

Memo

07 August 2018

To: Jasmin Kaur – Planner
From: Sophia Coulter – Planning Technician

Subject: ENV-2018-AKL-000148 Pine Harbour Marina Limited

Please sign below once you have checked the following updates and have confirmed that all should be update within the Auckland Unitary Plan Operative in part

Modification	Description	Text / GIS affected
ENV-2018-AKL-000148	Remove appeal annotation	<ul style="list-style-type: none"> I431 Pine Harbour Precinct (whole chapter)
ENV-2018-AKL-000148	Amending text as a result of appeal	<ul style="list-style-type: none"> I431.6.4 I431.6.7(3)
ENV-2018-AKL-000148	Amending GIS viewer	<ul style="list-style-type: none"> Remove GIS appeal layer for ENV148

Text changes prepared by:

Sophia Coulter
Planning Technician

Signature:



Mapping changes prepared by:

Aching Konyak
Geospatial Analyst

Signature:



Signed off by: Jasmin Kaur - Planner

Signature:



Attachment 1 - Updated text

I431. Pine Harbour Precinct

I431.1. Precinct description

Pine Harbour Marina is located in Beachlands. It is a public transport node which provides passenger ferry services to the Auckland Central Business District for the Beachlands and Maraetai settlements and the surrounding rural area. A higher density of development is provided for in the Pine Harbour Precinct to reinforce its role as a passenger transport node.

The Pine Harbour Precinct provides for the mixed used development of the landward component of the Pine Harbour Marina into a distinctive marina based community. The precinct covers approximately 11ha.

The key purpose of the Pine Harbour Precinct is to implement the precinct plan (I431.10.1 Pine Harbour: Precinct plan 1) to ensure that the precinct creates high quality mixed use development which is integrated with the wider Beachlands settlement. The integration of the built form (including buildings, street pattern and open spaces) with the existing Beachlands settlement (along the northern boundary) and the adjoining Beachlands Precinct (along the eastern boundary) is important. Pine Harbour: Precinct plan 1 includes provision for a road connection with Karaka Road in the event that the existing reserve located at the Karaka Road and Sunkist Bay Road intersection is not developed.

The precinct is divided into seven sub-precincts encompassing the land based marine industry, residential and commercial activity and open space purposes. Pine Harbour: Precinct plan 1 also identifies the indicative location of the stormwater management area. This covers the existing watercourse, stormwater pond and the area which may be required for the future expansion of the pond.

Sub-precinct A – Open Space

Sub-precinct A overlooks the marina and will be bordered by a range of mixed use buildings. It is to operate as a multi-functional area and is the “green heart” of Pine Harbour. The green itself will be largely free of landscape interventions or buildings and can be used for a range of passive recreational activities.

Sub-precinct A incorporates a future plaza area between Sub-precinct D (Southern Apartments) and Sub-precinct E (Northern Apartments). This plaza is the pedestrian extension of Ninth View Avenue into Pine Harbour from the Beachlands Precinct. The landscape features of this plaza will provide a strong focal connection through to the marina itself. Pine Harbour: Precinct plan 1 illustrates the location of the future excavation area to extend the marina. The provisions of Sub-precinct A will continue to apply to this area until resource consent for the extension of the marina is granted.

Sub-precinct B – Transition Residential North

Sub-precinct B is the transitional area between the existing low density residential development in Beachlands and the higher density apartments within the precinct. The purpose of Sub-precinct B is to ensure transitional quality and integration with the existing Beachlands urban area and the Beachlands Precinct.

Sub-precinct C – Transition Residential South

Sub-precinct C provides for a transition upon entering Pine Harbour. Houses within this precinct are expected to allow shared views across the riparian corridor for the public and occupants. The bulk and form of the dwellings should be compatible with existing development adjoining to the south in Tui Brae.

Sub-precinct D – Southern Apartments

Sub-precinct D enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to three storeys high.

Sub-precinct E – Northern Apartments

Sub-precinct E enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to four storeys high.

Sub-precinct F – Marina Commercial

Sub-precinct F covers the existing commercial buildings and the additional area which may be required for future commercial buildings servicing the marina and marine-related uses, such as marine retail and offices. Sub-precinct F does not provide for marine industrial activities. Sub-precinct F is located adjacent to the current ferry terminal.

