

7B Special Recreation Activity Area

7B(i) Petone Foreshore

7B(i) 1 Issues, Objectives and Policies

7B(i) 1.1 Local Area Issue

7B(i) 1.1.1 Retaining the Open Space Character

Issue

It is important that activities carried out retain the open space character of the area and are compatible with the coastal marine area.

Objective

That activities carried out on the Petone Foreshore retain the open space character and are compatible with the coastal environment.

Policy

- (a) To allow a range of informal recreation activities.

Explanation and Reasons

In order to retain the open space character of the area and amenity values informal recreation activities are considered to be appropriate.

7B(i) 1.2 Site Development Issue

7B(i) 1.2.1 Buildings and Structures

Issue

While there are some existing buildings such as the Settlers Museum, boating and rowing club buildings and the Oarsman Cabaret building, it is important that the number of buildings and structures are restricted so that the open space character and amenity values of the area are protected.

Objective

To conserve and protect the open space character and amenity values of the area.

Policies

- (a) To discourage the development of buildings and structures which would reduce the amount of land available to the public for informal recreation purposes.
- (b) To ensure that the public have access to and along the coastal marine area.

Explanation and Reasons

Buildings and structures on the Petone Foreshore can significantly detract from the open space character and visual amenity values of the area. In addition, the development of buildings and structures will reduce the amount of land available to the public for informal recreation purposes. It is therefore important to discourage the development of buildings and structures.

7B(i) 2 Rules

7B(i) 2.1 Permitted Activities

- (a) Informal recreation activities.
- (b) Amenity and conservation planting.
- (c) Landscape furniture.
- (d) The erection, variation, maintenance and removal of lighthouses, navigational aids and beacons.
- (e) Beach grooming and recontouring of Petone Foreshore.

7B(i) 2.1.1 Permitted Activities - Conditions

(a) Lighting:

Any activity which requires outdoor areas to be lit must ensure that direct or indirect illuminance does not exceed 8 lux at the window of a dwelling on a neighbouring site.

(b) Beach Grooming and Recontouring:

- (i) That the beach grooming is carried out only for the purposes of removing debris, litter or dead seaweed or for recontouring and reshaping of the foreshore.
- (ii) Public access is not restricted.
- (iii) No sand is removed.
- (iv) All equipment used is removed from the beach after completion of the beach grooming and/or recontouring.

(c) General Rules:

Compliance with all General Rules - see Chapter 14.

7B(i) 2.2 Restricted Discretionary Activities

- (a) Alterations or additions to existing buildings and structures.
- (b) Car parking areas.

7B(i) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

(a) Alterations or additions to existing buildings and structures.

The size, scale, bulk and height of additions and alterations:

- The size and scale of the proposed alteration or additions on the land available for public use and enjoyment;
- The visual impacts of additions and alterations in terms of height, size and scale;
- The impact on coastal amenity values, public access to and along the coastal marine area and the open space character of the area; and
- The alterations or additions are compatible with the external appearance of the existing building.

(b) Car parking areas.

Landscaping and screening:

- Areas adjoining the road and within parking areas must be appropriately landscaped.

7B(i) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions

7B(i) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

7B(i) 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

7B(i) 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

7B(i) 2.5 Other Provisions

- (a) Subdivisions - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

7B(i) 3 Anticipated Environmental Results

- (a) Retention of the open space character of the Petone Foreshore.
- (b) Buildings and structures will have adverse effects which are no more than minor on amenity values.

7B(ii) Seaview Marina

7B(ii) 1 Issues, Objectives and Policies

7B(ii) 1.1 Local Area Issue

7B(ii) 1.1.1 Activities that are Compatible with and Support the Seaview Marina

Issue

Existing facilities, such as boat berths, boat ramps and the Yacht Club are directly related to the marina operation. It is necessary to provide for such activities as well other activities which are compatible and support the Marina complex.

Objective

To ensure that activities are compatible and support the Seaview Marina.

Policies

- (a) To provide for activities that are an integral part of the Seaview Marina complex.
- (b) To provide for activities that support, enhance or complement the marina complex.

