

## 10a.17 Land unit - Commercial 7 (wharf)

### 10a.17.1 Introduction

This land unit is applied to the paved areas of land behind the wharf structures at Orapiu and Kennedy's Point on Waiheke, at Sandy Bay on Rakino and to the wharves at Tryphena, Whangaparapara and Port Fitzroy on Great Barrier.

Deleted: Okupu,

The wharf land unit is characterised by:

- Moderate visual amenity values due to its location in a modified coastal environment.
- Significant peaks in vehicle traffic and people at times of ferry departure and arrival.
- Freight handling and ancillary activities.
- Built development limited to small scale offices and ancillary buildings.
- Facilities for the recreational use of the coastal environment.

Formatted: Bullets and Numbering

Formatted: Indent: Left: 56.7 pt

Overall, the wharf land unit plays a crucial role in facilitating the movement of freight, traffic and people on and off the islands.

### 10a.17.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure the efficient operation of the wharf and transport facilities.
2. How to ensure the efficient and safe operation of recreational activities.
3. How to protect the character of the adjoining coastal environment from the potential adverse effects of activities and buildings.

Deleted: 2

### 10a.17.3 Objective

To ensure the efficient operation of the wharf, transport and recreation facilities while protecting the character of the adjoining coastal environment from the potential adverse effects of activities and buildings.

Deleted: and

#### Policies

1. By providing for wharf and transport associated activities and buildings to establish and operate within the land unit.
2. By providing for recreational activities and facilities to establish and operate within the land unit.
3. By ensuring that buildings are of a size and scale which will not have adverse effects on the character of the adjoining coastal environment.

Deleted: 2

### 10a.17.4 Resource management strategy

The resource management strategy is to provide wharf and transport associated activities and buildings so that the efficient operation of the wharf facilities can occur as well as contributing to the recreational needs of the islands.

Deleted: so

Appropriate development controls have been put in place to ensure that buildings will not have adverse effects on the adjoining coastal environment.

### 10a.17.5 Rules - activity table

Activity	Status
Boat launching ramps and jetties (including boat trailer parks) <u>in all areas except for the area behind Orapiu Wharf</u>	P
<u>Boat launching ramps and jetties (including boat trailer parks) in the area behind Orapiu Wharf</u>	RD

Activity	Status
Carparking areas	P
Marine fuelling services	P
Passenger transport (buses, taxi and other multiple occupancy vehicles)	P
Public toilets	P
Wharf administration and freight handling activities	P

### Legend

P = Permitted

RD= Restricted discretionary

### Notes:

1. The relationship between buildings and other activities listed in activity tables is explained in clause 4.3.
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.
3. Activities that exist below mean high water springs are in Auckland Regional Council jurisdiction and may require a resource consent under the Auckland Regional Plan: Coastal.

## 10a.17.6 Rules - development controls

Refer to **part 10c - Development controls for land units and settlement areas** for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in clause 10c.3.

### 10a.17.7 Assessment matters

#### 1. Matters of discretion for boat launching ramps and jetties in the area behind Orapiu Wharf

When considering an application for resource consent for boat launching ramps and jetties in the area behind Orapiu Wharf, the council has restricted its discretion to considering the following matters:

- location
- traffic generation
- parking.

### 10a.17.8 Relationship with rules in other parts of the Plan

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Formatted:** Heading3.1.1FollowingNumbers, Widow/Orphan control, Don't keep with next

**Formatted:** Font: Bold

**Formatted:** List.1.FirstNumber, Widow/Orphan control, Don't keep with next

**Formatted:** BulletBody, Bulleted + Level: 1 + Aligned at: 85.05 pt + Tab after: 96.4 pt + Indent at: 96.4 pt, Widow/Orphan control, Don't keep with next

**Deleted:** 7

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Connectivity and linkages**