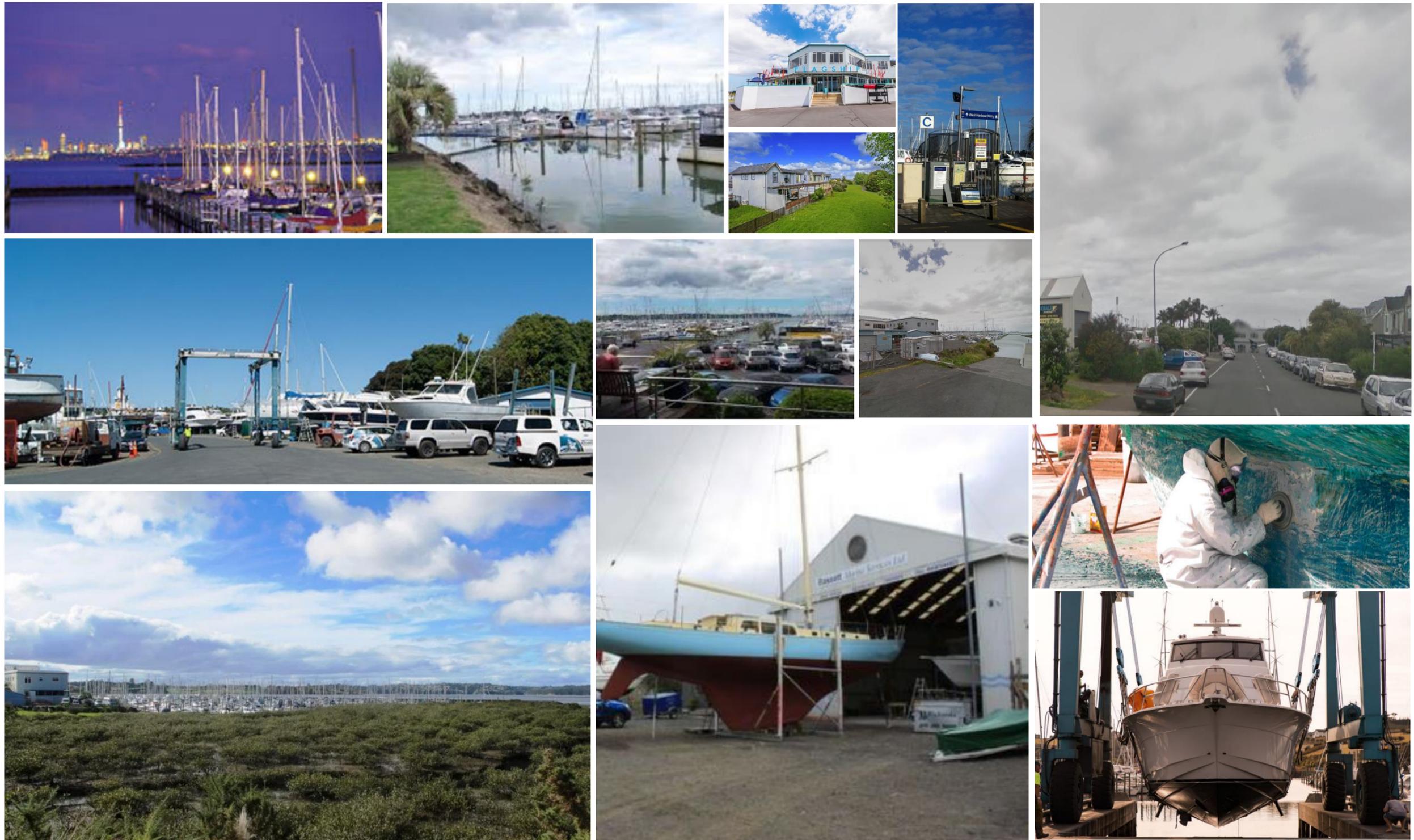


# HOBSONVILLE MARINA REDEVELOPMENT CONSULTATION PACK



# MOOD BOARD

## Character



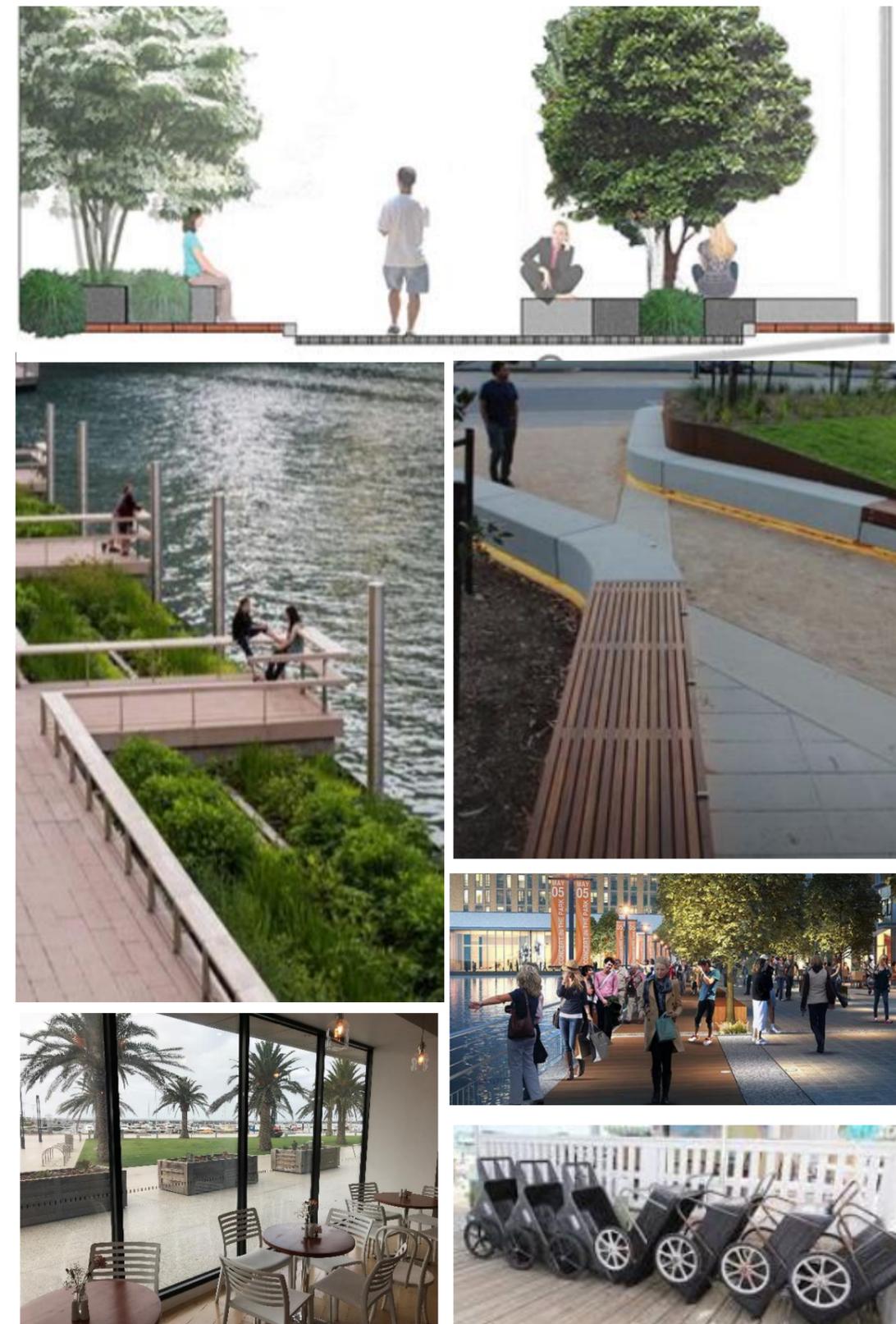
# MOOD BOARD

## Apartment Architecture + Mixed Use Architecture



# MOOD BOARD

## Marine Industrial

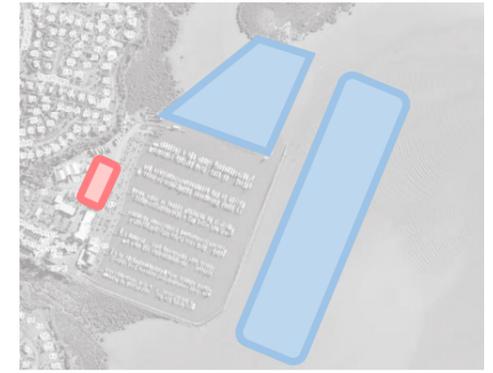


# MOOD BOARD

## Landscaping

# MASTER PLAN

## URBAN DESIGN PRINCIPLES



### PERMEABILITY + CONNECTIONS

The concept of the master plan is to provide for new connections to the waterfront. The proposal opens up and provides access for pedestrian and commuters to and along the waterfront whilst maintaining functional access for marina use.

The proposed boardwalk will cantilever out over the edge of the seawall to provide a pleasant outlook to the marina as well as to provide for easier access along the waterfront instead of the current requirement to navigate the current car park area.

The concept provides opportunities to circulate around and through the site creating a more porous development as opposed to the current form that shuts non marina users out and gates off the waterfront.

