



12.8.12

SPECIAL 12 (BOAT BUILDING) ZONE

12.8.12.1

Zone Issues, Objectives, Policies and Description

12.8.12.1.1

Issues

Refer to section 12.2.

12.8.12.1.2

Objectives

Objective

12.8.12.1.2.1

To enable boat building activities.

Objective

12.8.12.1.2.2

To protect the coastal environment.

Objective

12.8.12.1.2.3

To avoid, remedy or mitigate adverse effects of activities on adjoining sites.

Objectives from other chapters

Readers should note that Objectives from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

12.8.12.1.3

Policies

Policy

12.8.12.1.3.1

Activities within the Zone should be sited and designed so that adverse effects on the coastal environment are avoided, remedied and mitigated.

(This policy seeks to achieve Objective 12.8.12.1.2.2)

Policy

12.8.12.1.3.2

Activities within the Zone should be sited and designed so that adverse effects on adjoining sites are avoided, remedied or mitigated.

(This policy seeks to achieve Objective 12.8.12.1.2.3)

Policy

12.8.12.1.3.3

Activities should be limited to those associated with boat building activity.

(This policy seeks to achieve Objective 12.8.12.1.2.1)

Policy

12.8.12.1.3.4

Activities should not generate adverse traffic volumes on the residential streets providing access to the site.

(This policy seeks to achieve Objective 12.8.12.1.2.3)



Policy
12.8.12.1.3.5

Policies from the following chapters are also relevant:

- Chapter 5 - Natural Hazards
- Chapter 17 - Cultural Heritage
- Chapter 18 - Urban Land Modification and Vegetation Protection
- Chapter 19 - Utilities
- Chapter 20 - Hazardous Substances and Contaminated Sites
- Chapter 21 - Transportation and Access
- Chapter 22 - Financial Contributions and Works
- Chapter 23 - Subdivision and Servicing

Explanation and Reasons

This explanation and reasons relate to Policies 12.8.12.1.3.1 to 12.8.12.1.3.4.

The policies are intended to minimise the adverse effect on the river and to limit the intensity of development to minimise the traffic effects on the residential streets providing access to the site.

12.8.12.1.4

Description

This Zone applies to an area adjoining the Mahurangi River at Warkworth which has suitable access to the waterway for boat building. The site contains an existing boat building operation. The intensity of development allowed is limited by a maximum site coverage figure and large minimum site area requirement in order to minimise the volume of traffic in the residential streets that provide access to the site.

Rule 12.8.12.2

Activity Rules

Rule 12.8.12.2.1

Activities in the Special 12 (Boat Building) Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.12.2.2, shall comply with Rule 12.8.12.3 Development Controls and Performance Standards, and any other relevant Rule in the Plan.
- (b) All Discretionary Activities in the Activity Table in Rule 12.8.12.2.2 will be assessed against the criteria set out in 12.8.12.6 Discretionary Activities: Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters in section 104 of the Act.

Rule 12.8.12.2.2
Activity Table

Activity Table

In the following table:

- P** = Permitted Activity
- RD** = Restricted Activity
- D** = Discretionary Activity
- NC** = Non-complying Activity

Note: Words in Capitals are defined in Chapter 3 - Definitions



ACTIVITY	ACTIVITY STATUS
Any Permitted Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.12.3.	D
Any activity not listed in this Activity Table	NC
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities	P
The DEMOLITION or removal of BUILDINGS except those protected by a Rule in this Plan	P
BOAT, BOAT engine and BOAT equipment construction, manufacture, repair and maintenance	P
BOAT HIRE premises	P
BOAT sale yards and SHOPS for the sale of chandlery	P
BOAT storage, launching and retrieval	P
Wharves, jetties and BUILDINGS associated with BOAT storage, maintenance and construction not complying with the FORESHORE yard controls	RD
District Wide Activities	See Chapter 16 - General Rules
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	See Chapter 18 - Urban Land Modification and Vegetation Protection
Transport Activities	See Chapter 21 - Transportation and Access
Use and Storage of HAZARDOUS SUBSTANCES	See Chapter 20 - Hazardous Substances and Contaminated Sites