Sub-precinct G – Marine Industry

Sub-precinct G provides specifically for marine industrial activities. Marine related uses which are non-industrial in nature (such as offices and clubrooms) are non-complying activities to recognise the limited spatial extent of sub-precinct G. This is to ensure that non-marine industrial activities do not undermine the efficient use of this limited space.

Sub-precinct G has a maximum building height of 9m and a building restriction line to ensure that coastal views from the established residential area along Pine Harbour Parade are generally retained. Additional height to cater for the stacking of boats in non-enclosed structures is enabled to 12m as a discretionary activity.

The additional height areas shown in Pine Harbour: Precinct plan 1 enables maximum height of 18m, which allows for apartments of five storeys. These buildings are key marker buildings, which require the design to clearly address each street frontage. The additional height will be used to articulate the prominence of the corners.

The mixed use areas shown in the Pine Harbour Precinct Plan enable the ground floor of apartment buildings to be designed to allow for either commercial or residential use.

The zonings of land within this precinct are Coastal – Marina Zone, Residential – Mixed Housing Suburban Zone and Residential – Terrace Housing and Apartment Buildings Zone.

I431.2. Objectives

- (1) The precinct allows for the development of an integrated mix of residential, business, open space and marine related activities, creating a distinctive marina based community.

- (2) An appropriate development density and mix of land uses are provided in the precinct to support its function as an efficient passenger transport node.
- (3) The precinct is integrated with both the existing and future urban form of the Beachlands settlement (including the Beachlands 1 precinct area).
- (4) A safe and efficient transport network is integrated and connected with the existing and planned transportation network, including connections between Beachlands and Pine Harbour.
- (5) Public access is maintained, enhanced and integrated with the public open space zoned land, coastal marine area and the Beachlands 1 precinct.
- (6) A high amenity environment is created through the placement and design of buildings, roads and open spaces recognising the coastal setting of Pine Harbour Marina.
- (7) Stormwater infrastructure is provided in an effective and efficient way, including integration with the wider catchment.
- (8) Water and wastewater infrastructure is provided in an effective and efficient way, including the ability to connect to the Beachlands-Maraetai Sewage Treatment Plant.

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

I431.3. Policies

- (1) Require land use, subdivision and development to be generally in accordance with Pine Harbour: Precinct plan 1.
- (2) Provide for increased development density to promote the role of the precinct as a passenger transport node.
- (3) Provide for a range of activities at a scale complementary with the amenity values of the precinct.
- (4) Require the layout, form and design of buildings, roads and open spaces within the precinct to:
 - (a) integrate with the existing and future form of the Beachlands settlement (including alignment of roads);
 - (b) address potential adverse effects on adjoining land uses;
 - (c) assist with the implementation of transportation connections between Beachlands and Pine Harbour;
 - (d) assist with the integration of passenger transport services;
 - (e) create opportunities for multi-functional, safe, passive or active recreation;

- (f) ensure ongoing public access to the coastal marine area;
 - (g) ensure the provision of walkways providing pedestrian linkages through the precinct; and
 - (h) recognise and provide for the character of the coastal environment and its associated amenity values.
- (5) Require potential adverse effects (including reverse sensitivity) of any development and activities within the precinct on the character of the coastal environment and on the amenity values of the surrounding area to be avoided, remedied or mitigated.
- (6) Require that all development is connected to a public reticulated wastewater treatment and disposal system.

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

I431.4. Activity table

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

The provisions of the Open Space – Civic Zone in H7 Open Space Zones apply to Sub-precinct A (Open Space).

Table I431.4.1 specifies the activity status of land use and development activities in sub-precinct B (Transition Residential North) and C (Transition Residential South) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.2 specifies the activity status of land use and development activities in sub-precinct D (Southern Apartments) and E (Northern Apartment) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.3 specifies the activity status of land use and development activities in sub-precinct F (Marina Commercial) and G (Marina Industry) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.1 Activity table – Sub-precinct B and C

Activity		Activity status
Use		
Commerce		
(A1)	Dairies	NC
(A2)	Food and beverage	NC
Development		
(A3)	Dwellings	RD

Table I431.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A4)	Dairies with a gross floor area up to 100m ² in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A5)	Dairies	NC
(A6)	Food and beverage in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A7)	Food and beverage	NC
(A8)	Offices in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A9)	Offices	NC
(A10)	Retail with gross floor area of up to 90m ² in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	P
(A11)	Retail with gross floor area greater than 90m ² in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
Community		
(A12)	Community facilities in the Mixed Use Area identified in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A13)	Community facilities	D
(A14)	Maritime passengers operations in the Mixed Use Area identified in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A15)	Maritime passengers operations	NC
Development		
(A16)	Dwellings	RD