### THE SERVICE HEART + MARINE GATEWAY

The continuance of the marine service industry is crucial. The proposal provides for the current activities and their evolution and growth. The proposed master plan will provide certainty for the redevelopment of the marina and the extent of area for hardstand and new industrial buildings. The opportunity for new buildings will help enclose some of the current activities onsite and provide better amenity to the surrounding area. The increase of the hardstand area will ensure adequate space is provided for the provision of boat maintenance by both private individuals and business longer term.

Travel lift and hardstand activities will continue while pedestrian connections skirt these activities; in recognition of the sense of interest they provide whilst balancing the need to provide for operational health and safety requirements.

Amenity planting and screening provides for transition from marine industrial to car parking areas.

### STREET ACTIVATION

The proposed mixed use development turns the retail and office development around to enhance the streetscape and activate the full extent of the current road frontages.

The signaled potential redevelopment of the current apartments provides opportunity to provide visual connection from Clearwater Cove to the marina and views to the city beyond.

The redevelopment of the marine industrial and edge treatment/landscaping will provide opportunities for a new pedestrian-friendly environment linking the proposed park and ride along the marina side of Clearwater Cove.

Residential along the waterfront and adjacent to Clearwater Cove will provide natural passive surveillance for the marina and the adjacent area.

### LANDSCAPE INTEGRATION + BULK + MASSING

The design provides an extension of the natural elements of the area to complement the Marina and the existing recreational reserve and footpaths adjacent to Clearwater Cove. The proposed planting along the water's edge will provide green space and peaceful reflection spaces from which the marina and vistas beyond can be observed.

The careful position of building footprints ensures that each building is separately legible and that appropriate visual connectivity to the water is maintained and revealed as people journey through the site, and for those beyond the site.

The buildings have been designed to comply with the Unitary Plan height controls for the site. The development of further marine industrial buildings to support the growth of the marine service industry will provide for a graduation and transition in scale of the built form across the site.

