

MASTERPLANNING + URBAN DESIGN | 31 OCTOBER 2022

**BAY OF ISLANDS MARINA / MARINE PARK / COMMERCIAL ESTATE
MASTERPLAN**



WSP
THE BAY OF
ISLANDS MARINA

DOCUMENT HISTORY AND STATUS

Revision	Date	Author	Reviewed by	Approved by	Status
A	9/09/2022	Maddie Palmer/Rowen Trusewich/Alex Wierzbicki on behalf of Phaedra Applin, Haley Hooper	Haley Hooper	Sharon Dobson	
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Revision	Details
A	for client review
B	Final Document for client issue

DISCLAIMER / LIMITATION STATEMENT

This report ("Report") has been prepared by WSP exclusively for Far North Holdings Ltd in relation to providing Feasibility Masterplanning for the Bay of Islands Marina, Marine Park and Commercial Estate, in accordance with Contract dated 18 May 2022. The findings in this Report are based on and are subject to the assumptions which require further studies to evaluate full extents, constraints and opportunities. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

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This report has been made in conjunction with the Urban Design Team, the Landscape Architecture Team and the Architecture Team.



		VISION + BACKGROUND	
4		MASTERPLANNING OPUA	
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Creating what matters
for future generations



VISIONING
+ BACKGROUND

VISIT

Visit the Opuā + the Bay of Islands

Opuā can offer a complementary destination that enhances and supports the development of greater aquaculture and tourism of the Bay of Islands; connecting to the local trade and networks of Waitangi, Paihia and Russell.



WAITANGI



PAIHIA



RUSSELL



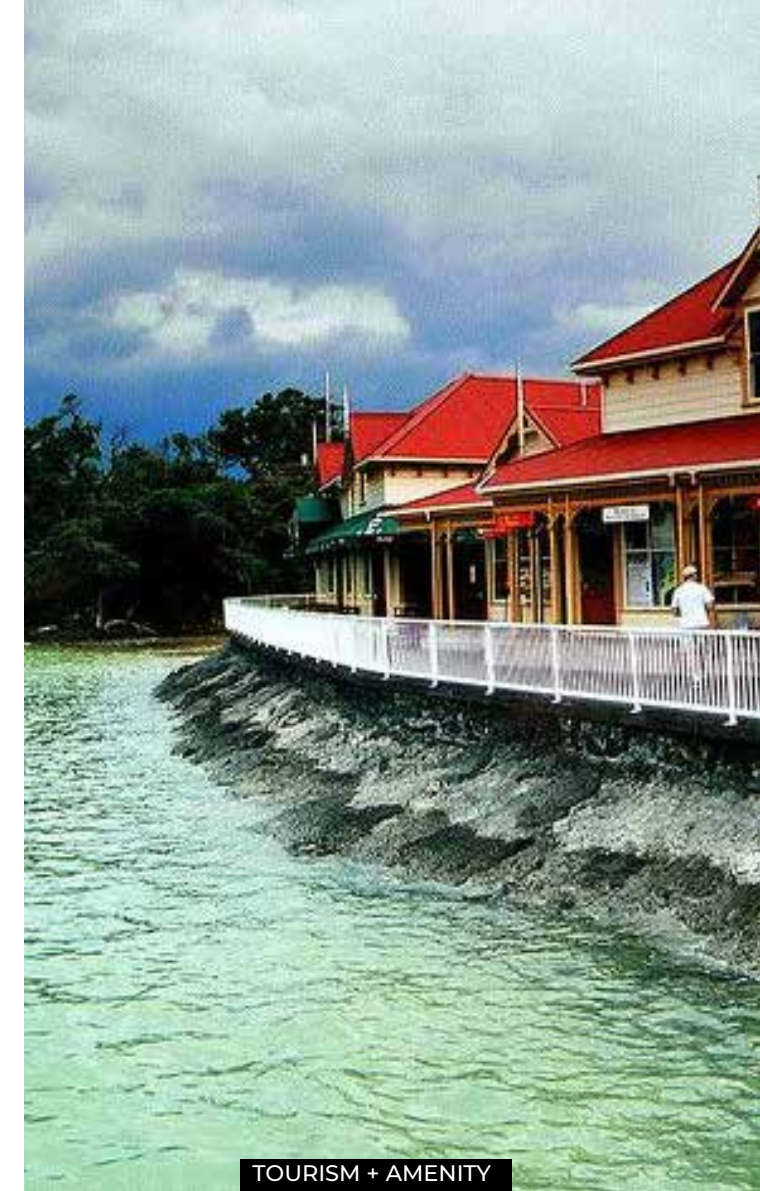
OPUĀ



CULTURE, HISTORY + PLACE



OCEAN + ENVIRONMENT



TOURISM + AMENITY

BAY OF ISLANDS

THE OPUA VISITORS



NZ YACHTIE



INTERNATIONAL YACHTIE



NORTHLAND / BAY OF ISLANDS TOURIST



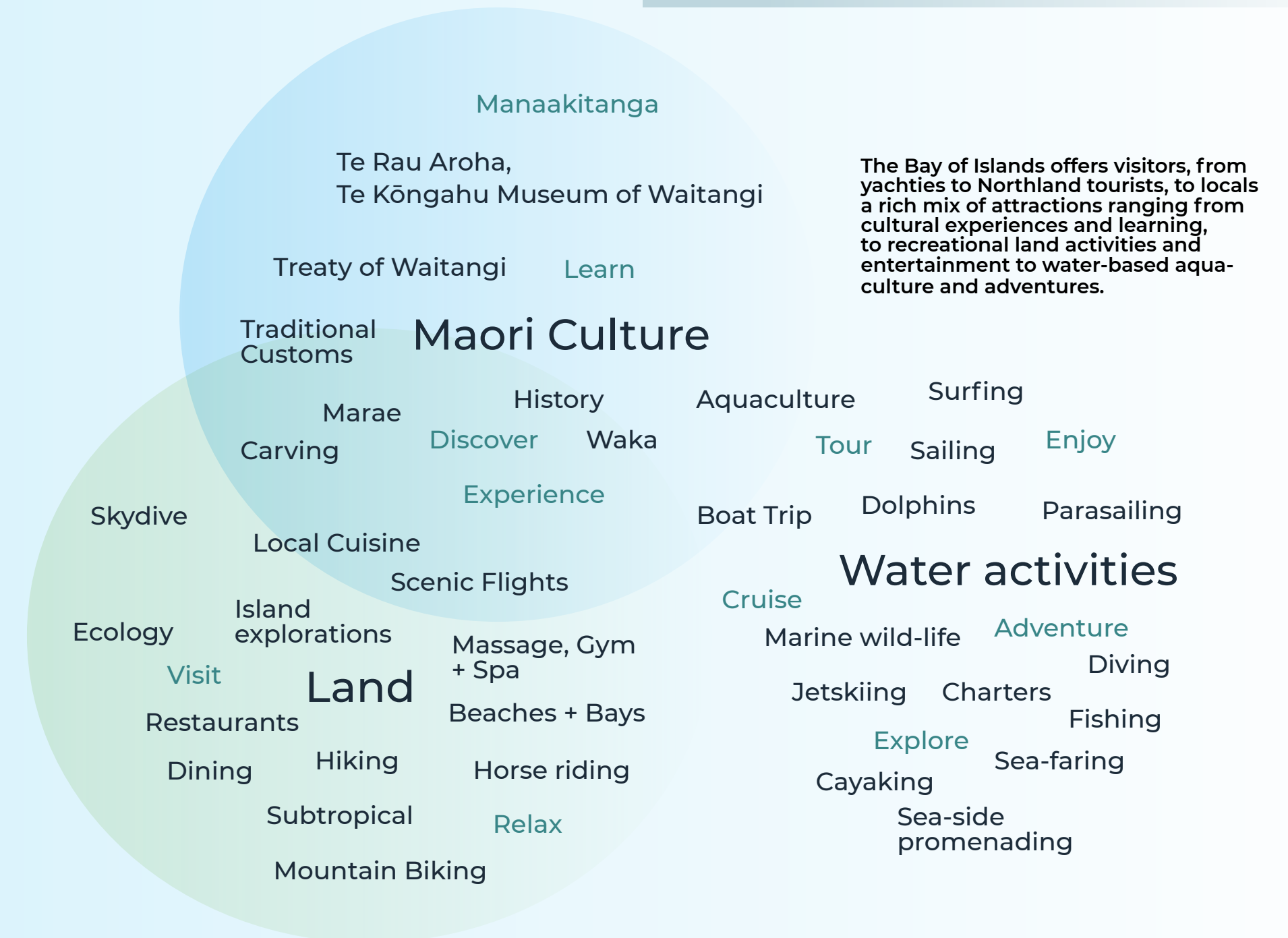
LOCAL VISITORS,
NON-BOATING +
COMMUNITY

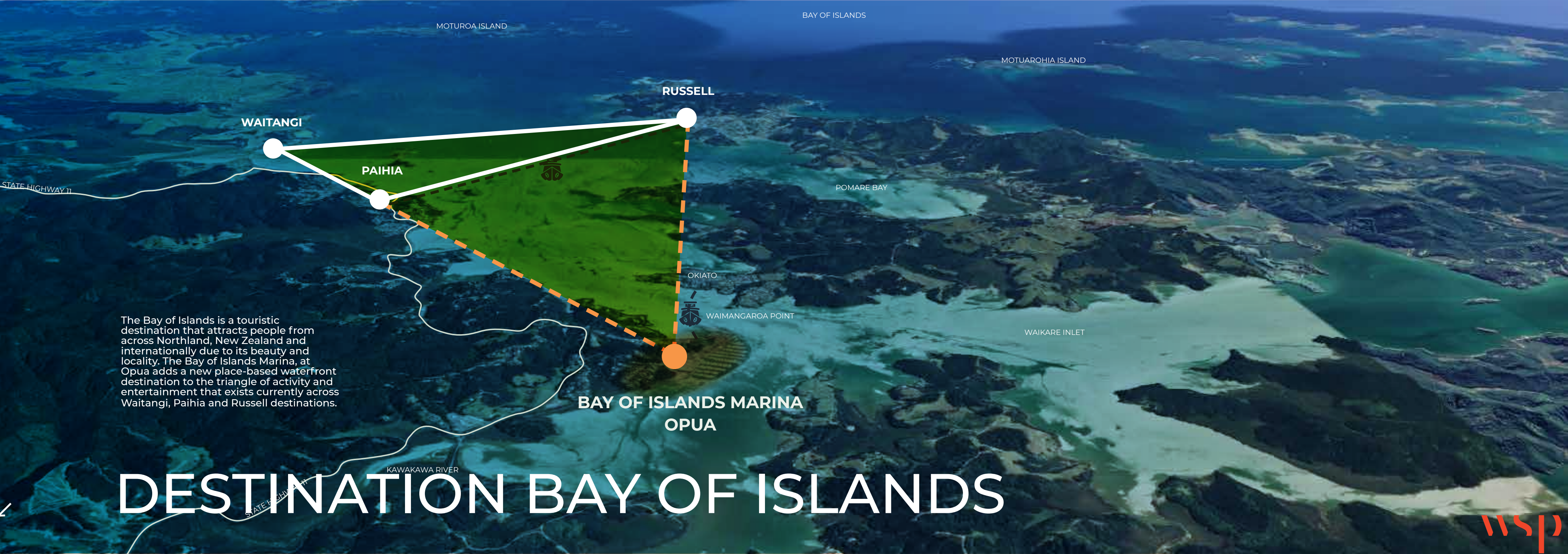


FOR BOATING
MAINTENANCE



RUSSELL - OPUA
COMMUTERS





MOTUROA ISLAND

BAY OF ISLANDS

MOTUAROHIA ISLAND

RUSSELL

WAITANGI

PAIHIA

POMARE BAY

OKIATO

WAIMANGAROA POINT

WAIKARE INLET

BAY OF ISLANDS MARINA
OPUA

KAWAKAWA RIVER

The Bay of Islands is a touristic destination that attracts people from across Northland, New Zealand and internationally due to its beauty and locality. The Bay of Islands Marina, at Opuia adds a new place-based waterfront destination to the triangle of activity and entertainment that exists currently across Waitangi, Paihia and Russell destinations.

DESTINATION BAY OF ISLANDS



A MASTER PLAN FOR THE BAY OF ISLANDS MARINA

In order to facilitate and provide structure for the future growth of Opuā, FNHL has developed a feasibility planning proposal which tests the possibilities for the future of the Bay of Islands Marina, Marine Park, and Commercial Estate.

The Feasibility Plan provides the following for the Opuā Area:

- A fine-grain mix of buildings ranging between 1 – 5/6 levels accommodating a variety of new as well as existing uses;

The Bay of Islands Marina is close to projected growth areas - Paihia, Haruru and Kawakawa and supports the demand for new residential units to accommodate the projected increases in local employment with incoming population uplift from local, regional, national, and international locations.

The proposed Feasibility Plan proposes a unique mix of maritime, commercial, cultural, and social focal points that complement and support the activities, identity and offerings of Paihia, Waitangi, Russell and the broader the Bay of Islands. The scale of the possible commercial offerings in the development is in keeping with demand for small and medium enterprise (SMEs) across the Bay of Islands region and within the immediate Opuā area.

The Feasibility Plan may include a garden pier stretching northwards, a variety of boutique residential and accommodation options, a new gateway public realm and entryway into the Marina Precinct (including a new roundabout incorporating placemaking and wayfinding signage). All future development would sensitively integrate public and maritime amenities into an attractive designed community.

This proposal for the Bay of Islands Marina enables high-value land to be utilised for place-based design, including well-designed residential communities and new vibrant uses, that support growth and development for the Opuā catchment, encouraging locals, regional Northland tourists and internationals to invest in, enjoy and experience the beauty of Opuā

and its coastal environment, alongside new curated offerings.

The proposal retains the southern parcel of the site for existing maritime industries, slipway/hoist boating hard-stand without altering the current operational capabilities.

Importance of the Bay of Islands Marina, Marine Park + Commercial Estate

Opuā is land constrained and the existing buildings in the area offer space primarily in the range of 50-150sqm in size. The 'Powder Store' offers 3 units of 800 sqm in size which have been permanently occupied. Demand for boatbuilding premises, rigging, canoe manufacturing, and engineering workshop space is high, and FNHL are constantly having to turn away businesses as the space simply does not exist.

Such businesses which are those looking to relocate from other areas to the Bay or existing businesses in Opuā looking to expand need proximity to the marina, boatyard and associated lift facilities.

There are no premises that offer units of 200-1,000 sqm in size in Opuā, Paihia, Haruru or Kawakawa (outside of the Powder Store). The re-zoning and establishment of a Marine Park is essential to allow Opuā to consolidate its position as a marine service centre for overseas boats clearing customs and the wider domestic market.