Explanation and Reasons

The Seaview Marina provides for a range of recreation related activities in a coastal setting. It is appropriate that activities which are an integral part of the Marina complex should be permitted. In addition, a range of activities which support the marina and those which require a coastal location are appropriate.

7B(ii) 1.2 Site Development Issue

7B(ii) 1.2.1 Buildings and Structures

Issue

Many activities which are an integral part or support the marina complex require the development of buildings and structures. To ensure that buildings and structures do not detract from the amenity values of the coastal environment it is important that the scale, size, location and external appearance are controlled.

Objective

To ensure that buildings and structures have adverse effects which are no more than minor on amenity values of the area.

Policies

- (a) To control the size, scale, location and external appearance of buildings and structures.
- (b) To ensure that buildings and structures do not adversely affect public access to and along the coastal marine area.
- (c) To ensure that buildings and structures do not adversely affect the area of land available to the public.

Explanation and Reasons

Given that the site is in the coastal environment it is important that the external appearance of buildings and structures are managed so as to ensure that they do not detract from the amenity values of the area. The location and size of buildings and structures should also be managed to ensure that there is appropriate access to the coastal marine area and that there is sufficient land available for the public to use.

7B(ii) 2 Rules

7B(ii) 2.1 Permitted Activities

- (a) Recreation activities.
- (b) Boat building, repairs, sail making and other associated activities.
- (c) Parks and reserves.
- (d) Amenity and conservation planting.
- (e) The erection, variation and removal of light houses, navigational aids and beacons.
- (f) Pipelines within the 5.0m pipeline corridor.
- (g) Restaurants and cafes.

7B(ii) 2.1.1 Permitted Activity - Conditions

(a) **Lighting:**

Any activity which requires outdoor areas to be lit must ensure that direct or indirect illuminance does not exceed 8 lux at the windows of a dwelling on a neighbouring site.

(b) **Retailing:**

Retailing shall be limited to the sale of food and beverages for the consumption on site and to equipment directly associated with marina related activities. The size of the retail facility shall not exceed 100m² in gross floor area.

(c) **General Rules:**

Compliance with all General Rules - see Chapter 14.

7B(ii) 2.2 Restricted Discretionary Activities

- (a) All buildings and structures of a Permitted Activity, including boat launching ramps.
- (b) Car parking areas.

7B(ii) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **All buildings and structures of a Permitted Activity, including boat launching ramps.**
 - (i) External Appearance, Size, Scale, Height and Location of Buildings and Structures:
 - The maximum height of buildings and structures and its likely adverse effects on amenity values. Buildings and structures should not exceed 8.0m in height;
 - The size and scale of all buildings and structures and their likely adverse effects on amenity values. The gross floor area of any building should not exceed 100m²; and
 - The size, scale and location of buildings and structures and their likely adverse effects on the area of land available for public use and enjoyment and access to and along the coastal marine area.
 - (ii) Landscaping and Screening:
 - Outdoor storage areas shall be screened or planted so that they are not visible from the road or any public space; and
 - Areas around buildings shall be landscaped to soften the impact of the building.
- (b) **Car parking areas.**

Landscaping and Screening:

All car parking areas not contained within buildings must be landscaped. Areas within the car parking area and areas adjoining or fronting roads must be landscaped.

7B(ii) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

7B(ii) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

7B(ii) 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

7B(ii) 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

7B(ii) 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

7B(ii) 3 Anticipated Environmental Results

- (a) Activities directly related to the proper operation or functioning of the Seaview Marina will be permitted.
- (b) Buildings and structures will have adverse effects which are no more than minor on amenity values.

7B(iii) Hutt Park Visitor Accommodation

7B(iii)1 Issues, Objectives and Policies

7B(iii)1.1 Local Area Issue

7B (iii)1.1.1 Hutt Park Visitor Accommodation

Issue

Existing visitor accommodation facilities established at Hutt Park include motels, tourist flats and cabins, campervan/caravan and tent sites and associated recreation facilities. It is necessary to provide for such activities as well as other activities that are compatible and support the visitor accommodation complex.