UTILITIES	See Chapter 19 - Utilities

Rule 12.8.12.3

Development Controls and Performance Standards

**Rule 12.8.12.3.1
General**

General

The Development Controls and Performance Standards in Rule 9.10 Chapter 9 - Business, relating to the Industrial Zone shall apply to this Zone, **except** Rule 9.10.3.2 (c).

**Rule 12.8.12.3.2
Use of Shoreline Yard**

Use of Shoreline Yard

No activity other than boat building, boat maintenance or repair, boat recovery or loading or unloading of cargo shall be undertaken in the shoreline yard.

**Rule 12.8.12.3.3
Site Coverage**

Site Coverage

The maximum building coverage shall be: 20%

Explanation and Reasons

This explanation and reasons relate to Rules 12.8.12.3.1 to 12.8.12.3.3.

These Rules are intended to minimise the adverse effect on the river, and to limit the intensity of development to minimise the traffic effects on the residential streets providing access to the site.

**Rule 12.8.12.3.4
Rules in Other Chapters of the Plan**

Rules in Other Chapters of the Plan

Relevant rules in other chapters of the Plan shall also be complied with:
Chapter 16 - General Rules **except** Rule 16.10.2.1.3.1 shall apply as if this Zone was an Industrial Zone.

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

Rule 12.8.12.4

Controlled Activities: Matters for Control and Assessment Criteria

There are no Controlled Activities in this Zone.



Rule 12.8.12.5

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

Rule 12.8.12.5.1
**Wharves, Jetties and Buildings
Etc**

Wharves, Jetties and Buildings Associated with Boat Storage, Maintenance and Construction Not Complying with the Foreshore Yard Controls

Refer to Matters for Discretion in Rule 9.12.1.2.1 (c) and Assessment Criteria 9.12.1.2.2 (d) and (e) in *Chapter 9 - Business*.

Explanation and Reasons

The coastal environment is a particularly sensitive environment and the effects of allowing activities to occur closer to the water need to be carefully assessed.

12.8.12.6

Discretionary Activities: Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 12 Zone, the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and any relevant matters set out in section 104 of the Act.

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.12.7

Subdivision

- (a) The subdivision of land in this Zone is a Restricted Discretionary Activity where the following controls in Rules 12.8.12.7.1 to 12.8.11.7.2 are met.
- (b) Any subdivision not complying with Rules 12.8.12.7.1 to 12.8.12.7.2 shall be a Non-complying Activity.

Rule 12.8.12.7.1
Development Controls

Development Controls

The minimum site size is 4,000m².

Explanation and Reasons

This rule is to assist in limiting the intensity of development, in order to minimise traffic effects on the residential streets providing access to the site.

Rule 12.8.12.7.2
**Rules in Other Parts of the
Plan**

Rules in Other Parts of the Plan

Rules in *Chapter 23 - Subdivision and Servicing* shall also be complied with.

Rule 12.8.12.7.3
**Restricted Discretionary
Activities**

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

In accordance with sections 76(3B) and 105(3A) of the Act, the Council will restrict its discretion to the matters listed, in addition to the matters set out in *Chapter 23 - Subdivision and Servicing*, when considering resource consent





Rule 12.8.12.7.3.1
Matters for Discretion

applications for Restricted Discretionary Activities.

Matters for Discretion

The Council will restrict its discretion to the following matters.

- (a) Site Size.

12.8.12.7.3.2
Assessment Criteria

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

- (a) Whether the proposed site size will result in an intensification of activity on the site and generate adverse traffic effects on the streets accessing the site.

Site size

Explanation and Reasons

See the explanation and reasons for Rule 12.8.12.7.1.