Commercial Estate is currently operating for light industrial and maritime industries and Marine Park is a newly proposed development site which in conjunction with the established Commercial Estate maritime services consolidates and strengthens Opuā and its position as a 'marine service centre' for overseas boats (clearing customs at Opuā), as well as for the wider domestic market.

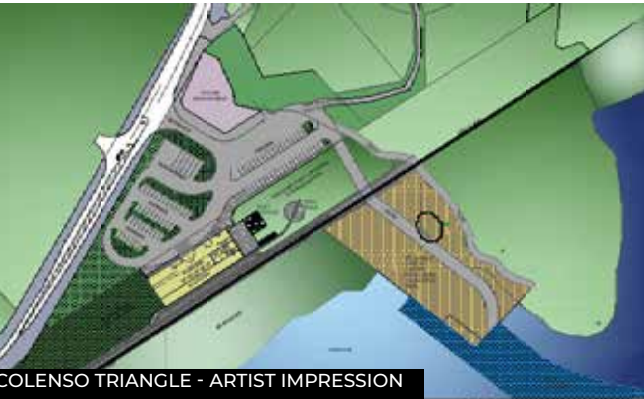
The Marine Park will provide premises not currently available throughout the district and encourage further economic growth and employment opportunity in a variety of high paid positions, further

helping diversify the employment offering away from lower paid tourism positions.

Marine Park and Commercial Estate will offer new focused developments built specifically to accommodate and optimise marine services, infrastructure, and efficiencies, by conglomerating industries into a common location across these two sites. Both the Marine Park and Commercial Estate help to support the latent demand for marine service premises greater than 200sqm in size.

Role of Colenso Triangle

Colenso Triangle complements the sites involved in the Feasibility Plan. This is because it promotes a consented development opportunity for a new railway terminus and associated activities for the BOI Vintage Railway Trust and to accommodate a landing facility for marine farming and barging activities, covered under existing resource consents.



EXISTING SITES + SITUATION

BAY OF ISLANDS MARINA

An existing marina with a number of light industrial buildings that support maritime service industries, supplies, commercial uses such as offices, a laundromat and cafe, and marina administration.



MARINE PARK

An undeveloped site adjacent to Paihia Rd/SH11.



COMMERCIAL ESTATE

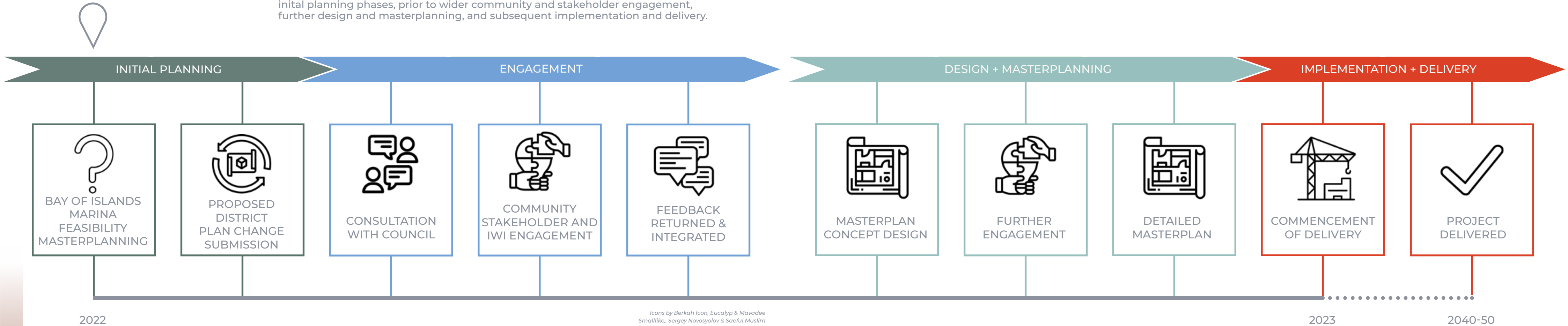
A commercial/industrial business park that supports local maritime industries.



FEASIBILITY, PLANNING, ENGAGEMENT + DESIGN

WHERE WE ARE AT CURRENTLY

This is a long-term plan expected to guide the future of The Bay of Islands Marina through feasibility planning and towards delivery. The project is currently in the initial planning phases, prior to wider community and stakeholder engagement, further design and masterplanning, and subsequent implementation and delivery.



CREATING THE BEST MARINA IN THE SOUTH PACIFIC

PRECEDENTS - INTERNATIONAL MARINAS



CAIRNS MARLIN MARINA
CAIRNS, QLD, AUSTRALIA



NORTH HARBOUR MARINA
MORETON BAY, QLD, AUSTRALIA



MARIGOT BAY MARINA
MARIGOT BAY, ST LUCIA



SHILSHOLE BAY MARINA
SUNSET HILL, SEATTLE, USA



CORAL SEA MARINA
CAIRNS, QLD, AUSTRALIA



JOLLY HARBOUR
ANTIGUA

PRECEDENTS - NEW ZEALAND MARINAS



HALF MOON BAY MARINA
AUCKLAND

Half Moon Bay Marina has recently been redeveloped and upgraded into a marine hub. All marine facilities are provided for in one convenient place, separate to the recreation and retail space. Half Moon Bay Marina is a popular destination for hospitality for the local community with a variety of different places on offer.



TUTUKAKA MARINA
NORTHLAND

Described as the gateway to the Poor Knights Marine Reserve and the Far North, Tutukaka is a small marina located within Tutukaka Harbour. Alongside marine facilities, tourism adventures (diving, dolphin watching), a hotel, general store, hospitality venues and open recreation space is available adjacent to the marina.



EASTLAND PORT MARINA
GISBORNE

As New Zealand's eastern most Marina, Gisborne's inner harbour marina provides a variety of marine related facilities and hospitality businesses along the water's edge. The marina is also within walking distance of Gisborne's CBD and consequently some of the regions best bars, cares and restaurants.



NELSON MARINA
NELSON

With it's central location, Nelson Marina is located within the sheltered waters of Nelson Haven. Close to the port, the marina is surrounded by marine related activity and businesses. Other activities include boat storage for waka ama and rowing and the Tasman Bay Cruising Club.



PICTON MARINA
PICTON

Located within the heart of Picton Harbour, this marina is nestled alongside cafes, bars and shops. The surrounding land use also includes residential homes, apartments and hotels. Picton Marina provides a fantastic opportunity to explore the whole of the Queen Charlotte Sound.



WHITIANGA MARINA
COROMANDEL

Whitianga Marina is situated within an easy stroll of Whitianga township. The marina is surrounded by restuarants and bars, large open public spaces and a hotel, as well as various marine related activities such as hard stands.



A VISION FOR OPUA



A LOCAL GATE-WAY TO THE BAY OF ISLANDS

- The Bay of Islands' best-first-port-of-call
- Place of memorable arrival and welcome
- A character hub of activity thru arrivals and departures, from day-trippers, car-ferry, water-bus and independent boating populations
- A place for cultural narrative/tourism connecting to the local stories of Opuia, Russell, Waitangi and Paihia



A DESTINATIONAL WORLD-CLASS MARINA

- A vibrant, memorable place people wish to visit and to stay
- An easy, well-equipped and known destination in the Pacific to service marine-craft, offering maritime amenity alongside a characterful place
- Opuia Excellence - what does success look like for Bay of Islands Marina?
- How can we create an enduring legacy of place and a diversity of reasons to stay/visit?



A MIXED-USE MICRO-HUB + CENTRE OF SEAFARING + MARINE SERVICES

- A variety of small scale fun, friendly, Northland-Aotearoa style waterfront offerings that support food and beverage, mini-events, and recreational entertainment
- A strong collection of curated and integrate marine tenancies and operators that have excellent services and provide ease of maintenance for sea-farers/repairs



FUTURE-READY + RESILIENT

- Future Ready is our global strategic innovation programme to enable our specialist teams and Clients to think differently. We are enabled to respond more intelligently to broad infrastructural inputs and integrated place opportunities with a baseline targeting climate responsiveness and carbon neutrality
- WSP with FNHL is committed to exploring the options to ensure Bay of Islands Marina and Commercial Estate is guided by a future-ready masterplan that regenerates place, and provides environmental, social and commercial resilience over the many decades ahead



A CELEBRATION OF OUTDOOR LIVING, BAY OF ISLAND'S AQUACULTURE + ENVIRONMENT

- Integrated blue (water) and green (nature) networks that bring people closer to the environment through activities, spatial planning and environmentally responsive design
- An openness and strong connection to the waterfront, views, vistas and experience of being beside the ocean and the Bay of Islands coastline whilst providing good options for shelter from weather and seasonal variations in climate



LONG-TERM COMMERCIAL VIABILITY

- Working with FNHL to evaluate current challenges, opportunities and future trends we will establish a plan that supports well-rationalised growth for the Marina and the Commercial Estate
- We acknowledge the importance of the development staging and strategic investment and return on establishing assets and improvements in relation to a smart masterplan and long-term vision for the marina and its potential

CHARACTER + SENSE OF PLACE

Alongside the sea-breeze and the easy Northland way of living, we imagine a place that captures the attraction and charm of Opuā and the Bay of Islands and offers visitors and locals a friendly, fun and characterful maritime location to enjoy the waters-edge amenity as well as participate in the the associated boating culture both on and off water.

Culture, public art and pop-up interventions, alongside marine influences can be used to inform placemaking and create a uniquely Opuā identity, that is distinctive, vibrant and beautiful.

The Bay of Islands Marina can celebrate its place in Aotearoa through native vegetation and planting growing a lush landscaped public realm, that links the water experience to the bush.

The precinct could be linked through a promenade, that connects the different character areas across the precinct and provides a pathway and journey for strolling the marina and walking through a range of different places along the way.



TOHU + LOCAL PLACEMAKING



OPUA + THE BAY OF ISLANDS TOURISM / RECREATION



INTERNATIONAL + NZ MARITIME SERVICE/YACHTIE HUB



WATERFRONT FOOD + BEVERAGE



INTEGRATED LANDSCAPING / NATIVE PLANTING



ALCOVES + SERIES OF PLAZA / THE OUTDOOR LOUNGE



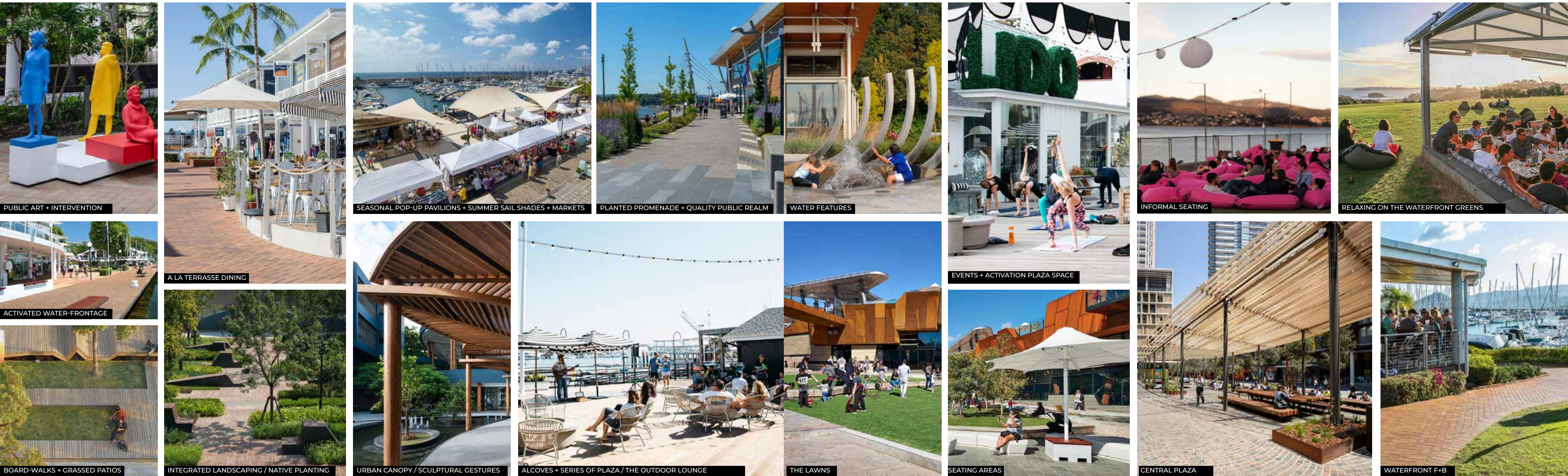
RELAXING ON THE WATERFRONT GREENS



OPUA BY NIGHT - LIGHT-WATER-ART EXPERIENCE



CULTURE + PLACE FOR IWI



PROMENADE + PUBLIC REALM PRECEDENTS

SEASONAL FLOATS / OVER-WATER ACTIVATIONS



OPUA BY NIGHT - LIGHT-WATER-ART EXPERIENCE



AQUA CULTURE + ACTIVITIES (FLYBOARD/JETPACK)



SEA-PLANE ARRIVAL



CULTURE + PLACE FOR IWI



ACTIVATIONS + OPPORTUNITIES



MASTERPLANNING



BAY OF ISLANDS MARINA CHARACTER AREAS + USES



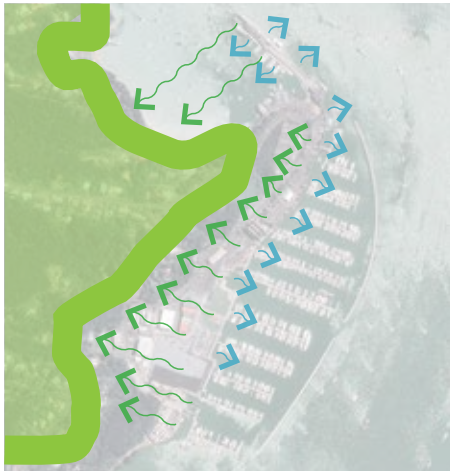
INDICATIVE MASTERPLAN

URBAN DESIGN RATIONALE

Strategic urban design decisions suggest a series of key character areas, potential uses and design moves that could inform future development and masterplanning.