### PROVIDING FOR THE FUTURE

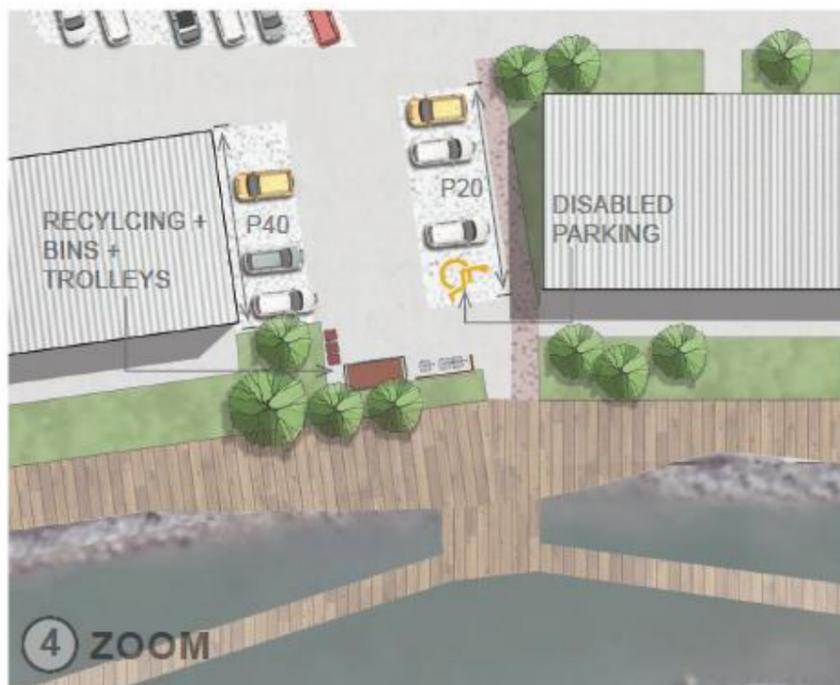
The Marina has been identified in the Auckland Unitary Plan as being suitable for expansion. Expansion would involve construction of further breakwaters, piers and other marine structures to provide safe and secure berths for boats.

Detailed planning and design work will be required as well as detailed navigational safety assessments. This work will be undertaken at a suitable time in the future.

It is anticipated that further parking will be required and will be provided for in a carparking structure built over the new proposed carpark area. Moving the carpark back away from the water now means that in the future when the expansion occurs the waterfront is not dominated by a parking structure.

# MASTER PLAN FOR PROPOSED REDEVELOPMENT





- (F) Fuel pier
- (A) New marina (outer expansion)
- (B) New swing moorings
- (C) New marina (inner expansion)
- (D) Parking building

## FUTURE POSSIBLE MARINA EXPANSION

KEY FOR ZOOM LOCATIONS



## BULK AND MASSING

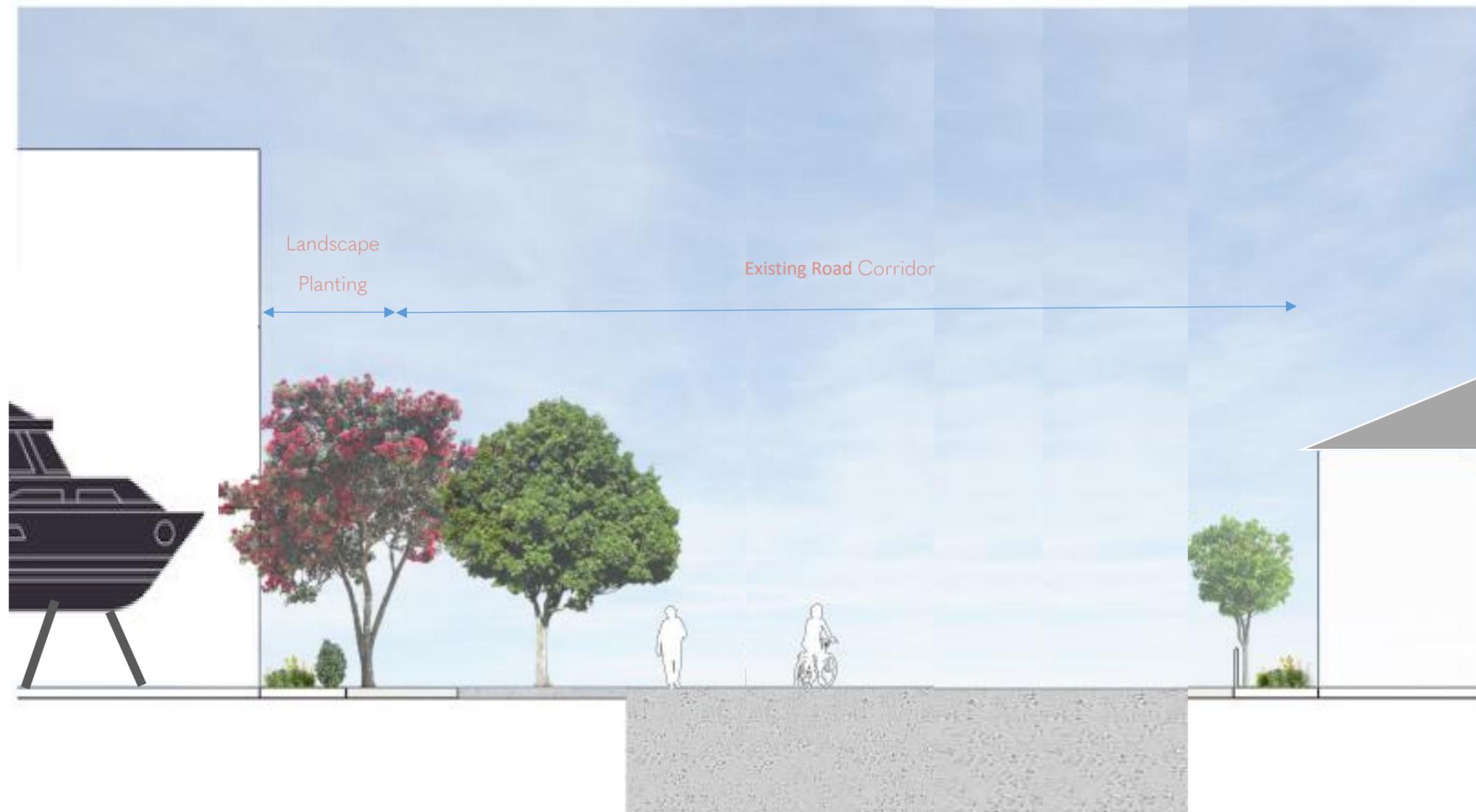
Artist's impression of proposed waterfront boardwalk