Table I431.4.3 Activity Table – Sub-precincts F and G

Activity		Activity status	
		Sub-precinct F	Sub-precinct G
Use			
Commerce			
(A17)	Construction of new buildings	RD	RD
(A18)	Clubrooms for marine related clubs	P	NC
(A19)	Food and beverage	RD	NC
(A20)	Dairies with a gross floor area up to 100m ²	P	NC
(A21)	Dairies with a gross floor area greater than	RD	NC

	100m ²		
(A22)	Offices	P	NC
(A23)	Marine retail with a gross floor area up to 100m ²	P	NC
(A24)	Marine retail with a gross floor area greater than 100m ²	RD	NC
Industry			
(A25)	Marine industry	NC	P
(A26)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures complying with Standard I431.6.16	NA	P
(A27)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures not complying with Standard I431.6.16(1) and the boat stack height is between 9m – 12m.	NA	D
(A28)	Public transport facilities	P	NA

I431.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I431.4.1, I431.4.2, and I431.4.3 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).

I431.6. Standards

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

All activities listed as permitted in Tables I431.4.1, I431.4.2, and I431.4.3 must comply with the following permitted activity standards.

I431.6.1. Development within the precinct

- (1) All development within the precinct must be in general accordance with Pine Harbour: Precinct plan 1.

I431.6.2. Number of floors

- (1) The number of storeys for each building permitted in each sub-precinct must meet the minimum and maximum as set out in Table I431.6.2.1 below.

Table I431.6.2.1 Number of floors

Sub-precinct	Minimum number of storey	Maximum number of storey
B	2	2 + 1 (for habitable roof space)
C	2	2 + 1 (for habitable roof space)
D	2	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 3 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1
E	2	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 4 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1
F	2	2
G	NA	NA

I431.6.3. Maximum height

(1) Buildings within sub-precincts must not exceed the maximum height as set out in Table I431.6.3.1 below.

Table I431.6.3.1 Maximum height

Sub-precinct	Maximum height
B	9m
C	9m
D	12m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
E	15m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
F	9m
G	9m

I431.6.4. Threshold condition (ground floor above adjacent footpath)

- (1) For sub-precincts D and E the minimum must be 0.5m and the maximum is 1.25m.

I431.6.5. Site width

- (1) Sites within sub-precinct C must have a minimum width of 6m and maximum width of 25m.
- (2) Sites within sub-precinct B must have a minimum width of 6.5m and maximum width of 20m.

I431.6.6. Site depth

- (1) The minimum site depth must meet one of the following:
- (a) 22m if garages are located fronting the street; or
- (b) 30m if garages do not front onto the street and are accessed from rear lane.

I431.6.7. Yards

- (1) Buildings within sub-precincts B – G must meet the following yard setback requirements as outlined in Table I431.6.7.1 below.
- (2) For garages within sub-precincts B and C, the front yard setback requirement is 0.5m from the building frontage and 5m minimum setback from the front boundary.
- (3) The separation distance between balconies or windows of primary living spaces in directly opposing buildings within sub-precincts D and E must be greater than 20m and must otherwise be not less than 15m. Facades with no glazing must be greater than 10m apart.
- (4) Buildings within sub-precinct G must not be located beyond the building restriction line as identified on Pine Harbour: Precinct plan 1.

Table I431.6.7.1 Yards

Yard	Sub-precinct					
	B	C	D	E	F	G
Front yard set back	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum – 0m Maximum – 1m	Minimum – 0m Maximum – 1m	Minimum – 0m Maximum – 1m	0m
Rear yard set back	Minimum – 8m	Minimum – 8m	See standard I431.6.7(3)	See standard I431.6.7(3)	NA	See standard I431.6.7(4)

I431.6.8. Maximum building coverage

- (1) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites greater than 500m².
- (3) For sub-precinct C, the maximum building coverage is 50 per cent of net site area for sites less than 300m².
- (4) For sub-precinct B, the maximum building coverage is 40 per cent of net site area for sites less than 300m².
- (5) For sub-precincts D and E, the maximum building coverage is 75 per cent of net site area.
- (6) For sub-precinct F, the maximum building coverage is 80 per cent of net site area.
- (7) For sub-precinct G, the maximum building coverage is 50 per cent of the precinct area.