These consist of;

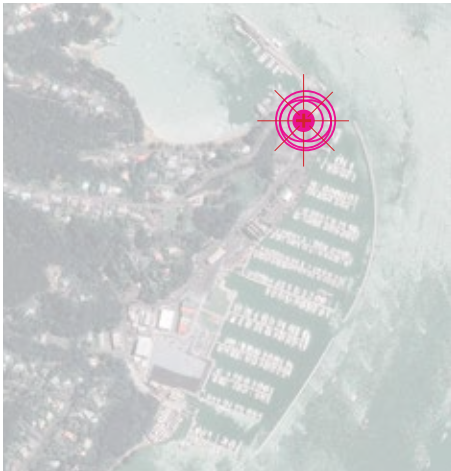
- Enhancing the relationship between nature, bush and landscape (green networks) and water, ocean and marine landscapes (blue networks)
- Creating a ribbon of built form to frame the waters edge and provide built amenity along the waterfront
- Forming a memorable Gateway-Entry to the Bay of Islands Marina, and developing good way finding through signage, built environment and art to direct cars and people arriving to the locality
- Developing a community heart and a place for people to gather together and enjoy food and entertainment
- Linking green-spaces throughout the development
- Making movement across the site a designed experience



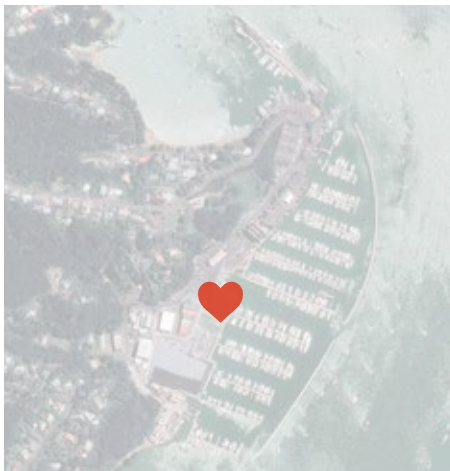
Water + Landscape
Interface + Connection



Ribbon of fine-grain built
form framing the waterfront



Celebration of Gateway Entry
to the Bay of Islands Marina



Community Heart of the
Marina



A series of quality green
spaces + public realm



Connected movement
networks

MASTERPLAN - KEY DESIGN MOVES



LOCATION + AMENITY PLAN



Indicative render of Proposed Masterplan

INDICATIVE MARINA AERIAL PERSPECTIVE



Aerial Photos of Existing Marina

EXISTING MARINA AERIAL PERSPECTIVE

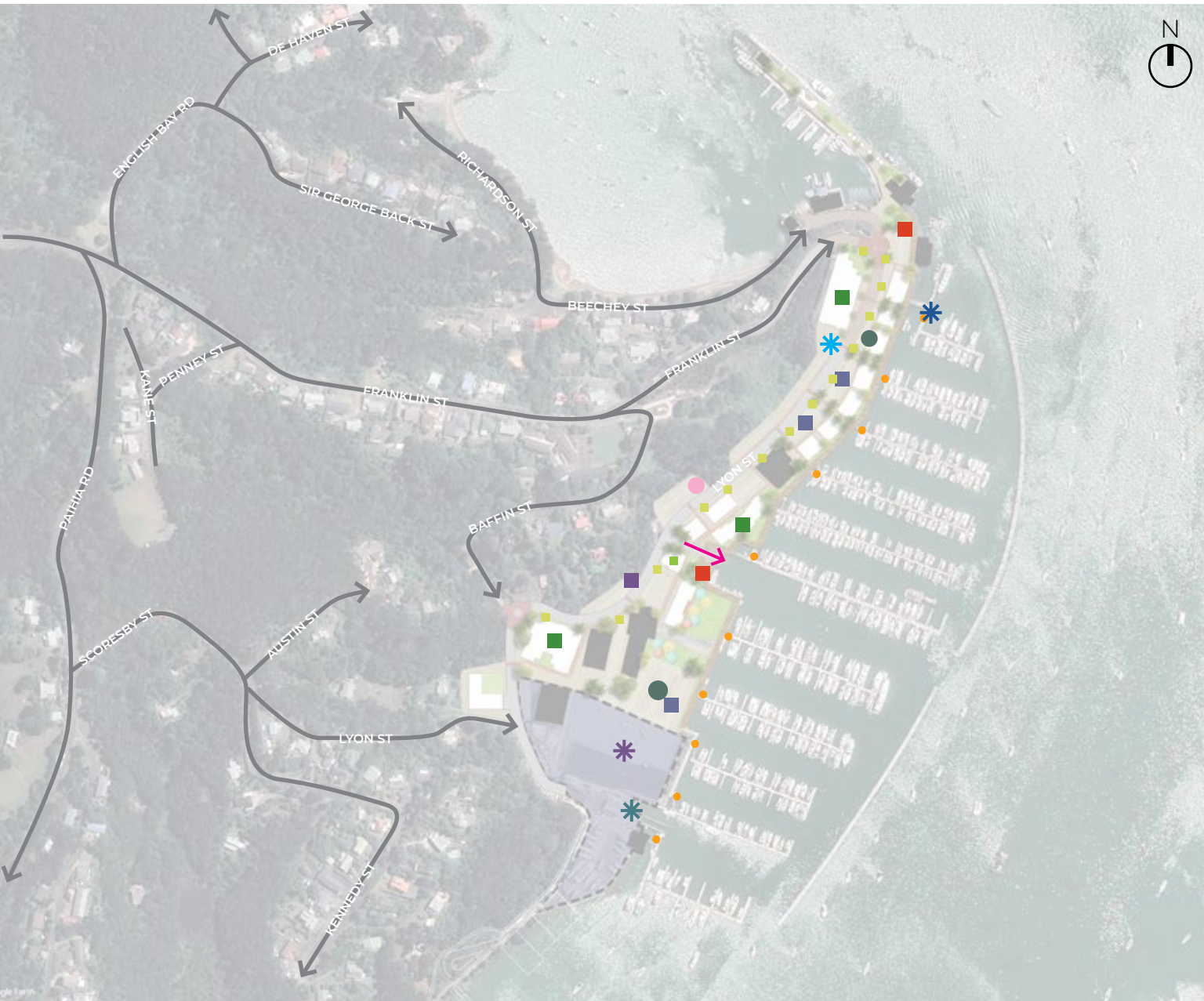




COLOUR	BUILDING HEIGHT
	5-6 levels
	4 levels
	3 levels
	2 levels
	1 level

Light Industrial Building Zone

PROPOSED BUILDING HEIGHTS



→ Road Network

Not changing location from 2022 site

- Berth Gates
- Boat Ramp
- ✱ Fuel Pier
- ✱ Fuel Station (underground)
- ✱ Hard Stand
- ✱ Hoist

Potential to change location (existing location shown on plan)

- Customs Refrigeration Controlled Zone
- Recycling and Waste Centres (x2)

New addition to the infrastructure at Opua (possible location indicated on plan)

- Bike Stands
- Electrical Substation
- EV Charging Station
- Solar on Buildings
- Storage
- Stormwater Swale

INFRASTRUCTURE LOCATION PLAN



ZONE	NUMBER OF CARPARKS
A	44 (including 2 disability carparks)
B	10
C	19
D	137 (including 4 disability carparks)
E	62
F	**20 boat and trailer parks
G	5 carparks
H	25
I	51 (including 1 disability carpark)
J	73
Total	426 (including 7 disability carparks)
Additional	**20 boat and trailer carparks

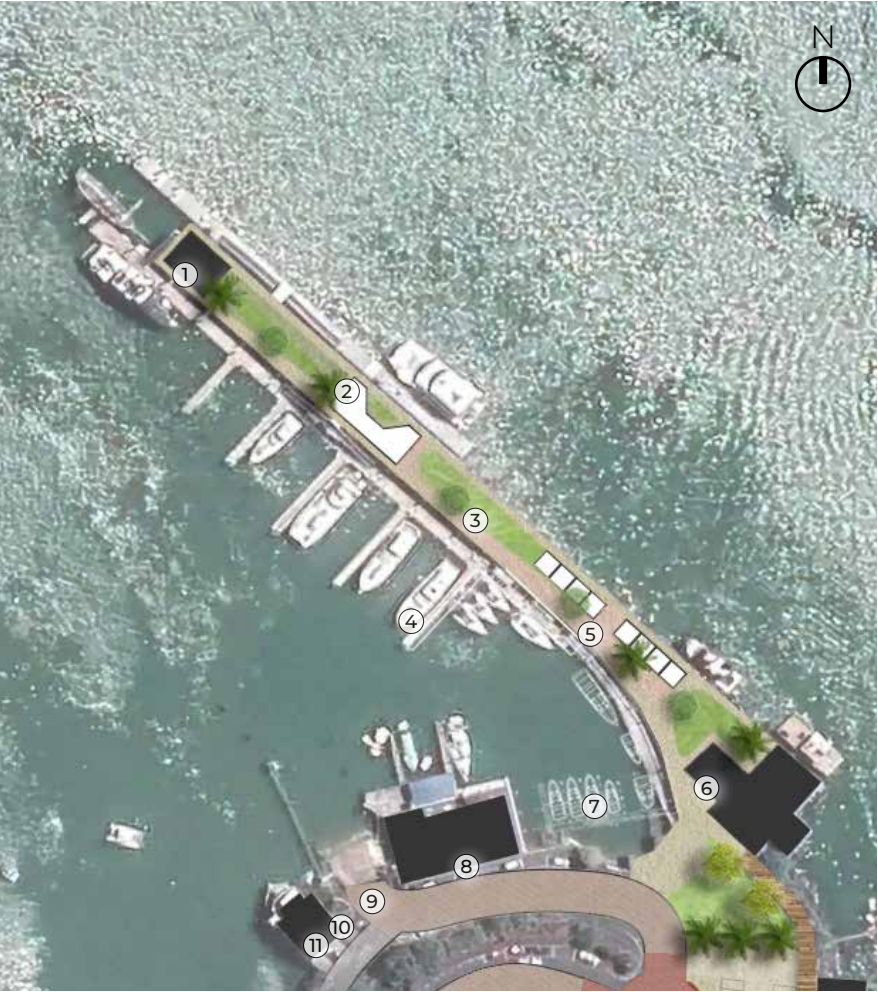
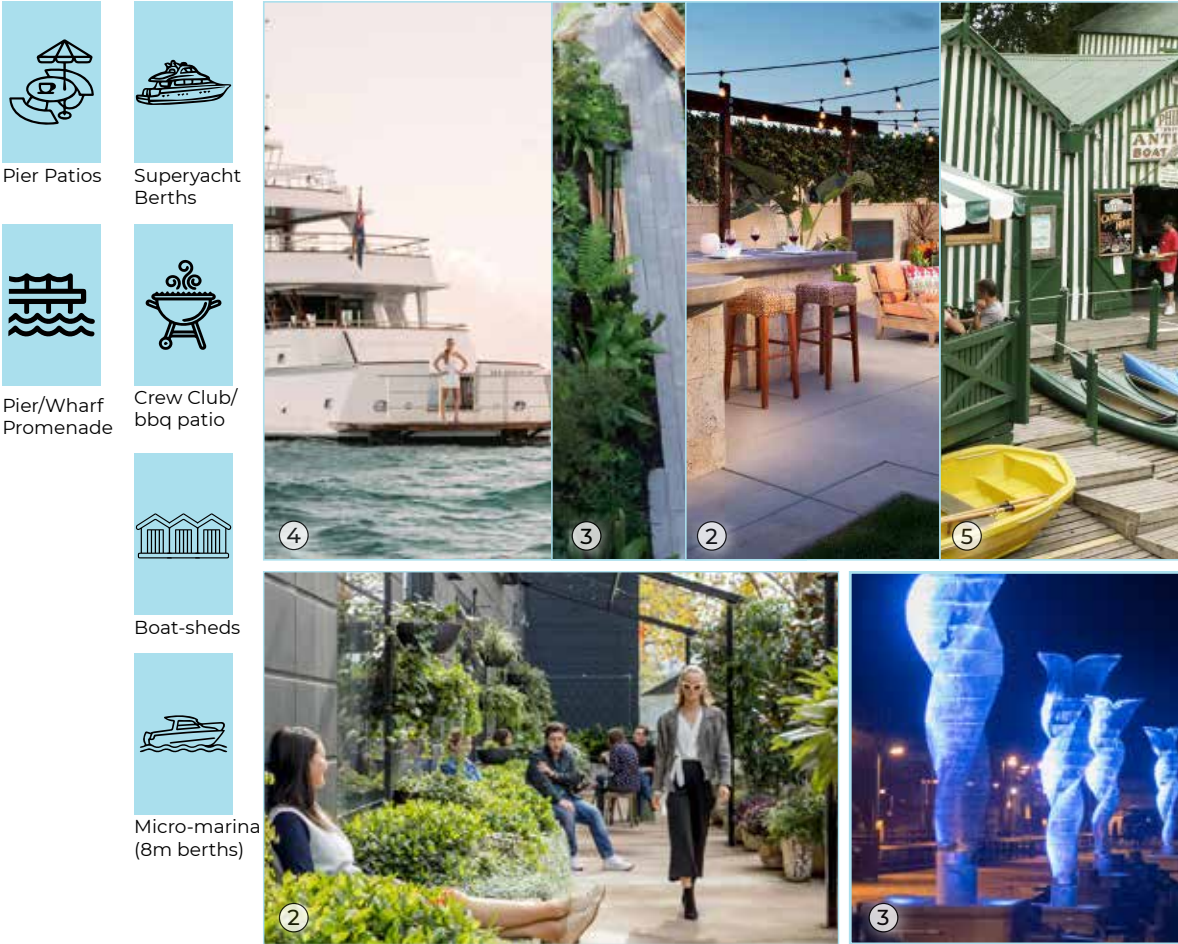


ZONE	NUMBER OF CARPARKS
A	20
B	80
C	33
D	51
E	52
F	23
G	36
H	13
I	**14 boat and trailer carparks (excl in total)
J	18
K	120
L	66 (GL covered parking)
M	128 (4 level multideck carparking 35m x 35m)
Total	640 (including 20 boat and trailer carparks)
Additional	**14 boat and trailer carparks

EXISTING CARPARK NUMBERS

PROPOSED CARPARK NUMBERS

THE GARDEN PIER



- ① WHARF FACILITIES

② CREW + REC HUB

③ PIER-LAWNS

④ SUPERYACHT BERTHS

⑤ BOAT-SHEDS/FLEX SPACE

⑥ OPUA WHARF MARITIME BLDG (GENERAL STORE)
- ⑦ MICRO-MARINA (8M BERTHS)

⑧ THE OLD STORE TAKEAWAYS/ TOTAL ENGINEERING

⑨ OPUA - OKIATO CAR FERRY

⑩ TOILETS

⑪ THE BOATHOUSE APARTMENTS

INDICATIVE DEVELOPMENT YIELDS

BUILDING DESCRIPTION	LEVEL	GROSS FLOOR AREA (GFA)	USES
1. Wharf Facilities	100m ²	100m ²	Tucker Thompson
2. Crew + Rec Hub	GF	250m ²	Bar/BBQ/Gym/Rec space
2. Restaurant (above)	L1	250m ²	Restaurant
5. Boat-sheds	n/a	200m ² (8 sheds, 5m x 5m each)	Retail/Coffee/Pop-ups/ Flexible space

OPUA GATEWAY - A NEXUS OF WATER-SIDE ACTIVITY


General Store
+ Retail


Car-Ferry +
Opua Wharf


Sailing Club


Boatie-hub


Customs HQ


Residential



- ① OPUA WHARF
MARITIME BLDG
(GENERAL STORE)

② PLAZA + PUBLIC REALM

③ ENTRY ROUND-ABOUT
(Inscribed Circle diameter
of ~24m will be required)

