



12.8.6

SPECIAL 6 (WARKWORTH MARINE, RECREATION AND MARINE INDUSTRIAL) ZONE

12.8.6.1

Zone Issues, Objectives, Policies and Description

12.8.6.1.1

Issues

Refer to section 12.2.

12.8.6.1.2

Objectives

Objective

12.8.6.1.2.1

To protect the cement works ruins and their setting and enable public access to the site and the riverbank.

To enable the use of the area for boat mooring, maintenance and construction.

Objective

12.8.6.1.2.2

To avoid, remedy or mitigate the adverse visual effects of activities on the cement works.

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

12.8.6.1.3

Policies

Policy

12.8.6.1.3.1

Activities within the Zone should be sited and designed so that adverse visual effects on the cement works site are avoided, remedied and mitigated.

(This policy seeks to achieve Objective 12.8.6.1.2.2)

Policy

12.8.6.1.3.2

Activities within the Zone should be sited, designed and operated so as not to inhibit public access to the riverbank.

(This policy seeks to achieve Objective 12.8.6.1.2.1)

Policy

12.8.6.1.3.3

Activities should be limited to those associated with boating activity and to public access to the cement work ruins.

(This policy seeks to achieve Objective 12.8.6.1.2.1)



Policy
12.8.6.1.3.4

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 12.8.6.1.3.1 and 12.8.6.1.3.3.

The site is of historic significance but also affords boat access to the river. These policies are intended to ensure that the historic significance of the ruins are not adversely affected by the boating activities. They also seek to enable public access to the site and the riverbank.

12.8.6.1.4

Description

This Zone applies to an area of land in Warkworth adjacent to the Mahurangi River at the end of Wilson Road. The land has historical interest as the site of New Zealand's first cement works which operated from 1856 to 1928, and the ruins form a monument of regional significance.

The development plan for the Zone (Plan at Appendix 12B) is designed to meet the objectives by allowing for a range of appropriate activities and buildings, but ensuring that these are sited where they will not diminish the visual impact of the ruins nor hinder public access along the riverbank or to the ruins. Integration of new buildings and parking areas with the setting will be assisted by landscaping.

Rule 12.8.6.2

Activity Rules

Rule 12.8.6.2.1

Activities in the Special 6 (Warkworth Marine, Recreation and Marine Industrial) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.6.2.2 shall comply with Rule 12.8.6.3 Development Controls and Performance Standards, and any other relevant Rules in the Plan.
- (b) All Discretionary Activities in the Activity Table in Rule 12.8.6.2.2 will be assessed against the criteria set out in 12.8.6.6 Discretionary Activity Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other section of the Plan and the relevant matters in section 104 of the Act.

Rule 12.8.6.2.2
Activity Table

Activity Table

In the following table:

- P = Permitted 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 12.8.7.3	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
ACCESSORY BUILDINGS and structures for Discretionary Activities	D
BOAT, BOAT engine and BOAT equipment construction, manufacture, repair and maintenance	P
BOAT sales yard	P
BOAT storage, launching and retrieval	P
HOUSEHOLD UNITS, provided that they comprise only the Household Units of staff whose duties require them to live within the area	D
Permitted activities not in general compliance with the Development Plan at Appendix 12B	D
SHOPS, including premises for the hire of BOATS, sale of BOAT fuels and lubricants and LPG	P
Walkways, picnic areas and similar features for passive recreation	P
VISITOR ACCOMMODATION	D
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 12.8.6.3

Development Controls and Performance Standards

**Rule 12.8.6.3.1
Conformity with
Development Plan**

Conformity with Development Plan

All buildings and activities are subject to general compliance with the Development Plan of the Zone given at Appendix 12B.

**Rule 12.8.6.3.2
Shoreline Yard**

Shoreline Yard

The following minimum yard shall apply:

20 metres;

or such lesser width as may be necessary to enable buildings, indicated on the Development Plan at Appendix 12B, to be constructed.

**Rule 12.8.6.3.3
Maximum Height**

Maximum Height

No part of any building shall exceed a height of 6 metres.

**Rule 12.8.6.3.4
Additional Controls**

Additional Controls Relating to Specific Permitted Activities

(a) Timing of Construction of Workshop

Workshop/offices of up to 200 m² gross floor area in total for the zone may be constructed and occupied if the landowner has previously entered into a binding agreement with a body, to allow public access to the area occupied by the cement works ruins.



Rule 12.8.6.3.5
Rules in Other Chapters of the Plan

(b) Control relating to the Trailer-Boat Parking Area

Before the use of the trailer-boat parking area is commenced, the edge of the parking area shall be planted with trees or shrubs, in such a way as to screen the boats and trailers from view from the ruins area, and from the internal access road linking the main entrance to the Zone with the river bank.

(c) Control relating to the Number 2 Car Parking Area

Before the use of the parking area Number 2 is commenced, the edge of the parking area shall be planted with trees and shrubs, in such a way as to screen the parked vehicles from view from the internal access road referred to above.

Explanation and Reasons

The Rules are intended to ensure that the concept of a combination of a recreation facility based on the ruins, river and lake, and a marine maintenance facility and boat standing area, is realised in a way that prevents either of the activities having adverse effects on the other, or on the visual qualities of the area.

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 that Rule 16.9 shall apply as if this Zone was a Mixed Business 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 12.8.6.4

Controlled Activities: Matters for Control and Assessment Criteria

There are no Controlled Activities in this Zone.

Rule 12.8.6.5

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

There are no Restricted Discretionary Activities in this Zone.

12.8.6.6

Discretionary Activities: Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 6 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 the relevant matters set out in section 104 of the Act:

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.6.7

Subdivision

The subdivision of land in this Zone is a Non-complying Activity.