KEY FOR LOCATION OF SIMULATION

## BULK AND STREETSCAPE

### Cross Section of Clearwater Cove - Commercial Boat Sheds to Residential Houses



# APPROVED UNITARY PLAN RULES

## Precinct Plan + Heights



### 1604. Hobsonville Marina Precinct

#### 1604.1. Precinct description

Hobsonville Marina Precinct is located at Clearwater Cove, Hobsonville in Auckland's upper Waitemata Harbour. The precinct includes the coastal marine area, the marina and 4.5 hectares of adjoining land.

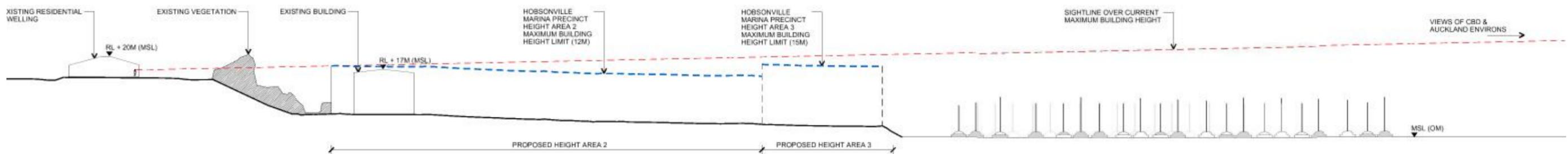
The purpose of the Hobsonville Marina Precinct is to provide for a range of marine-related, commercial, retail and residential activities in addition to the activities provided for in the Coastal – Marina Zone, including the ferry terminal facility.

The precinct modifies the height standards of the Coastal – Marina Zone. The precinct provides for a range of activities similar to those presently undertaken within the precinct area. This includes marina, ferry terminal, marine-related, commercial, retail and residential activities. The need to maintain the amenity values of the surrounding area, including, where appropriate, views through and over the site to the harbour, and provide for public access to and along the coastal edge is also recognised.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precincts A, B, C provide for a broad range of activities and impose specific height standards;
- Sub-precinct D specifically provides access to the boat ramp, trailer parking and park-and-ride facility associated with the ferry terminal; and
- Sub-precincts E and F provide for marina and marine related uses.