④ OPUA CRUISING CLUB
- ⑤ GATEWAY APARTMENTS

⑥ OPUA CUSTOMS / MARINA OFFICES
BOATIE (OFF-WATER) HUB

⑦ GYM + FITNESS

⑧ SPA + RETREAT

INDICATIVE DEVELOPMENT YIELDS

BUILDING_5. GATEWAY APARTMENTS (POWDER STORE)			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	1833.6m²	7852.6m²	6
TYPOLOGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
1 bedroom	50m²	20	Residential
2 bedroom	85m²	25	Residential
3 bedroom	150m²	18	Residential
4 bedroom	200m²	7	Residential
Total Apartments		70	Assumptions: An allowance of 15% for circulation

BUILDING_8. AIR BNB APARTMENTS			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	375m²	375m²	1
TYPOLOGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
2 bedroom	65m²	5	Residential
BUILDING_5. GATEWAY APARTMENTS (POWDER STORE)			70
BUILDING_8. AIR BNB APARTMENTS			5
Total Apartments			75

BUILDING DESCRIPTION	LEVEL	GROSS FLOOR AREA (GFA)	USES
6. Opu Customs / Marina Office / Boatie Hub	GF	450m²	Boatie Hub Amenities (toilets/showers), laundry
	L1	450m²	Customs Admin + Marina Offices
7. Gym + Fitness Centre	GF	225m²	Gym (@GF)
	L1	225m²	Fitness Studio
8. Spa/Wellness Services + Retreat	GF	375m²	Spa/Smoothie Bar (@GF),
	L1	375m²	AirBnB /Retreat rooms/ health services (above)

THE OPUA VILLAGE - THE CHARM + THE CHARACTER



Activated Promenade



Resi/ Time Share



Food + Beverage



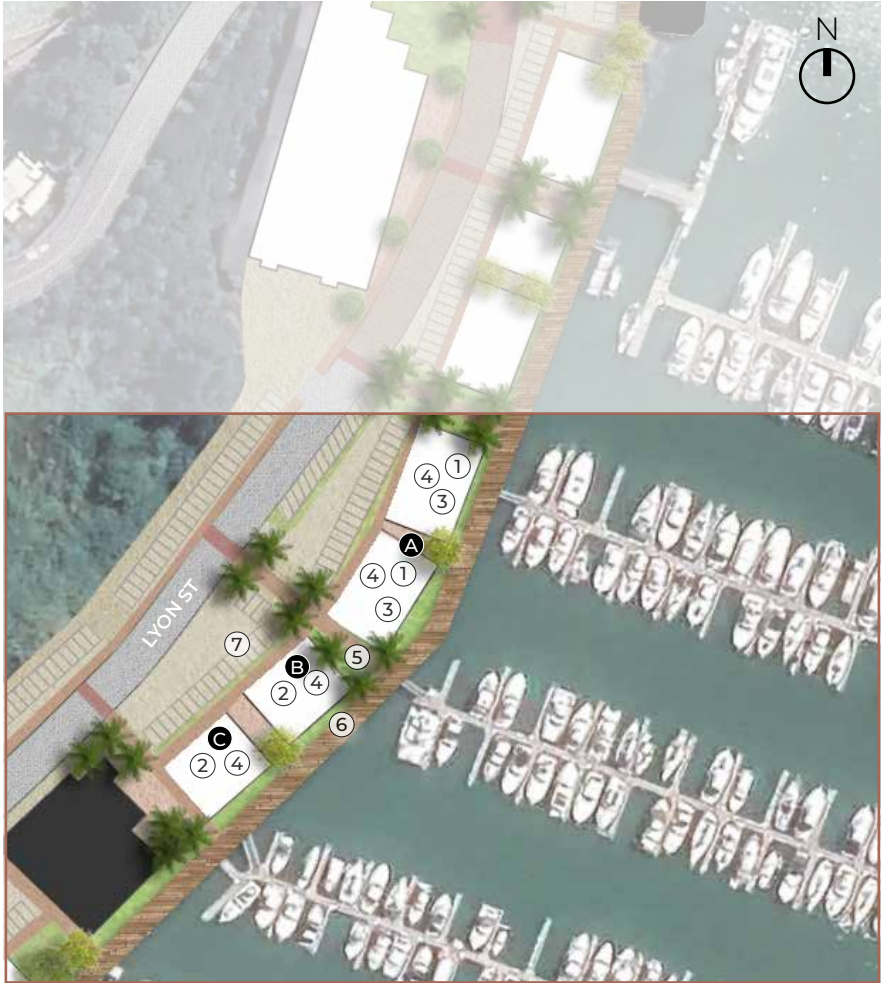
Touristic Services



Market Stalls



Retail/Services Flex space



① TOURISTIC SERVICES

② FOOD + BEVERAGE/RETAIL (GF)

③ OFFICES (SECOND LEVEL)

④ RESIDENTIAL/ SHORT-STAY ACCOMMODATION/TIME-SHARE (ABOVE)

⑤ COURTYARD PLAZA

⑥ PROMENADE

⑦ GENERAL CARPARKING

INDICATIVE DEVELOPMENT YIELDS

BUILDING_VILLAGE (NORTH A)			
USE	BUILDING FOOT PRINT	GFA	NO. OF LEVELS
Residential	750m ²	750m ²	1 (L2)
TYPOLOGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
2 bedroom	65m ²	10	Residential


BUILDING DESCRIPTION	LEVEL	GROSS FLOOR AREA (GFA)	USES
1. Touristic Services	GF	750m ² (2 tenancies/ground floor) with arcade	Services tenancy
2. Food + Bev (or Retail)	GF	750m ² (2 tenancies)	F+B/Retail
4.Residential/ Short-stay Accommodation	L1-L2	2,000m ² (upper floors)	Residential

BUILDING_VILLAGE (SOUTH B)			
USE	BUILDING FOOT PRINT	GFA	NO. OF LEVELS
Residential	300m ²	600m ²	2 (L1/L2)
TYPOLOGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
1 bedroom	55m ²	10	Residential


BUILDING_VILLAGE (NORTH A)	10
BUILDING_VILLAGE (NORTH B)	10
BUILDING_VILLAGE (SOUTH C)	10
Total Apartments	30

BUILDING_VILLAGE (SOUTH C)			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	300m ²	600m ²	2 (L1/L2)
TYPOLOGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
1 bedroom	55m ²	10	Residential
Total Apartments		10	


LYON ON WATER - WATERFRONT CHIC




Premium Residential




Boutique Restaurant




Maritime Retail/Services



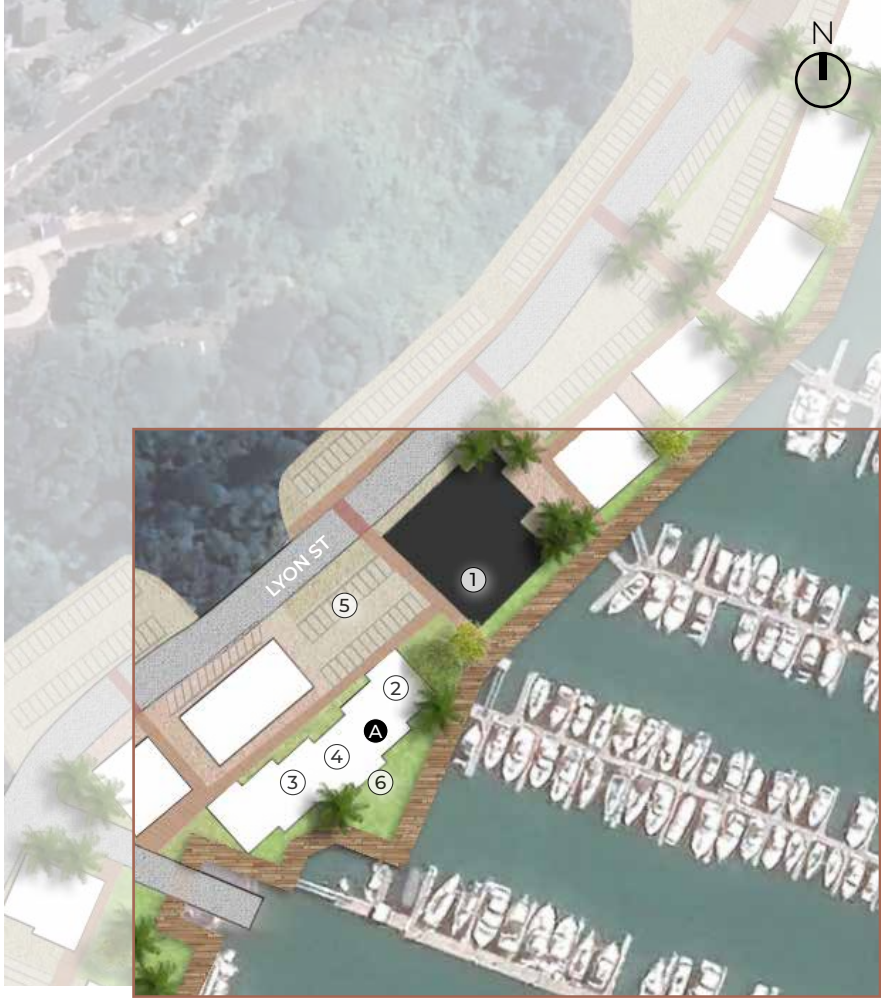
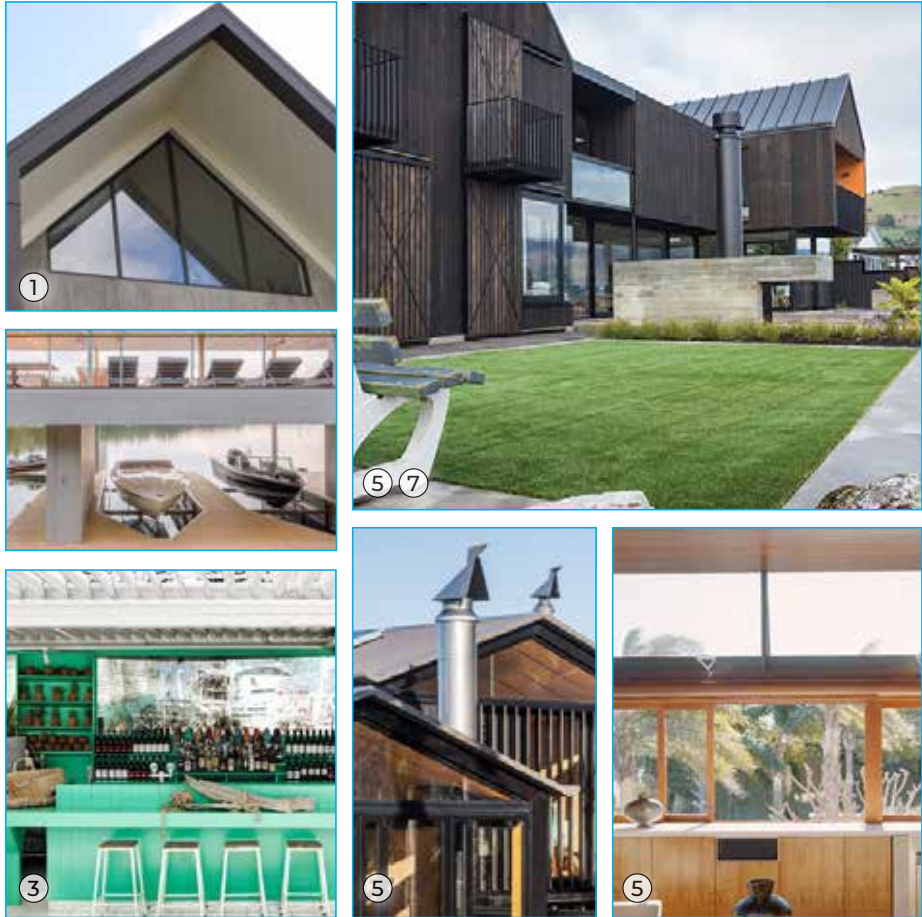
Recreational Pavilion



Offices



Corner Green



- ① DOCKSIDE 5 / BURNSCO

② MARITIME RETAIL

③ F+B / BOUTIQUE RESTAURANT

④ RESIDENTIAL (APARTMENTS ABOVE)
- ⑤ GENERAL PARKING

⑥ CORNER GREEN

INDICATIVE DEVELOPMENT YIELDS

PREMIUM RESIDENTIAL (A)			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	933m²	1,866m²	2 (L1/L2)
TYPOLGY	TYPICAL APARTMENT AREA	NO. APARTMENTS	USES
2 bedroom	65m²	10	Residential
3 bedroom	90m²	8	Residential
Total Apartments		18	Assumptions: An allowance of 15% for circulation

BUILDING DESCRIPTION	LEVEL	GROSS FLOOR AREA (GFA)	USES
2. Maritime Retail	GF	500m² (2 tenancies)	Residential Commercial (@GF)
3. F+ B / Boutique Restaurant	GF	400m² (@GF)	Signature restaurant
4. Residential	L1	900m² (upper levels)	Premium Residential

THE SAILORS YARD - BOATIE ACTIVITY ZONE



Boating Club /OCC Youth Sailing



Fresh-grocer/Provisions



Public Boat ramp



Toilets/ Shower Amenities



Marine Services Hub / Workshop



Dinghy storage/ Trailer Parking



- ① ESSENTIAL MARINE SERVICES

② MARINE SERVICES HUB/WORKSHOP/ OFFICES/RESI

③ BOAT RAMP

④ DINGHY STORAGE
- ⑤ BOATING CLUB

⑥ TOILETS/SHOWERS + AMENITIES

⑦ TRAILER PARKING

⑧ AQUA PARK / PAVILION

⑨ FRESH GROCER/PROVIDORE

INDICATIVE DEVELOPMENT YIELDS

BUILDING_AFFORDABLE HOUSING A			
USE	BUILDING FOOT PRINT	GFA	NO. OF LEVELS
Residential	450m²	450m²	1 (L2)
TPOLOGY	TYPICAL APARTMENT AREA	TYPICAL APARTMENT AREA	USES
2 bedroom	65m²	6	Residential
Total Apartments		6	Assumptions: An allowance of 15% for circulation

BUILDING DESCRIPTION	AREA (BLDG)	LEVEL	GROSS FLOOR AREA (GFA)	USES
1. Essential Marine Services	450m²	GF +L1	900m² (2 levels) * 1 levels of resi above	Marine Services Servicing offices/ Cater Marine/ Sailmakers / NZ Stainless Lower-cost Resi
2. Marine Services Hub / Workshop/ Office	270m²	GF	540m² (2 levels)	Front of house for Marine Industries, small repairs servicing
4/5. Boating Club + Amenities	250m²	L1-2	500m² (2 levels)	Boating Club, bar amenities and admin
8. Fresh Grocer/Providore	varies	GF	300m²	Produce + Food provider