I431.6.9. Maximum impermeable area

- (1) For sub-precinct B, the maximum impermeable area is 85 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum impermeable area is 70 per cent of net site area for sites greater than 200m².
- (3) For sub-precinct C, the maximum impermeable area is 75 per cent of net site area for sites less than 300m².
- (4) For sub-precinct C, the maximum impermeable area is 65 per cent of net site area for sites greater than 300m².
- (5) For sub-precincts D, E, F and G, the maximum impermeable area is 100 per cent of net site area.

I431.6.10. Minimum permeable area

- (1) For sub-precinct B, the maximum impermeable area is 15 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum impermeable area is 30 per cent of net site area for sites greater than 200m².
- (3) For sub-precinct C, the maximum impermeable area is 25 per cent of net site area for sites less than 300m².
- (4) For sub-precinct C, the maximum impermeable area is 35 per cent of net site area for sites greater than 300m².

I431.6.11. Minimum private open space

- (1) For sub-precinct B, where a dwelling contains two bedrooms or less the minimum private open space to be provided is 40m².

- (2) For sub-precinct B where a dwelling contains two bedrooms or more the minimum private open space to be provided is 80m².
- (3) For sub-precinct C, the minimum private open space to be provided must be 100m². The total area required can be made up of more than one single space provided each space must contain an area greater than 40m².
- (4) For sub-precincts D and E, the minimum private open space for ground floor apartments must be 15m². For one bedroom apartment located above the ground floor the minimum private open space required is 5m² and 8 m² for all apartments containing more than one bedroom.

I431.6.12. Building frontage

- (1) For sub-precincts B and C, the width of garages must not exceed 50 per cent of the width of the site.

I431.6.13. Driveway width

- (1) For sub-precincts B and C, the amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary must be limited to 3.5m.
- (2) For sub-precincts B and C, driveways, accessways and car parking may splay from the front boundary up to a width no greater than 50 per cent of the total width of the road frontage.

I431.6.14. Minimum floor to ceiling height

- (1) For sub-precincts B and C, the minimum floor to ceiling height for ground floor dwelling must be 2.7m and for all other others, it must be 2.4m.
- (2) For sub-precincts D and E, the minimum floor to ceiling height for ground floor dwelling must be 3m and for all other others, it must be 2.7m.

I431.6.15. Maximum fencing height in the front yard

- (1) The maximum fencing height in the front yard for all sub-precincts is 900mm.

I431.6.16. Boat stacks within non-enclosed structures, travel lifts and boat haulage structures

- (1) Boats must not be stacked greater than 9m in height.
- (2) Travel lifts and boat haulage structures must not be greater than 18m in height.
- (3) Boats stacks between 9 and 12m in height is a discretionary activity.

I431.6.17. Maritime passenger operations and facilities

- (1) A ferry terminal or terminus (being a facility for the berthing of passenger ferries) must be provided within the precinct at all times.

I431.6.18. Marine service management plan

- (1) At the time of the design of the first dwelling immediately adjoining sub-precinct G (Marine Industry) 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 sub-precinct G (Marine Industry) and used as the basis for assessing any potential reverse sensitivity issues.

I431.6.19. Retail

- (1) The total area used for retail (except marine retail, food and beverage) within the precinct must not exceed 1,500m² gross floor area.

I431.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I431.8. Assessment – restricted discretionary activities

I431.8.1. 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 Auckland wide or zone provisions:

- (1) all restricted discretionary activities:
 - (a) provisions, layout and design of roads and car parking areas;
 - (b) design and external appearance of buildings;
 - (c) public access through Pine Harbour Marina;
 - (d) relationship with adjoining activities.

I431.8.2. 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 Auckland wide or zone provisions:

- (1) for new dwellings and building:
 - (a) roading network:
 - (i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in H1.10.1 Pine Harbour: Precinct plan 1;
 - (ii) the extent to which provisions have been made for a road connection between 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 I431.10.1 Pine Harbour: 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.

(b) relationship with adjoining activities:

- (i) whether consideration has been given to reverse 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.

(c) building design and external appearance:

- (i) whether buildings have been designed to complement the urban coastal character and that will achieve a high level of amenity.

(d) public access:

- (i) whether buildings are 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 open space; and
- (ii) whether the design of public access contributes to the integration of passenger transport services.

