

## **I325. Okahu Marine Precinct**

### **I325.1. Precinct Description**

The Okahu Marine Precinct is located at Okahu Bay, Tamaki Drive. It covers an area of approximately 4.5 hectares, including both the coastal marine area and the adjoining land at Orakei Marina, the Okahu landing and boat ramp, and Watene Reserve.

The purpose of the precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

The use of land within the precinct is prioritised for marine-related and recreation activities. No additional parking is required for these activities or associated accessory activities.

Overflow boat trailer parking for boats using the precinct is provided for in Watene Reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A applies to the Orakei Marina (including the coastal marine area and a cantilevered deck) and is zoned Coastal – Marina Zone.
- Sub-precinct B applies to the hardstand area (Okahu Landing) adjacent to the Orakei Marina that is used for a mix of recreation and marine-related activities and is zoned Open Space-Sport and Active Recreation Zone. This area is also included in the Sites and Places Of Significance to Mana Whenua Overlay.
- Sub-precinct B also applies to the boat ramp adjoining Okahu Landing and part of the coastal marine area. The area located below mean high water springs is zoned Coastal – General Coastal Marine Zone.
- Sub-precinct C applies to the adjacent Watene Reserve and provides for the overflow of trailer parking during peak periods. Sub-precinct C is zoned Open Space – Informal Recreation Zone. The Outstanding Natural Features Overlay applies to Sub-precinct C.

### **I325.2. Objectives [rcp/dp]**

- (1) The Okahu Marine Precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
- (2) The ongoing use and development of Okahu Landing hardstand is provided for.

The overlay, Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

**I325.3. Policies [rcp/dp]**

- (1) Enable activities and development that reflect the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
- (2) Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
- (3) Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.
- (4) Require assessment of buildings and structures not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space;
  - (b) public access via identified recreational trails is not restricted;
  - (c) sufficient car parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times; and
  - (d) sufficient land is available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
- (5) Require assessment of activities not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space; and
  - (b) sufficient parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.

The overlay, Auckland-wide and underlying zone policies apply in this precinct in addition to those specified above.

**I325.4. Activity table**

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zone apply in this precinct unless otherwise specified below.

Table I325.4.1 specifies the activity status of land use, development and use of coastal marine area in the Okahu Marine Precinct pursuant to sections 9(3), 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

A blank in Table I325.4.1 below means that the relevant overlay, zone and Auckland-wide provisions apply.

**Table I325.4.1 Activity table[rcp/dp]**

Activity		Activity status				
		Sub-precinct A		Sub-precinct B		Sub-precinct C
		CMA [rcp]	Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
<b>Use</b>						
<b>Commerce</b>						
(A1)	Restaurants and cafes (excluding drive through restaurants)				P	
(A2)	Offices				P	
(A3)	Marine retail				P	
<b>Community</b>						
(A4)	Grandstands and related structures (where in the CMA they are located on an existing CMA structure)	RD		P	P	
(A5)	Recreational trails (where in the CMA they are located on an existing CMA structure)	P		P	P	
(A6)	Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices	P		P	P	
(A7)	Marine and port accessory structures and services	P	P	P	P	
(A8)	Clubrooms for marine-related clubs				P	
(A9)	Marine and port activities excluding loading, unloading and storage of cargo and seafood processing, undertaken on an existing CMA structure Sub-precinct B	P		P		
(A10)	Parking of vehicles including trailers (where in the CMA they are located on an existing CMA structure)	P		P	P	P
<b>Development</b>						
(A11)	New buildings and external additions or alterations to existing buildings				P	
(A12)	Buildings and structures not otherwise provided for in the precinct or the	D	D	D	D	D

	underlying zoning					
(A13)	Activities not otherwise provided for in the precinct or the underlying zoning	D	D	D	D	D

**I325.5. Notification**

- (1) Any application for resource consent the following activities must be publicly notified:
  - (a) buildings and structures not otherwise provided for; or
  - (b) activities not otherwise provided for.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

**I325.6. Standards**

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted activity in Table I325.4.1 must comply with the following standards.

**I325.6.1. Marine retail**

- (1) Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
- (2) The gross floor area of an individual marine retail tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m<sup>2</sup>.

**I325.6.2. Restaurants and cafes**

- (1) Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine Precinct.
- (2) The gross floor area of a restaurant or cafe tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m<sup>2</sup>.
- (4) The floor area limits specified in Standards I325.6.2(2) and (3) above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.

**I325.6.3. Offices**

- (1) Offices must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine precinct.
- (2) The total cumulative gross floor area of offices within the precinct must not exceed 300m<sup>2</sup>.
- (3) Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

**I325.6.4. Parking**

- (1) The parking requirements of in E27 Transport do not apply within the Okahu Marine Precinct.
- (2) Parking of vehicles including trailers must be associated with marine sport and recreation activities.
- (3) A minimum of 79 vehicle parking spaces must be provided in Sub-precinct A.
- (4) A minimum of 77 vehicle parking spaces must be provided in Sub-precinct B.

Note 1. Vehicle parks may be used for trailer parks within Sub-precinct B in a manner determined by the landowner.

Note 2. The use of Sub-precinct C for vehicle and trailer parks is managed by the landowner.

**I325.6.5. Building platforms**

- (1) Buildings in Sub-precinct B must be located in the building areas shown on Okahu Marine Precinct: Precinct plan 1.

**I325.6.6. Building height**

- (1) Buildings must not exceed 9.5m in height.

**I325.6.7. Yards**

- (1) Yards within Sub-precinct B must comply with Table I325.6.7.1 Building yard within Sub-precinct B below.

**Table I325.6.7.1 Building yard within Sub-precinct B**

<b>Yard</b>	<b>Building area 1 and 2</b>	<b>Building area 3</b>
Front	No yard is required	5m front yard in relation to Tamaki Drive

**I325.6.8. Impervious area**

- (1) The maximum impervious area is 100 per cent of the site area for Sub-precinct B.

**I325.6.9. Building coverage**

- (1) Building coverage within Sub-precinct B must comply with the standards specified in Table I325.6.9.1 Building coverage below.

**Table I325.6.9.1 Building coverage**

Area	Building area 1	Building area 2	Building area 3
Building coverage	1600m <sup>2</sup>	1500m <sup>2</sup>	300m <sup>2</sup>

**I325.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I325.8. Assessment – restricted discretionary activities**

**I325.8.1. Matters of discretion**

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) grandstands and related structures:
  - (a) construction or works, methods, timing and hours of operation;
  - (b) location, extent, design and materials used; and
  - (c) effects on existing uses and activities.

**I325.8.2. Assessment criteria**

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) grandstands and related structures:
  - (a) whether construction or works are done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the coastal marine area;
  - (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on nearby residential and open space areas;
  - (c) whether the form, intensity and scale of structures are designed to be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the coastal marine area by using the minimum area necessary for their purpose;
  - (d) the extent to which the design, materials and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;
  - (e) whether the building material used for structures are appropriately marine treated. If relocated or recycled building material is used, it should be

treated to prevent the transference or introduction of harmful aquatic organisms; and

- (f) the extent to which the location of structures avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times. It should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact on users of the identified recreational trails.

**I325.9. Special information requirements**

There are no special information requirements in this precinct.

**I325.10. Precinct plans**

**I325.10.1. Okahu Marine Precinct: Precinct plan 1- building areas within sub-precinct B**