BUILDING_THE YARD(NORTH A)	6
Total Apartments	6

O’KAWAKAWA - THE HEART OF THE MARINA



Eventing/
Entertainment



F+B Precinct



Offices/
Services



Residential



Opua
Waterfront
Lawns



Market Plaza



- ① F+B / ENTERTAINMENT/
RESI
- ② F+B / ENTERTAINMENT/
RESI
- ③ MARKET PLAZA /
CANOPY
- ④ TRAILER PARKING
- ⑤ GENERAL PARKING

- ⑥ OPUA LAWNS
- ⑦ PLAYGROUND
- ⑧ POP-UP / LIGHT-WEIGHT
EVENTS / MULTIFUNCTION
SPACE

INDICATIVE DEVELOPMENT YIELDS

BUILDING_O'KAWAKAWA HOUSING			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	675m²	675m²	1 (L1)
TPOLOGY	TYPICAL APARTMENT AREA	TYPICAL APARTMENT AREA	USES
2 bedroom	65m²	9	Residential
Total Apartments		9	Assumptions; An allowance of 15% for circulation

BUILDING DESCRIPTION	AREA (BLDG FOOTPRINT)	GROSS FLOOR AREA (GFA)	USES
1. O'Kawakawa One	675m²	1350m² (2 levels)	F+B @GF / resi over L1

BUILDING_O'KAWAKAWA	9
Total Apartments	9

OPUA CLOSE - LIVING OPUA



Medium Density / Affordable Resi



Sleeved GL Carpark



Light Industrial



- ① OPUA CLOSE RESIDENTIAL /

② LANDSCAPING BUFFER

③ NEW ROUND-ABOUT

④ OPUA CLOSE RESI/ LIGHT INDUSTRIAL
- ⑤ BLUEFIX - MARITIME LIGHT INDUSTRIES

INDICATIVE DEVELOPMENT YIELDS

BUILDING_OPUA CLOSE EAST (A)			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	1,722m²	8,612m²	6 (L1/L5)
TYPOLOGY	TYPICAL APARTMENT AREA	TYPICAL APARTMENT AREA	USES
1 bedroom	55m²	18	Residential
2 bedroom	65m²	32	Residential
3 bedroom	90m²	22	Residential
4 bedroom	150m²	13	Residential
Total Apartments		85	Assumptions: An allowance of 15% for circulation

BUILDING DESCRIPTION	AREA (BLDG FOOTPRINT)	LEVEL	GROSS FLOOR AREA (GFA)	USES
A. Opu Close East	1,722m²	GF	GL: 1,722 m² (GL car parking approx 66 parks)	Residential GF parking
		L1-6	Upper levels Resi: 7,061.5m² (5 levels)	
B. Opu Close West	1,650m²	GF-L3 L4-L5	Car parking Resi	Multi-deck Parking + Residential upper 2 levels

BUILDING_OPUA CLOSE WEST (B)			
USE	BUILDING FOOTPRINT	GFA	NO. OF LEVELS
Residential	825m²	1,650m²	2 (L4/L5)
TYPOLOGY	TYPICAL APARTMENT AREA	TYPICAL APARTMENT AREA	USES
2 bedroom	65m²	21	Residential
Total Apartments		21	Assumptions: An allowance of 15% for circulation

BUILDING_OPUA CLOSE EAST (A)	85
BUILDING_OPUA CLOSE WEST (B)	21
Total Apartments	106

OPUA MARITIME - BOATING SERVICING + INDUSTRY



Hard-stand



Blue-Fix



Slip-way/
Hoist



Bay of Islands
Boatyard



Boat
Painting



Boat
Storage/
Dry stack



- ① BLUEFIX BOATWORKS
- ② HARDSTAND
- ③ BAY OF ISLANDS BOATYARD
- ④ SLIPWAY + HOIST
- ⑤ PAINT SHED

SUMMARY INDICATIVE RESIDENTIAL DEVELOPMENT YIELDS

GATEWAY

BUILDING_5. GATEWAY APARTMENTS (POWDER STORE)	70
BUILDING_8. AIR BNB APARTMENTS	5
Total Apartments	75

VILLAGE

BUILDING_VILLAGE (NORTH A)	10
BUILDING_VILLAGE (NORTH B)	10
BUILDING_VILLAGE (SOUTH C)	10
Total Apartments	30

LYON

LYON ON THE WATER	18
Total Apartments	18

SAILORS YARD

BUILDING_THE YARD(NORTH A)	6
Total Apartments	6

O'KAWAKAWA

BUILDING_LAWNS	9
Total Apartments	9

OPUA CLOSE

BUILDING_OPUA CLOSE EAST (A)	85
BUILDING_OPUA CLOSE WEST (B)	21
Total Apartments	106

BAY OF ISLANDS MARINA TOTAL APARTMENTS	244 apartments
---	----------------

DESCRIPTION/USE	TOTAL GROSS FLOOR AREA (GFA) M ²
Residential	26,200m ²
Office	540m ²
Retail + Services	1450m ²
Food + Beverage	1,700m ²
SPECIALITY USES	
Rec + Crew Hub	250m ²
Opua Customs / Marina Offices + Boatie Hub	1900m ²
Gym + Fitness	450m ²
Spa/Wellness Services + Retreat	750m ²
Boating Club / Youth OCC Club	500m ²



Indicative renders of Proposed Masterplan



INDICATIVE YIELD SUMMARY





LANDSCAPE DESIGN



LANDSCAPE CHARACTER AREAS

OPUA GARDEN PIER

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



Astelia banksii



Austrostipa stipoides



Ficinia nodosa



Tecomanthe speciosa



OPUA GATEWAY

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



- ① GENERAL STORE PUBLIC REALM
- ② BOARDWALK PROMENADE
- ③ LINK TO THE WATERFRONT PROMENADE
- ④ ENTRANCE SIGN
- ⑤ FOOTPATH
- ⑥ RAISED TABLE
- ⑦ ROUNDABOUT

OPUA WATERFRONT PROMENADE

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



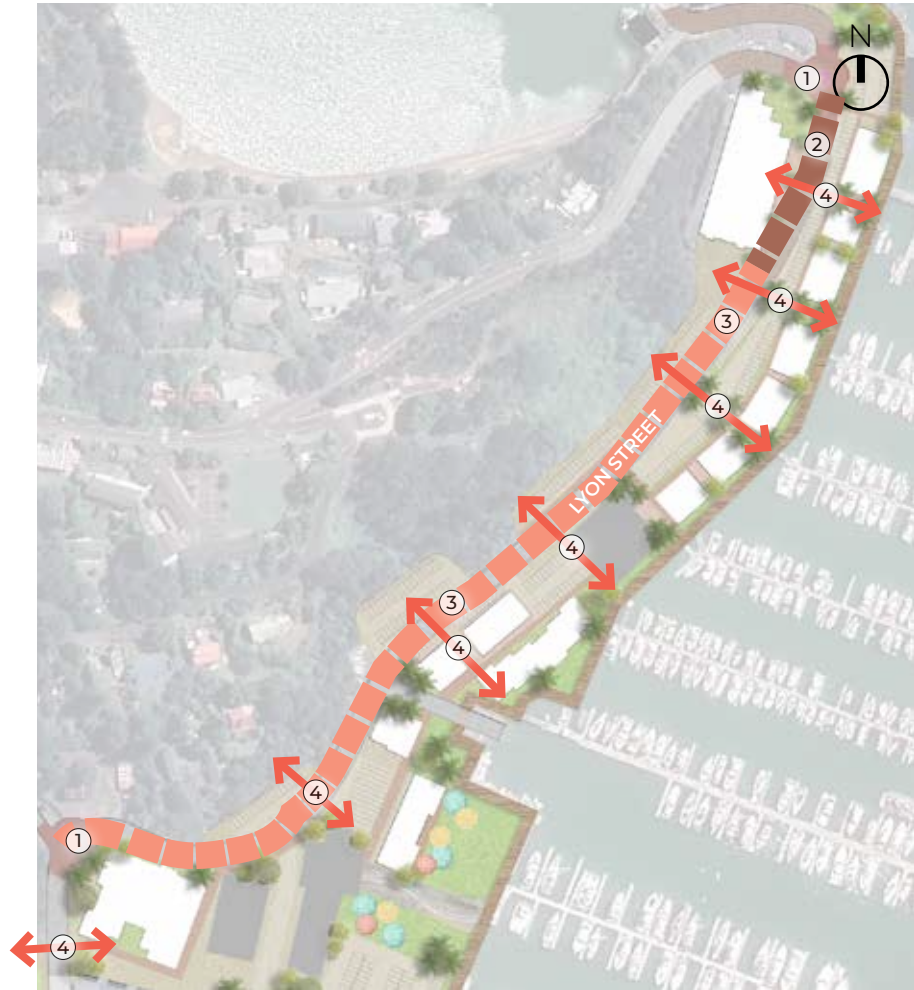
- ① BOARDWALK PROMENADE
- ② PUBLIC SPACE AND ACCESS TO LYON STREET
- ③ POCKET PARK
- ④ PEDESTRIAN CONNECTION ACROSS TO OPUA LAWN
- ⑤ FOOTPATH
- ⑥ CROSSING POINTS

OPUA STREETSCAPE/CARRIAGEWAY

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



- ① ROUNDABOUT WITH RAISED TABLE
- ② SHARED SPACE - MARINE ENTRY
- ③ SLOWER VEHICLE ZONE
- ④ PEDESTRIAN LINKS / LANES

SAILOR'S YARD PUBLIC REALM

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



- ① BOARDWALK PROMENADE
- ② BOAT RAMP
- ③ POCKET PARK
- ④ OPUA LAWN

OPUA LAWNS

PRECEDENT IMAGES



POTENTIAL PLANTING PALETTE



Calystegia soldanella



Hibiscus diversifolius



Metrosideros excelsa



Sophora microphylla



- 1 BOARDWALK PROMENADE
- 2 POCKET PARK - BOATING ACTIVITY HUB
- 3 OPUA LAWNS AND PLAY
- 4 INFORMAL, RECREATION SEATING
- 5 CENTRAL CANOPY
- 6 CAR AND TRAILER PARKING



An aerial photograph of a coastal area, likely in New Zealand, showing a large body of water (Marine Park) and surrounding land. The land is divided into several areas outlined with red dashed lines. The areas are labeled: 'BAY OF ISLANDS MARINA' at the top, 'MARINE PARK' in the middle, 'COLENSO TRIANGLE' below Marine Park, and 'OPUA COMMERCIAL ESTATE' at the bottom left. The water is a deep blue-green color, and the land is a mix of green and brown. The overall image has a semi-transparent blue overlay on the right side.

