

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 2.14 Okahu Marine

The activities, controls and assessment criteria in the underlying Marina zone, Public Open Space - Sport and Active Recreation zone and Public Open Space – Informal Recreation zone, and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

#### 1. Activity table

The following table specifies the activity status of activities in the Okahu Marine precinct.

The activities in the Marina zone apply in sub-precinct A, the activities in the Public Open Space - Sport and Active Recreation zone apply in sub-precinct B, and the activities in Public Open Space – Informal Recreation zone apply in sub-precinct C unless otherwise specified in the activity table below.

Activity	Sub-precinct A		Sub-precinct B		Sub-precinct C
	CMA [rcp]	Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
<b>Commerce</b>					
Restaurants and cafes	NA	NA	NA	P	NA
Offices	NA	NA	NA	P	NA
Marine retail	NA	NA	NA	P	NA
<b>Community</b>					
Artworks	P**	NA	P**	P	NA
Grandstands and related structures	RD**	NA	P	P	NA
Recreational trails	P**	NA	P**	P	NA
Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices	P	NA	P	P	NA
Marine and port ancillary structures and services	P	P	P	P	NA
Clubrooms for marine-related clubs	P	NA	NA	P	NA
Informal recreation	P**	NA	P*	P	P
Marine and port activities excluding loading, unloading and storage of cargo and seafood processing.	P	NA	P**	NA	NA
Parking of vehicles including trailers	P**	NA	P**	P	P
Activities not otherwise provided for in the precinct plan or the underlying zoning	D	NA	D	D	D

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<b>Dredging</b>					
Maintenance dredging	RD	NA	RD	NA	NA
<b>Development</b>					
Buildings and structures not otherwise provided for in the precinct	D**	NA	D**	D	NA

Those activities in the CMA marked with \* refer to activities on CMA structures

Those activities in the CMA marked with \*\* refer to activities on existing CMA structures

### 2. Notification

1. The council will publicly notify resource consent applications for the following activities:
  - a. buildings and structures not otherwise provided for
  - b. activities not otherwise provided for.

### 3. Land use controls

1. Development that does not comply with clauses 3.1-3.4 below is a discretionary activity.
2. The land use controls applying in the Okahu Marine precinct are specified below.

#### 3.1 Marine retail

1. Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
2. The gross floor area of an individual marine retail tenancy must not exceed 200m<sup>2</sup>.
3. The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m<sup>2</sup>.

#### 3.2 Restaurants and cafes

1. Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in this precinct.
2. The gross floor area of a restaurant or cafe tenancy must not exceed 200m<sup>2</sup>.
3. The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m<sup>2</sup>.
4. The floor area limits specified in 3.2.2 and 3.2.3 above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.

#### 3.3 Offices

1. Offices must be accessory to marinas and marine related sport and recreation activities based in this precinct.
2. The total cumulative gross floor area of offices within the precinct must not exceed 300m<sup>2</sup>.
3. Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

#### 3.4 Parking

1. The parking requirements of [clause 3.2](#) of the Auckland – wide transport rules do not apply to this site.
2. Parking of vehicles including trailers must be associated with marine sports and recreation activities.

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3. The minimum number of vehicle parks in the sub-precinct A must be 158.
4. Vehicle parks may be used for trailer parks within sub precinct B in a manner determined by the landowner.
5. The use of sub precinct C for vehicle and trailer parks must be managed by the landowner.

### 4. Development controls

1. The development controls in clause 4 of the coastal marina zone apply in sub precinct A and the activities in the Public Open Space - Sport and Active Recreation zone apply in sub precincts B and C unless otherwise specified in the activity table below.
2. Development that does not comply with clauses 4.1-4.4 below is a discretionary activity.
3. Building platforms within sub precinct B are identified in the precinct plan.

#### 4.1 Height

1. Buildings must not exceed 9.5 m in height.

#### 4.2 Yards

1. Yards must comply with Table 2 below:

Table 1

Yard	Building platform 1 and 2	Building platform 3
Front	No yard is required	5m front yard in relation to Tamaki Drive

#### 4.3 Impervious area

1. Within sub-precinct B maximum site impervious areas is up to 100 per cent.

#### 4.4 Building coverage

1. Building coverage must comply with the controls specified below:

Table 2

Yard	Building platform 1	Building platform 2	Building platform 3
Front	1600m <sup>2</sup>	1500m <sup>2</sup>	300m <sup>2</sup>

### 5. Assessment - Restricted discretionary activities

#### 5.1 Matters of discretion

For activities/development that is a restricted discretionary activity in the Okahu Marine precinct, the council will restrict its discretion to the following matters.

Table 3

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Activity	Construction or works, methods, timing and hours of operation	Location, extent, design and materials used	Effects on coastal processes, ecological values, water quality and natural character	Effects on public access, navigation and safety	Effects on existing uses and activities
Maintenance dredging	X		X	X	
Grandstands and related structures	X	X			X

### 5.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed below.

1. Maintenance dredging
  - a. Dredging should be done at a time that will avoid or minimise, adverse effects on recreational users of the CMA.
  - b. Works hours of operation should be limited to minimise effects of noise and disruption on nearby residential and open space areas.
  - c. Dredging should not :
    - i. cause or exacerbate erosion within the CMA or on adjacent land
    - ii. cause damage to existing lawful structures
    - iii. result in the permanent loss of any habitat of a rare or endangered species
  - d. Dredging should use best practice methods and procedures, particularly for dredging contaminated sediments, to minimise sediment or contaminant mobilisation and dispersal.
  - e. Dredging should not impact on public use of the launching facilities or impact on marine users' safety.
2. Grandstands and related structures.
  - a. Construction or works should be done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the CMA.
  - b. Construction or works hours of operation should be limited to minimise effects of noise and disruption on nearby residential and open space areas.
  - c. The form, intensity and scale of structures should be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the CMA by using the minimum area necessary for their purpose.
  - d. The design, materials and finish should complement and enhance the coastal environment, open spaces and pedestrian linkages.
  - e. The building material used for structures should be appropriately marine treated, or if relocated or recycled building material is used, it should be treated to prevent the transference or introduction of harmful aquatic organisms.
  - f. The location of structures should avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times, and should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact

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on users of the identified recreational trails.

### 6. Assessment - Discretionary activities

#### 6.1 Matters of discretion

While not limiting the exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below:

1. Buildings and structures not otherwise provided for
  - a. Sufficient land should be available for the future long term provision of public open space.
  - b. Public access via identified recreational trails should not be restricted.
  - c. Sufficient car parking should be available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.
  - d. Sufficient land should be available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
2. Activities not otherwise provided for
  - a. Sufficient land should be available for the future long term provision of public open space.
  - b. Sufficient parking should be available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.

### 7. Precinct plans

#### Precinct plan 1: Okahu Marine precinct recreational trail

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## Precinct plan 2: Okahu Marine precinct building areas within sub-precinct B



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