

Pathways to the Sea

Concept plan for The Landing
at Pokanoa Point, Ōkahu Bay



Forward

The Landing, on Tāmaki Drive, offers a variety of marine-related sport and recreation activities for all ages on the Waitematā Harbour.

It is home to a range of clubs including the Auckland Canoe Club, Auckland Sailing Club, Royal Akarana Yacht Club incorporating the Paddlers Group, Orākei Water Sports, and Waterwise Auckland. At one end is Fergs Kayaks and at the other is the Orākei Marina. The hardstand on The Landing is one of the few public haul-out operations left in Auckland geared to looking after a range of boats from multi-hull to small yachts and boats. The public boat ramp here is also arguably the busiest public boat ramp in Auckland.

The Orākei Local Board approved a revised concept plan for The Landing in August 2013, which will develop this area at Ōkahu Bay into a high-quality water-sports and marine facility. The board worked with all the existing clubs and user groups, including Ngāti Whātua Orākei and Orākei Marina Management Trust to develop this concept plan.

This investment in The Landing sets the future direction for greater access and participation in water-based sport. I would like to thank the members of the sub-committee and the representatives of many organisations who gave up their valuable time to work together to develop this plan.

Desley Simpson

Orākei Local Board chair

The Orākei Local Board recognised early in its first term the need to revise the draft 2005 concept plan to ensure The Landing became a first-class marine facility. The sub-committee comprising myself, Troy Churton and Kit Parkinson has worked with stakeholders to bring this plan to fruition and the Orākei Local Board will continue working to ensure its implementation. This will form part of our vision for Tāmaki Drive and become part of the Tāmaki Drive Master Plan.

Kate Cooke

The Landing sub-committee chair



History

Ngāti Whātua

One of the many names associated with the Tāmaki Makaurau area is 'Tāmaki herenga waka', meaning 'Tāmaki - where vessels tether together'. Tāmaki and Ōkahumatamomoe (Ōkahu Bay) in particular have been significant waka arrival and landing areas for hundreds of years.

According to Ngāti Whātua tradition, Governor Hobson was welcomed to Ōkahu by the tribe who gathered a thousand strong to greet him as a representative of the crown with whom an alliance would be formed. Today the Whenua Rangatira at Ōkahu remains in Ngāti Whātua Orākei ownership, co-managed with Auckland Council.



Taheretikitiki at Ōkahu, a renowned waka of Ngāti Whātua's - particularly associated with the rangatira Pāora Tūhaere. Credit: Sir George Grey Special Collections Auckland Libraries. Ref. 4-1597.



The bay looking towards where The Landing is now, early 20th Century. It shows Ngāti Whātua's village and the sewer pipe built in front of it. Credit: Sir George Grey Special Collections Auckland Libraries. Ref. 7-A2929.

World War II and later

The governor general approved plans in 1939 for the formation of the Ōkahu boat harbour and reclamation. Development proceeded during WWII. It was governed by the Auckland Harbour Board. The development was intended to remove boats moored in Mechanics Bay to make way for a flying-boat base. It provided a sheltered mooring area for 700 boats in Ōkahu Bay with the creation of a wave break. Seven and a half acres were reclaimed for a club house and haul-out facilities.

It was transferred in 1988 to the Ports of Auckland Limited and in turn transferred to Auckland City Council in 1998 when land was released by Ports of Auckland for alternate use.

Over the years, The Landing has been home to the Waitematā Rowing Club, Auckland R-Class Squadron, Auckland and Northern Region Coastguard, Auckland Sailing Club, Royal Akarana Yacht Club, Auckland Canoe Club, Fergs Kayaks, Orākei Water Sports and Waterwise.

Vision and objectives

Orākei Local Board has worked with user groups and other stakeholders to develop a concept plan for The Landing over the next 10 years that focuses on user and community aspirations. It will give direction to the development of The Landing as an important local and regional open space and marine-based recreation asset on Auckland's waterfront.

Specifically, the vision for The Landing is to:

- protect the unique value of The Landing as a treasure (taonga) to enable community access to the sea now and in the future
- provide marine-based opportunities for people to explore and develop their capabilities
- create a safe, family-friendly environment that promotes active enjoyment of the water throughout people's lives
- bring life back to the sea
- celebrate our cultures, history and sense of place through storytelling.