BAY OF ISLANDS
MARINA

MARINE PARK

COLENSO
TRIANGLE

OPUA
COMMERCIAL
ESTATE

MARINE PARK/ COMMERCIAL ESTATE - MARITIME INDUSTRIES

MARINE PARK EXISTING PLAN



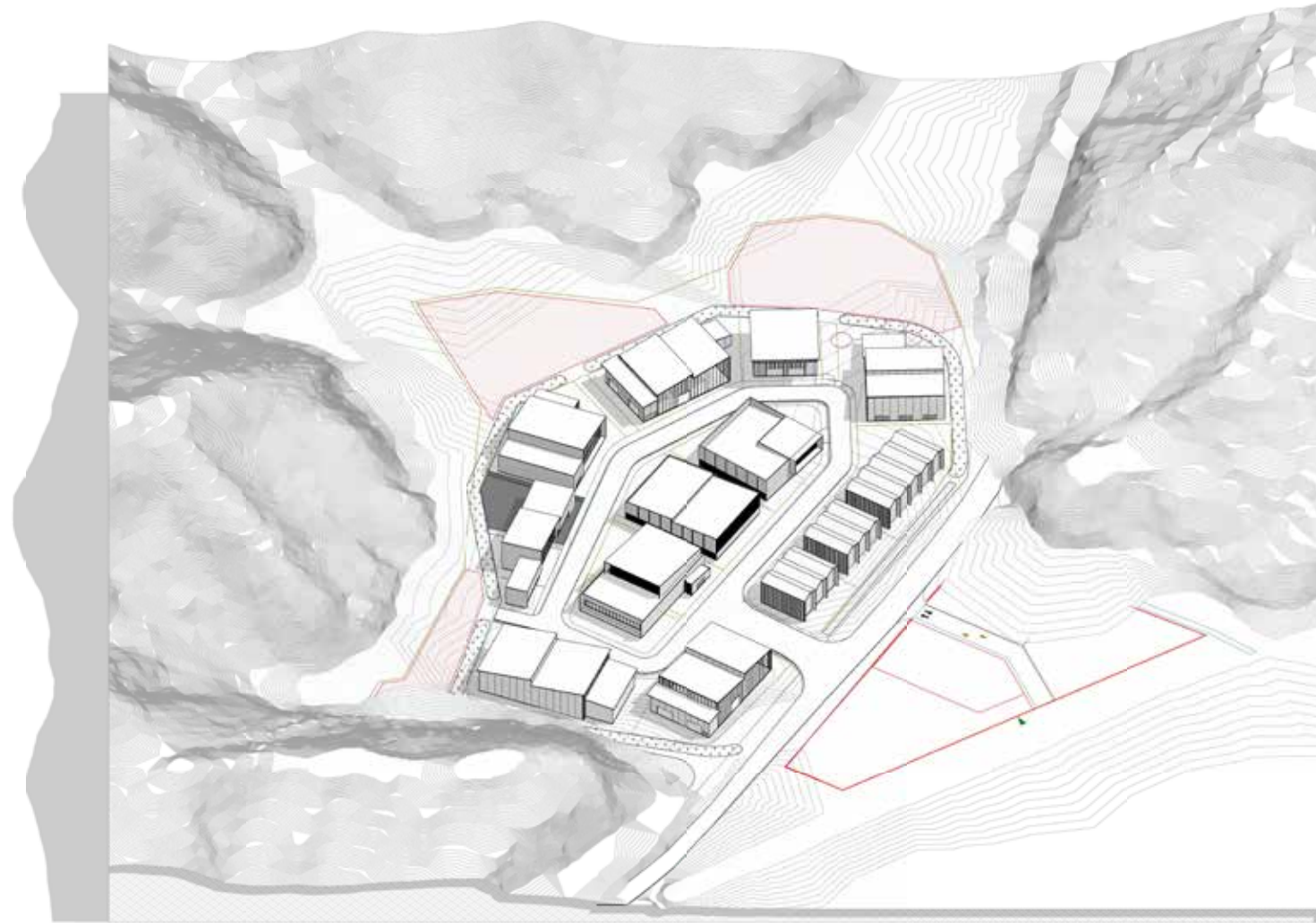
MARINE PARK PROPOSED PLAN



MARINE PARK PRECEDENTS



MARINE PARK 3D



MARINE PARK 3D INDICATIVE RENDER



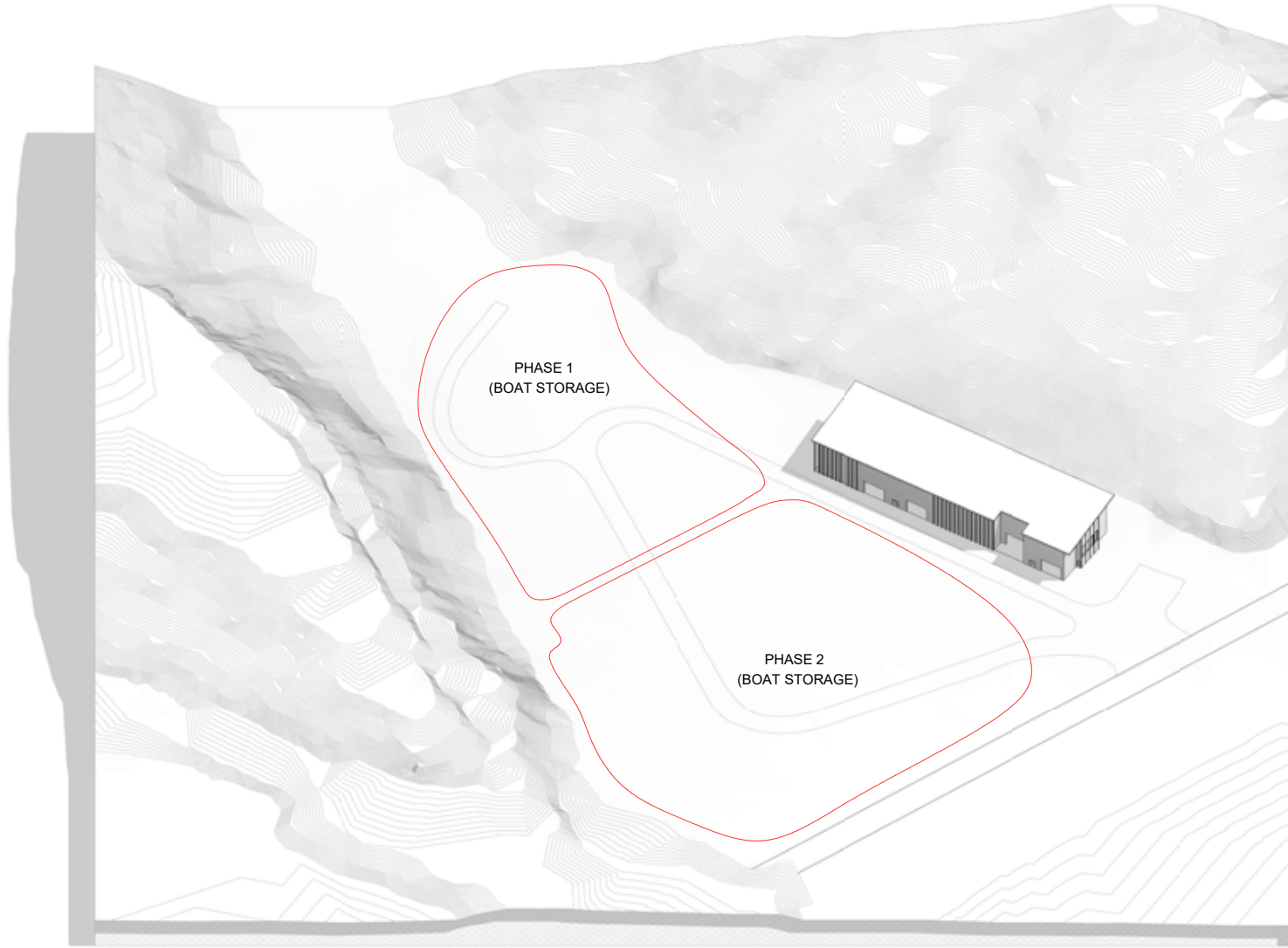
COMMERCIAL ESTATE EXISTING PLAN



COMMERCIAL ESTATE PROPOSED PLAN



MARINE PARK 3D



MARINE PARK 3D INDICATIVE RENDER





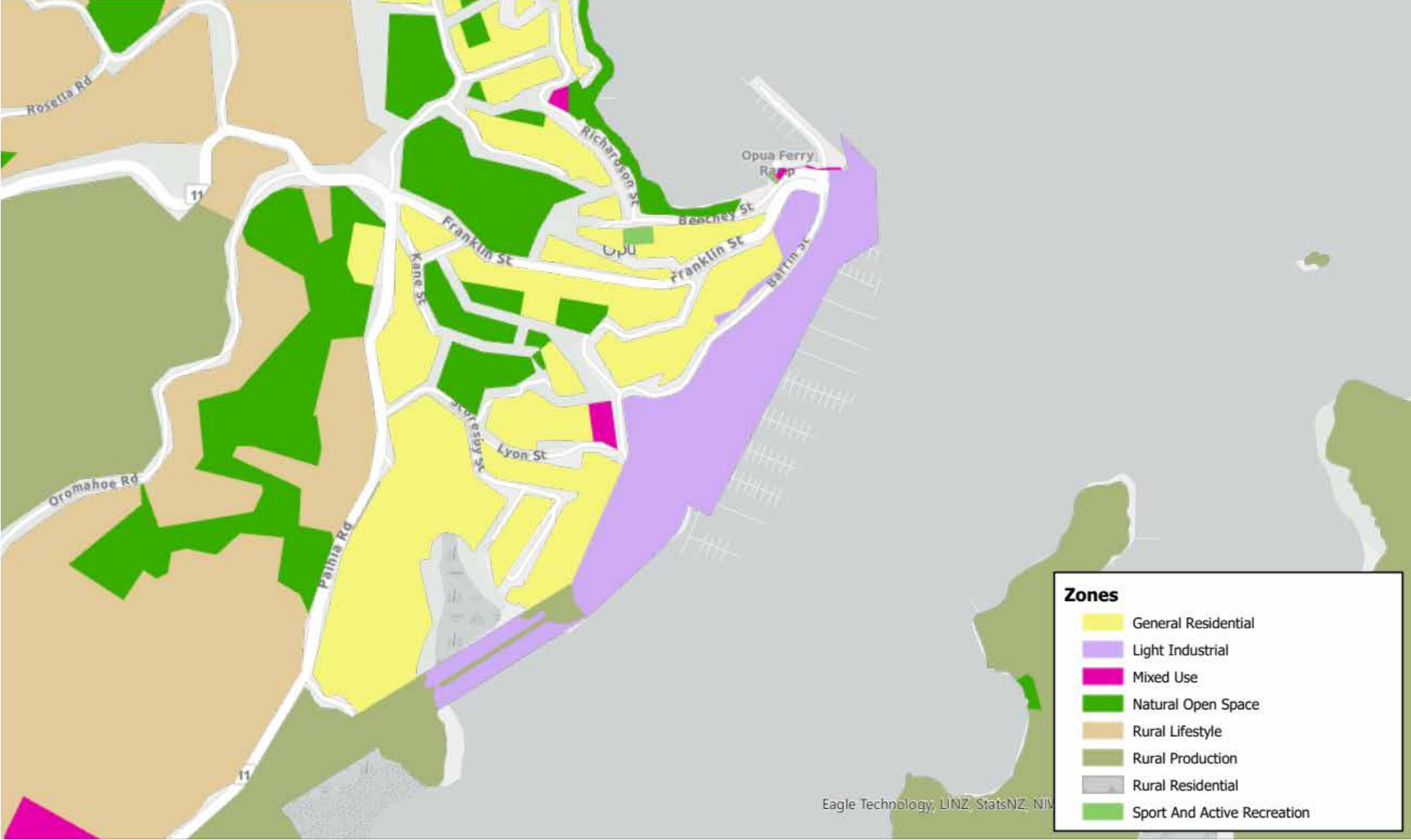
PLANNING
+ DEVELOPMENT STAGING

THE BAY OF ISLANDS MARINA PROPOSED DISTRICT PLAN ZONING

LIGHT INDUSTRIAL ZONING INDICATIVE SCENARIO



PROPOSED DISTRICT PLAN ZONING



PLANNING + BUILDING HEIGHTS

CURRENT PERMISSIBLE BUILDING HEIGHTS PLAN UNDER PROPOSED DISTRICT PLAN ZONING



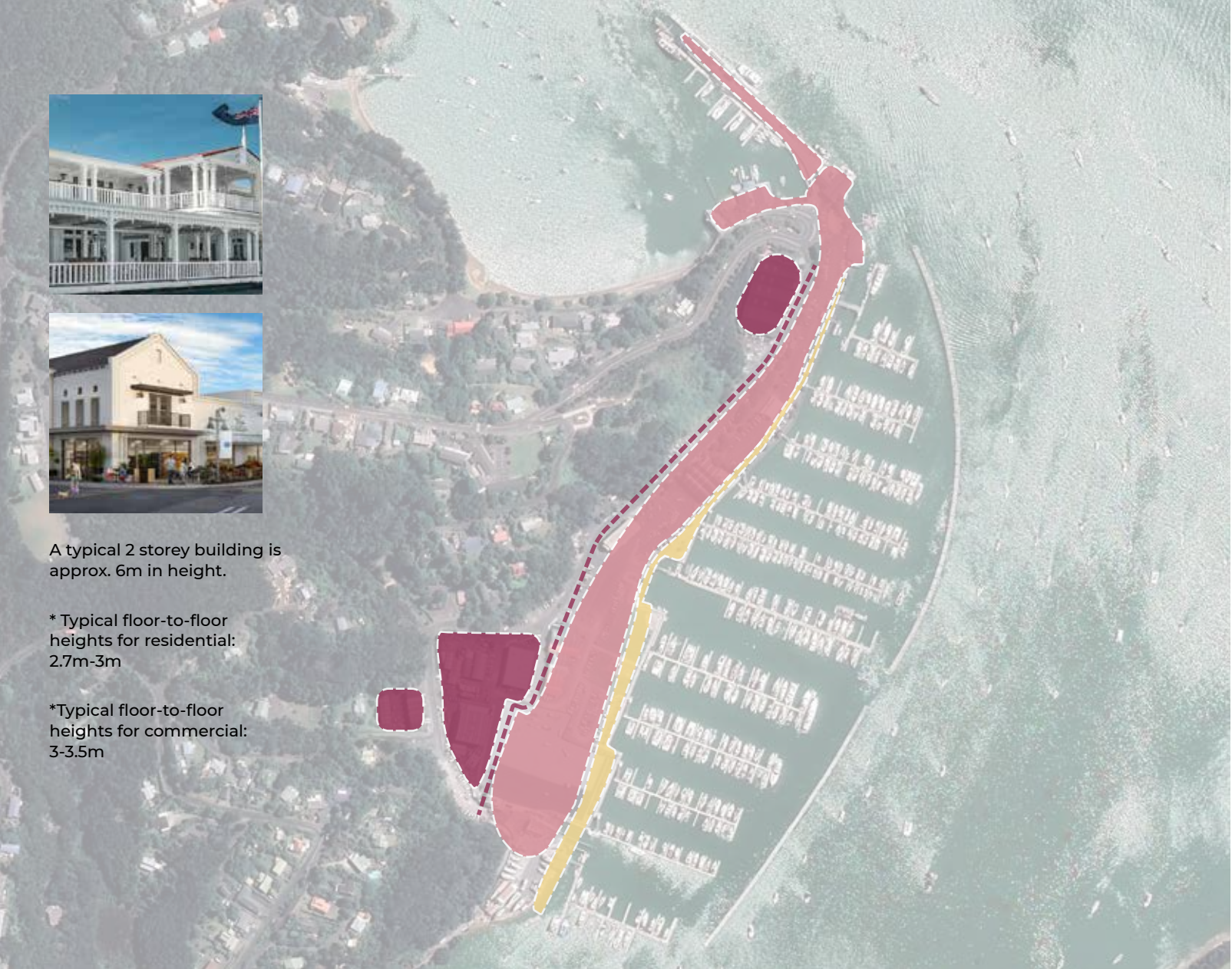
Coastal Environment
Planning Overlay Height
restriction

up to 5m

The Bay of Islands Marina is situated within the Coastal Environment overlay which restricts building heights to no more than 5m in height.

The proposed zoning for Opuia (in the Proposed District Plan) is Commercial/ Light Industrial which permits building heights of up to 12m, although the Coastal Environment overlay still applies and restricts building heights to a maximum height of 5m.

PROPOSED BUILDING HEIGHT AREA PLAN - MIXED-USE ZONING



Proposed Building Heights

0-5m

5-12m *

13-18m

The proposed building height areas have been located to mitigate visual and environmental effects. The 13-18m proposed height areas provide for areas of possible density for residential development, whilst respecting the topography, and not causing adverse effects on adjacent sites, and nestling into the backdrop of the hill behind.

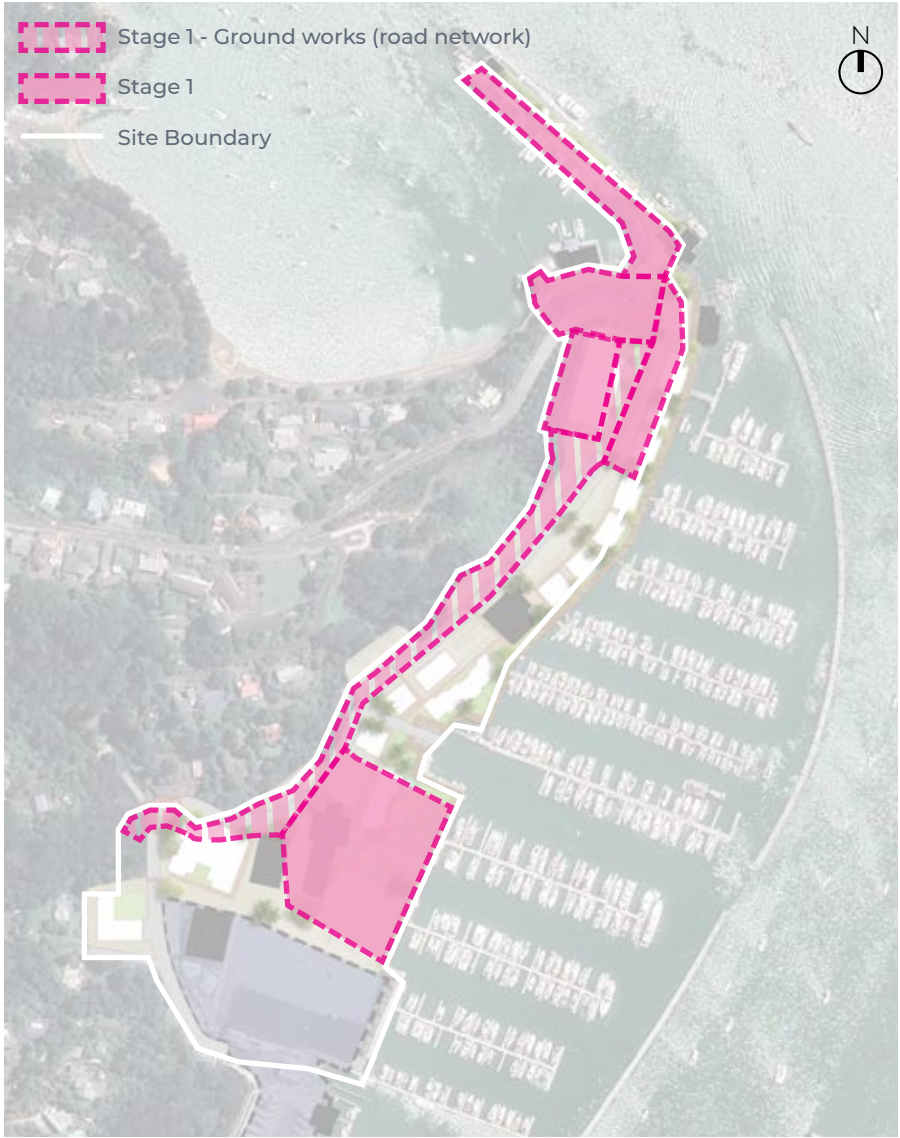
Extra sensitivity is proposed along the waterfront interface with the sea by locating only low-rise building and ensuring considered design.