01 SITE PLAN  
NOT TO SCALE



02 SECTION AA  
1:500 @ A1; 1:1000 @ A3

# UNDERSTANDING THE ALLOWED HEIGHTS

## The two height controls

Auckland Council Unitary Plan

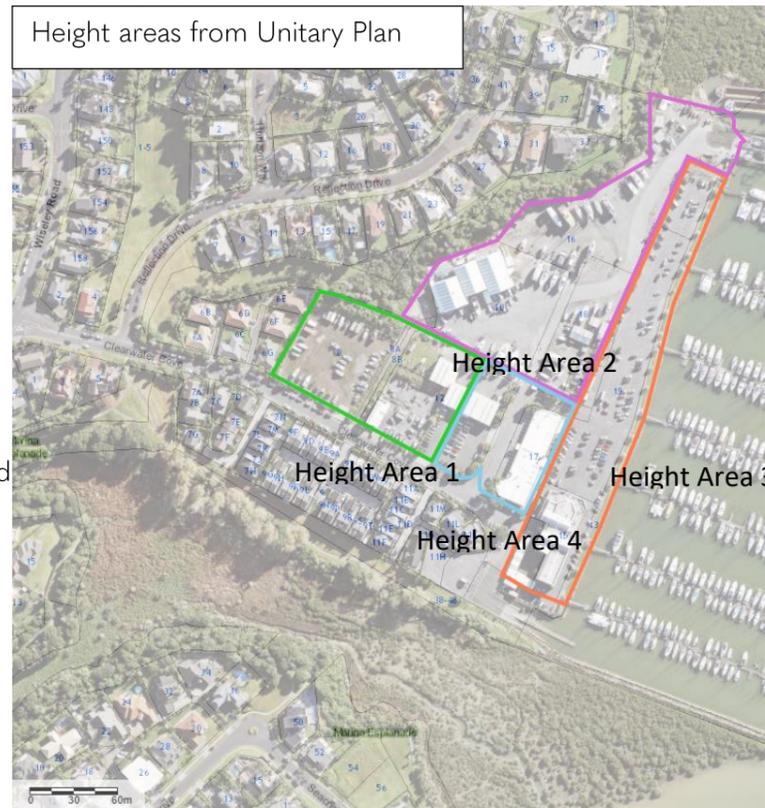
Rule I604.6.1. Building height

(1) Buildings must not exceed the following heights limit in the areas identified

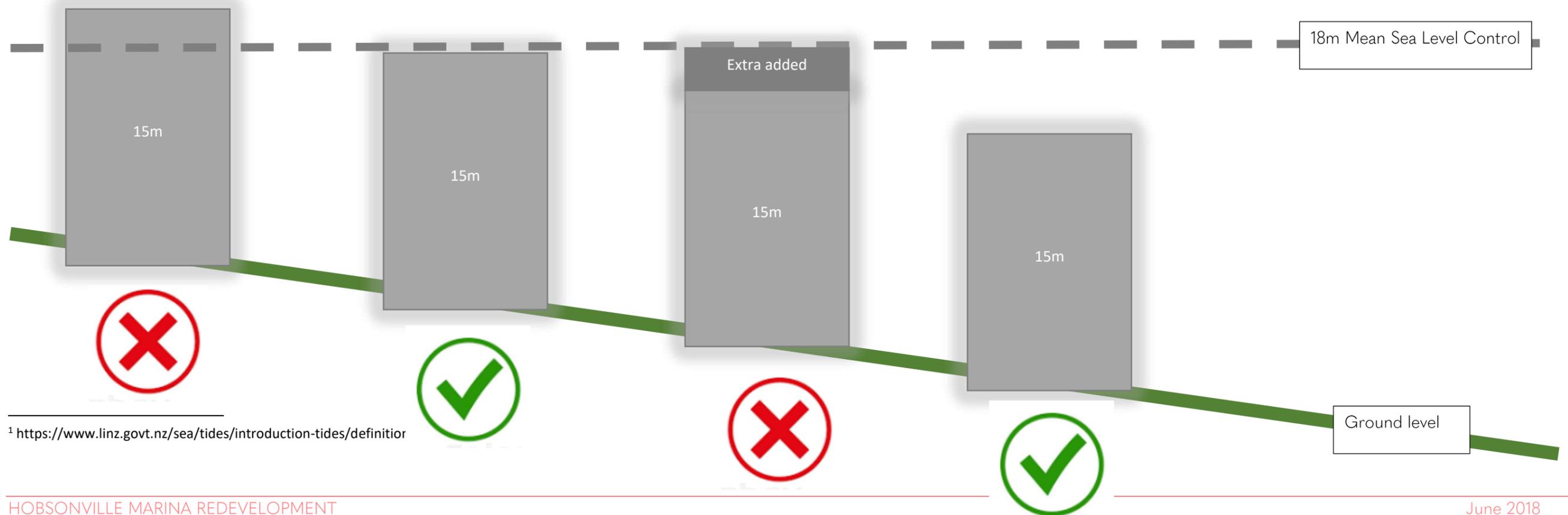
I604.10.1 Hobsonville Marina: Precinct plan 1:

