

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.21 Pine Harbour

The activities, controls and assessment criteria in the underlying Marina, Mixed Housing Suburban, and Terrace Housing and Apartment Buildings zones and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps and precinct plan 1 for the location and extent of the precinct and sub-precincts.

1. Activity table

- The activities in the Marina zone apply in sub-precinct A (Marina) unless otherwise specified in the activity table below.

Sub-precinct A (Marina)		
Activity	Activity status	
	Area 1 - Industry	Area 2 - Commercial
Commerce		
Clubrooms for marine-related clubs	NC	P
Food and beverage	NC	RD
Dairies – maximum of 100m ² GFA per site	NC	P
Offices	NC	P
Marine retail	NC	P
Industry		
Marine industry	P	NC

- The activities in the Civic and Community Spaces zone apply in sub-precinct B (Open Space).
- The activities in the Mixed Housing Suburban zone apply in Area 3 (Transition) of sub-precinct C (Residential) unless otherwise specified in the activity table below.

Sub-precinct C (Residential)	
Activity	Activity status
	Area 3 - Transition
Commerce	
Dairies	NC
Restaurants and cafes	NC
Food and beverage	NC
Development	
Dwellings	RD

- The activities in the Terrace Housing and Apartment Buildings zone apply in Area 4 (Northern Apartments) and Area 5 (Southern Apartments) of sub-precinct C (Residential) unless otherwise specified in the activity table below.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Sub-precinct C (Residential)	
Activity	Activity status
	Area 4 (Northern Apartments) and Area 5 (Southern Apartments)
Commerce	
Dairies up to 100m ² GFA per site	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Restaurants and cafes	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Food and beverage	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Offices	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Retail up to 90m ² GFA per site	P in the mixed use overlay areas (see precinct plan 1), otherwise NC
Retail greater than 90m ² GFA per site	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Community	
Community facilities	RD in the mixed use overlay areas (see precinct plan 1), otherwise D
Maritime passenger operations	RD in the mixed use overlay areas (see precinct plan 1), otherwise NC
Development	
Dwellings	RD

2. Land use controls

1. The land use controls in the relevant underlying zones in the Pine Harbour precinct apply.

3. Development controls

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1. The development controls in the relevant underlying zone applying in the Pine Harbour precinct unless otherwise specified below. Development that does not comply with the development controls in clauses 3.1 to 3.8 below is a non-complying activity.

3.1 Pine Harbour precinct plan

1. All development within the Pine Harbour precinct must be in general accordance with precinct plan 1.

3.2 Height

Table 1

Sub-precinct	Areas	Maximum height	Number of floors
A (Marina)	Area 1 (Industry)	9m	
	Area 2 (Commercial)	9m	Minimum – 2 Maximum – 2
C (Residential)	Area 3 (Transition)	9m	Minimum – 2 Maximum – 2 + 1 (for habitable roof space)
	Area 4 (Northern Apartments)	15m 18m in additional height overlay area	Minimum – 2 Maximum – 4 in non-overlay area and 5 in overlay area
	Area 5 (Southern Apartments)	12m 18m in additional height overlay area	Minimum – 2 Maximum – 3 in non-overlay area and 5 in overlay area

3.3 Building coverage and impervious surface

Table 2

Sub-precinct	Area	Maximum building coverage	Maximum impervious surface
A (Marina)	Area 1 (Industry)	50% of the entire area within Area 1 (Industry)	100%

3.4 Maritime passenger operations and facilities

1. A ferry terminal must be provided at all times.

3.5 Marine services management plan

1. At the time of the design of the first dwelling immediately adjoining Area 1 (Industry) of sub-precinct A (Marina), a review of current operational practices and their location within the Pine Harbour Precinct must be undertaken by Pine Harbour Marina Ltd (or its successors) and a marine services management plan prepared. This management plan is to be submitted as part of the first application for any dwelling immediately adjoining Area 1 (Industry) of sub-precinct A (Marina) and used as the basis for assessing any potential reverse sensitivity issues under clauses 4.1 and 4.2.

3.6 Road Connection

1. At or before the time of lodging the first consent application that incorporates any new road, Pine Harbour Marina Ltd (or its successors) must in consultation with Auckland Transport nominate:
 - a. the route of a road connecting the ferry terminal area with Karaka Road
 - b. the route of bus access to the ferry terminal area
 - c. the route of heavy vehicle access to the Area 1 (Industry) of sub-precinct A (Marina).

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.7 Retail sales

1. The total area used for retail (except marine retail, or restaurants and cafes) within the precinct must not exceed 1500m² GFA.

