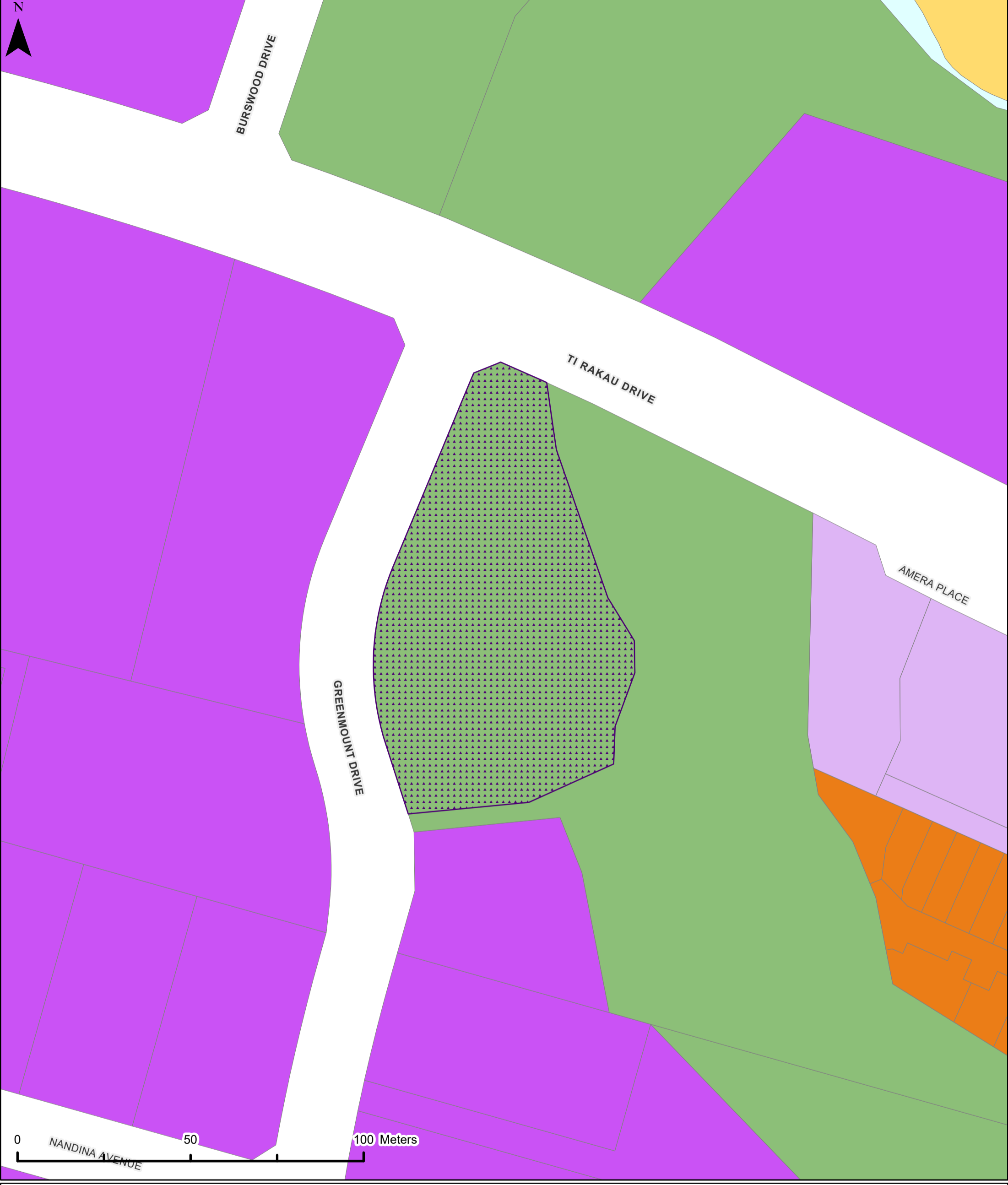
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **022**
 Name - **Urupā**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Mixed Housing Suburban Zone
-  Open Space - Informal Recreation Zone
-  Business - Light Industry Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]











Sites of significance to Mana Whenua

Plans and Places

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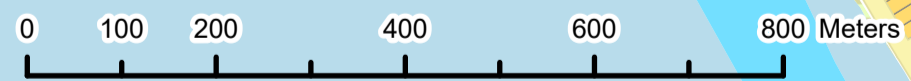
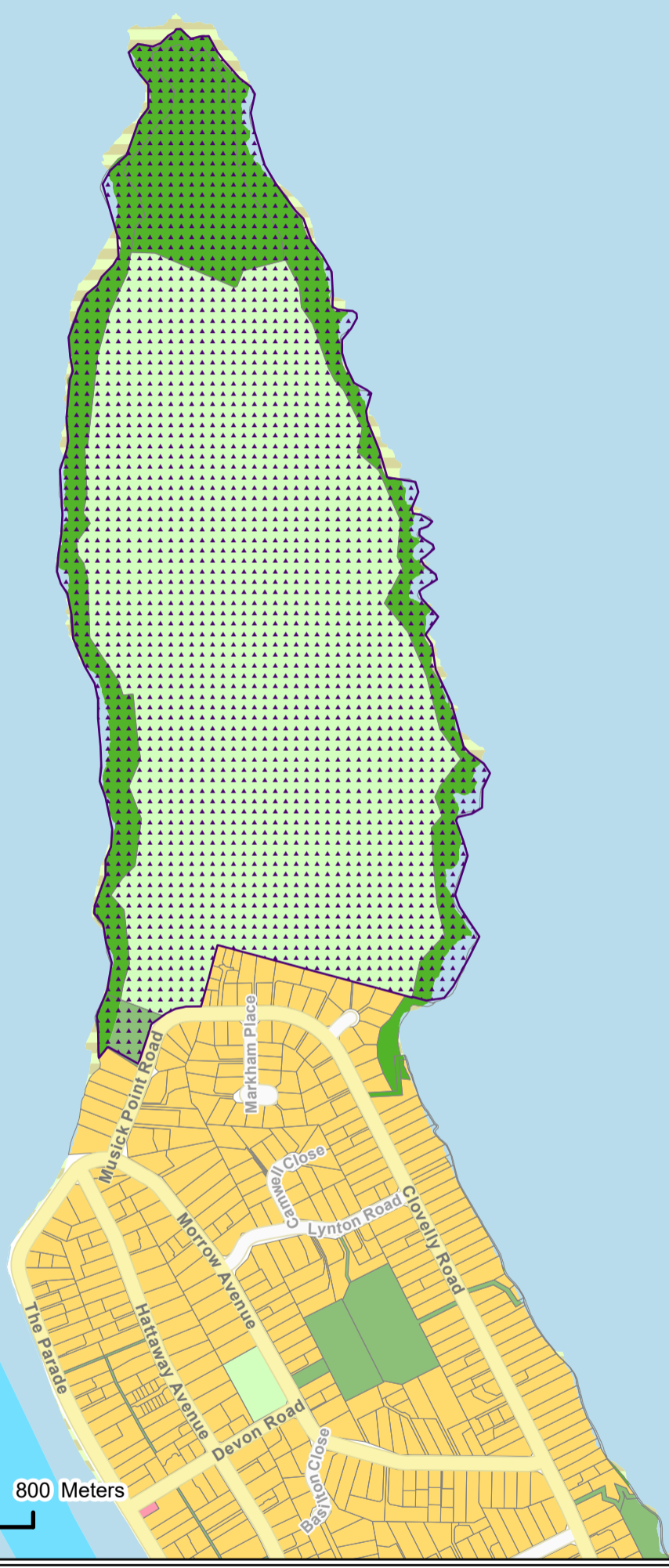
Schedule ID - **024**
 Name - **Urupā**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Mixed Housing Suburban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Business - Mixed Use Zone
-  Business - Light Industry Zone
-  Water [i]
-  Road [i]



Glendowie

Bucklands Beach A







Sites of significance to Mana Whenua



Plans and Places

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Schedule ID - **025**
Name - **Te Naupata**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Mixed Housing Suburban Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - Neighbourhood Centre Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Coastal Transition Zone
- Road [i]




Sites of significance to Mana Whenua


Schedule ID - **026**

Name - **Urupā**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

 Residential - Mixed Housing Suburban Zone

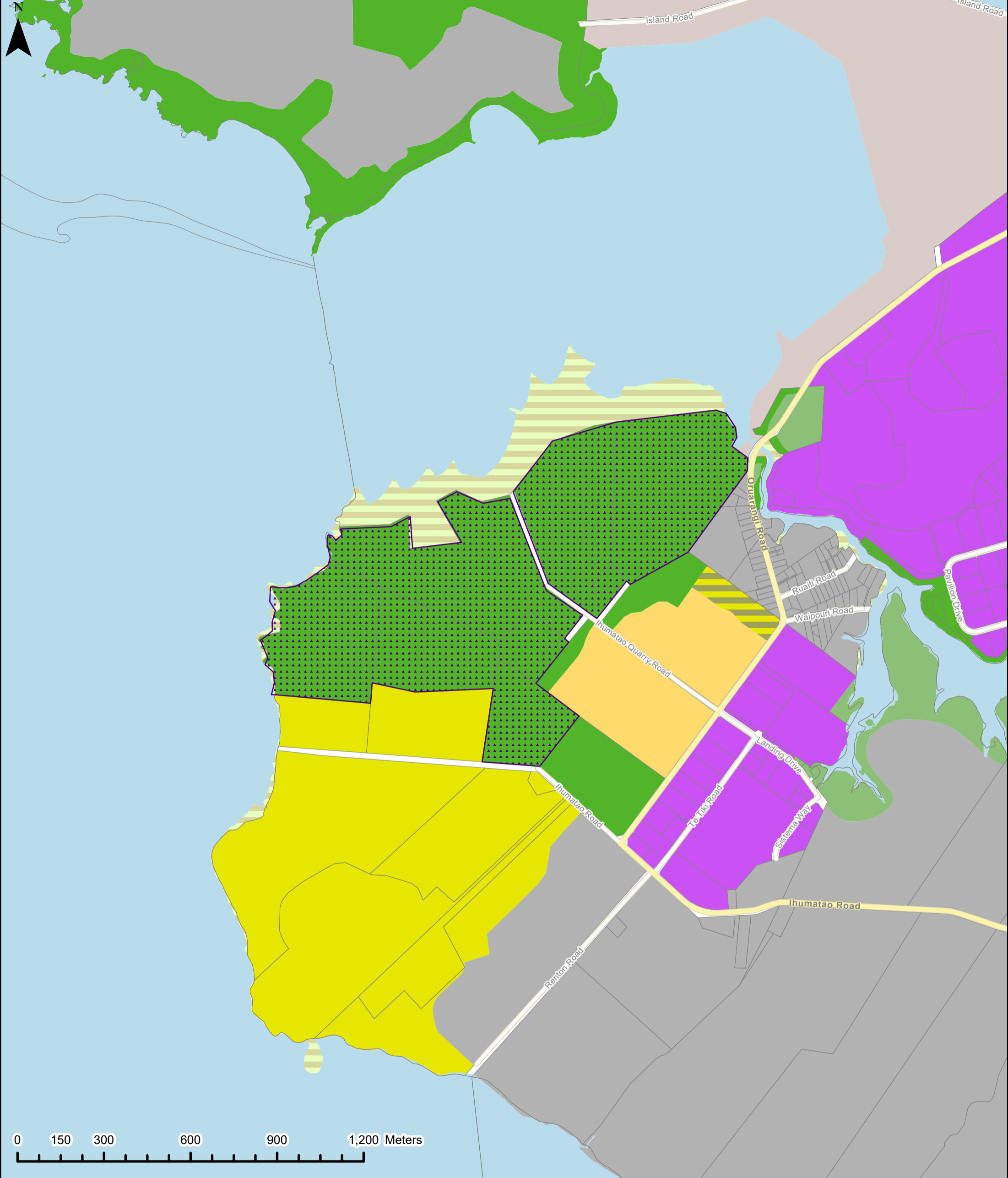
 Open Space - Sport and Active Recreation Zone

Road [i]



Plans and Places

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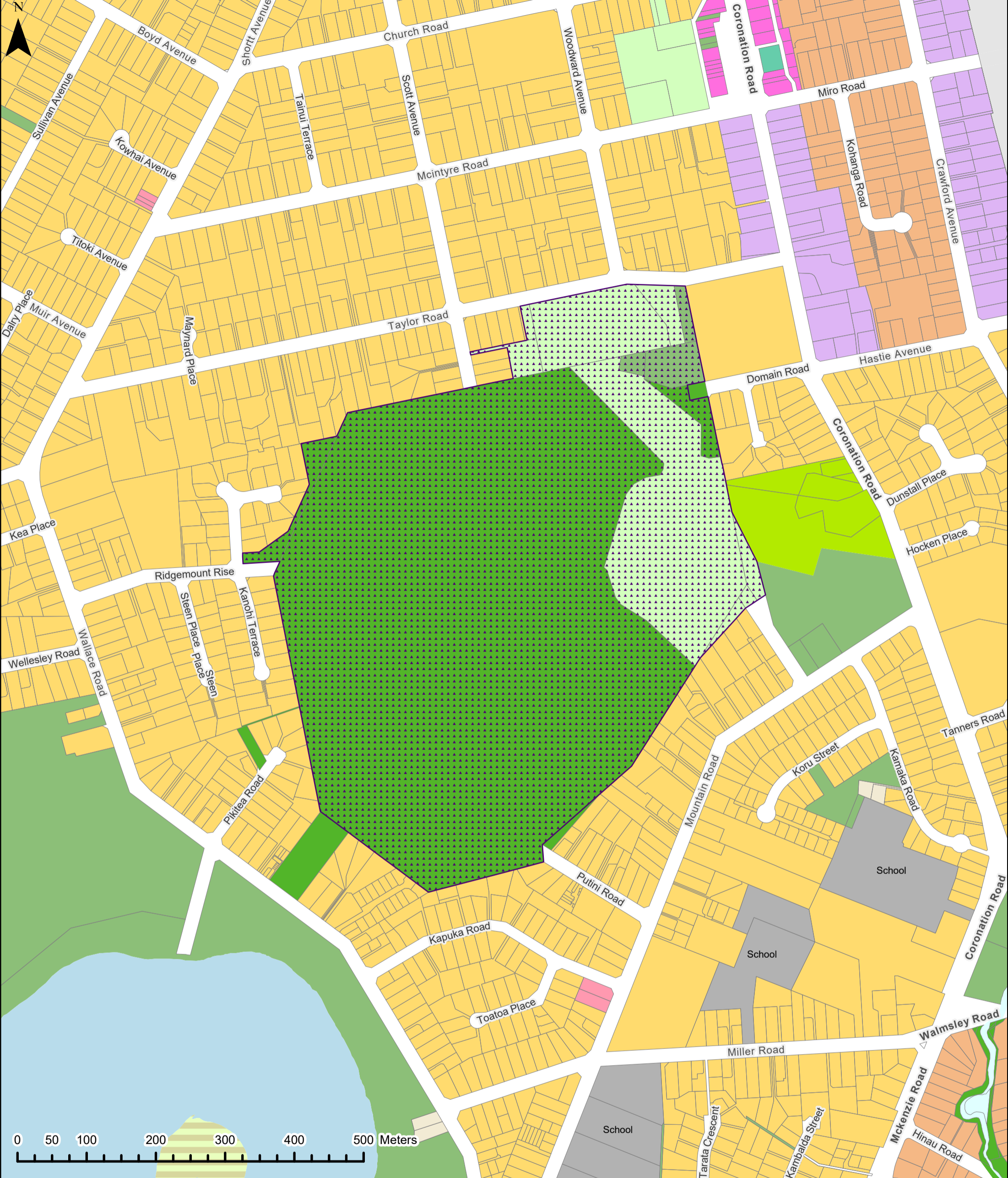
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **029**
 Name - **Otataua/Puke Taapapa (Pukeiti)**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential - Mixed Housing Suburban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Business - Light Industry Zone
- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- Rural - Rural Production Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Road [i]