- (a) Height Area 1 – 8m (up to 14m Mean Sea Level);
- (b) Height Area 2 – 12m (up to 18m Mean Sea Level);
- (c) Height Area 3 – 15m (up to 18m Mean Sea Level);
- (d) Height Area 4 – 15m (up to 21m Mean Sea Level);

Mean Sea Level (MSL)<sup>1</sup>: The average level of the sea surface over a long period or the average level which would exist in the absence of tides.



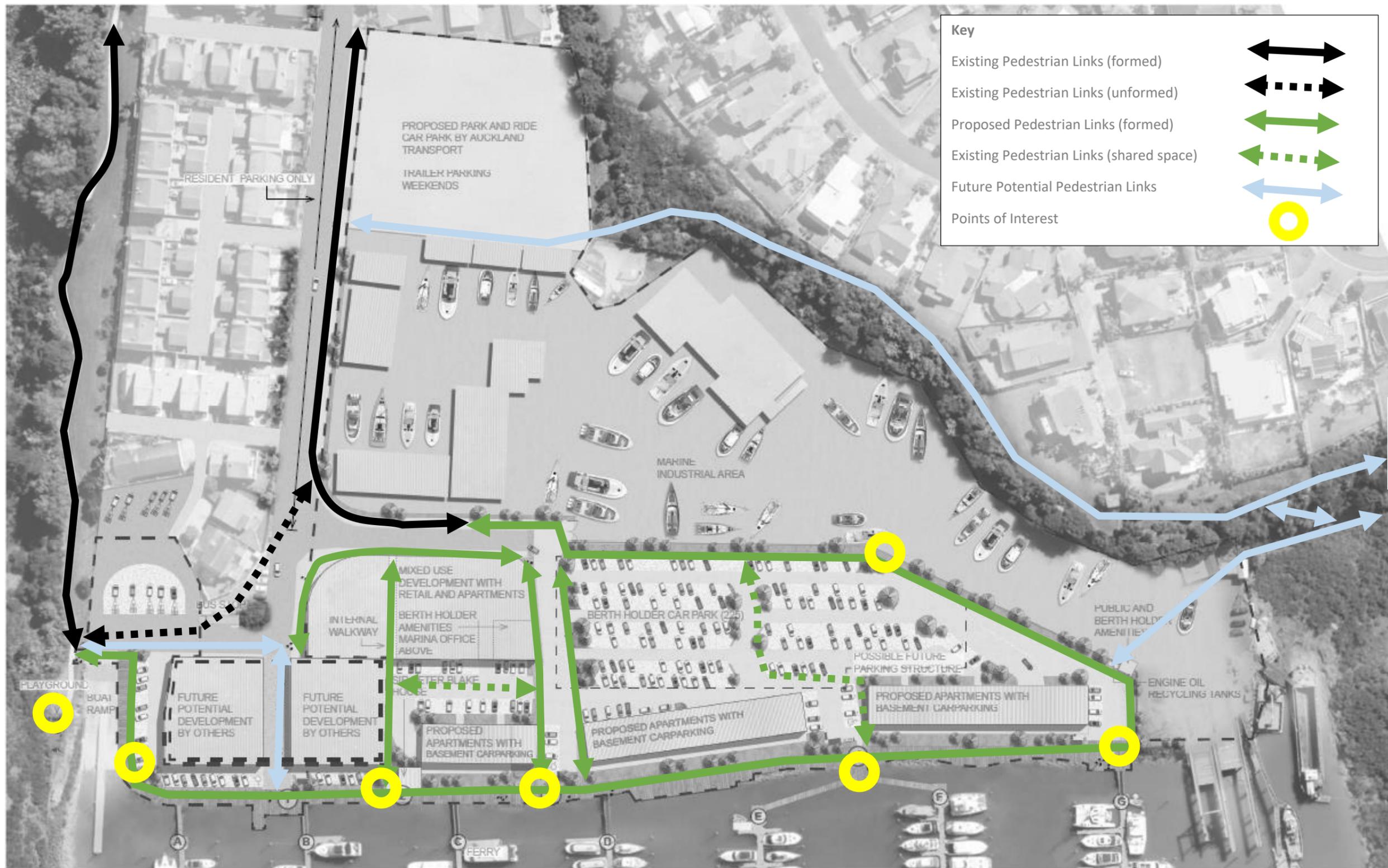
## Schematic of how height controls work in Height Area 3