(2) dairies, food and beverages, offices, retail and community facilities:

(a) roading network:

- (i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in I431.10.1 Pine Harbour: Precinct plan 1;
- (ii) the extent to which provision has been made for a road connection between 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 I431.10.1 Pine Harbour: 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; and
- (iii) whether access and egress to parking and for goods delivery and service vehicles are provided in a safe manner and avoid traffic conflict.

(b) building design and external appearance:

- (i) the extent to which the design and external appearance of any building are in context with the surrounding development and is

consistent with the form and character of the sub-precinct is it located within;

- (ii) whether the design and external appearance of any building maintains or enhances the streetscape or sub-precinct it is located within.

(c) relationship with adjoining activities:

- (i) whether consideration has been given to reverse 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.

(d) public access

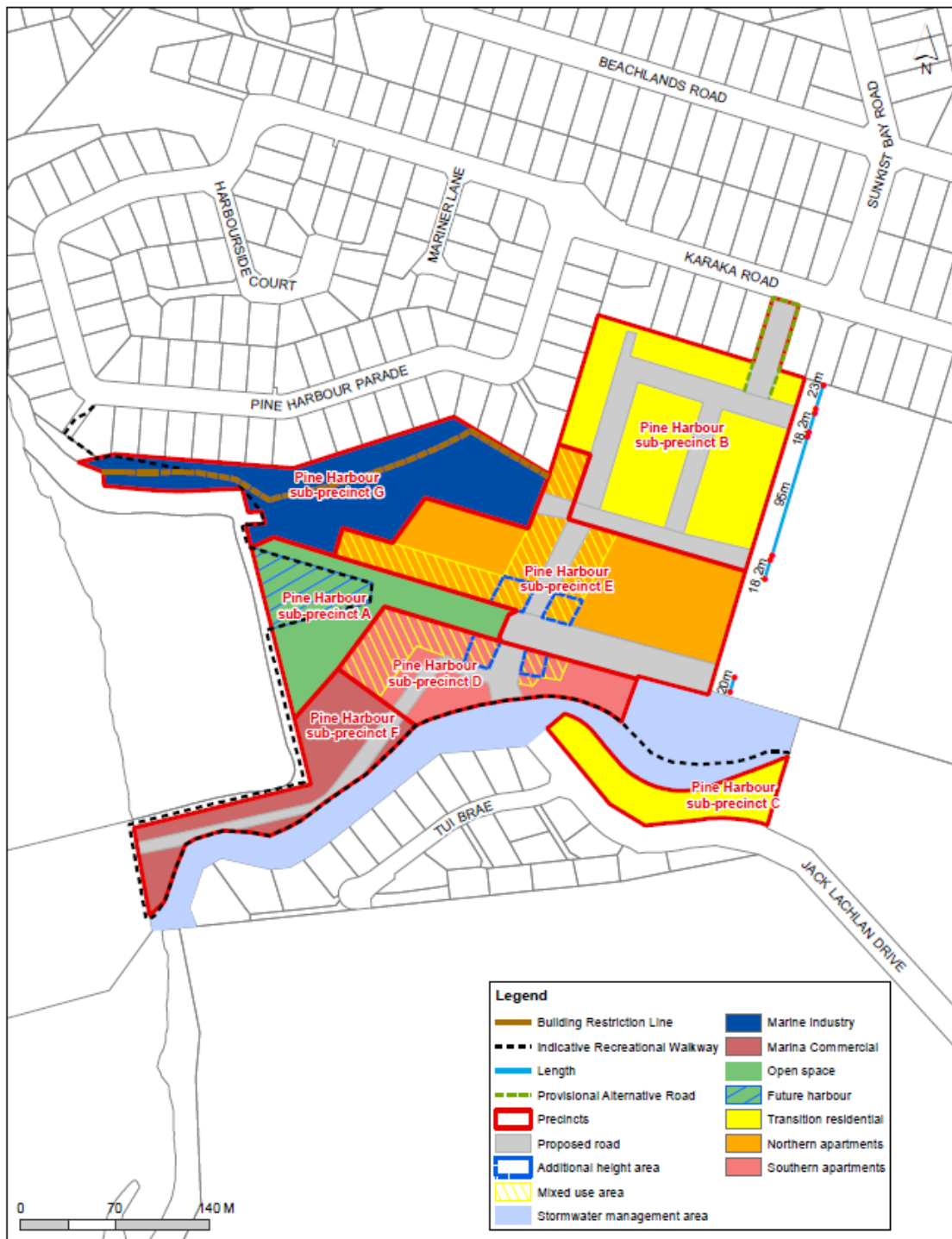
- (i) whether buildings are located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned open space; and
- (ii) whether the design of public access contributes to the integration of passenger transport services.