Sites of significance to Mana Whenua

Schedule ID - 030

Name - **Māngere Mountain**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]
- Road [i]



Plans and Places

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Sites of significance to Mana Whenua



Schedule ID - **031**
 Name - **Ambury Park Stonefields**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential - Large Lot Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Coastal Transition Zone
- Water [i]
- Road [i]










Sites of significance to Mana Whenua

Schedule ID - **038**

Name - **Urupā**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Open Space - Conservation Zone
-  Rural - Rural Coastal Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Water [i]
-  Road [i]



Plans and Places

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Sites of significance to Mana Whenua



Plans and Places

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Schedule ID - **039**

Name - **Urupā**

Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

- Residential - Single House Zone
- Open Space - Conservation Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]
- Road [i]










Sites of significance to Mana Whenua

Schedule ID - **040**

Name - **Urupā**

 Sites of significance to Mana Whenua

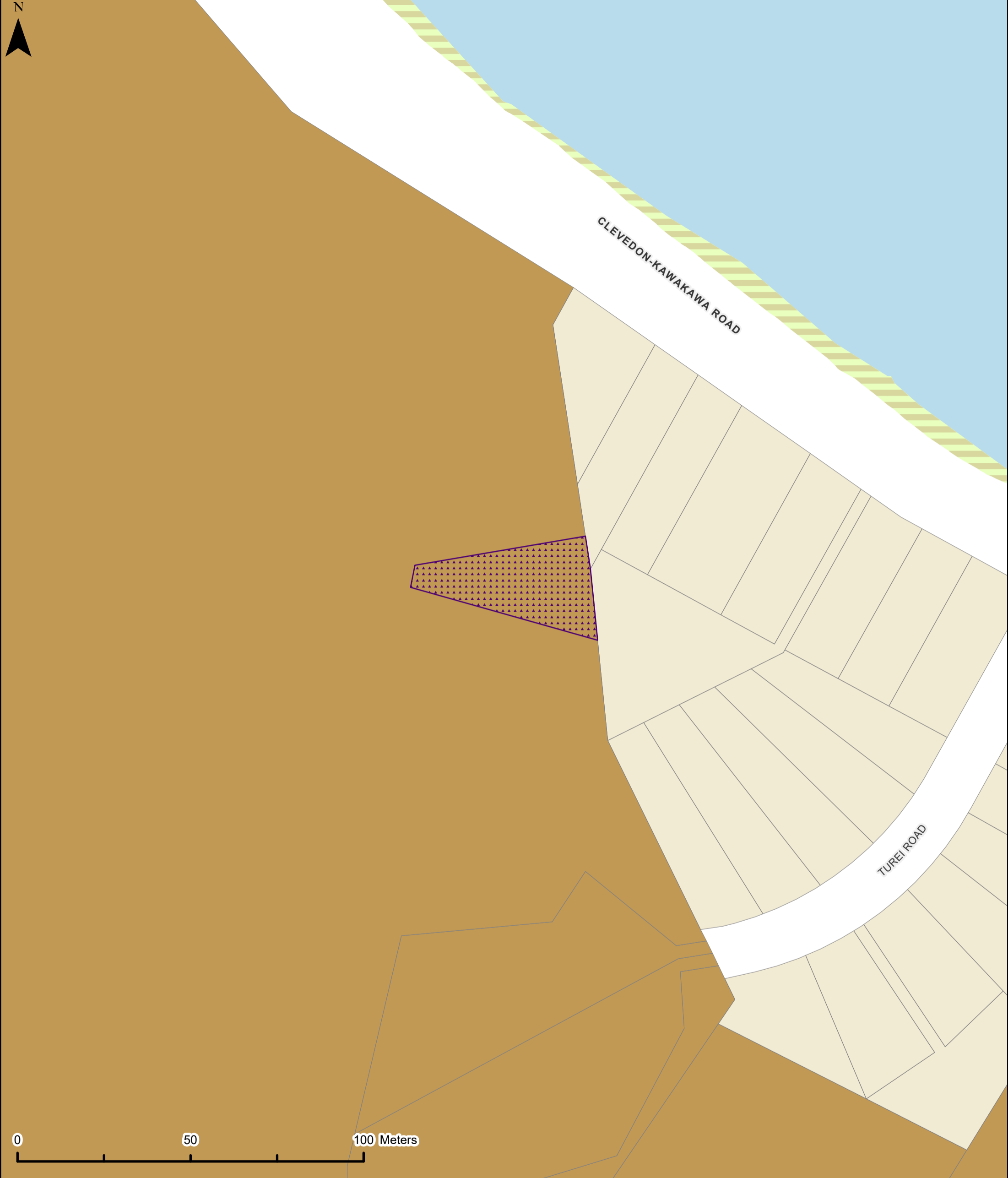
Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Rural - Rural Coastal Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]



Plans and Places

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




Sites of significance to Mana Whenua

Schedule ID - **041**

Name - **Urupā**

 Sites of significance to Mana Whenua

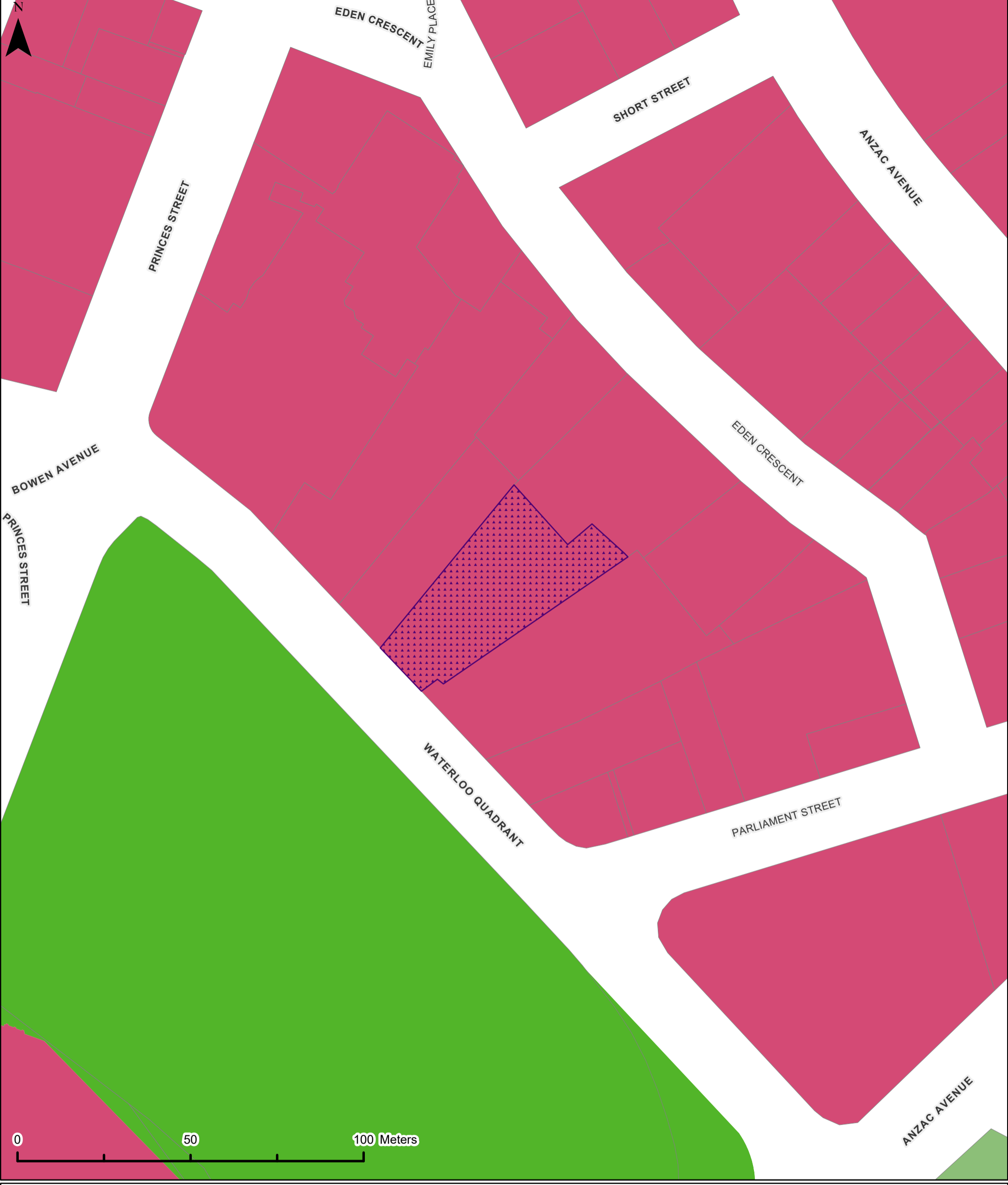
Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Rural - Rural Coastal Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]



Plans and Places

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Sites of significance to Mana Whenua



Schedule ID - **047**
 Name - **Wai Ariki**

Auckland Unitary Plan Zones

-  Sites of significance to Mana Whenua
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Business - City Centre Zone
-  Road [i]



Healthcare Facility and Hospital

DOMAIN DRIVE

PARK ROAD

GLASGOW TERRACE

BOYLE CRESCENT

0 50 100 Meters

Sites of significance to Mana Whenua




Plans and Places









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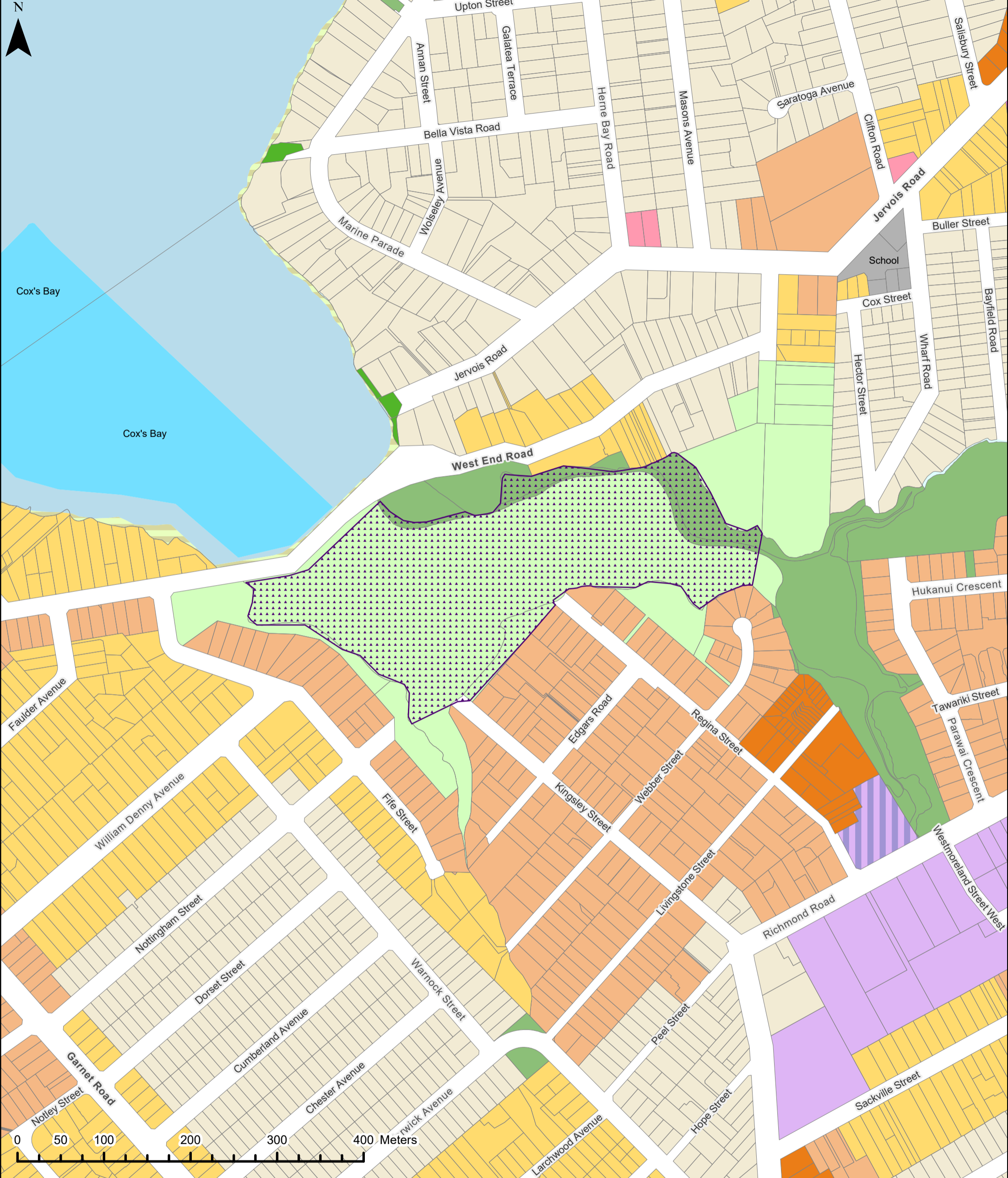
Schedule ID - **053**

Name - **Tokiwhatinui**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - Mixed Use Zone
-  Special Purpose Zone
-  Road [i]



