

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.14 Gulf Harbour Marina

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

1. Activity table

1.1 Works in the CMA (s. 12 (1) RMA)

- The provisions of the Marina zone apply.

1.2 Use and Activities (s9 and 12 (3) RMA) and associated occupation of the common marine and coastal area (s. 12(2))

- The general activities in the Marina zone apply unless otherwise specified in the activity table below.

Activity	Activity Status			
	Sub-precinct A		Sub-precinct B	
	Land [dp]	CMA [rcp]	Land [dp]	CMA [rcp]
Commerce				
Maritime passenger operations	P	P	P	P
Food and beverage	C	C	C	C
Healthcare facilities	P	P	P	P
Marine retail	P	P	P	P
Non-marine retail	NC	NC	D	D
Offices accessory to a marine and port activity	P	P	P	P
Offices not accessory to a marine and port activity	NC	NC	D	D
Storage and sale of fuel and oil for vessels	P	P	P	P
Community				
Care centres	NC	NC	P	P
Clubrooms and education facilities	P	P	D	D
Healthcare facilities	P	P	P	P
Industry				
Boat storage and maintenance	P	P	P	P
Manufacture of vessels and boating/marine equipment	C	C	C	C
Boat launching facilities	P	P	P	P

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1.3 Structures (construction on land (RMA s.9) and in the CMA (s. 12(1)) and occupation of the CMCA (s. 12 (2))

1. The provisions of the Marina zone apply unless otherwise specified in the activity table below.

Activity	Activity status (Land)	
	Sub-precinct A	Sub-precinct B
Development		
Construction of new buildings and structures on the landward side of Gulf Harbour Marina	C	C

2. Notification

1. The council will publicly notify resource consent applications for any non-complying activity.

3. Land use controls

1. The land use controls in the Marina zone apply in the Gulf Harbour Marina precinct unless specified below.

3.1 Markets

1. Any markets must be open air markets.

3.2 Clubrooms and education facilities

1. Any clubrooms and education facilities must be associated with marine-related organisations and activities.

4. Development controls

1. Development that does not comply with clauses 4.1-4.3 is a discretionary activity.

4.1 Height in relation to boundary

1. Along the northern boundary which adjoins the Terrace Housing and Apartment zone the Marina zone height to boundary control must apply. Otherwise no height in relation to boundary control applies in this precinct.

4.2 Yards

1. Where the precinct boundary does not adjoin the Terrace Housing and Apartment zone, yards are not required.

4.3 Maximum site impervious area

1. Maximum site impervious areas is 100 per cent.

5. Assessment - Controlled activities

5.1 Matters of control

1. The council will reserve its control to the matters below for the activities listed as controlled in the activity table:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Activity	Construction or works methods, timing and hours of operation	Location, extent, design and materials	Consent duration	Traffic and parking
Construction of new buildings and structures	X	X		
Construction of vessels and boating/marine equipment	X	X	X	X
Food and beverage		X	X	X
Healthcare facilities		X	X	X

5.2 Assessment criteria

1. Construction or works methods, timing and hours of operation
 - a. Construction or works methods should avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the CMA.
 - b. Construction or works hours of operation should be limited to minimise effects of noise and disruption on existing activities, and on nearby residential and public open space areas.
2. Location, extent, design and materials
 - a. Any development should be of a scale, design and materials and be located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and public open space zoned land, particularly the following:
 - i. the natural character of the coastal environment
 - ii. effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects
 - iii. public access to, along and within the CMA
 - iv. effects on the landscape elements and features
 - v. effects on historic heritage values in the locality
 - vi. noise effects including ongoing operational noise, such as halyard slap
 - vii. effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality
 - viii. effects on existing activities in the CMA and on adjacent land
 - ix. effects on navigation and safety and the need for any aids to navigation
 - x. the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment
3. Consent duration
 - a. Consent duration should be limited to the minimum duration necessary for the functional or operational needs of the activity.
4. Traffic and parking
 - a. Refer to [clause 5.1](#) and [5.2](#) of the Auckland Wide - Transport rules.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. The proposal, including any additional vehicle movements, should not adversely affect the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic.
- c. The amount of parking should be sufficient to contain workers, customers and service vehicles within the site and access to the public transport network should be considered.

The Proposed Auckland Unitary Plan (notified 30 September 2013)