

I512. HMNZ Dockyard Precinct

I512.1. Precinct Description

The HMNZ Dockyard precinct applies to the dockyard land on the western half of the reclamation along the base of the cliff at Calliope Road, Devonport. This land is subject to a designation for defence purposes.

The dockyard is occupied by wharf buildings, a dry-dock, a syncrolift and industrial buildings. The primary use of the dockyard is for the maintenance of vessels. The dockyard is accessed at its eastern end from Philomel Crescent, via Queens Parade, and at its western end from the Stanley Bay gate by a vehicle crossing off Calliope Road, referred to as the Calliope Road service lane.

The purpose of the precinct is to enable the use of the dockyard for non-defence purposes, providing for the efficient use of existing resources and continued employment of a significant workforce.

The zoning of land within this precinct is Business - Light Industry zone.

I512.2. Objective

- (1) The continued operation of in the HMNZ dockyard for non-defence marine and related engineering activities occurs in a manner which avoids or mitigates any adverse effects on the environment.

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

I512.3. Policies

- (1) Avoid activities within the HMNZ Dockyard precinct that do not complement the defence purposes designation.
- (2) Avoid establishing activities which do not require the dockyard's special resources for their operation.
- (3) Enable the use of the deep water coastal access resource.
- (4) Recognise and provide for the particular operational needs of the dockyard as well as the adjoining residential catchment.
- (5) Protect views to Calliope Road cliffs from surrounding areas.
- (6) Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure views of the cliff line from the south are protected by:
 - (a) maximising building separation distances;
 - (b) reducing the building height to below the cliff top;
 - (c) minimising building length;

- (d) varying the height of wider buildings to ensure views to the cliff are maintained; and
 - (e) using colours which are complementary to the coastal environment.
- (7) Avoid buildings of inappropriate design and scale, and that are not compatible with the unique coastal features.
- (8) Manage development within the precinct so that it respects the natural and visual qualities of the area.
- (9) Require any activities proposed in the precinct to:
- (a) demonstrate that they benefit from access to deep water;
 - (b) not adversely affect access to the deep water resource; and
 - (c) use the engineering resources that exist on the site.

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

I512.4. Activity table

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

Table I512.4.1 Activity table specifies the activity status of land use and development activities in the HMNZ Dockyard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I512.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Retail	NC
Industry		
(A2)	Manufacturing	P
(A3)	Repair and maintenance services	P
(A4)	Marine Industry	P
Accommodation		
(A5)	Dwellings, home occupations, visitor accommodation, boarding houses, retirement villages, supported residential care	NC
Development		
(A6)	Alterations and additions to buildings that do not increase the GFA of the building	P

(A7)	Alterations and additions to existing buildings that increase the GFA of the building and where the building is used for a permitted activity	D
(A8)	Demolition of buildings	D
(A9)	Construction of buildings used for permitted activities	RD
(A10)	Construction of buildings used for controlled, restricted discretionary, discretionary or non complying activities	NC

I512.5. Notification

- (1) Any application for resource consent for an activity listed in Table I512.4.1 Activity table above 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).

I512.6. Standards

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

All activities listed in Table I512.4.1 must comply with the following permitted activity standards.

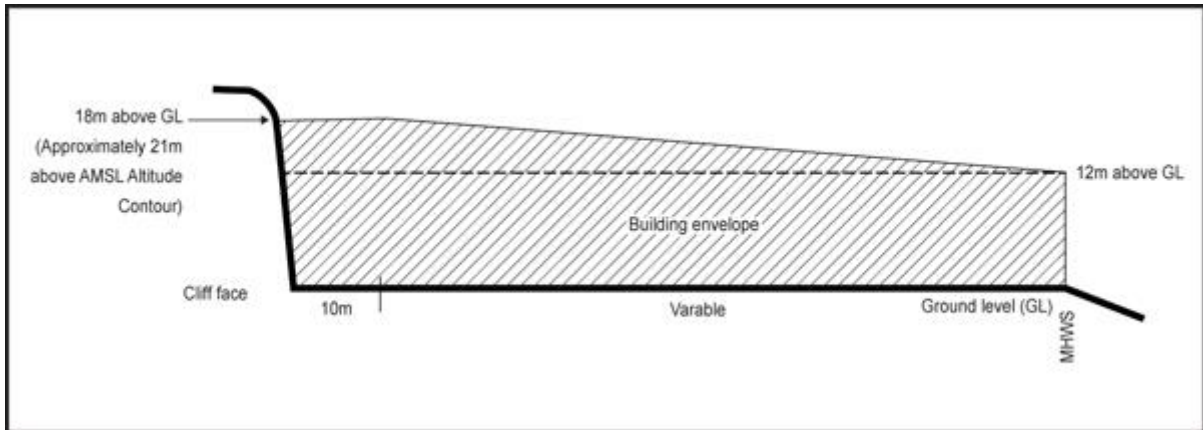
I512.6.1. Manufacturing

- (1) Manufacturing must be carried out:
 - (a) within existing workshops, or
 - (b) within open areas that are defined on I512.10.1 HMNZ Dockyard Precinct: Precinct plan 1 – Open areas for manufacturing.

I512.6.2. Building height

- (1) Buildings must comply with a building height envelope control which provides a graduated height limit of 12.5m increasing to 18m at or within 10m of the foot of the Calliope Road cliff. The HMNZ Dockyard precinct building height envelope is illustrated in Figure I512.6.2.1 Building height control.
- (2) Building height in the precinct will be measured from the finished surface level of the dockyard reclamation as at May 2009.

Figure I512.6.2.1 Building height control



I512.6.3. Yards

- (1) 5m for sites adjoining Calliope Road service lane.
- (2) The required security fence and control gate are exempt from this control.
- (3) The coastal protection yard does not apply in this precinct.

I512.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I512.8. Assessment – restricted discretionary activities

I512.8.1. Matters of discretion

The Council will restrict its discretion to all of 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) Dominance and shading.

I512.8.2. 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) Dominance and shading:
 - (a) the extent to which infringing the height controls results in the building dominating or unreasonably shading adjoining properties, particularly their outdoor living areas; and
 - (b) whether the building can be designed or located to minimise dominance or over-shadowing of outdoor living space on neighbouring sites by providing variations in building heights, breaks in building massing or locating buildings in a way that maximises sunlight access to neighbouring sites while achieving a good standard of on-site amenity.

I512.9. Special information requirements

There are no special information requirements in this precinct.

I512.10. Precinct plans

I512.10.1 HMNZ Dockyard Precinct: Precinct plan 1 – Open areas for manufacturing