Sites of significance to Mana Whenua



Plans and Places

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Schedule ID - **054**

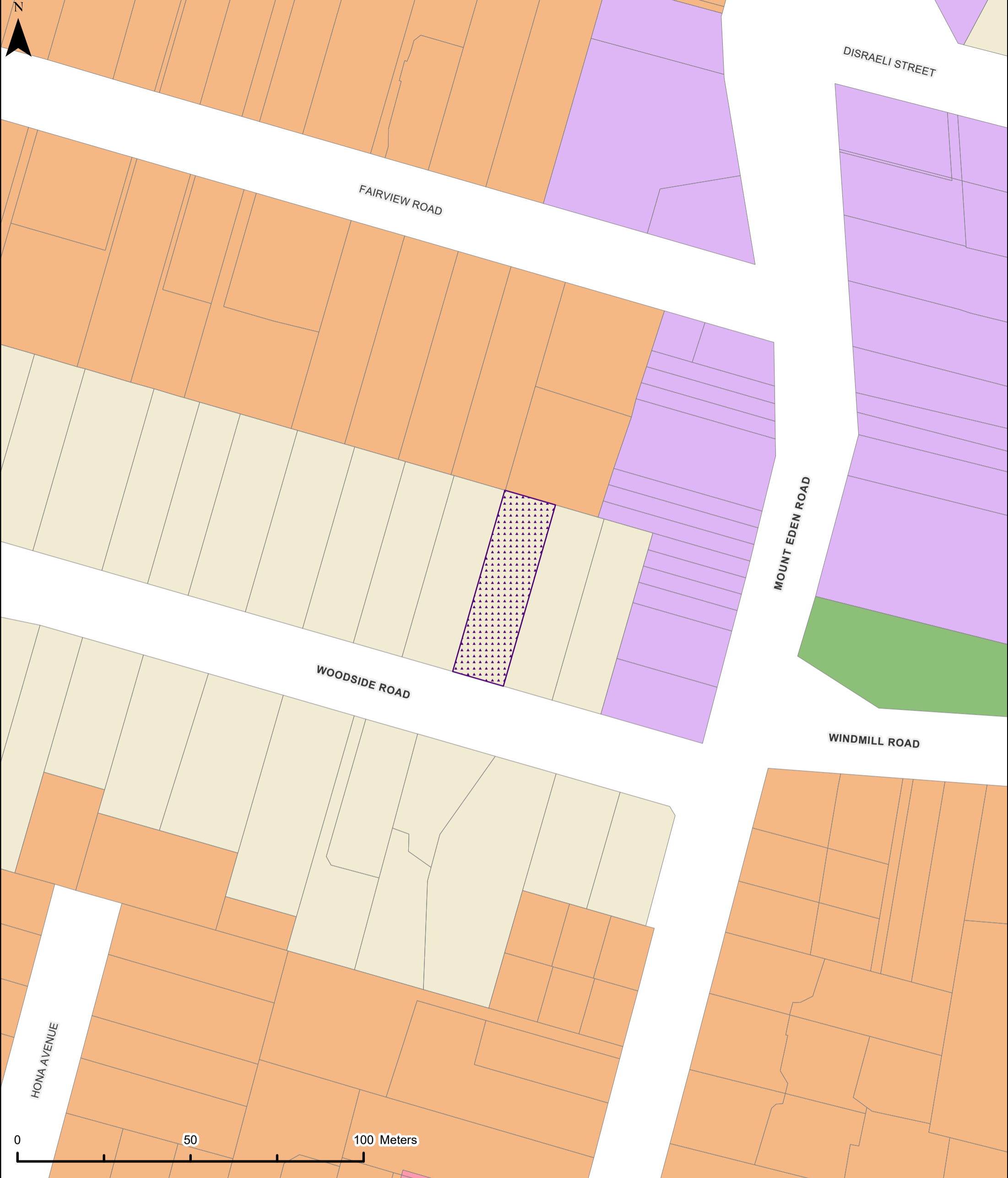
Name - **Ōpoutūkeha**

Sites of significance to Mana Whenua

Business - Local Centre Zone

Auckland Unitary Plan Zones

- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone



Sites of significance to Mana Whenua



Plans and Places






Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Schedule ID - **057**

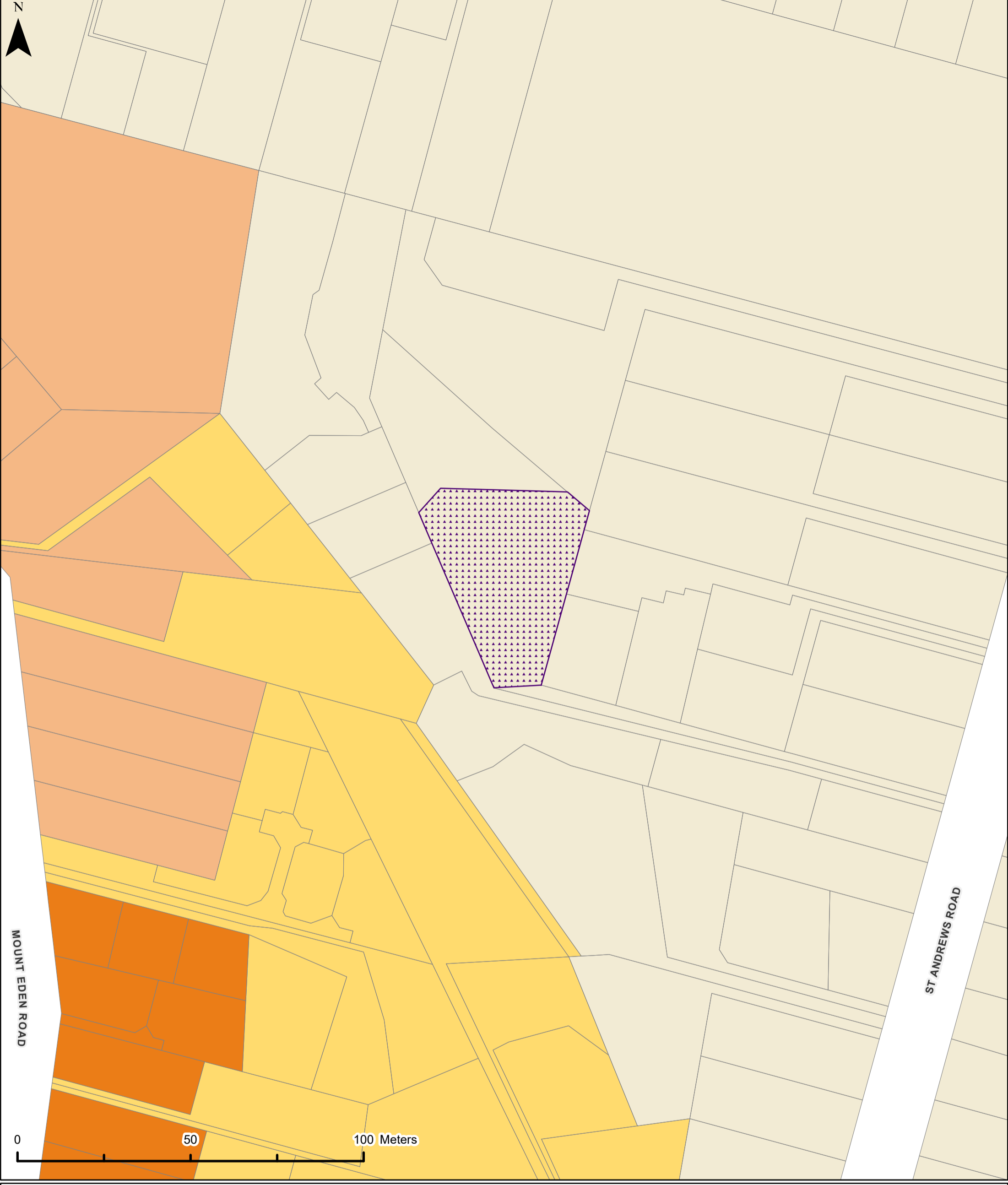
Name - **Urupā**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Residential - Mixed Housing Urban Zone
-  Open Space - Informal Recreation Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone

Road [i]








Sites of significance to Mana Whenua



Schedule ID - **058**
 Name - **Urupā**

Auckland Unitary Plan Zones

-  Sites of significance to Mana Whenua
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

Road [i]







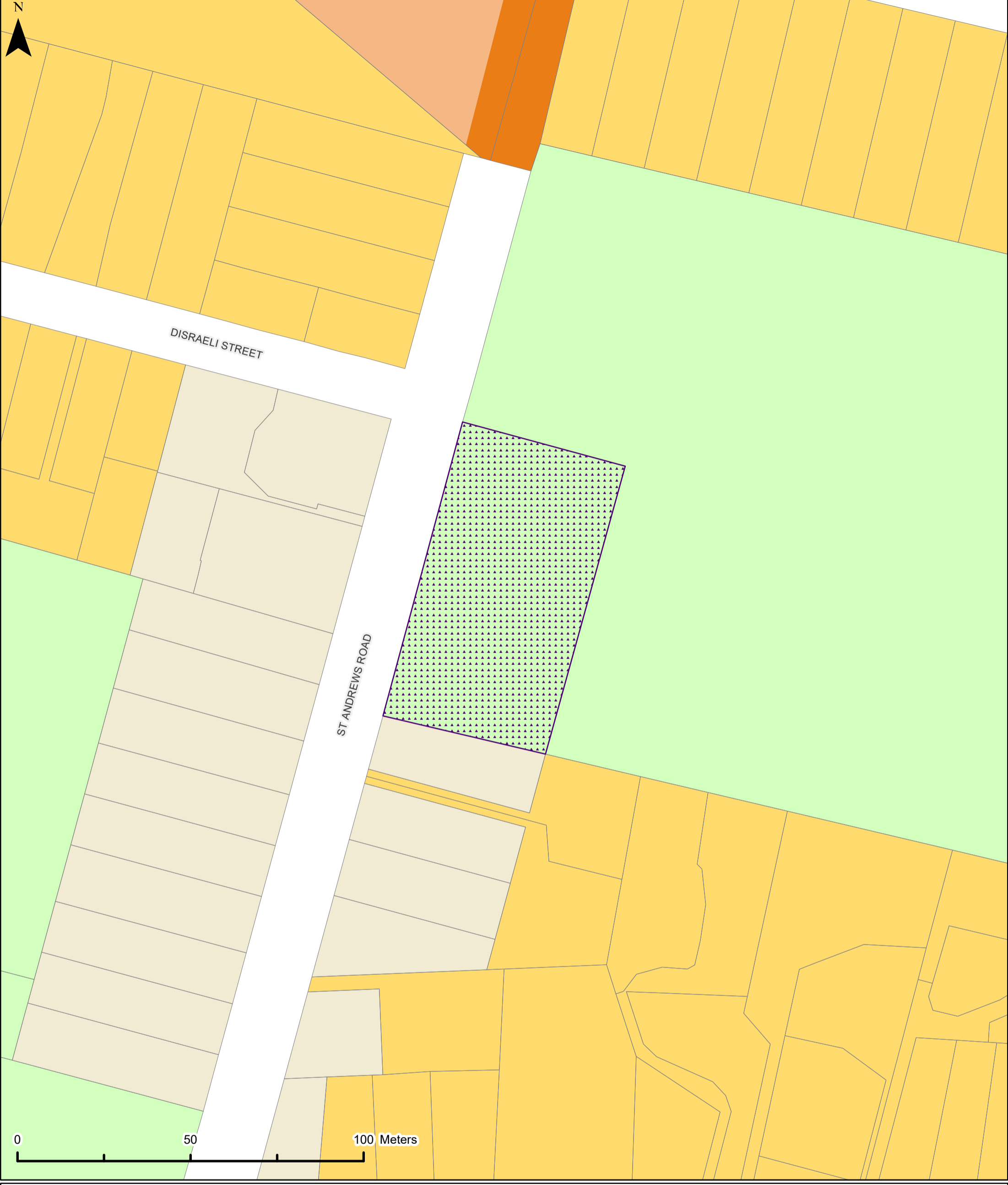
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **059**
 Name - **Waahi whakahirahira**








-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Business - City Centre Zone
-  Road [i]

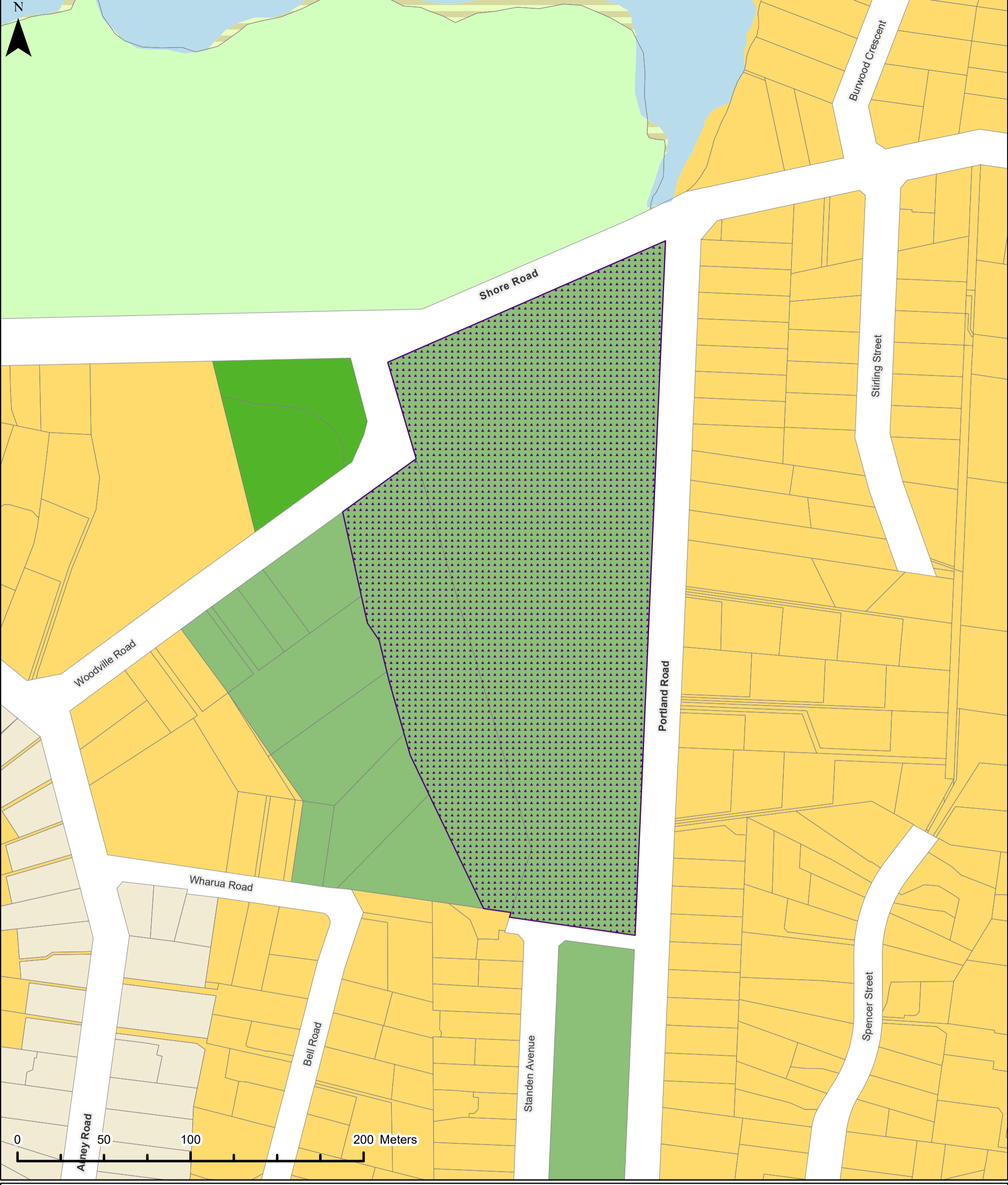


Sites of significance to Mana Whenua



Schedule ID - **060**
 Name - **Te Ana a Rangimarie**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential -Terrace Housing and Apartment Buildings Zone
-  Open Space - Sport and Active Recreation Zone
-  Road [i]



