

I604. Hobsonville Marina Precinct

I604.1. Precinct description

Hobsonville Marina Precinct is located at Clearwater Cove, Hobsonville in Auckland's upper Waitemata Harbour. The precinct includes the coastal marine area, the marina and 4.5 hectares of adjoining land.

The purpose of the Hobsonville Marina Precinct is to provide for a range of marine-related, commercial, retail and residential activities in addition to the activities provided for in the Coastal – Marina Zone, including the ferry terminal facility.

The precinct modifies the height standards of the Coastal – Marina Zone. The precinct provides for a range of activities similar to those presently undertaken within the precinct area. This includes marina, ferry terminal, marine-related, commercial, retail and residential activities. The need to maintain the amenity values of the surrounding area, including, where appropriate, views through and over the site to the harbour, and provide for public access to and along the coastal edge is also recognised.

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

- Sub-precincts A, B, C provide for a broad range of activities and impose specific height standards;
- Sub-precinct D specifically provides access to the boat ramp, trailer parking and park-and-ride facility associated with the ferry terminal; and
- Sub-precincts E and F provide for marina and marine related uses.

The underlying zoning of land within this precinct is Coastal – Marina Zone.

I604.2. Objectives [rcp/dp]

- (1) The activities undertaken within the precinct enhance the existing marina, ferry terminal, marina and marine village activities.
- (2) Development within the precinct is sensitive to the unique marine location, and provides for public access and enjoyment of the coast.
- (3) The amenity values of land adjoining the precinct are maintained.

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

I604.3. Policies [rcp/dp]

- (1) Require new development to be designed and located in a manner that is:
 - (a) sensitive to the unique marine location;
 - (b) does not adversely affect the operation of the marina or ferry terminal;
 - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and

- (d) maintains, and where possible enhances, public access to and along the coastal edge.

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

I604.4. Activity table

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

For rules relating to works in the coastal marine area, refer to Table F3.4.1 of the Coastal – Marina Zone.

Tables I604.4.1 and I604.4.2 Activity tables specify the activity status of land use, structures constructed in the coastal marine area and associated occupation of the common marine and coastal area activities in the Hobsonville Marina Precinct pursuant to section 9(3), 12 (1), 12(2) and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I604.4.1 Activity Table - use [rcp/dp]

Activity		Activity status		
		Sub-precincts A, B, C	Sub-precinct D	Sub-precincts E, F [rcp]
Accommodation				
(A1)	Camping grounds	P	NA	NA
(A2)	Dwellings	P	NA	NA
(A3)	Retirement villages	P	NA	NA
(A4)	Visitor accommodation	P	NA	NA
Commerce				
(A5)	Commercial services	P	NA	NA
(A6)	Food and beverage	P	NA	NA
(A7)	Licensed premises	P	NA	NA
(A8)	Marine retail	P	NA	NA
(A9)	Offices	P	NA	NA
(A10)	Retail	P	NA	NA
Community				
(A11)	Activities associated with the public boat ramp, boat and trailer parking and park-and-ride	NA	P	NA
(A12)	Any activities associated with artworks, open air markets and displays	P	NA	NA
(A13)	Care facilities	P	NA	NA
(A14)	Healthcare facilities	P	NA	NA
(A15)	Parks, playgrounds, walkways	P	P	NA

Industry				
(A16)	Marine and port activities	P	NA	P
(A17)	Marine industry	P	NA	NA
(A18)	Maritime passenger operations	NA	NA	P
(A19)	Public transport facilities	P	NA	NA
(A20)	Activities listed in this table not otherwise provided for in the sub-precinct	D	D	D

Table I604.4.2 Structures (construction on land (pursuant to section 9 of the Resource Management Act 1991) and in the coastal marine area (pursuant to section 12(1) of the Resource Management Act 1991) and occupation of the common marine coastal area (pursuant to section 12(2) of the Resource Management Act 1991) [rcp/dp]

Activity		Activity status		
		Sub-precincts A, B, C	Sub-precinct D	Sub-precincts E, F [rcp]
Development				
(A21)	Buildings and structures listed in this table not otherwise provided for in the sub-precinct	D	D	D
(A22)	Construction or alteration of structures or buildings other than for marine and port facilities and marine and port accessory structures and services	C	NA	NA
Use				
(A23)	Marine and port accessory structures and services	P	NA	P
(A24)	Marine and port facilities	P	NA	P
(A25)	Maritime passenger facilities	NA	NA	P

I604.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I604.4.2 Activity table will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I604.4.1 or Table I604.4.2 Activity tables and which is not listed in I604.5(1) 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).

I604.6. Standards

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

All activities listed as permitted in Tables I604.4.1 and I604.4.2 must comply with the following permitted activity standards.

I604.6.1. Building height

- (1) Buildings must not exceed the following heights limit in the areas identified in I604.10.1 Hobsonville Marina: Precinct plan 1:
- (a) Height area 1 – 8m (up to 14m Mean Sea Level);
 - (b) Height area 2 – 12m (up to 18m Mean Sea Level);
 - (c) Height area 3 – 15m (up to 18m Mean Sea Level);
 - (d) Height area 4 – 15m (up to 21m Mean Sea Level); and
 - (e) Height area 5 – 9m (up to 13m Mean Sea Level).

I604.6.2. Height in relation to boundary

- (1) The height in relation to boundary standard does not apply to sub-precinct A and C.
- (2) The western boundary of sub-precinct B is subject to the height to boundary standard of the Residential – Mixed Housing Urban Zone.

I604.6.3. Maximum building coverage

- (1) Building coverage must not exceed the limit set out in Table I604.6.3.1.

Table I604.6.3.1 Maximum building coverage

Sub – precinct	Building coverage
A	60 per cent
B	60 per cent
C	60 per cent
D	25 per cent

I604.6.4. Minimum landscaped area

- (1) A landscaped area must be provided within sub-precincts A, B and C.
- (2) The landscaped area provided must meet the minimum percentages as set out in Table I604.6.4.1.

Table I604.6.4.1 Minimum landscaped area

Sub-precinct	Minimum landscaped area
A	10 per cent of each site must be landscaped in trees, shrubs or grass
B	10 per cent of each site must be landscaped in trees, shrubs or grass including an 8m wide strip within lot 8 adjoining the northern boundary with the esplanade reserve
C	10 per cent of each site must be landscaped in trees, shrubs or grass

I604.7. Assessment – controlled activities

I604.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) construction or alteration of structures or buildings other than for marine and port facilities and marine and port accessory structures and services:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and material used; and
 - (c) the visual impact of any building over 10m in height, in particular its permeability, enabling views through or around the building for people in the surrounding residential areas and people using the marina berths and harbour waters.

I604.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland wide provisions:

- (1) construction or works methods, timing and hours of operation:
 - (a) whether the proposed construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
 - (b) the extent to which the construction or works hours of operation are 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 material used:
 - (a) whether the development is of a scale, design and materials and 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 coastal marine area;
 - (iv) effects on the landscape elements and features;
 - (v) effects on cultural and 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 coastal marine area and on adjacent land;
 - (ix) effects on navigation and safety and the need for any aids to navigation; and
 - (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) the extent to which the design of any building over 10m in height provides permeability enabling views through or around the building for people in the surrounding residential areas and people using the marina berths and harbour waters.

I604.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I604.9. Special information requirements

There are no special information requirements in this precinct.

I604.10. Precinct plans

I604.10.1 Hobsonville Marina: Precinct plan 1 – Height

