

I510. Gulf Harbour Marina Precinct

I510.1. Precinct description

The Gulf Harbour Marina Precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina Precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land. The precinct modifies the Coastal – Marina Zone to recognise and provide for the types of activities operating on the Gulf Harbour Marina land, and to protect the coastal open space nature and amenity of the “Hammerhead” area.

The precinct modifies the height standard of the Coastal – Marina Zone to specifically provide for marine industry, marine commercial and community/recreation activities within each sub-precinct.

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

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities; and
- Sub-precincts B and C provide for a range of both marine and complementary non-marine related activities such as offices, retail, healthcare services and care centres.

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

I510.2. Objective [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 marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

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

I510.3. 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) Require new development to be designed and located in a manner that:
 - (a) integrates with and maintains the qualities of the coastal environment;
 - (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 zone policies apply in this precinct in addition to those specified above.

I510.4. Activity table

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

Table I510.4.1 specifies the activity status of land use and activities on land and associated occupation of the common marine and coastal area in the Gulf Harbour Marina Precinct pursuant to sections 9(3), 12(2), and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I510.4.2 specifies the activity status for the structures on land in the Gulf Harbour Marina Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

Table I510.4.1 Activity table – use on land and associated occupation of the common marine and coastal area

[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			
		Sub-precinct A		Sub-precinct B	Sub-precinct C
		Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
Use					
Commerce					
(A1)	Maritime passenger operations	P	P	P	P
(A2)	Food and beverage	C	C	C	C
(A3)	Non-marine retail with a gross floor area less than 90m ²	NC	NC	RD	RD
(A4)	Offices accessory to a marine and port activity	P	P	P	RD
(A5)	Offices not accessory to a marine and port activity	NC	NC	RD	NC
Community					
(A6)	Care centres	NC	NC	RD	RD
(A7)	Clubrooms for marine-related clubs and education facilities that are associated with marine and port activities	P	P	D	D

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(A8)	Clubrooms and education facilities not otherwise provided for	NC	NC	NC	NC
(A9)	Healthcare facilities	P	P	RD	RD
(A10)	Public transport facilities	D	NA	NA	NA
(A11)	Park and ride	D	NA	NA	NA
Industry					
(A12)	Manufacture of vessels and boating/marine equipment	P	C	C	NC
(A13)	Boat launching facilities	P	P	P	P

Table I510.4.2 Activity table – development

Activity		Activity status (land) [dp]		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Development				
(A14)	Construction of new buildings and structures	C	C	C

I510.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I510.4.1 and Table I510.4.2 Activity tables 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 I510.4.1 and Table I510.4.2 Activity tables and which is not listed in I510.5(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).

I510.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I510.4.1 and Table I510.4.2 Activity tables must comply with the following standards.

I510.6.1. Yards

- (1) Where the precinct boundary adjoins the Residential – Terrace Housing and Apartment Buildings Zone, the yard requirements as set out in Table I510.6.1.1 apply.

Table I510.6.1.1 Yards

(2)

Yard	Requirement
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where a rear boundary adjoins a residential or open pace zone; or a reserve vested in the council
Side	5m where the side boundary adjoins a residential or open space zone
Water	3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

I510.6.2. Maximum impervious area

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

I510.6.3. Maximum building height

- (1) Maximum height for all buildings within sub-precincts are as follows:
 - (a) Sub-precinct A – no greater than 15m in height;
 - (b) Sub-precinct B – no greater than 12m in height; and
 - (c) Sub-precinct C – no greater than 9m in height.

I510.6.4. Building coverage

- (1) The maximum permitted building coverage or cumulative total area of buildings in each precinct must not exceed 50 per cent of the land area in sub-precinct A and 35 per cent of the land area in sub-precincts B and C.

I510.7. Assessment – controlled activities

I510.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions.

- (1) Construction of new buildings and structures:
 - (a) construction or works methods, timing and hours of operation; and
 - (b) location, extent, design and materials.
- (2) Manufacture of vessels and boating / marine equipment:

- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials; and
 - (c) traffic and parking.
- (3) Food and beverage:
- (a) location, extent, design and materials; and
 - (b) traffic and parking.

I510.7.2. 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, Auckland wide or overlay provisions.

- (1) Construction or works methods, timing and hours of operation:
- (a) the extent to which construction or works methods avoids, remedies or mitigates 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) 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 so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:
 - (i) the natural character of the coastal environment;
 - (ii) 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) the landscape elements and features;
 - (v) historic heritage values in the locality;
 - (vi) noise effects including ongoing operational noise, such as halyard slap;
 - (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
 - (viii) existing activities in the coastal marine area and on adjacent land;

- (ix) 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) Traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects 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
- (b) whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. Sufficient access to the public transport network should also be considered.

I510.8. Assessment – restricted discretionary activities

I510.8.1. 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) all restricted discretionary activities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials; and
 - (c) traffic and parking.

I510.8.2. 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) construction or works methods, timing and hours of operation:
 - (a) the extent to which construction or works methods avoids, remedies or mitigates 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) 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 so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:
- (i) the natural character of the coastal environment;
 - (ii) 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) the landscape elements and features;
 - (v) historic heritage values in the locality;
 - (vi) noise effects including ongoing operational noise, such as halyard slap;
 - (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
 - (viii) existing activities in the coastal marine area and on adjacent land;
 - (ix) 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) traffic and parking:
- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects 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
 - (b) whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. Sufficient access to the public transport network should also be considered.

I510.9. Special information requirements

There are no special information requirements for this precinct.

I510.10. Precinct plans

There are no precinct plans in this precinct.