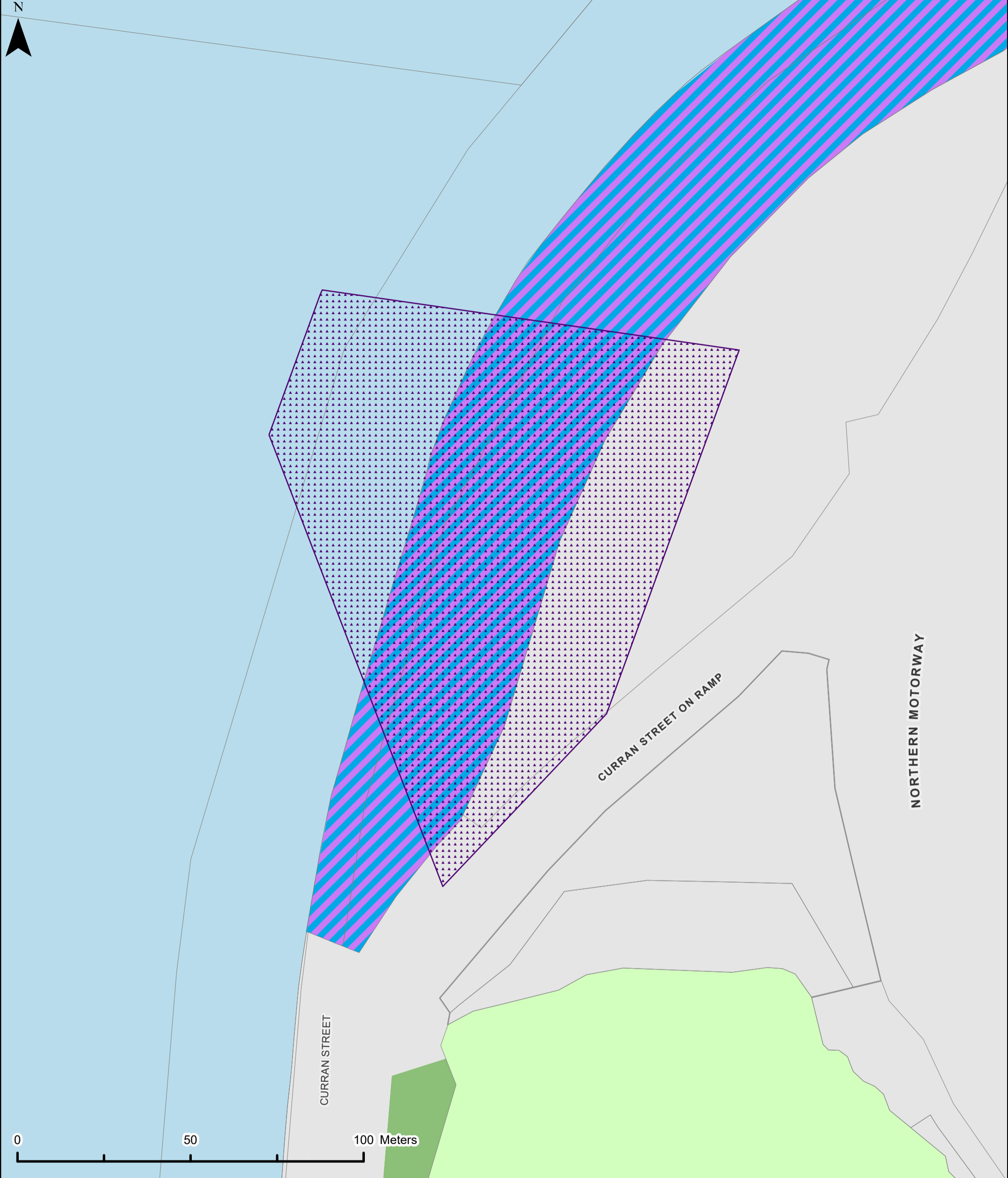
Sites of significance to Mana Whenua

Plans and Places

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



Schedule ID - **061**
 Name - **Waitaramoa**

Sites of significance to Mana Whenua
Auckland Unitary Plan Zones
 Residential - Single House Zone
 Residential - Mixed Housing Suburban Zone
 Open Space - Conservation Zone
 Open Space - Informal Recreation Zone
 Open Space - Sport and Active Recreation Zone
 Coastal - General Coastal Marine Zone [rcp]
 Coastal - Coastal Transition Zone
 Road [i]



Sites of significance to Mana Whenua

Schedule ID - **062**
 Name - **Te Rōutu o Ureia**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Strategic Transport Corridor Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]



Plans and Places

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



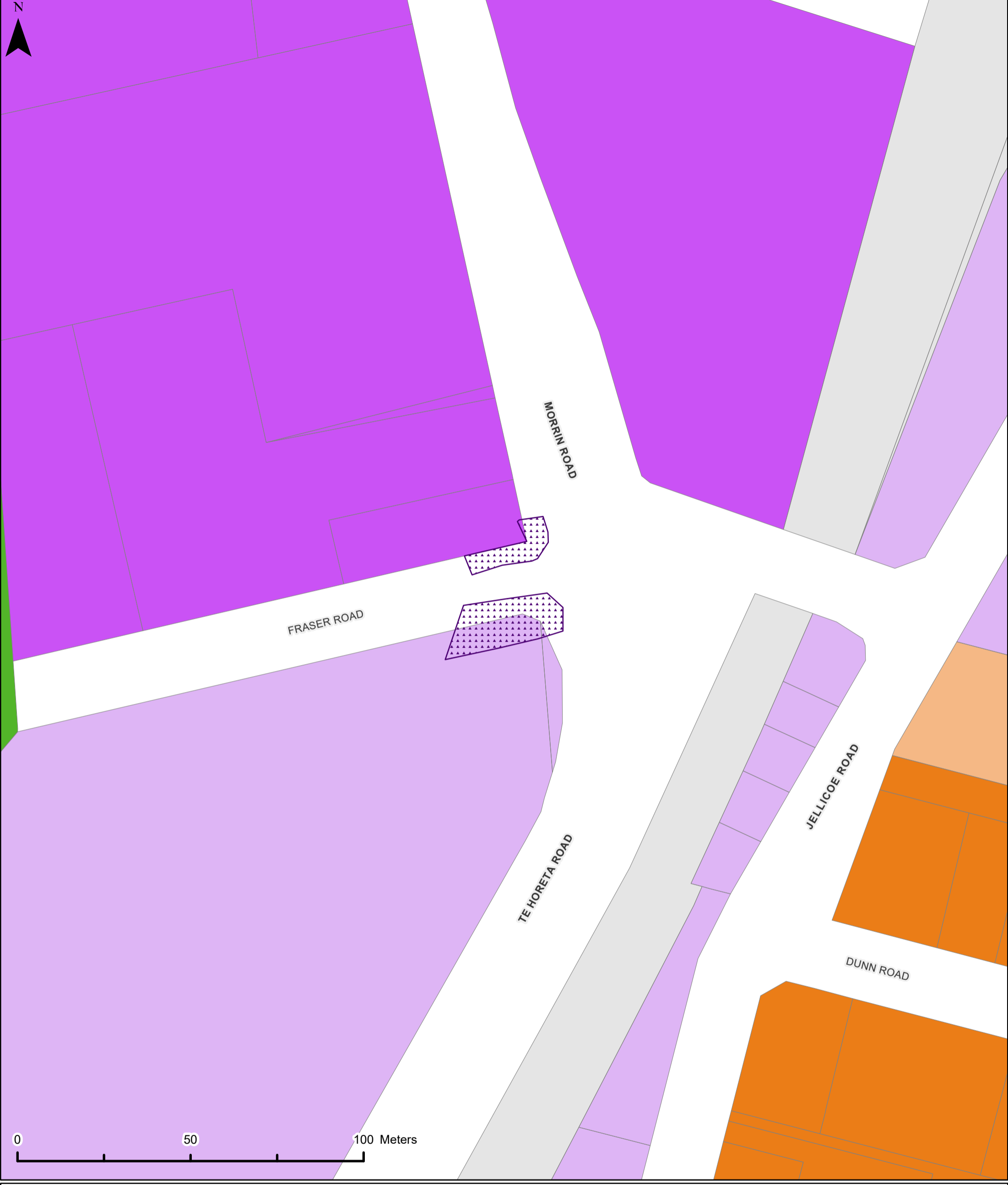
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **065**
 Name - **Te Pane o Horoiwi**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]



Sites of significance to Mana Whenua

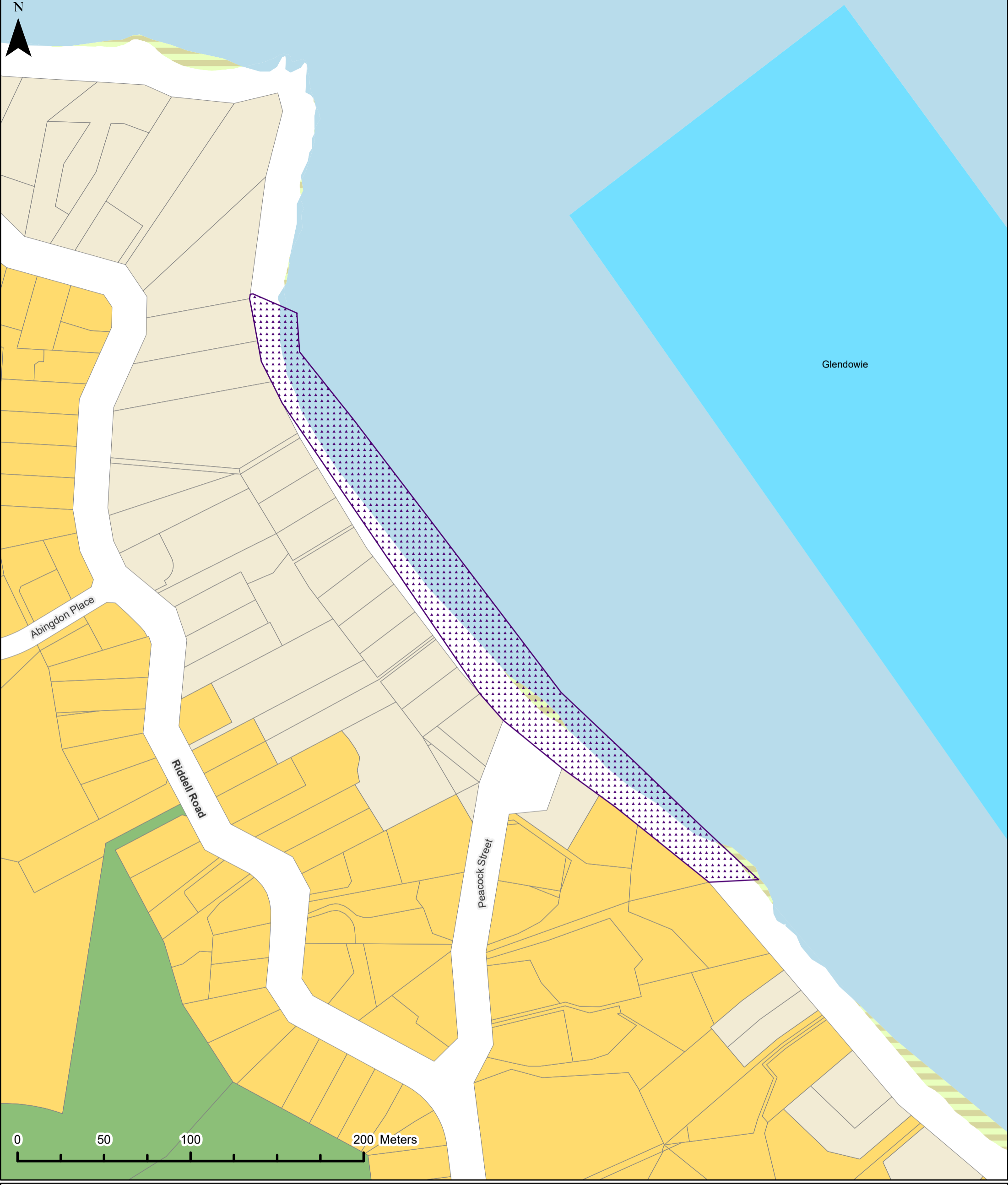
Plans and Places

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Schedule ID - **066**
 Name - **Urupā**

Auckland Unitary Plan Zones









- Sites of significance to Mana Whenua
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Strategic Transport Corridor Zone
- Road [i]

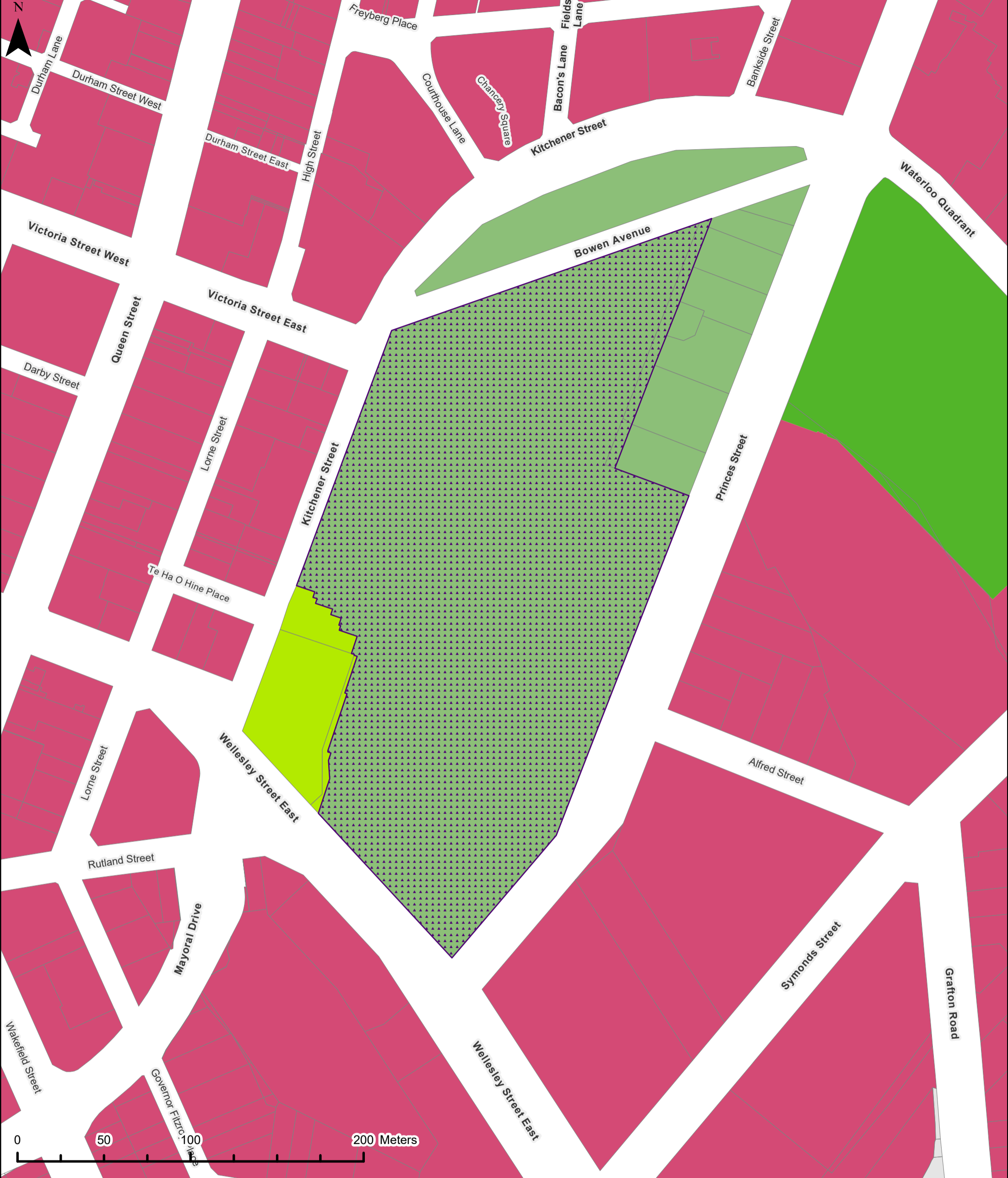


Sites of significance to Mana Whenua



Schedule ID - **073**
 Name - **Site of several battles. Location of signing of Te Tiriti o Waitangi**