I431.9. Special information requirements

There are no special information requirements in this precinct.

I431.10. Precinct plans

I431.10.1 Pine Harbour: Precinct plan 1

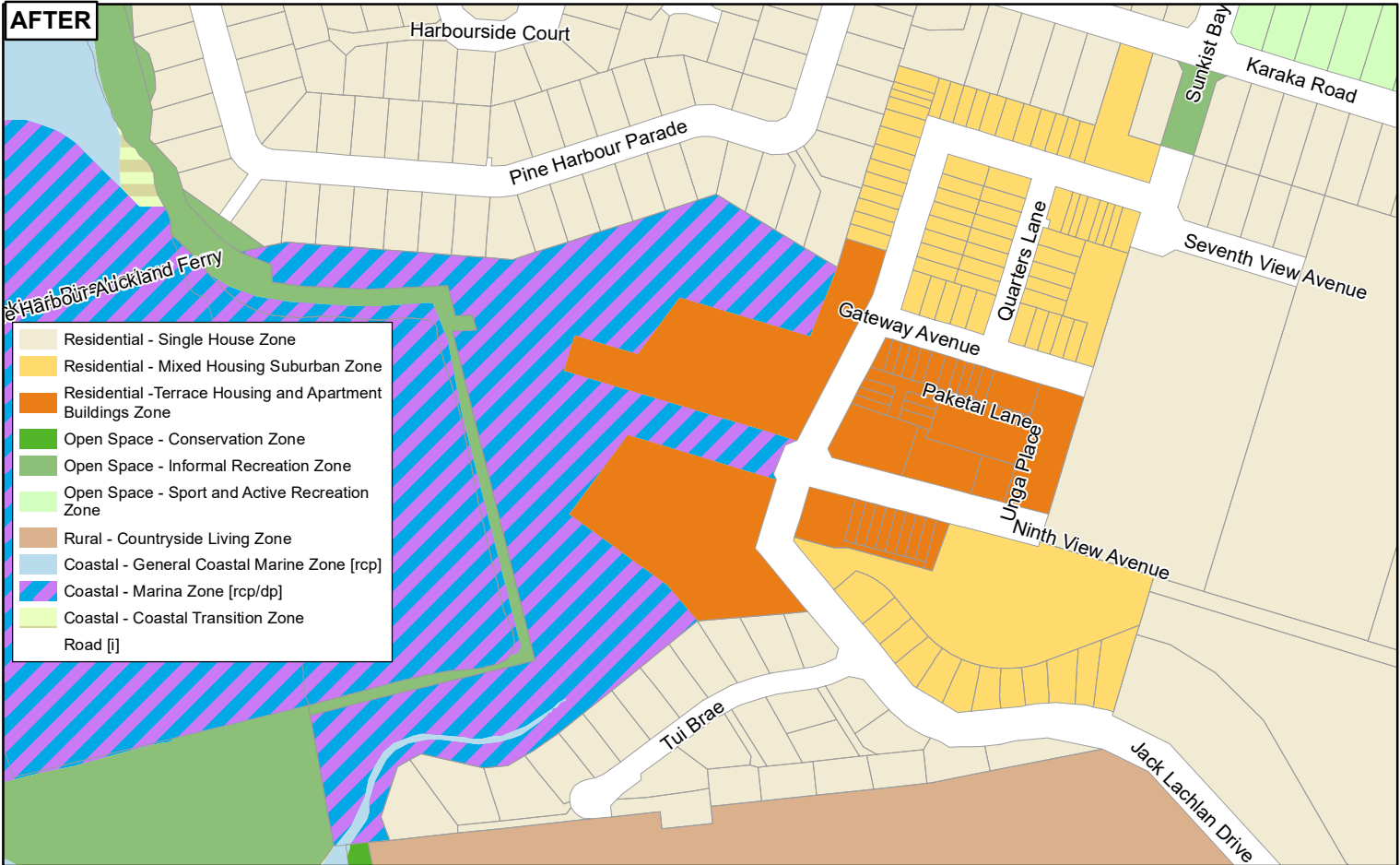


Attachment 2 - Updated GIS Viewer

BEFORE



AFTER



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 8/08/2019

Subject to Appeals layer removed



Plans and Places