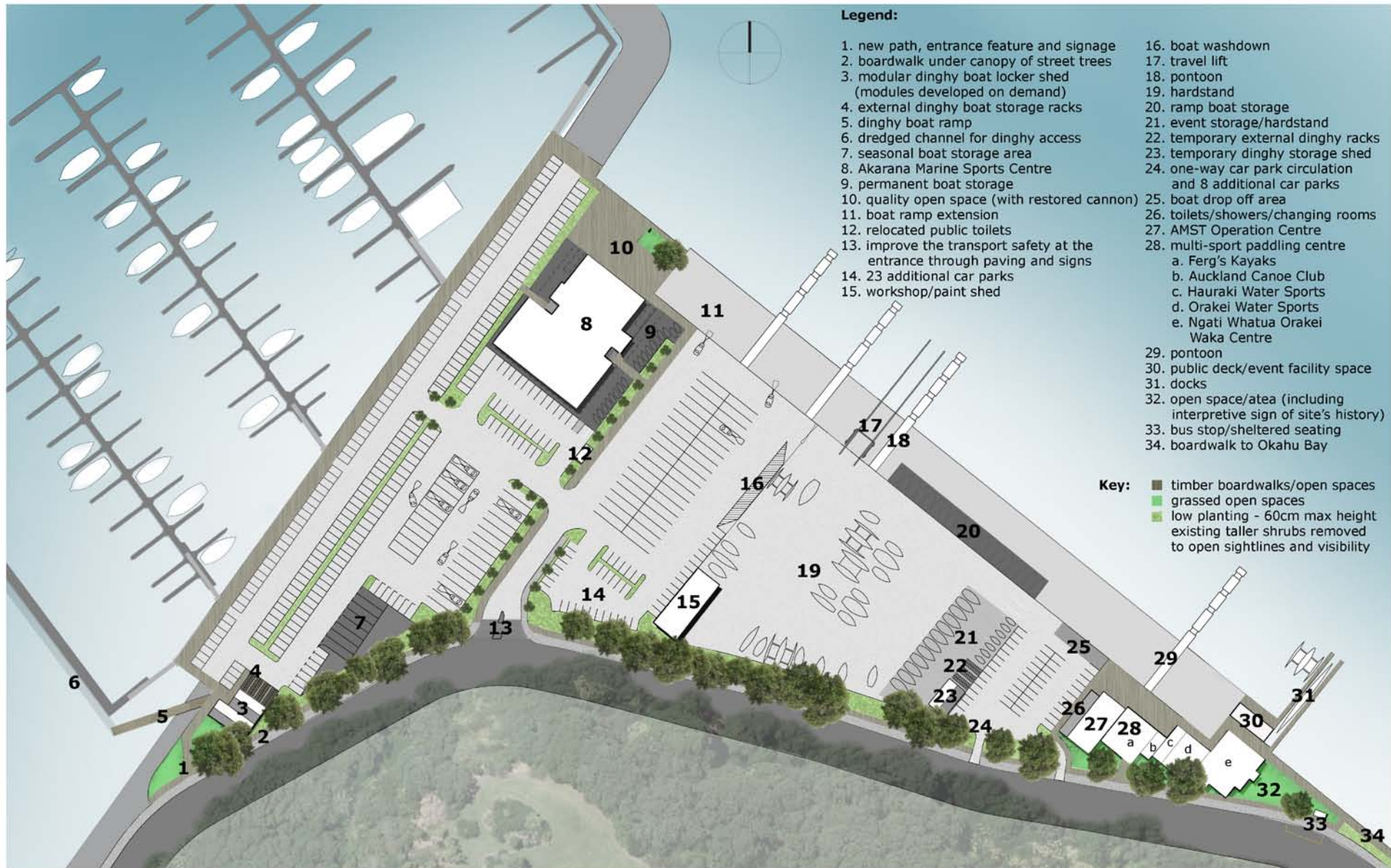
The concept plan's objectives are to:

- improve access to the sea for marine-related sport and recreation activities
- support opportunities to increase participation in water-based sport and recreation activities
- develop quality open spaces at the three corners of the site to increase the public's enjoyment of The Landing, Ōkahu Bay and the Waitematā Harbour
- create clear connections to Ōkahu Bay beach to the east
- accommodate the various clubs and users of the site in an efficient way that supports their future development and growth
- ensure safe and efficient use of the hardstand and Ōkahu Bay
- support improving the environmental standard of Ōkahu Bay
- enhance The Landing as a destination for marine-related activities such as sailing, paddling and waka culture
- achieve high-quality design and urban design outcomes.