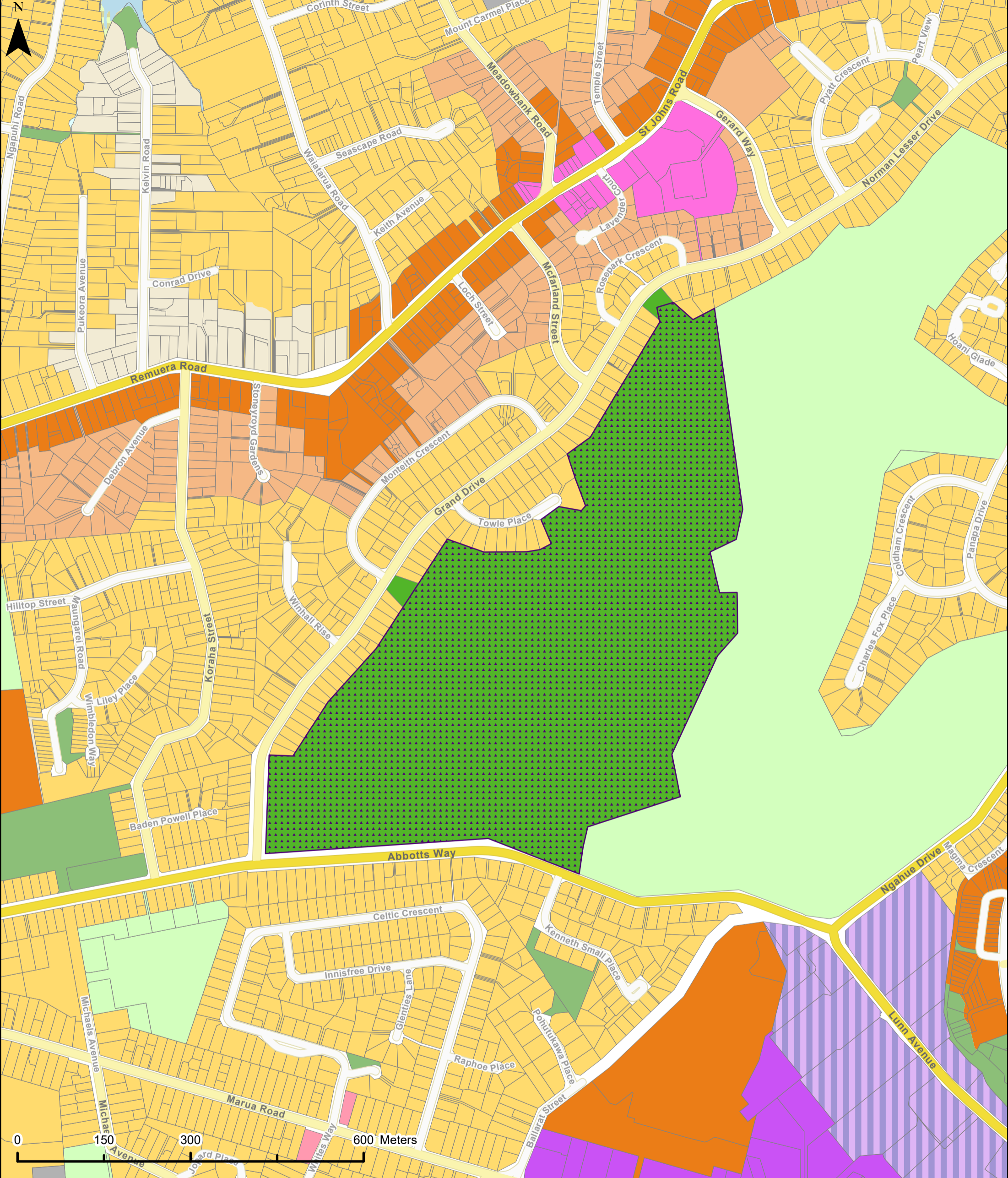
-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Open Space - Informal Recreation Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]



Sites of significance to Mana Whenua

Schedule ID - **074**
 Name - **Part of extent of Te Reuroa pā**










- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Community Zone
- Business - City Centre Zone
- Strategic Transport Corridor Zone
- Road [i]



Sites of significance to Mana Whenua



Schedule ID - **075**
 Name - **Key cultural marker within the landscape of Te Tauoma**

-  Sites of significance to Mana Whenua
-  Business - Local Centre Zone
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone



Sites of significance to Mana Whenua

Schedule ID - **077**

Name - **Onepū Whakatakataka**

Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Road [i]



Plans and Places

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Sites of significance to Mana Whenua

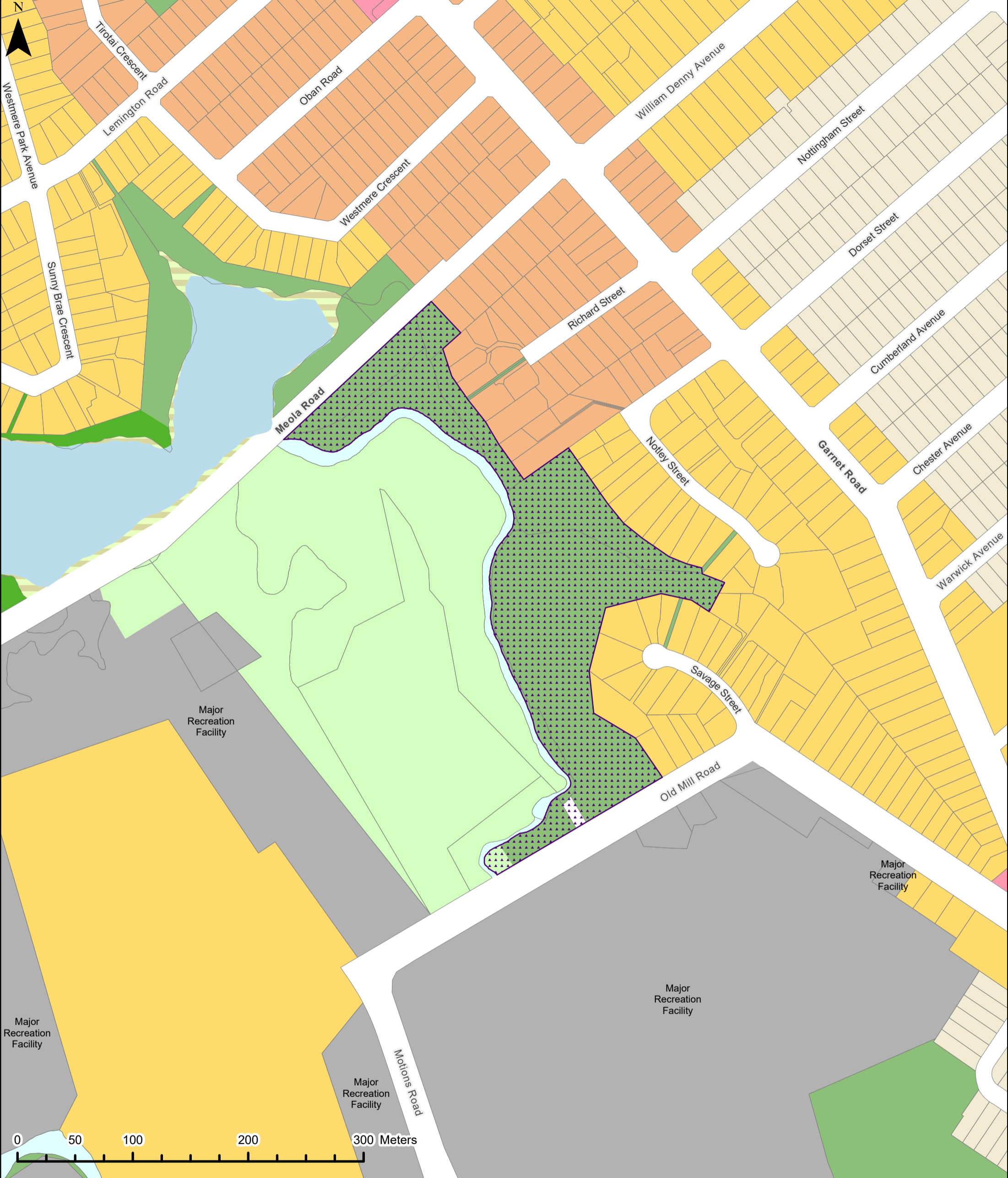
Plans and Places

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Schedule ID - **078**
 Name - **Te Ipu Pakore**

Auckland Unitary Plan Zones














- Sites of significance to Mana Whenua
- Business - Mixed Use Zone
- Strategic Transport Corridor Zone
- Road [i]

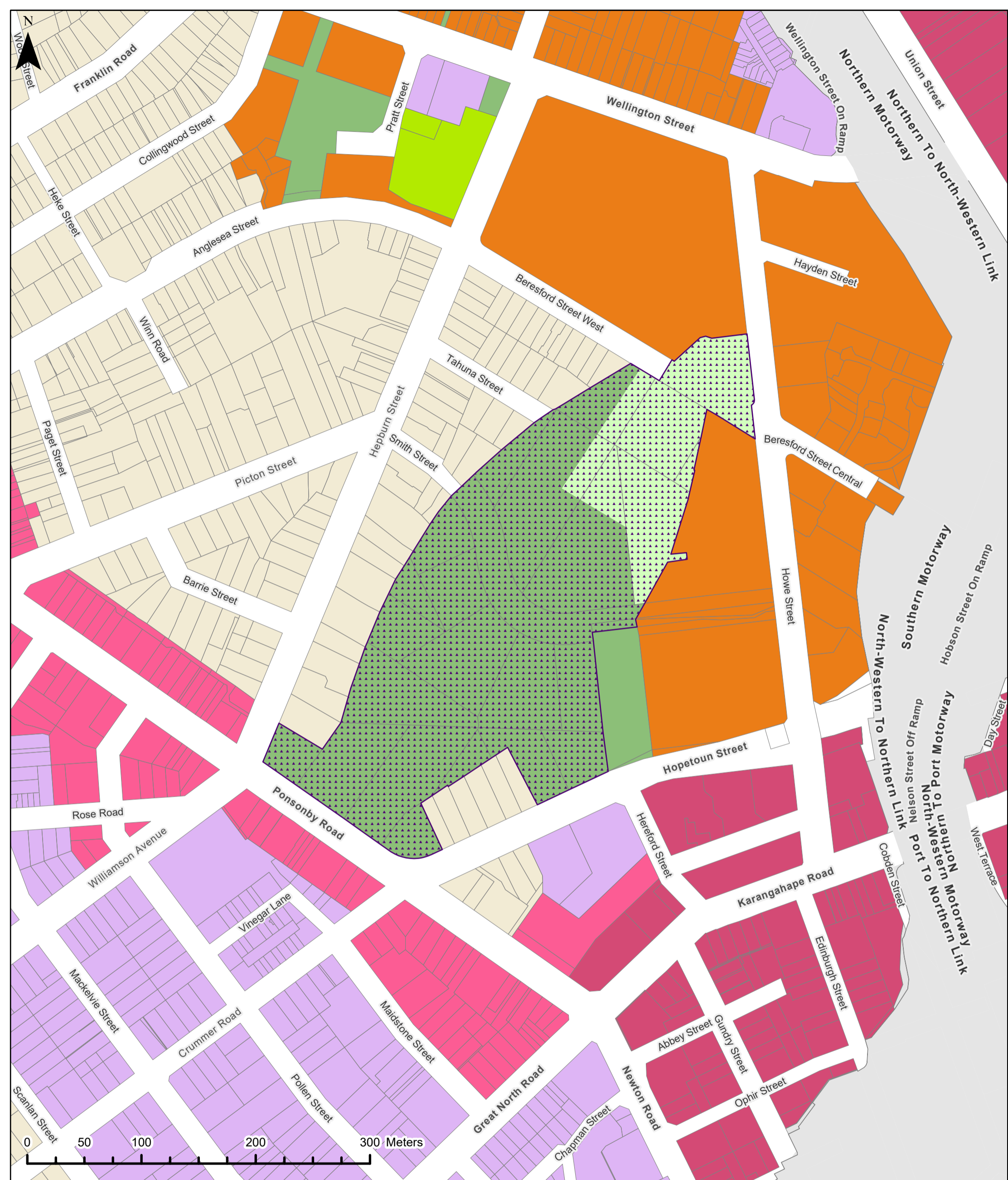


Sites of significance to Mana Whenua



Schedule ID - **079**
 Name - **Te Rehu**

<ul style="list-style-type: none">  Sites of significance to Mana Whenua Auckland Unitary Plan Zones  Residential - Single House Zone  Residential - Mixed Housing Suburban Zone  Residential - Mixed Housing Urban Zone  Open Space - Conservation Zone  Open Space - Informal Recreation Zone 	<ul style="list-style-type: none">  Open Space - Sport and Active Recreation Zone  Business - Neighbourhood Centre Zone  Special Purpose Zone  Coastal - General Coastal Marine Zone [rcp]  Coastal - Coastal Transition Zone  Water [i]  Road [i]
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Sites of significance to Mana Whenua