INDICATIVE BUILDING HEIGHTS AREAS - SITUATION/CONTEXT



STAGING

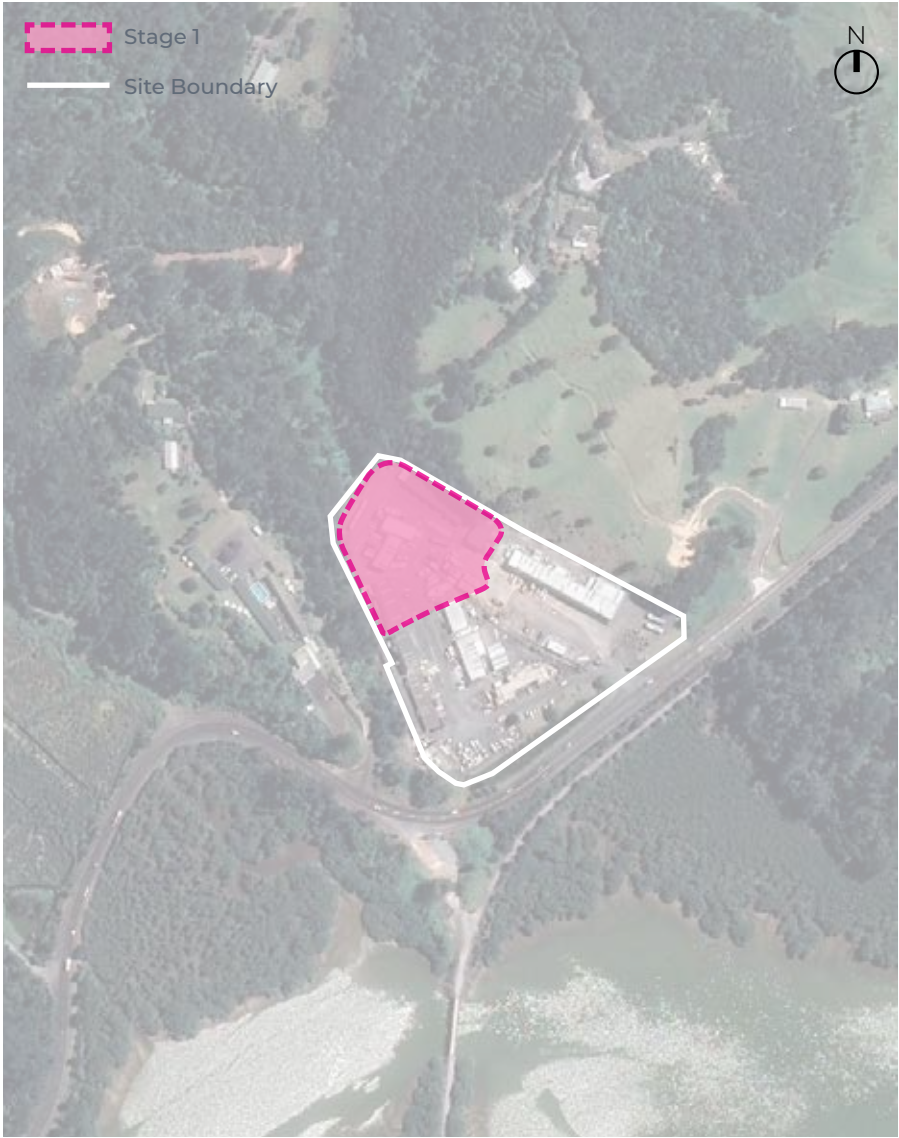
Stage 1



The Bay of Islands Marina



Marine Park



Commercial Estate

STAGE 1

THE BAY OF ISLANDS MARINA

Stage 1A

- Relocation of growing businesses to larger premises
- Earthworks, infrastructure + servicing
- New round-about
- Lyon St + Franklin St roading /streetscape upgrades
- Gateway Public Realm upgrades
- Garden Pier Public Realm

Stage 1B

- Powder House Apartments
- Opuia Gateway waterfront buildings
- Opuia Lawns public realm + mixed-use

MARINE PARK

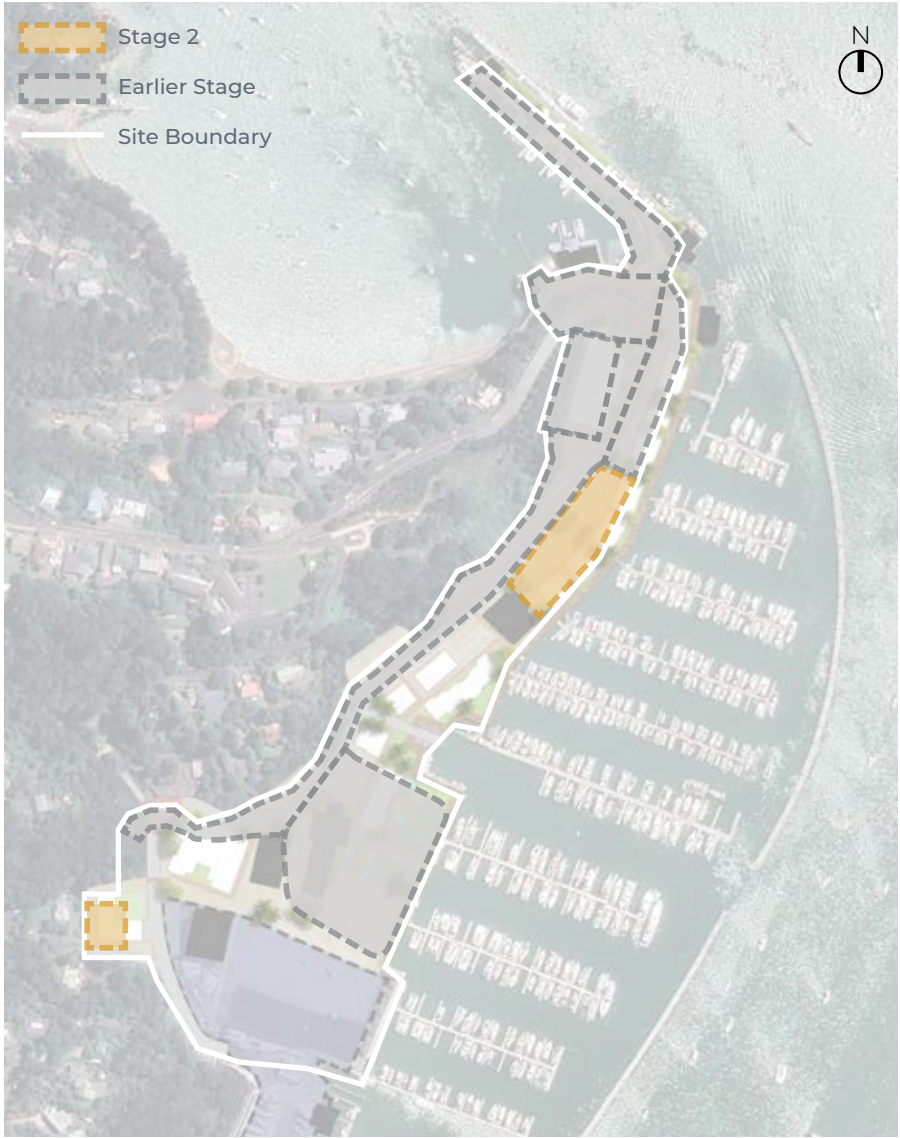
- Earthworks, infrastructure, servicing, off-grid stormwater, waste-water + reticulated water + detention ponds
- Roading development

COMMERCIAL ESTATE

- Relocation of growing businesses to larger premises
- Demolition of existing buildings / site works
- Earthworks, infrastructure + servicing
- Boat Storage Yard Phase 1

STAGING

Stage 2



The Bay of Islands Marina



Marine Park



Commercial Estate

STAGE 2

THE BAY OF ISLANDS MARINA

- Opuia Village
- Multideck carpark to avoid a 'sea of carparking' and land being unused for a majority of the year

MARINE PARK

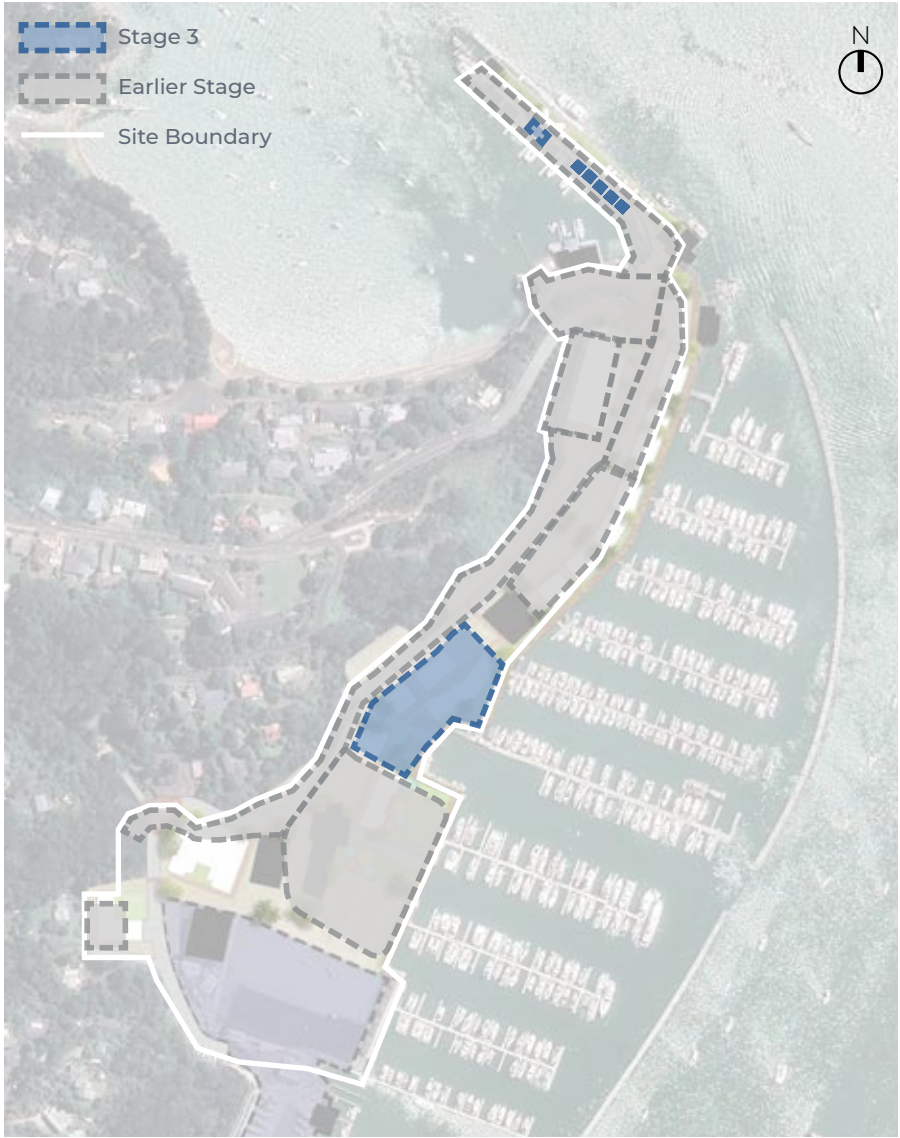
- Buildings along Marine Park road frontage (typical commercial building heights between 5-12m)

COMMERCIAL ESTATE

- n/a

STAGING

Stage 3



The Bay of Islands Marina



Marine Park



Commercial Estate

STAGE 3

THE BAY OF ISLANDS MARINA

- Lyon on the Water
- Crew Rec Hub facilities (Garden Pier)
- Boat-sheds - flex use (Garden Pier)

MARINE PARK

- Light industrial buildings (central lot) (typical commercial building heights between 5-12m)

COMMERCIAL ESTATE

- Maritime industry commercial shed

STAGING

Stage 4



The Bay of Islands Marina



Marine Park



Commercial Estate

STAGE 4

THE BAY OF ISLANDS MARINA

- Opuia Close Residential

MARINE PARK

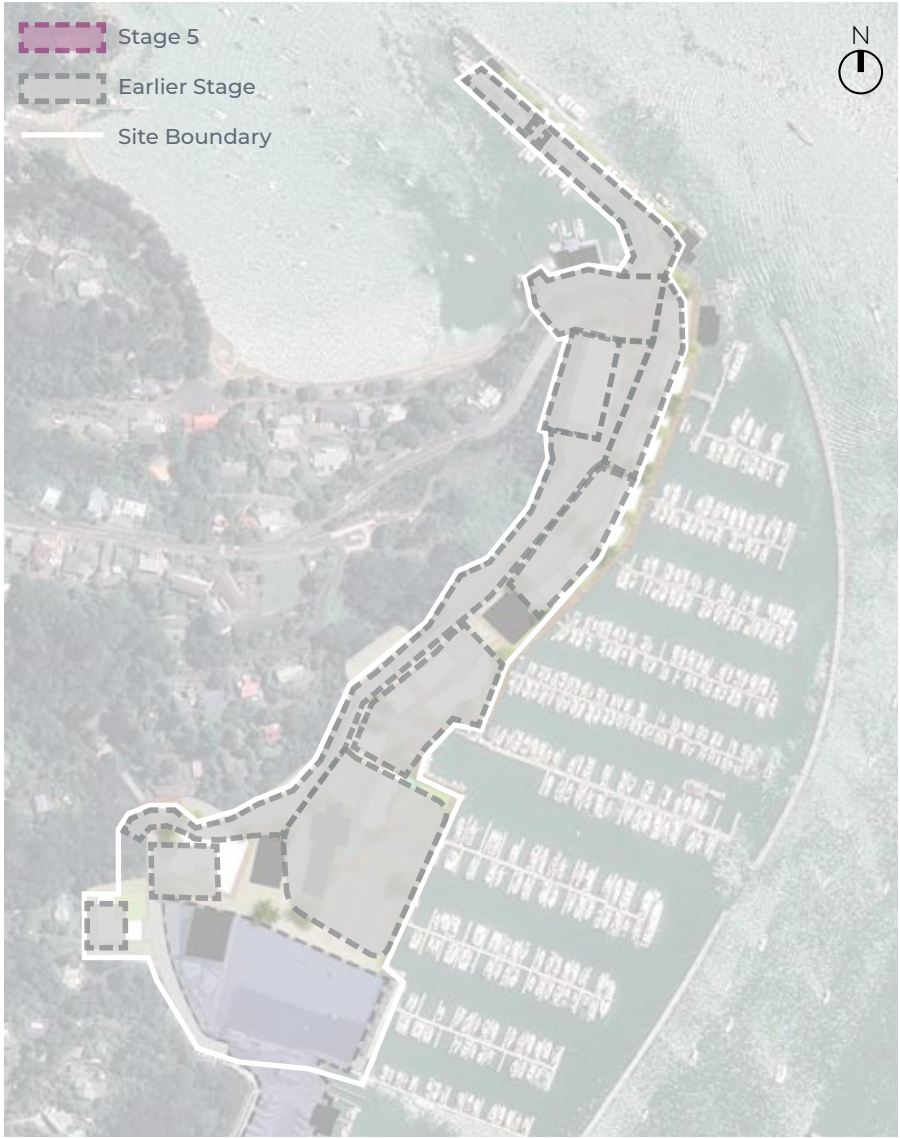
- Light industrial buildings (southern lot)
(typical commercial building heights
between 5-12m)