Credit: Royal Akarana Yacht Club

Concept plan



Concept plan: The Landing
Ōkahu Bay/Pokanoa Point

Strategic context

The Landing concept plan will deliver on user and community aspirations for the site as a pathway to the sea and an important open space and marine recreation asset on Auckland's waterfront.

The Landing, Ōkahu Bay is within the Orākei Local Board area and under their delegated authority.

The continued development of The Landing is a vital part of the Tāmaki Drive Master Plan. The Tāmaki Drive Master Plan contains six key moves to help transform Tāmaki Drive, including more space for leisure along Tāmaki Drive. The Landing concept provides attractive public spaces at key destination points, improved linkages from The Landing to Ōkahu Bay and provides for development of a multi-sport sailing centre and multi-sport paddling centre at either end of The Landing. These will enable greater access to marine-related activities. Opportunities will continue to exist for small boat launching, cleaning, maintenance and storage.

The Waterfront Plan relates to the area bound by Teal Park to the east and therefore does not directly influence The Landing. However, the challenges and aspirations relating to Auckland's waterfront are very relevant to The Landing and have been taken into account in work on The Landing concept plan.

Implementing The Landing concept plan will also support Auckland's Sport and Recreation Strategic Action Plan's vision of "more Aucklanders more active more often". This plan prioritises improved access to water-based recreational activities and sport to enable physical activity, recreation and sport at all levels.



Credit: Royal Akarana Yacht Club

Environmental sustainability

Ensuring environmentally sustainable development of The Landing is a priority for the Orākei Local Board in delivering The Landing as a taonga (treasure) for everyone.

We have an opportunity to improve the natural environment and ecology, particularly water quality, through the delivery of The Landing initiatives. Ngāti Whātua Orākei as kaitiaki of Ōkahu Bay and its wider catchment have led this approach, especially in improving water quality in the bay. Iwi historically used Ōkahu Bay for gathering food, swimming and launching waka, and aspire to see shellfish return in abundance as part of a thriving ecosystem that supports sustainable human use.

Operationally, The Landing haul-out is Blue Flag accredited, with a detailed environmental management plan in place, the only such operation accredited in Australasia. This demonstrates our commitment to sound environmental practices. The Blue Flag is an international environmental accreditation programme that works towards the sustainable development of beaches and marinas through strict criteria dealing with water quality, environmental education and information, environmental management, operational management, health and safety, and other services. Despite being 'ahead of the pack' there is still room for improvement in the practices at The Landing to support the environmental restoration of the bay. The Orākei Local Board and other stakeholders of The Landing are working with Ngāti Whātua Orākei to achieve this.

Projects

Akarana Marine Sports Centre

The development of the Akarana Marine Sports Centre on the site of the current Royal Akarana clubhouse has been a long-held aspiration of the Royal Akarana Yacht Club, which was established in 1895. This development, now led by Akarana Marine Sports Charitable Trust with Royal Akarana Yacht Club and others as tenants, will create a lively multi-use centre as a hub for marine activity, events and education. The planned completion date is 2018.



Concept image of the multi-use centre at The Landing

Operations centre

As a support centre for the Akarana Marine Sports Centre, this facility at the eastern end of The Landing will provide the day-to-day facilities to deliver effective sailing events and activities for schools, academies and racing events delivered from The Landing.

Projects

Multi-sports paddling centre



Credit: Orakei Water Sports

On the eastern end of the Landing is an exciting opportunity to develop a multi-purpose paddling centre potentially led by Ngāti Whātua Orakei. Paddling in its many forms, including waka ama, canoeing, kayaking and stand-up, has become ever more popular for Aucklanders. The site earmarked is currently leased by Coastguard Northern Region and Auckland Sailing Club (R-Class building).