Plans and Places

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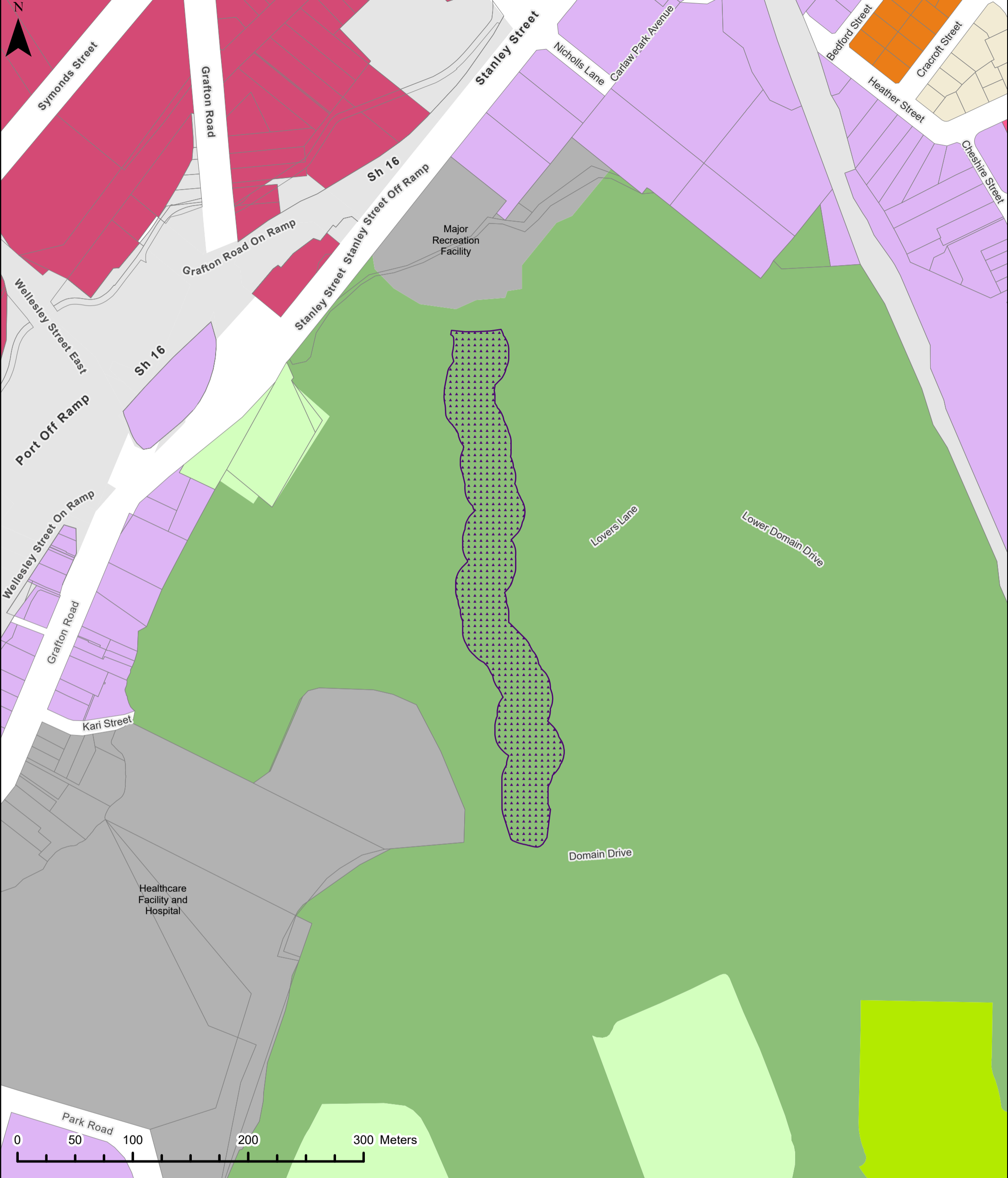
Schedule ID - **082**

Name - **Tuna Mau**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones













-  Residential - Single House Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Community Zone
-  Business - City Centre Zone
-  Business - Town Centre Zone
-  Business - Mixed Use Zone
-  Strategic Transport Corridor Zone
-  Road [i]

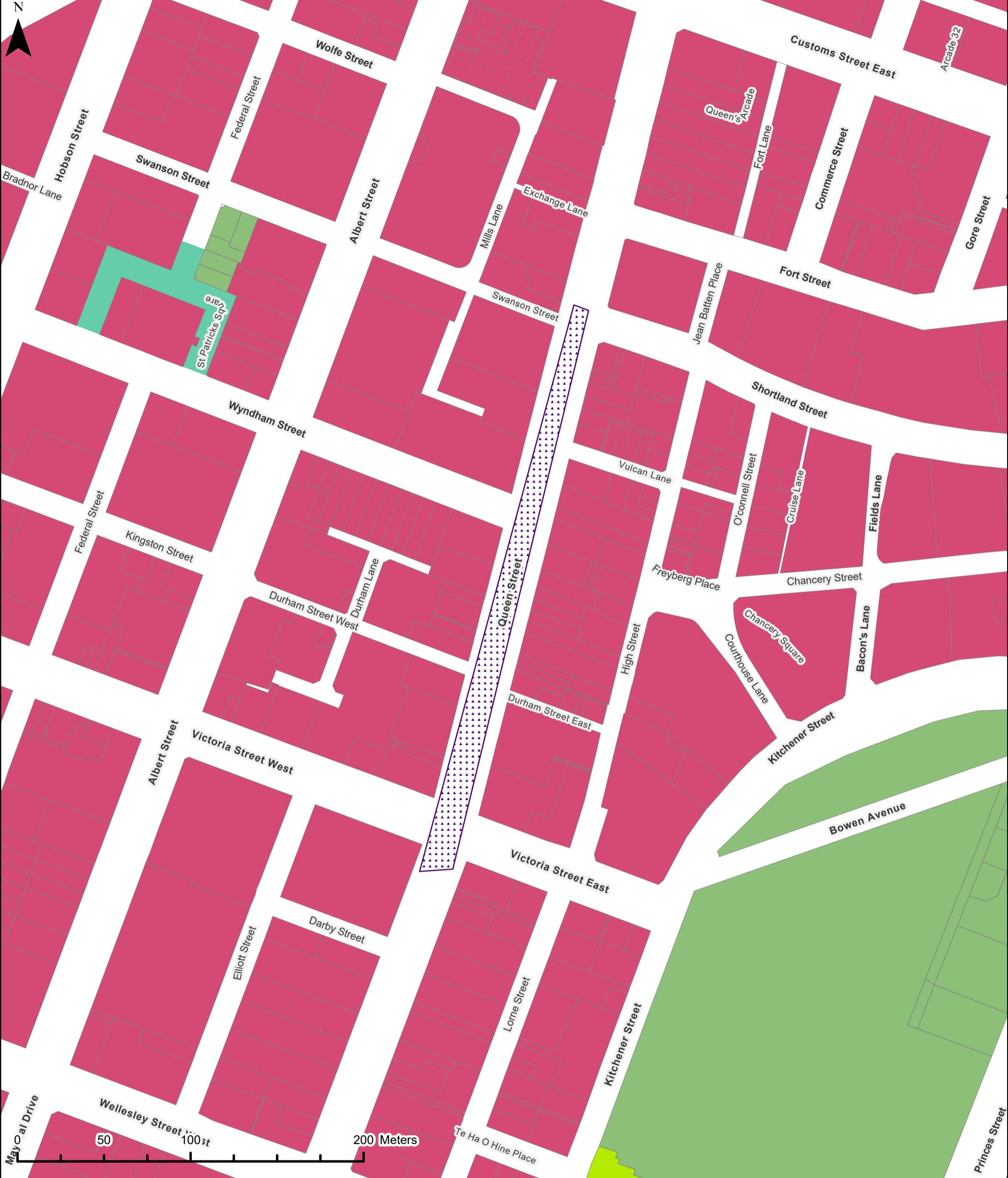


Sites of significance to Mana Whenua



Schedule ID - **083**
 Name - **Te Ako o Te Tui**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Community Zone
-  Business - City Centre Zone
-  Business - Town Centre Zone
-  Business - Mixed Use Zone
-  Strategic Transport Corridor Zone
-  Special Purpose Zone
-  Road [1]

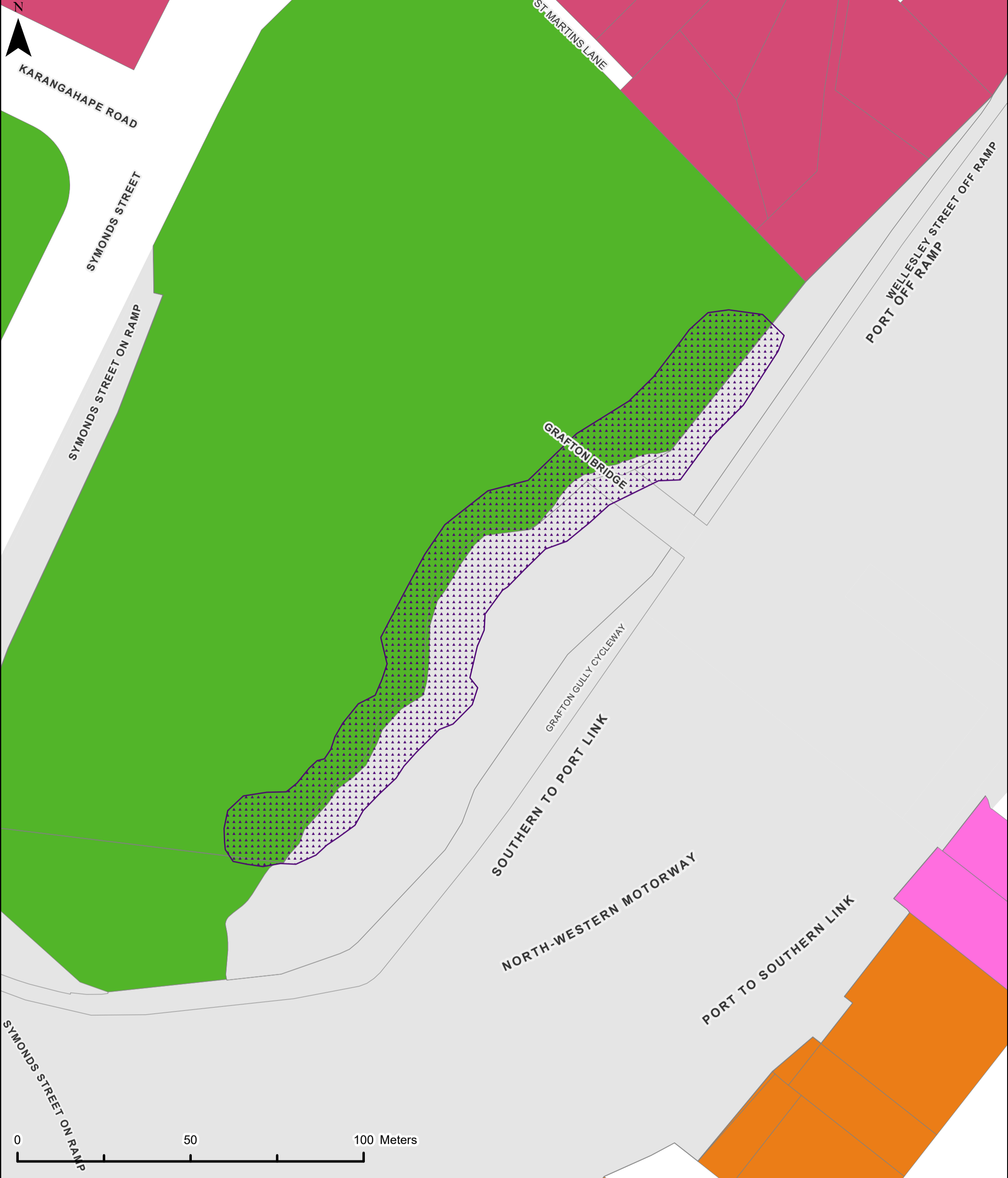


Sites of significance to Mana Whenua



Schedule ID - **084**
 Name - **Horotiu Stream**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Open Space - Informal Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Business - City Centre Zone
- Road [i]



Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **085**
 Name - **Waiparuru**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential -Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Business - City Centre Zone
- Business - Local Centre Zone
- Strategic Transport Corridor Zone
- Road [i]



Orakei/Okahu Bay



Sites of significance to Mana Whenua

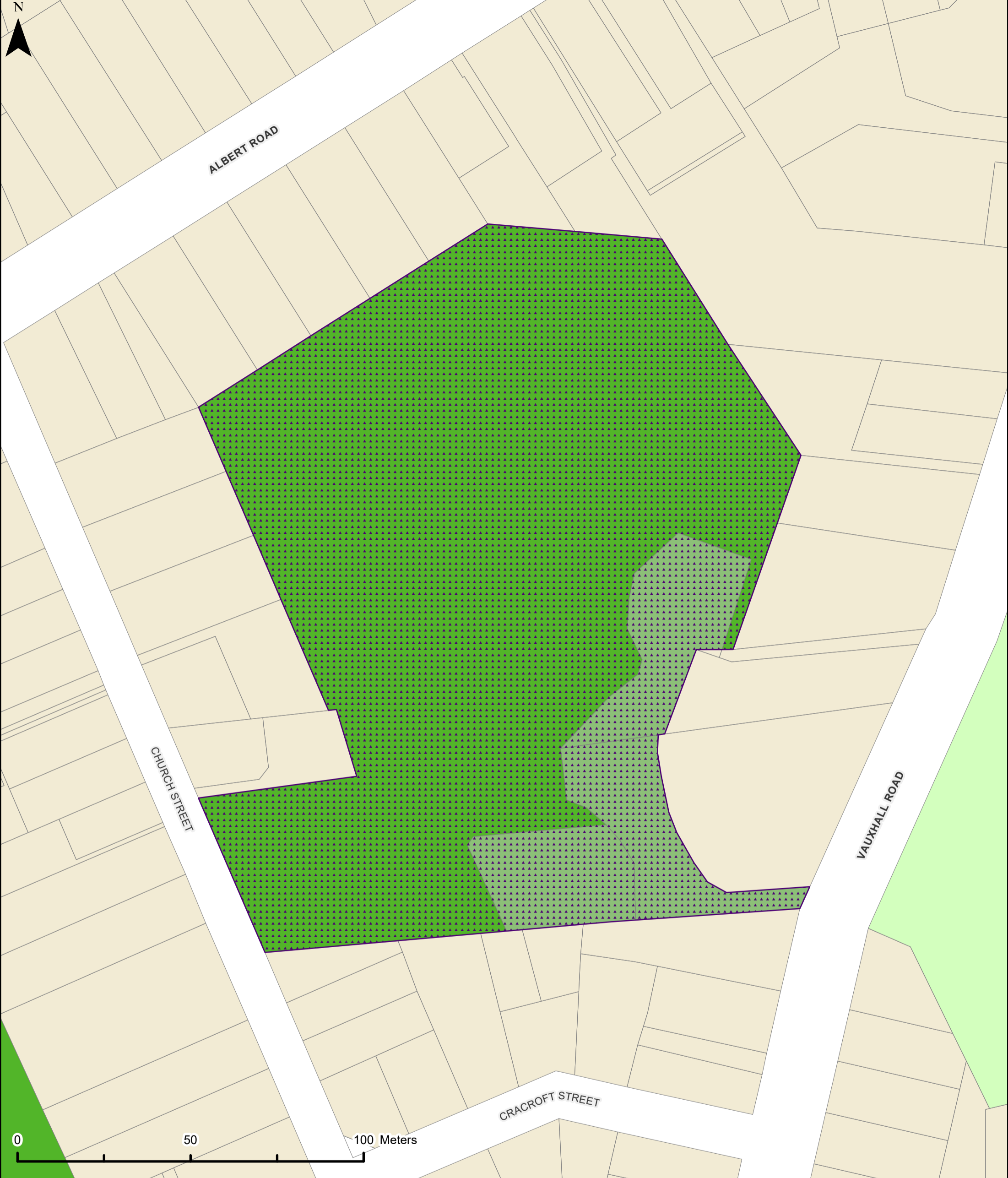


Plans and Places

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Schedule ID - **088**
Name - **Te Pokanoa a Tarahape**

- Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Business - Neighbourhood Centre Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Road [i]