<sup>1</sup> <https://www.linz.govt.nz/sea/tides/introduction-tides/definitor>

# PEDESTRIAN CONNECTIVITY + CIRCULATION

## Proposed Pedestrian links and future possibilities



Possible Pedestrian Connection to Courtenys

Future Extension of Coastal Walkway at the water's edge Limeburners Bay to Scott Point

## WHAT IS PROPOSED AND WHY? Process Overview



### WHAT

Panuku is proposing to sell the freehold interests in part of the marina, in return for:

- Securing land for public parking
- Enabling and enhancing public access to waterfront
- Enabling public transport access improvements
- Enabling placemaking for enhancement of the marina and surrounding area
- Securing a financial return for Council
- Enabling and expanding the marine industrial area
- Enabling apartment housing development

Hobsonville Marina Limited (HML) is proposing to buy the freehold interest in land it already has a 67 year lease over for:

- apartment housing development and
- building a new berth holder car park in the future

HML will also be responsible for building the proposed boardwalk and other proposed public amenities at HML's cost - this will be factored into any proposed sale.

HML will also grant further easements for public access over and through the marina for better public access.

HML will also transfer its perpetual interests in land to Panuku for the area for the Park and Ride.

### WHY CONSULT NOW

Panuku has not yet made a decision on whether or not to recommend to Council it sell the freehold interest to HML.

As part of its decision making process it is seeking feedback on this proposal in order that this feedback may be considered by their decision makers.

### WHEN

This is an ongoing process. Panuku is currently deciding whether or not to sell the land. If it makes a decision to sell the land, it will then negotiate commercial terms with HML.

Once HML has secured commercial terms it is proposing that it seek the necessary consents for the redevelopment. HML will then build the public boardwalk and other enhancements.

Once these public benefits are delivered the freehold would be transferred to HML to allow for the housing development to occur.

### WHO

Panuku is the property arm of Auckland Council. They own the freehold interests in the land at the marina. Panuku is tasked with balancing the Council's commercial and strategic outcomes with strategic public good outcomes.

Hobsonville Marina Limited (HML) is the owner and operator of the Hobsonville Marina. HML owns the leasehold interests in the marina land and the Marina. The leasehold interests in the marina land mean that HML has control over the marina land either in perpetuity for part or for the next 67 years for part.

### FUTURE CONSULTATION

HML has committed to consulting again on the design of the apartments as part of the resource consent process for the development.

FOR FURTHER INFORMATION VISIT

[www.panuku.co.nz/hobsonvillemarina](http://www.panuku.co.nz/hobsonvillemarina)

[www.hobsonvillemarina.co.nz/redevelopment](http://www.hobsonvillemarina.co.nz/redevelopment)

TO HAVE YOUR SAY

[www.shapeauckland.co.nz/hobsonvillemarina](http://www.shapeauckland.co.nz/hobsonvillemarina)

(Please note this will only work from the 16 June to 16 July 2018)

CONTACT US:

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[redemption@hobsonvillemarina.co.nz](mailto:redemption@hobsonvillemarina.co.nz)

