

I100. Boat Building Precinct

I100.1. Precinct description

The Boat Building Precinct applies to the boat building yards at Alwick Street, Warkworth and the properties at 90, 92, 94 and 105 Rame Road, Greenhithe where long established boat building and boat repair activities continue to operate. These sites have an underlying zoning of Business – Light Industry Zone and are located directly adjacent to the coastal marine area.

The purpose of the precinct is to enable the continued operation of existing boat building, repair, maintenance, and associated activities in a manner that avoids, remedies or mitigates adverse effects on the environment, particularly the marine environment, and the amenity values of the surrounding area.

The objectives and policies of the underlying Business – Light Industry Zone are generally aligned with the purpose of the boat building precinct. However, other light industry activities are not appropriate in these locations and are therefore excluded from the Boat Building Precinct.

I100.2. Objectives [rcp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

- (1) Boat building, repair, maintenance and associated activities continue to be undertaken within the precinct.
- (2) The activities undertaken in the precinct do not result in adverse effects on the water quality or ecological values of the coastal marine area.
- (3) The activities undertaken in the precinct maintain the amenity values of the surrounding area.

The zone and Auckland-wide objectives apply in this precinct, in addition to those specified above, with the exception of Business – Light Industrial Objectives H17.2(1) and H17.2(2).

I100.3. Policies [rcp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

- (1) Enable boat building, repair, maintenance and associated activities, and avoid activities that do not have an operational need to be located in the precinct.
- (2) Manage use and development within the precinct to maintain amenity values and ensure that it is compatible with surrounding residential neighbourhoods and open space areas.
- (3) Require activities in the precinct to manage traffic volumes to avoid adverse effects on residential streets.

The Auckland-wide policies apply in this precinct in addition to those specified above. The Business – Light Industry Zone Policies do not apply, with the exception of H17.3(5) and H17.3(6).

I100.4. Activity table [rcp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I100.4.1 Activity table specifies the activity status for land use, development and subdivision activities and structures in the coastal marine area and the occupation of the common marine and coastal area in the Boat Building Precinct pursuant to sections 9(3), 11, 12(1) and 12(2) of the Resource Management Act 1991.

Table I100.4.1 Activity Table

Activity		Activity status
Use		
Residential		
(A1)	Workers accommodation	P
(A2)	Workers accommodation that does not comply with Standards I100.6.1 to I100.6.6	D
Commerce		
(A3)	Marine retail	RD
Industry		
(A4)	Marine industry	P
(A5)	Repair and maintenance services accessory to marine industry	P
(A6)	Marine industry or repair and maintenance services accessory to marine industry that do not comply with Standards I100.6.1 to I100.6.6	D
Development		
(A7)	Boat launching facilities	P
(A8)	Demolition or removal of buildings	P
(A9)	Erection, addition to or alteration of buildings and accessory buildings for permitted activities	P
(A10)	Marine and port facilities	RD
(A11)	Development that does not comply with Standards I100.6.1 to I100.6.6	D
Subdivision		
(A12)	Subdivision creating vacant sites	D

I100.5. Notification

- (1) Any application for resource consent for an activity listed in Table H1.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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).

I100.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct.

All activities listed as permitted in Table I100.4.1 Activity table must comply with the following standards.

I100.6.1. Height

- (1) Buildings must not exceed 9m in height.

I100.6.2. Height in relation to boundary

- (1) No part of any building may exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary, where the boundary is adjacent to a residential or open space zone.

I100.6.3. Yards

- (1) Front, side and rear yards must be fully planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a layered and densely planted visual buffer. Planting must include specimen trees that:
 - (a) are a minimum of PB95 at the time of planting; and
 - (b) are spaced at a minimum of one every 5m along the full length of the yard.
- (2) Goods, materials, refuse or refuse containers must not be stored in a yard.
- (3) No activity other than boat building, boat maintenance or repair, boat recovery or loading or unloading of cargo must be undertaken in a yard adjoining a river.
- (4) The yard requirements in Table H1.6.3.1 Yards must be met.

Table H.1.6.3.1 Yards

Yard	Requirement
Front	5m Yards are not required for internal roads or service lanes
Rear	7.5m where a rear boundary adjoins a residential or open space zone or a reserve vested in council
Side	7.5m where the side boundary adjoins a residential or open space zone or a reserve vested in council

Riparian yard	20m from the edge of a river where a boundary adjoins a river
Coastal protection yard	20m from the edge of the coast where a boundary adjoins the coast

I100.6.4. Building coverage

- (1) The maximum building coverage must be no more than 20 per cent of the new site area.

I100.6.5. Storage and screening

- (1) Any outdoor storage or refuse disposal areas that directly face and are visible from a road, residential zone, open space zone or special purpose zone must be screened from those areas by a solid wall not less than 1.8m high.

I100.6.6. Subdivision

- (1) The subdivision standards for Business – Light Industry Zone in E38 Subdivision – Urban apply in the precinct.

I100.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I100.8. Assessment – restricted discretionary activities

I100.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) marine retail:
 - (a) traffic and parking effects; and
 - (b) effects on amenity and existing activities.
- (2) marine and port facilities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) public access, navigation and safety;
 - (d) traffic and parking effects; and
 - (e) effects on amenity and existing activities.

I100.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) construction or works methods, timing and hours of operation:

- (a) the extent to which the construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
 - (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
- (a) whether the development is of a scale, design and materials and located that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly on the following:
 - (i) the natural character of the coastal environment and coastal processes;
 - (ii) effects on the recreational, visual, amenity and ecological values in the locality;
 - (iii) effects on historic heritage values in the locality and any landscape elements and features;
 - (iv) effects on existing activities in the coastal marine areas and on adjacent land including ongoing operational noise and lighting effects; and
 - (v) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, public access and esplanade reserves and urban design treatment.
- (3) public access, navigation and safety:
- (a) whether effects on existing public access arrangements should be avoided by minimising the extent and duration of work and by providing alternative access routes where practicable;
 - (b) the extent to which the proposed activity or development adversely affects navigation and safety;
 - (c) the extent to which the effects on vessel access and berthage are avoided, remedied or mitigated;
 - (d) where possible, the layout of buildings and activities should enhance public access, including pedestrian access, to the coastline, including areas of open space; and

(e) any loss of public access to, along and within the coastal marine area should be mitigated, including through provision of facilities such as public boat ramps, lookout platforms and alternative access.

(4) traffic and parking:

(a) refer to the assessment criteria in E27 Transport.

(b) whether the proposal, including any additional vehicle movements, 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; and

(c) whether sufficient parking are provided for workers, customers and service vehicles within the site and access to the public transport network have been considered.

(5) effects on amenity and existing activities:

(a) the activity should be complementary to, and not limit the primary use of the site for boat building purposes, including other marine-related activities;

(b) adequate provision should be made for activities with a functional requirement for a coastal location;

(c) the foreseeable future demand for space for activities with a functional requirement for a coastal location should be provided for without requiring reclamation;

(d) the activity should avoid, remedy or mitigate adverse effects on the amenity of the locality arising from use of the facility, including by controlling the design of buildings, signs, noise and hours of operation; and

(e) any generation of a need for parking or transport facilities should not be in conflict with the main boat building use.

I100.9. Special information requirements

There are no special information requirements in this precinct.

I100.10. Precinct plans

There are no precinct plans in this precinct