

I315. Gabador Place Precinct

I315.1. Precinct description

The underlying zoning of land within this precinct is Business – Light Industry Zone. The underlying zoning of the coastal marine area within this precinct is Coastal – Minor Port Zone.

The land and coastal marine area at Gabador Place, Mt Wellington, on the Tāmaki River, is used for a variety of marine and port activities, including boat dry stack, boat building and travel lifts, and the handling and transferring of bulk liquids (including hazardous substances) and sand and shingle. Commercial and private vessels regularly use the Tāmaki River to access the boat dry stack and boat building yards and to transport chemicals, sand and gravel by barge to the wharves located at the Gabador Place facility.

The precinct provides for the integrated and efficient operation and development of the Gabador Place Precinct by providing for the operation, development, and expansion of marine and port activities, and marine and port facilities. This provides integrated management across the land and coastal marine area as these activities are anticipated in the Coastal – Minor Port Zone for the coastal marine area. The precinct also recognises other compatible industrial activities to allow greater flexibility in maintaining efficient use of the land. The precinct restricts some activities that would otherwise be provided for in the Business – Light Industry Zone, in order to retain land for marine and port activities and to minimise reverse sensitivity effects.

I315.2. 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) The efficient and safe operation of marine and port activities, and industrial activities, at Gabador Place is protected and enabled in a manner which:
 - (a) avoids, remedies or mitigates significant adverse effects from these activities on the surrounding environment; and
 - (b) avoids the establishment of incompatible land uses.
- (2) Marine and port activities and facilities are managed in an integrated manner across land and the coastal marine area.

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

I315.3. 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) Restrict use or development which adversely affects the safe and efficient operation of water transport facilities for freight and business located within the precinct or their connections with other transport modes.

- (2) Enable the intensification, development and maintenance of buildings, structures and works for marine and port activities and supporting industrial activities.
- (3) Restrict land-use activities that are not related to marine and port activities or industrial activities to minimise reverse sensitivity effects.

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

I315.4. Activity table

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

Table I315.4.1 specifies the activity status of activities on land in the Gabador Place Precinct pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991.

Table I315.4.1 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.]

Activity		Activity status
Use		
Commerce		
(A1)	Garden centres	NC
(A2)	Motor vehicle sales	NC
(A3)	Show homes	NC
(A4)	Storage and lock-up facilities	NC
(A5)	Trade suppliers that are marine suppliers, marine retail or part of a marine and port activity	P
(A6)	Trade suppliers not otherwise provided for	NC
(A7)	Wholesaler that is a marine supplier, marine retail or part of a marine and port activity	P
(A8)	Wholesaler not otherwise provided for	NC
Community		
(A9)	Care centres	NC
(A10)	Community facilities	NC
(A11)	Hospitals	NC
(A12)	Entertainment facilities not otherwise provided for	NC
(A13)	Education facilities not otherwise provided for	NC
Rural		
(A14)	Animal breeding or boarding	NC
(A15)	Horticulture	NC
Coastal activities		
(A16)	Marine and port activities	P

Development		
(A17)	Marine and port facilities excluding wharves, landings and drydocks	P
(A18)	Wharves, landings and drydocks	RD
(A19)	Marine and port accessory structures and services	P
(A20)	Artificial lighting support structures, fittings, cables and pipes	P
(A21)	Hard protection structures including wave attenuation devices	RD

I315.5. Notification

- (1) Any application for resource consent for an activity listed in Table I315.4.1 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).

I315.6. Standards

All activities listed as permitted in Table I315.4.1 must comply with the following standards. The underlying zone and Auckland-wide standards apply in this precinct, unless otherwise specified.

I315.6.1. 1 Building height

- (1) Buildings must not exceed 20 m in height.
- (2) For the avoidance of doubt, building height excludes: reefer gantries, cargo and containers, telecommunications equipment, masts, lighting poles and associated equipment and aerials that are accessory to marine and port activities.

I315.6.2. 3.2 Maximum impervious area

- (1) Maximum impervious area is 100 per cent of the site area.

I315.6.3. Coastal hazards

- (1) The activity status for activities listed in Table E36.4.1 of E36 Natural hazards and flooding apply except in relation to the following activities which are permitted on land which may be subject to coastal hazards and in areas subject to coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise:
 - (a) marine and port accessory structures and services; and
 - (b) marine and port facilities.

I315.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I315.8. Assessment – restricted discretionary activities

I315.8.1. Matters of discretion

The Council will restrict its discretion to 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 Coastal – Minor Port Zone provisions:

- (1) development that is a restricted discretionary activity in this precinct:
 - (a) refer to Coastal – Minor Port Zone F5.8.1(6) Wharves, landings and drydocks; and
 - (b) refer to Coastal – Minor Port Zone F5.8.1(7) wave attenuation devices.

I315.8.2. 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 Coastal – Minor Port Zone provisions:

- (1) refer to Coastal – Minor Port Zone F5.8.2(6) Wharves, landings and drydocks; and
- (2) refer to Coastal – Minor Port Zone F5.8.2(7) for wave attenuation devices.

I315.9. Special information requirements

There are no special information requirements for this precinct.

I315.10. Precinct plans

There are no precinct plans for this precinct.