

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.11 Westpark Marina

1. Activity table

1.1 Works in the CMA (s. 12(1) RMA)

The provisions of the Marina zone apply.

1.2 Use and Activities (s9 and 12 (3) RMA) and associated occupation of the common marine and coastal area (s. 12(2))

The activities in the Marina zone apply in the Westpark Marina precinct unless otherwise specified in the activity table below.

Activity	Sub-precincts		
	A, B, C	D	E, F [rcp]
Accommodation			
Camping grounds	P	NA	NA
Dwellings	P	NA	NA
Retirement villages	P	NA	NA
Visitor accommodation	P	NA	NA
Commerce			
Commercial services	P	NA	NA
Food and beverage	P	NA	NA
Licensed premises	P	NA	NA
Marine retail	P	NA	NA
Offices	P	NA	NA
Retail	P	NA	NA
Community			
Activities associated with the public boat ramp, boat and trailer parking and park-and-ride	NA	P	NA
Any activities associated with artworks, open air markets and displays	P	NA	NA
Care facilities	P	NA	NA
Healthcare facilities	P	NA	NA
Parks, playgrounds, walkways	P	P	P
Industry			
Marine and port activities	P	NA	P
Marine industry	P	NA	NA
Maritime passenger operations	NA	NA	P
Public transport facilities	P	NA	NA
Activities listed in this table not otherwise provided for in the sub-precinct	D	D	D

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1.3 Structures (construction on land (RMA s.9) and in the CMA (s. 12(1)) and occupation of the CMCA (s. 12 (2)))

Activity	Sub-precincts		
	A, B, C	D	E, F [rcp]
Buildings and structures listed in this table not otherwise provided for in the sub-precinct	D	D	D
Construction or alteration of structures or buildings other than for marine and port facilities and marine and port accessory structures and services	C	NA	NA
Marine and port accessory structures and services	P	NA	P
Marine and port facilities	P	NA	P
Maritime passenger facilities	NA	NA	P

2. Notification

- The council will publicly notify resource consent applications for any non-complying application.

3. Development controls

- The development controls in the Marina zone apply in the Westpark Marina precinct unless otherwise specified below.

3.1 Building height

Table 1

Sub-precinct	Height
A	12m
B	8m
C	10m
D	9m

3.2 Height in relation to boundary

- There is no height in relation to boundary control for areas A and C. The western boundary of Area B is subject to boundary controls of [clauses 9.3, 9.4](#) and [9.5](#) of the Terrace Housing and Apartment Buildings zone.

3.3 Maximum building coverage

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Table 2

Sub-precinct	Building coverage
A	60 per cent
B	35 per cent
C	60 per cent
D	25 per cent

3.4 Landscape treatment

Table 3

Sub-precinct	Landscape treatment
A	10 per cent of each site must be landscaped in trees, shrubs or grass
B	35 per cent of each site must be landscaped in trees, shrubs or grass including an 8m wide strip within Lot 8 adjoining the northern boundary with the esplanade reserve
C	15 per cent of each site must be landscaped in trees, shrubs or grass

4. Assessment - Controlled activities

4.1 Matters of control

The council will reserve its control to matters listed below for the activities listed as controlled in the activity table.

1. construction or works methods, timing and hours of operation
2. location, extent, design and materials used.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for controlled activities listed above:

1. Construction or works methods, timing and hours of operation
 - a. Construction or works methods should avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, 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 existing activities, and on nearby residential and public open space areas.
2. Location, extent, design and materials used
 - a. Any development should be of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and public open space zoned land, particularly the following:
 - i. the natural character of the coastal environment
 - ii. effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects
 - iii. public access to, along and within the CMA
 - iv. effects on the landscape elements and features
 - v. effects on cultural and historic heritage values in the locality
 - vi. noise effects including ongoing operational noise, such as halyard slap
 - vii. effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality

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- viii. effects on existing activities in the CMA and on adjacent land
- ix. effects on 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.

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