Objective

That activities carried out provide for a range of visitor accommodation facilities and other activities which are compatible and support the visitor accommodation.

Policies

- (a) To provide for activities that are an integral part of the Hutt Park visitor accommodation complex.
- (b) To provide for activities that support, enhance or complement the Hutt Park visitor accommodation complex.

Explanation and Reasons

The Hutt Park complex provides a range of visitor accommodation facilities in an attractive landscaped setting, which includes the adjacent Waiwhetu Stream. It is appropriate that activities, which are an integral part of the complex, should be permitted.

7B(iii) 1.2 Site Development Issue

7B(iii) 1.2.1 Buildings and Structures

Issue

Many activities, which are an integral part of or support the visitor accommodation complex, require the development of buildings and structures. To ensure that buildings and structures do not detract from the amenity values of the area and adjoining open spaces, it is important that the scale, size, location and external appearance of buildings and structures are controlled.

Objective

To ensure that any adverse effects on the amenity values of the area and adjoining open spaces are avoided, remedied or mitigated.

Policy

- (a) To ensure the size, scale, location and external appearance of buildings and structures enhances the amenity values associated with the area and adjoining open spaces.

Explanation and Reasons

Given that the existing visitor accommodation facilities are situated on a recreation reserve, it is important that the size, scale, location and external appearance of buildings and structures are managed so as to ensure that they do not detract from the amenity values of the area.

7B(iii)2 Rules

7B(iii) 2.1 Permitted Activities

- (a) Visitor accommodation and associated activities, including recreation activities.
- (b) Retail activities.
- (c) Residential accommodation for caretakers and staff.

7B(iii) 2.1.1 Permitted Activity - Conditions

- (a) Retailing:

Retailing shall be limited to the sale of goods to guests staying at the complex only. There shall be no retailing to the general public. The size of the retail facility shall not exceed 100m² in gross floor area.

- (b) General Rules:

Compliance with all matters in the General Rules - see Chapter 14.

7B(iii) 2.2 Restricted Discretionary Activities

- (a) All buildings and structures of a Permitted Activity
- (b) Car parking areas.

7B(iii) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **All buildings and structures of a Permitted Activity.**
 - (i) Design and External Appearance, Height and Location of Buildings and Structures:
 - The design and external appearance of buildings and structures and their likely adverse effects on amenity values of the area and adjoining open spaces.
 - Buildings and structures shall be located on the site in a way that ensures the open space amenities and park like setting are maintained and enhanced.
 - Buildings and structures shall be designed so that they are not considered obtrusive and should not exceed 8m in height.
 - (ii) Landscaping and Screening:
 - Areas around buildings shall be landscaped to mitigate adverse effects.
 - Outdoor storage areas shall be screened or planted to mitigate adverse effects.
- (b) **Car parking areas.**
 - (i) Traffic generation:

The safe and efficient movement of all traffic, including pedestrian traffic, must be provided for. It shall be demonstrated that traffic generation and vehicles entering and leaving the area shall not adversely affect the traffic flows on adjacent roads or cause a traffic hazard.
 - (ii) Parking:

Parking shall be provided at the greater of 1 per unit or 0.2 per occupant. Refer General Rules, Chapter 14A - Transport, Appendix 3.
 - (iii) Landscaping and screening:

All outdoor carparking areas shall be landscaped.

7B(iii) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

7B(iii) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

7B(iii)2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Condition.

7B(iii)2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

7B(iii)2.5 Other Provisions

- (a) Subdivision - See Chapter 11
- (b) Financial Contributions See Chapter 12
- (c) Utilities - See Chapter 13
- (d) General Rules - See Chapter 14.

7B(iii)3 Anticipated Environmental Results

- (a) Activities directly related to the proper operation or functioning of visitor accommodation at Hutt Park will be permitted.
- (b) Buildings and structures will have no more than minor adverse effect on amenity values.
- (c) There will be no more than minor adverse traffic impacts on the adjoining road network.