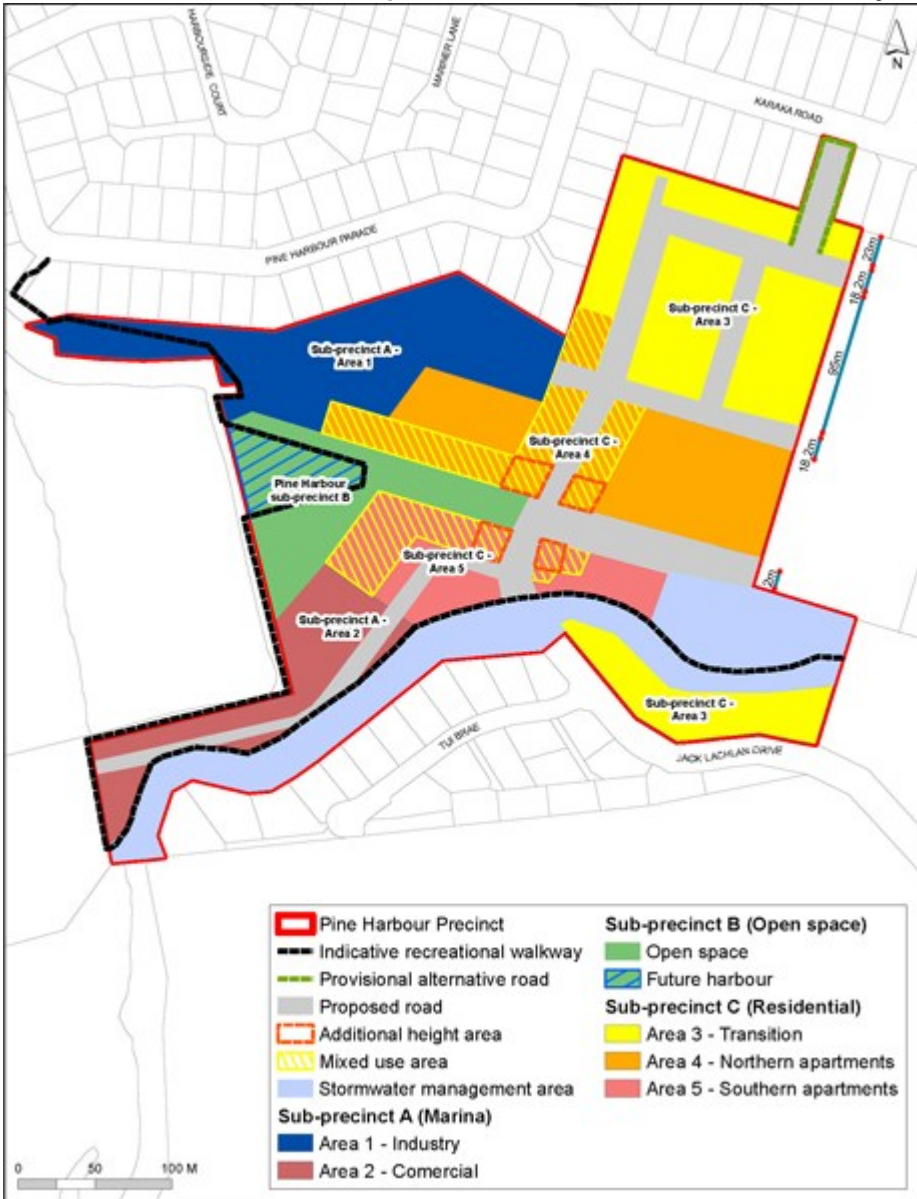
4. Assessment - Restricted discretionary activities

1. New CMA structures, buildings in the CMA, or buildings on land:
 - a. When assessing an application within sub-precinct A (Marina), the Council will restrict its discretion to the following matters, in addition to the matters specified in the Marina zone:
 - i. Roading network
 - The roading pattern should be in general accordance with the provisional alternative road and proposed road pattern shown on precinct plan 1.
 - Karaka Road Connection
 - Adequate provision should be made for a road connection between the Pine Harbour precinct and Karaka Road.
 - The road connection between the Pine Harbour precinct and Karaka Road should be provided along the alignment identified as 'Provisional alternative road' in precinct plan 1 until such time as all or part of the Sunkist Bay Road Extension is constructed, in which case council will then consider whether adequate provision has been made for the future closure of the provisional alternative road and replacing it altogether with Sunkist Bay Road extension.
 2. Dwellings and restricted discretionary activities within sub-precinct C (Residential)
 - a. When assessing an application for dwellings and restricted discretionary activities within sub-precinct C (Residential), the Council will restrict its discretion to the following matters, in addition to the matters specified in the Mixed Housing zone and Terraced Housing and Apartment Building zone:
 - i. Roading network
 - Clause 4.1.a.i applies.
 - ii. Relationship with adjoining activities
 - Consideration should be given to sensitivity issues which may arise from existing marine-related industries, other marina activities or adjoining residential activities. In some cases this may need to include consideration of additional acoustic treatment, visual screening, security and landscaping.
 - iii. Building design and external appearance
 - Buildings should be designed in a way that is appropriate for the urban coastal character, and achieve a high level of amenity.
 - iv. Public Access
 - Buildings should be located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned public open space.
 - The design of public access should contribute to the integration of passenger transport services.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5. Precinct plan

Precinct Plan 1: Pine Harbour precinct extent of areas 1-3 and overlay areas



The Proposed Auckland Unitary Plan (notified 30 September 2013)