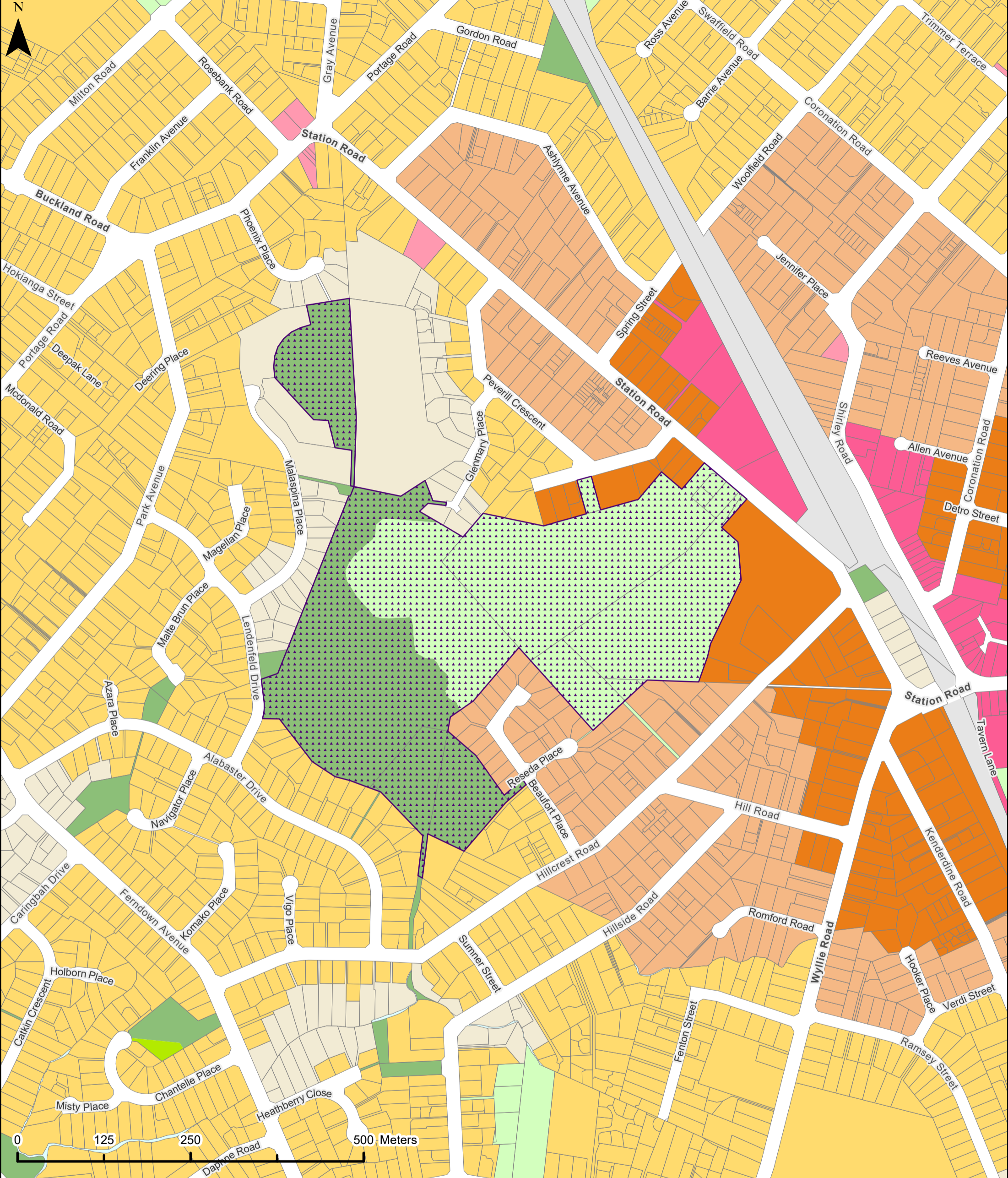
Sites of significance to Mana Whenua

Plans and Places

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Schedule ID - **089**
 Name - **Takararo**














-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Road [i]

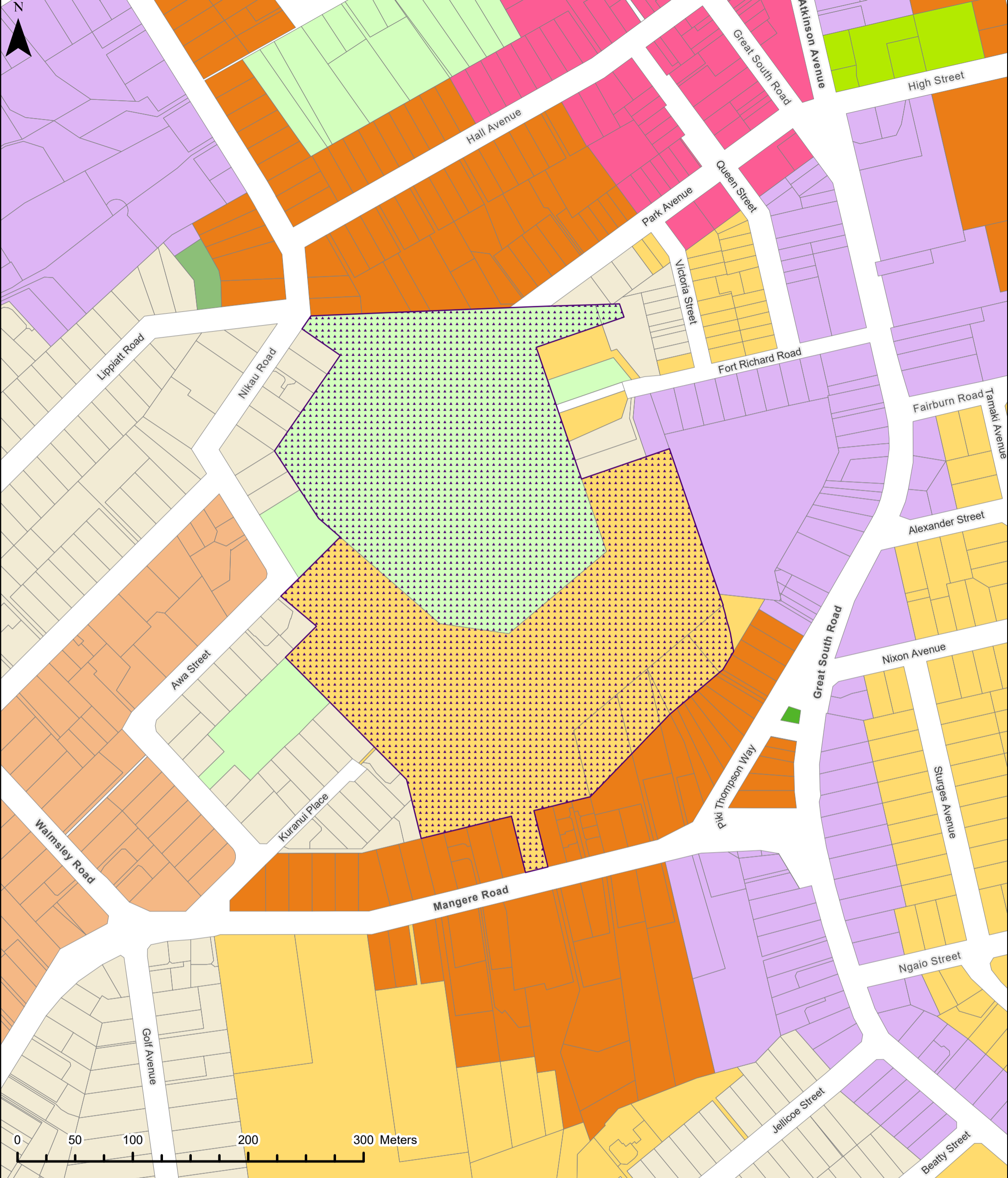


Sites of significance to Mana Whenua



Schedule ID - **095**
 Name - **Kōhuora**

-  Sites of significance to Mana Whenua
- Auckland Unitary Plan Zones**
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Community Zone
-  Business - Town Centre Zone
-  Business - Neighbourhood Centre Zone
-  Strategic Transport Corridor Zone
-  Water [i]
-  Road [i]



Sites of significance to Mana Whenua

Schedule ID - **096**

Name - **Te Tapuwae o Mataaho**

 Sites of significance to Mana Whenua

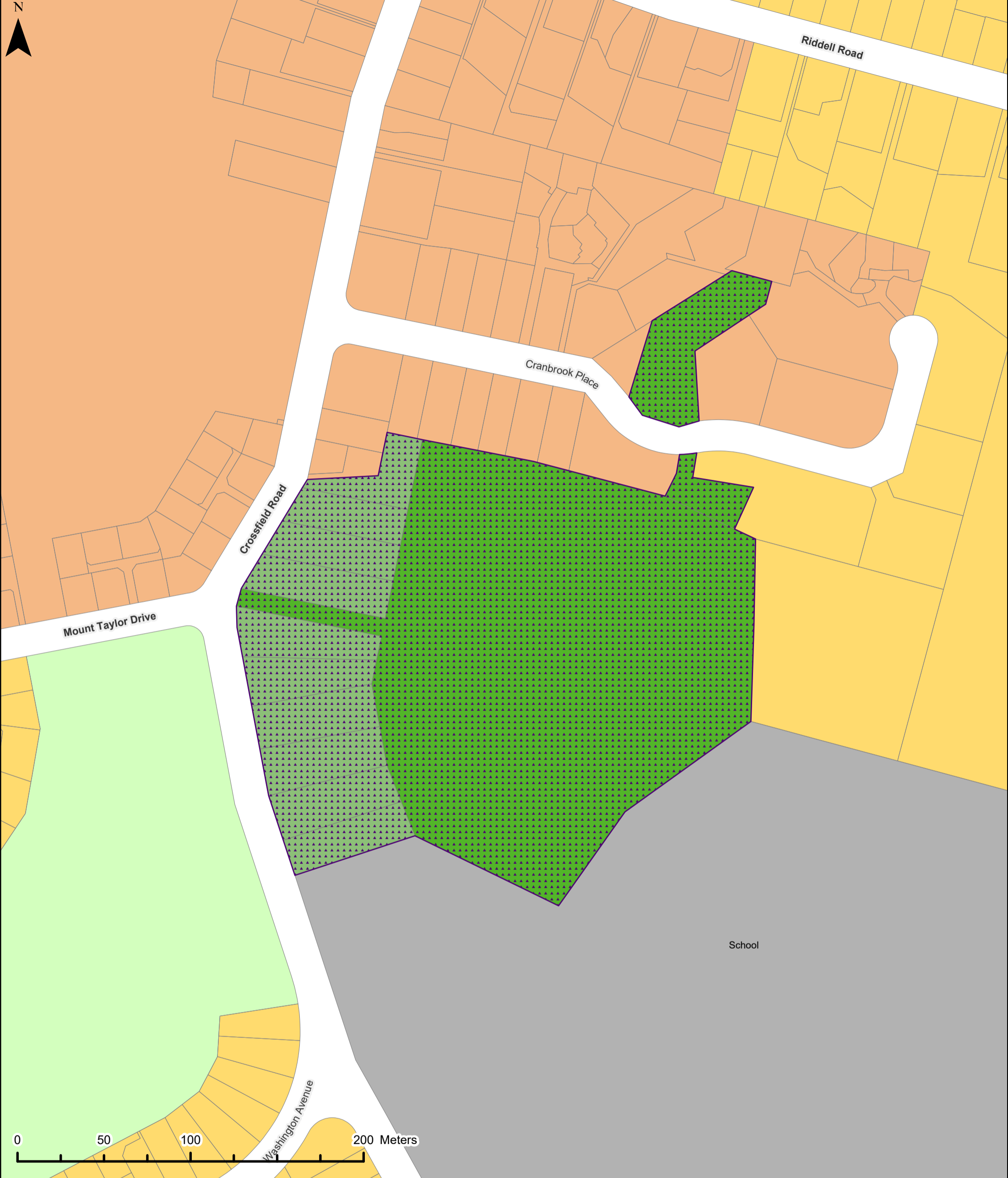
Auckland Unitary Plan Zones

-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Business - Town Centre Zone
-  Business - Mixed Use Zone
-  Road [1]



Plans and Places

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Sites of significance to Mana Whenua










Plans and Places

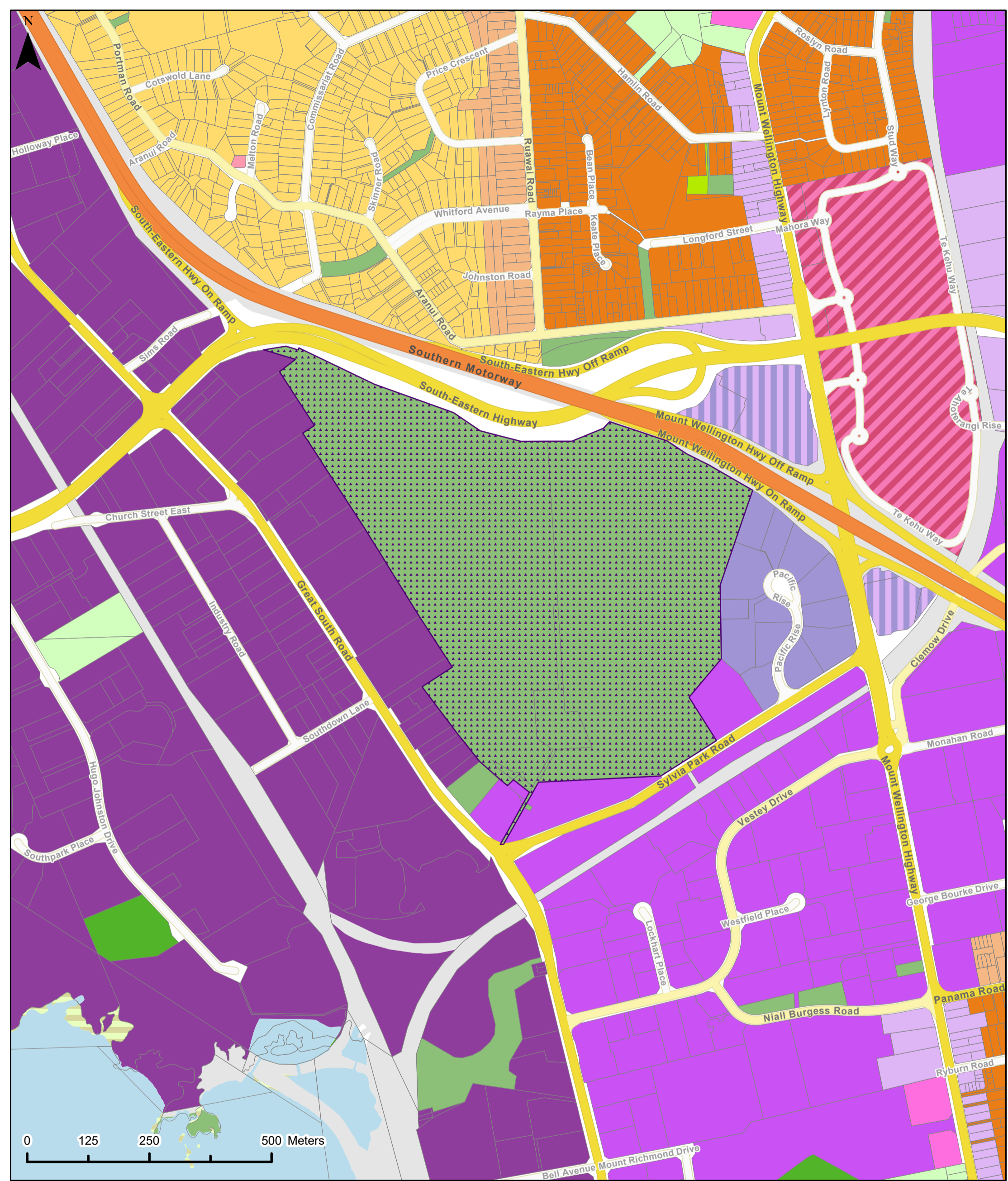
Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Schedule ID - **097**
Name - **Te Taurere**