Public spaces



Credit: Royal Akarana Yacht Club

The Landing offers spectacular vantage points on its 'three corners' for the general public to enjoy the vistas of the Waitematā Harbour as part of a journey along Tāmaki Drive or to engage in swimming and other water-based activities. These corners will be enhanced to facilitate the public's enjoyment of The Landing.

Tāmaki Drive walkway and connection to Ōkahu Bay

Tāmaki Drive is a busy pedestrian and cycle route for commuting and leisure activities. Improved pedestrian and cycling connections will be made adjacent to The Landing on Tāmaki Drive by creating a boardwalk for pedestrians under the trees lining The Landing where pedestrians will be separated from cyclists. Cyclists will be catered for off-road on the current footpath.

A popular walkway already loops in and out of The Landing at the western end, taking people alongside the marina and in front of the yacht club. This will be retained and enhanced. At the eastern end of The Landing there will be improved walking connections around the new facilities, which will be connected to Ōkahu Bay with a cantilevered boardwalk encouraging people to walk between The Landing and the bay and to enjoy the scenery and points of interest along Tāmaki Drive.

Boat storage

There is more demand for storage at The Landing than there is capacity. Boat storage is at a premium not only at The Landing but across Auckland. Boat storage needs careful management to ensure that any storage is for active users of The Landing. Four types of boat storage are proposed for The Landing:

1. leased storage areas – storage of boats within the footprint of leaseholders and users' buildings – to be managed by the clubs. This includes some storage on the ramp
2. temporary trailer boat storage – managed by council (via hardstand office)
3. public dinghy storage – managed by council (via hardstand office)
4. event storage – a portion of the hardstand can be reduced to cater for events or temporary boat storage from time to time at the discretion of council.

Boat-ramp extension and pontoons

Facilitating access to the water for a variety of users is a priority to achieve the vision of 'Pathways to the Sea'. Increasing the amount of boat-ramp access and number of pontoons will facilitate recreational boat activity as well as club activity.

Projects

Parking

On peak summer days, parking is at a premium at The Landing. Parking will be reconfigured on site to maximise the amount available with an additional 31 new carparks provided across the site. Overflow parking for trailer boats is also envisaged on nearby Watene Reserve when peak demand occurs.

Haul-out and hardstand

In 2013 the Orākei Local Board assessed and confirmed the on-going need for The Landing haul-out operation and associated hardstand use. The haul-out facility for boat maintenance has been a principal characteristic of The Landing for several decades. The Landing haul-out operation is available to all members of the public. The Landing haul-out operation and associated hardstand use is supported because it:

- meets the demand for haul-out and maintenance services for the existing and growing boat market
- services the small boat owners mooring boats in the inner Waitematā Harbour
- services the multi-hull boat market for haul-out, wash-down and maintenance services
- supports the services of the harbourmaster and provides emergency haul-out operations.

The concept plan proposes that the infrastructure is installed to support a Travelift® operation, which will refocus the hardstand on short-term maintenance as a priority and will dramatically enhance The Landing's value proposition.



Indicative project timeframe



- Raised crossing at entrance
- Temporary dinghy lockers and racks

- Open space in front of Royal Akarana Yacht Club
- Extension of boat ramp
- Public toilets relocated to western end

- Changing rooms and toilets eastern end
- AMST operations centre

- Potential second dinghy lockers

- Paint shed/workshop space plus extraction/ventilation
- Travelift® infrastructure
- Pontoon next to Travelift®
- Parking space reconfiguration, Stage 1

- Tāmaki Drive adjacent walkway/cycleway development and lighting
- Boat wash-down facilities
- Eastern end building demolitions

- Pontoon/s next to eastern end development
- Events space and public space in front of eastern end buildings
- Eastern end carpark realignment and drop-off entry/exit eastern end
- Docks in front of multi-sport paddling centre for waka
- Eastern end open space and interpretive signage
- Board walk cantilevered to Ōkahu Bay

- Potential west ramp for dinghy access to water

- Temporary storage and operational facilities during AMST development (possibly in Auckland Sailing Club building)

- Akarana Marine Sports Trust (AMST) development and outdoor boat storage within lease area

- Multi-sport paddling centre

- Western corner open space/boardwalk



► **Find out more:** phone the Orākei Local Board on 09 521 7021 or email them on orakeilocalboard@aucklandcouncil.govt.nz