 Sites of significance to Mana Whenua

Auckland Unitary Plan Zones

-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Special Purpose Zone
-  Road [i]



Sites of significance to Mana Whenua



Plans and Places

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Schedule ID - **098**
Name - **Mutukaroa**

Sites of significance to Mana Whenua

Business - Local Centre Zone

Auckland Unitary Plan Zones

- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Business - Metropolitan Centre Zone

Attachment 2 - SSMW threat assessment

Scheduled Sites of Significance Intensification Threat Assessment

Site # and name	Recommendation	Current Zone	Urupā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
001-Tukituki Muka (Webber Street)	Retain open space zoning	Open space		Check for flooding	Check for effects on SEA	Check for discharges	Unlikely	None identified	Access will be retained
003-Rangimatarau (Point Chevalier)	Retain zoning in support of coastal erosion position (YES in viewer)	Open Space and MHS		None identified	Check for effects on SEA	None identified	Unlikely	Steep cliff. Support low density zoning to mitigate against coastal erosion hazard.	Access on Open Space retained
005- One-Maru (Shelly Beach Road/Northern Motorway)	No increased risk as already developed. Intensify.	THAB and Road		N/A	N/A	N/A	N/A	N/A	N/A
006 – Te Koroaenga (Point Erin Park)	No increased risk. Retain as open space.	Open Space		N/A	N/A	N/A	N/A	N/A	N/A
007 – Ko Takerehaea (St Marys Road)	Retain open space zoning.	Open Space (within walkable catchment)		None Identified	None identified	Adjacent to steep sections	Unlikely	Adjacent to steep sections	Access will be retained
009 – Nga Wharo a Tako (Federal Street)	No increased risk as already developed. Intensify.	City Centre Zone		N/A	N/A	N/A	N/A	N/A	N/A
010* – Te Horo Roa (Beach Road)	No increased risk as already developed. Intensify.	Road		N/A	N/A	N/A	N/A	N/A	N/A
011*- Wai Kōkota/Te Tō (Victoria Park)	Retain open space zoning.	Open Space (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
012*- Pare Tuhu (Federal Street)	No increased risk. Already developed. Intensify.	Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
013* – Te Paneiriiri (Fanshawe Street)	No increased risk. Already developed. Intensify.	City Centre Zone and Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
014* – Te Hika a Rama (Fanshawe Street)	No increased risk. Already developed. Intensify.	Road		N/A	N/A	N/A	N/A	N/A	N/A
015*- Ngahu Wera (Albert Street)	No increased risk. Already developed. Intensify.	Road		N/A	N/A	N/A	N/A	N/A	N/A
016*- Horotiu (Queen Street)	No increased risk. Already developed. Intensify.	City Centre Zone and Open Space		N/A	N/A	N/A	N/A	N/A	N/A

Site # and name	Recommendation	Current Zone	Urupā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
		(within walkable catchment)							
017*- Te Whatu (Shortland Street)	No increased risk. Already developed. Intensify.	Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
018* – Te Toangaroa (Stanley Street)	No increased risk. Already zoned city centre and developed. Intensify.	City Centre Zone		N/A	N/A	N/A	N/A	N/A	N/A
019* – Te Tara Karaehe (Swanson Street)	No increased risk. Already zoned city centre and developed. Intensify.	City Centre Zone and Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
020* – Te Koranga (Victoria Street West)	No increased risk. Already zoned city centre and developed. Intensify.	City Centre Zone and Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
021* – Te Reuroa Pa (Old Government House, University of Auckland)	No increased risk. Retain open space. Intensify city centre portion.	City Centre and Open Space (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
022-Urupā (Burswood Drive)	Retain open space zoning	Open space	Yes	Check properties on high ground to east	Check for effects on SEA in estuary	Check properties on high ground to east	Unlikely	None identified	Access will be retained
024-Urupā (Ti Rakau Drive)	Retain open space zoning	Open space	Yes	None identified – check overland flow paths	N/A	None identified	None identified	None identified	Access will be retained
025- Te Naupata (Musick Point)	Retain open space zoning	Open Space		None identified	N/A	None identified	None identified	None identified	Access will be retained
026- Urupā	Sensitive site – amend overlay Site is within LR exclusion corridor so no intensification proposed	MHS	Yes	None identified	None identified	None identified	None identified	None identified	No change in Access – church grounds

Site # and name	Recommendation	Current Zone	Urupā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
029 - Otuataua/Puke Taapapa (Pukeiti)	No increased risk. Retain open space zoning.	Open Space		N/A	N/A	N/A	N/A	N/A	N/A
030 – Mangere Maunga	Retain zoning. Retain open space zoning.	Open Space		None identified	None identified	None identified	Viewshafts to be retained	None identified	Access will be retained
031 – Ambury Park Stonefields	No increased risk. Retain open space zoning.	Open Space		N/A	N/A	N/A	N/A	N/A	N/A
038-Urupa (Kawakawa Bay)	Current zoning to be retained - outside NPS-UD intensification (Settlement under 5000)	SH	Yes	N/A	N/A	N/A	N/A	N/A	N/A
039- Urupa (Kawakawa Bay)	Current zoning to be retained - outside NPS-UD intensification (Settlement under 5000)	SH	Yes	N/A	N/A	N/A	N/A	N/A	N/A
040- Urupa (Kawakawa Bay)	Current zoning to be retained - outside NPS-UD intensification (Settlement under 5000)	SH	Yes	N/A	N/A	N/A	N/A	N/A	N/A
041 Urupa (Clevedon-Kawakawa Road)	Current zoning to be retained - outside NPS-UD intensification (Settlement under 5000)	Rural	Yes	N/A	N/A	N/A	N/A	N/A	N/A
047- Wai Ariki (Waterloo Quadrant)	No increased risk. Already City Centre Zone. Intensify	City Centre Zone		N/A	N/A	N/A	N/A	N/A	N/A
053 – Tokiwhatinui (Auckland Hospital)	No increased risk. Special purpose hospital zone unlikely to be affected. Retain zoning	Special Purpose Hospital Zone (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
054- Ōpoutūheka	Retain open space zoning	Open Space		None identified	Check for effects on SEA in estuary	None identified	None identified	None identified	Access will be retained

Site # and name	Recommendation	Current Zone	Urupā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
(Cox's Bay reserve)									
057- Urupā (Woodside Road)	Sensitive site – amend overlay	SHZ	Yes	None identified	N/A	None identified	None identified	None identified	Private land -no change in access
058 - Urupā	Sensitive site – amend overlay	SHZ	Yes	N/A	N/A	N/A	N/A	N/A	Private land – no change in access
059 -Waahi Whakahirira (Emily Place)	No increased risk. Retain open space zoning.	Open Space (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
060 – Te Ana a Rangimarie (St Andrews Road)	No increased risk. Retain open space zoning.	Open Space		N/A	N/A	N/A	N/A	N/A	N/A
061 – Waitaramoa (Portland Road)	Retain open space zoning	Open Space		Yes – currently remedial work being undertaken	Check for effects on SEA	Yes – currently remedial work being undertaken	None identified	None identified	Access will be retained
062 – Te Rōutu o Ureia (Curran Street On-Ramp)	No increased risk. Already developed as infrastructure. Intensify.	Road and CMA		N/A	N/A	N/A	N/A	N/A	N/A
065-Te Pane o Horoiwi (Riddel Road)	Road and Coastal Marine Area not subject to intensification.	Road and CMA		N/A	N/A	N/A	N/A	N/A	N/A
066 – Urupā (Morrin Road)	Site already developed with carpark, road, footpath. Configuration and zoning make intensification on the site unlikely. Already enabled up to 18m under MUZ. Other QM apply – Volcanic Viewshaft to suppress height.	Mixed Use Zone (within walkable catchment)	Yes	N/A	N/A	N/A	N/A	N/A	N/A
073 – Karaka Bay Foreshore - Te Tiriti Signing, sites of Battles	Road and Coastal Marine Area not subject to intensification.	Road and CMA		N/A	N/A	N/A	N/A	N/A	N/A

Site # and name	Recommendation	Current Zone	Ururūpā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
074 – Part of Extent of Te Reuroa Pa (Albert Park)	No increased risk. Retain as open space zone.	Open Space (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
075 – Waiatarua Reserve	If intensification affects SEA on site of significance, then this is culturally problematic. Retain open space zoning.	Open Space		Wetland	Check for effects on SEA	Check for effects	None identified	None identified	Access will be retained
077- Onepū Whakatakataka	Retain open space zoning.	Open Space		Check properties on high ground to east	Check for effects on SEA in estuary	Check properties on high ground to east	Unlikely	None identified	Access will be retained
078* – Te Ipu Pakore (Enfield Street)	No increased risk. Intensify.	Mixed Use Zone (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
079 – Te Rehu (Meola Road)	If intensification affects SEA on site of significance, then this is culturally problematic. Retain open space zoning	Open Space			Check for effects on SEA	Check properties on high ground to east -follow SEA expert recommendation	Unlikely	None identified	Access will be retained
082 – Tuna Mau	Affects on water quality through park would be a potential issue. Retain as open space	Open Space (within walkable catchment)		N/A	N/A	Unlikely	N/A	N/A	N/A
083- Te Ako o Te Tui (In Auckland Domain)	No increased risk. Retain open space zoning.	Open Space (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A
084* – Horotiu Stream (Queen Street)	No increased risk. Already developed as infrastructure. Intensify.	Road		N/A	N/A	N/A	N/A	N/A	N/A
085 – Waiparuru (Grafton gully)	No increased risk. Retain open space and intensify infrastructure.	Open Space and Road (within walkable catchment)		N/A	N/A	N/A	N/A	N/A	N/A

Site # and name	Recommendation	Current Zone	Urupā?	Flooding	Effects on SEA – vegetation removal/light spill etc	Discharges	Blocking relationships/views	Climate change/erosion/coastal areas	Access to cultural sites
088- Te Pokanoa a Tarahape (Paratai Drive)	No increased risk. Retain open space zoning.	Open Space		N/A	N/A	N/A	N/A	N/A	N/A
089 -Takāraro (Mt Cumbria Devonport)	Retain open space zoning	Open Space		None identified	None identified	None identified	Possible reduction in view between this site and Mt Vic (Takarunga) although not to the tihi or top portions of Takarunga maunga. Special Character overlay is suppressing height to the west of SSMW.	None identified	Access will be retained
095- Kohuora (Kohuora Park, Papatoetoe)	Retain open space zoning	Open Space		Elevated site	Check for effects on SEA – Western side	Check with experts	Unlikely	None identified	Access will be retained
096 – Te Tapuwae o Mataaoho (Sturges park + adjacent)	The SSMW overlay allows discretion to consider buildings/additions. MHS already so smaller step to MHU with MDRS. Limited risk from intensification. Intensify.	Open Space and MHS		None identified	ONF position is to retain overlay to control development	None identified	Unlikely	None identified	Access will be retained
097 -Te Taurere (Mt Taylor reserve)	Retain open space zoning	Open Space		Elevated site	ONF	None identified	Unlikely	None identified	Access will be retained
098 – Mutukaroa (Hamlins Hill)	No increased risk. Retain open space zoning	Open Space		N/A	N/A	N/A	N/A	N/A	N/A

56 Scheduled Sites in Total

20 in walkable catchments

0 in Policy 3(d) areas

Attachment 3 - Memo: Issues relating to urupā. Dr. Kennedy (12 May 2022)

Memo

12 May 2022

To: Matthew Gouge
Senior Planner – Plans and Places
Te Kaunihera o Tāmaki Makaurau

From: Nathan Kennedy
Senior Specialist Māori Heritage – Plans and Places
Te Kaunihera o Tāmaki Makaurau

Re: Issues relating to urupā

1. This memo provides brief discussion of issues relating to urupā, including sensitivity to development of scheduled urupā.
2. Tapu (sacred or restricted) and noa (ordinary or free from restriction) are key concepts influencing all aspects of Māori society. Tapu operates as a social prohibition, aimed at maintaining personal and community wellbeing, by avoiding hazards. Durie cites Te Rangi Hiroa (Peter Buck) a Māori member of parliament between 1909 and 1914 explaining the application of tapu (Durie, 2000):

He drew a connection between the use of tapu and the prevention of accidents or calamities, implying that a dangerous activity or location would be declared tapu in order to prevent misfortune. More than a divine message from the gods, or the recognition of status, the conferment of tapu was linked to healthy practices.
3. Māori believe that encroachments on tapu may result in misfortune, illness or even death for the offender. Importantly, this is the case regardless of whether the offence was intentional.
4. The significance attached to any particular wāhi tapu (tapu place) depends on the reason for it having such status, and its importance to the iwi, hapū or whānau of the area in which it is located.
5. Their association with death adds to the tapu nature of ūrupa. While all burial sites are tapu because of the association with death and kōiwi (bones), they may differ in the level of tapu attributed to them - urupā are always tapu but some urupā are more tapu than others. The important variable is often the antiquity of the urupā and whose remains are buried there. (Mead, 2003).

6. Significant burial sites have names, are considered an important link to tribal ancestors, and are commemorated in waiata, purakau, or other traditions. This is the case for most scheduled urupā.
7. Tapu places were (and in tikanga Māori remain) subject to strict rules of separation from ordinary, or noa, practices – from every day life. The tapu of some significant urupa is such that they were (and in some instances still are) closed to all but select members of the hapū.
8. There are numerous ūrupa within the Auckland region, that are often known to Mana Whenua, but not publically recorded. As a result, landowners and developers need to be aware of the likelihood that there may be unrecorded urupā on their land, and vigilant to ensure these are not desecrated.
9. In his introduction to the report Sites of Significance, the chief executive of Te Puni Kōkiri at the time, Ngatata Love, commented that 'wahi tapu and other sites of historical significance to Maori are taonga over which rangatiratanga is protected under customary title and under Article II of the Treaty of Waitangi' (Te Puni Kōkiri, 1996).
10. Mana Whenua consider that the nature of urupā is such that development of any kind is very likely to have significant adverse effects and therefore avoidance is almost always the best policy.
11. Any effects on urupā for intangible (mamae) and tangible (disturbance of kōiwi) reasons need the highest level of scrutiny, and avoidance would generally be the outcome sought by Mana Whenua. Accordingly, the activity status should reflect that it is almost never appropriate to develop scheduled urupā, or to allow adjacent or nearby development that would infringe on urupā or the relationship of Mana Whenua with urupā, as the adverse effects of doing so are almost always significant.
12. Where complete avoidance is not deemed to be possible, in order to prevent calamity to those involved, tikanga Māori requires that correct ceremonies including karakia be conducted by tribal tohunga before works are undertaken on urupā, and in particular before kōiwi are moved or removed.

DURIE, M. H. The Application of Tapu and Noa to Risk, Safety, and Health. presentation to Challenges, Choices and Strategies, Mental Health Conference 2000, 16 November 2000 Wellington.

MEAD, H. M. 2003. *Tikanga Māori: Living by Māori Values*, Wellington, Huia Publishers.

TE PUNI KŌKIRI 1996. *Sites of Significance - A Step-by-Step Guide to Protecting Sites of Cultural, Spiritual and Historical Significance to Māori*. Wellington: Te Puni Kōkiri.