COMMERCIAL ESTATE

- n/a

STAGING

Stage 5



The Bay of Islands Marina



Marine Park



Commercial Estate

STAGE 5

THE BAY OF ISLANDS MARINA

- n/a

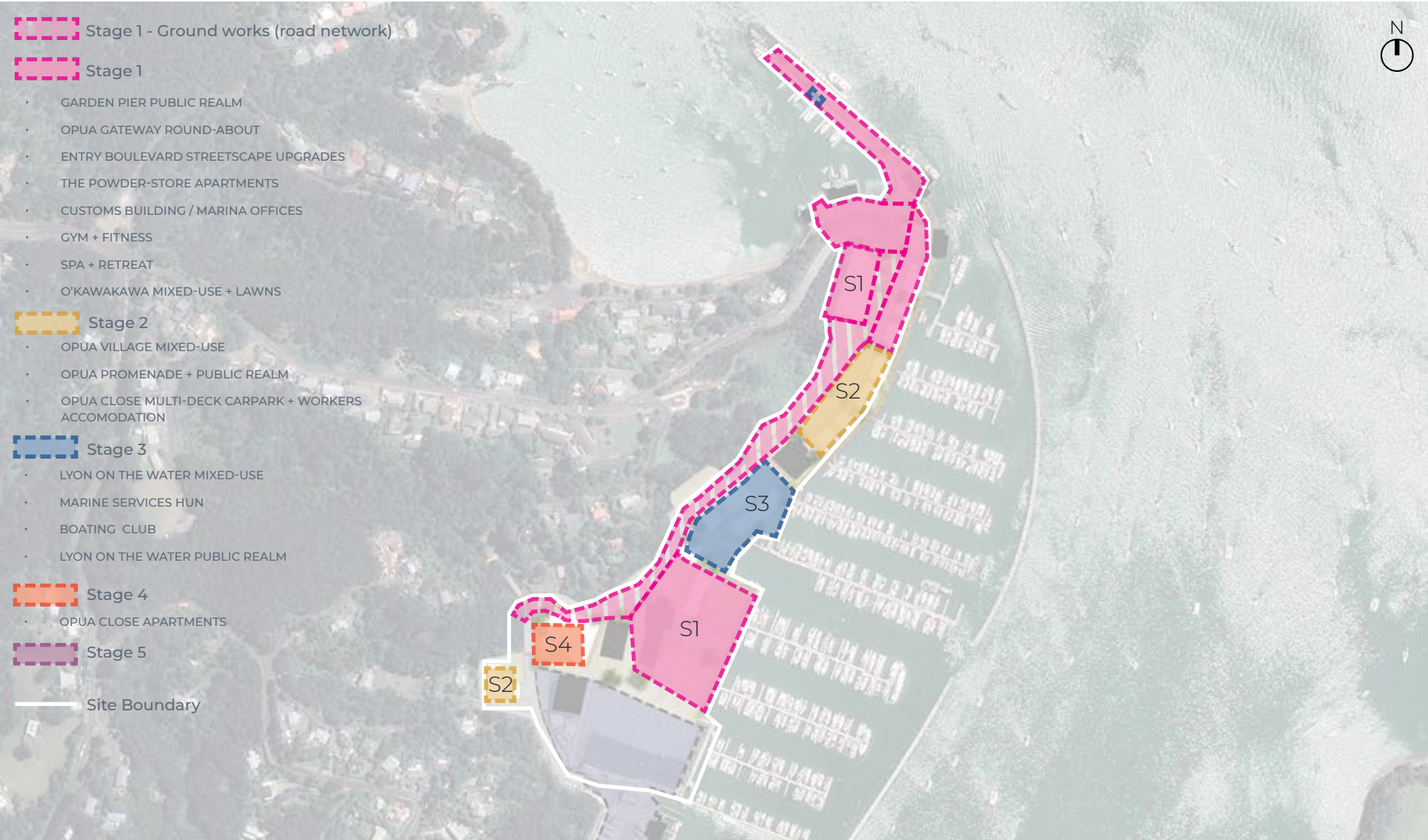
MARINE PARK

- Remaining Light Industrial lots(typical commercial building heights between 5-12m)

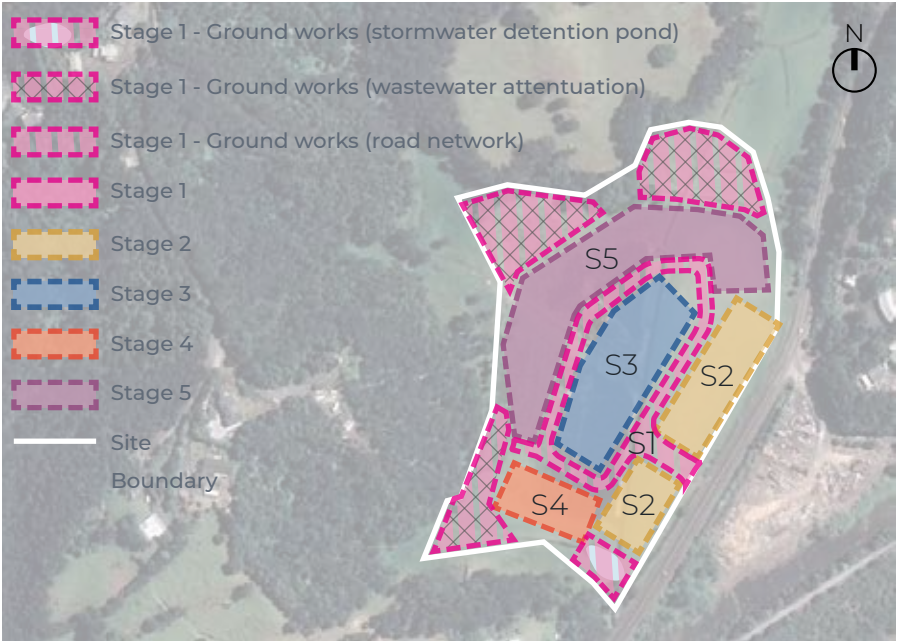
COMMERCIAL ESTATE

- Boat Storage Yard Phase 2

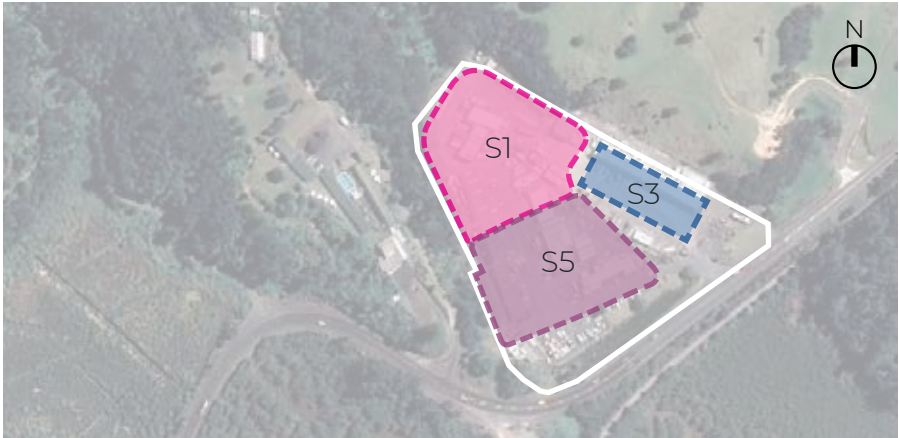
STAGING SUMMARY PLAN



The Bay of Islands Marina



Marine Park



Commercial Estate

Infrastructure + Staging

The proposed development requires a staged approach that transitions some of the maritime industries and operations (currently located at the Bay of Islands Marina) to near-by purpose-built maritime servicing locations across; Marine Park and Commercial Estate, (situated 1.5kms away along SH11 / Paihia Road). This relocation of select maritime uses will enable the development of a redesigned mixed-use Marina and public realm/ promenade. Changing the local offering through the introduction of new destinational place-based activities and uses such as food and beverage, recreation and tourism offices, small scaled retail, wellness studios, boating social facilities and residential.

We are acutely aware of the infrastructure challenges the District faces and this aspect has been at the forefront of our design thinking and how staged development can occur. Marine Park and Commercial Estate therefore have been proposed as sustainable developments, that manage waste water attenuation and reticulated water independently, ie off-grid, in order to avoid placing further demand on the system.

The overall proposed development staging plan provides a long-term strategy for future development in alignment with key infrastructure upgrades, as well as economic, social, cultural and environmental planning for the wider Bay of Islands region.

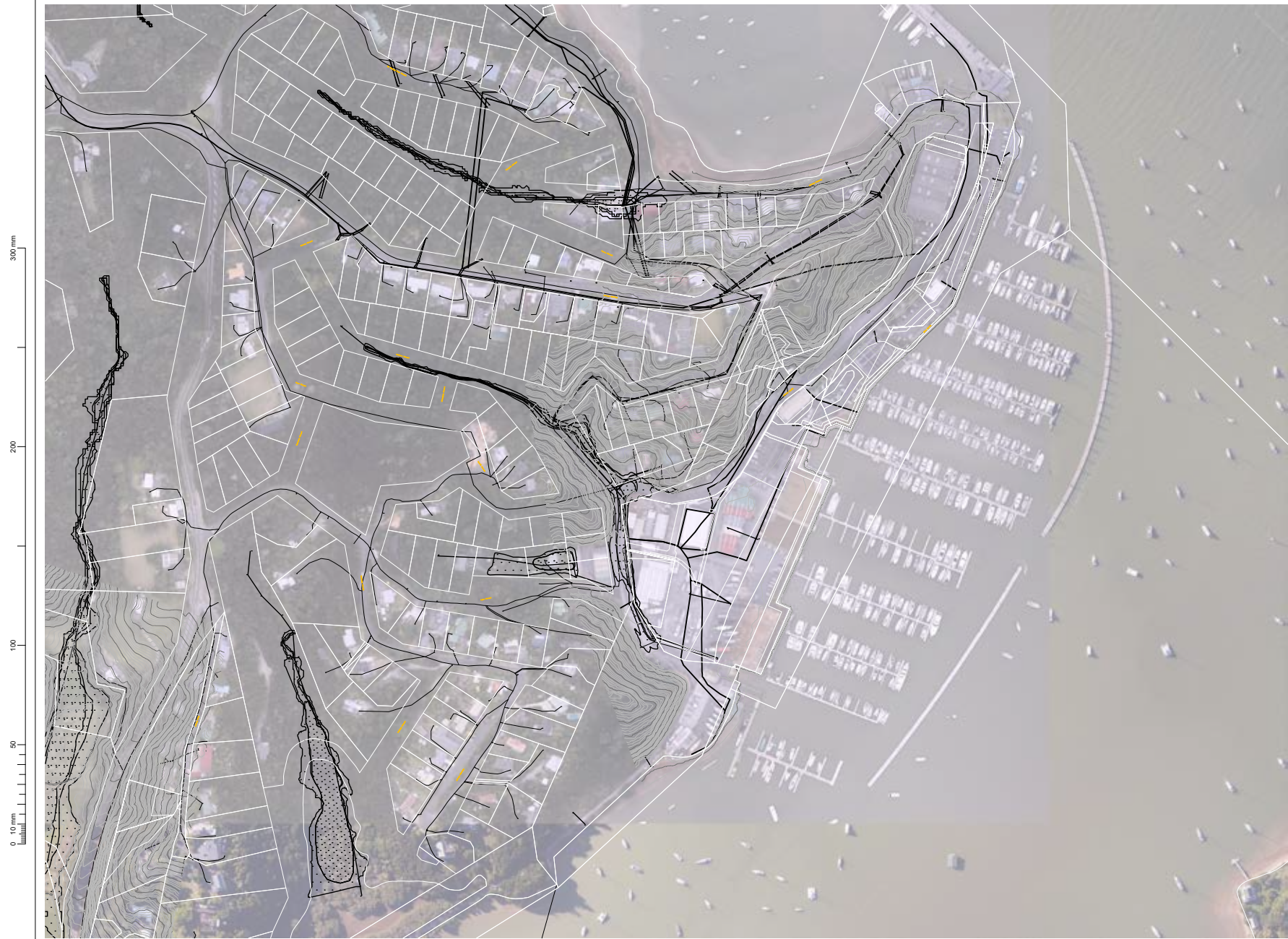


RENDERS (INDICATIVE MASTERPLAN)



APPENDIX

100 YEAR RAPID SEA LEVEL RISE/ COASTAL FLOODING



1:2000 @ A1

1:4000 @ A3

0 20 40 60 80 100 120 140 160 180 200 m

REVISION	AMENDMENT	APPROVED	DATE
A	ISSUED FOR INFORMATION		

wsp

Whangarei Office

+64 9 430 1700

Private Bag 9017

Whangarei 0146

New Zealand

SURVEY

SCALES

1:2000 AT A1

DRAWN

K. MEIN

DRAWING VERIFIED

VERIFIER

DESIGNED

DESIGN VERIFIED

VERIFIER

APPROVED

APPROVER

APPROVED DATE

YYYY-MM-DD

FOR INFORMATION

ORIGINAL SIZE

A1

PROJECT

####

####

####

TITLE

PLAN - SITE 1

####

WSP PROJECT NO. (SUB-PROJECT)

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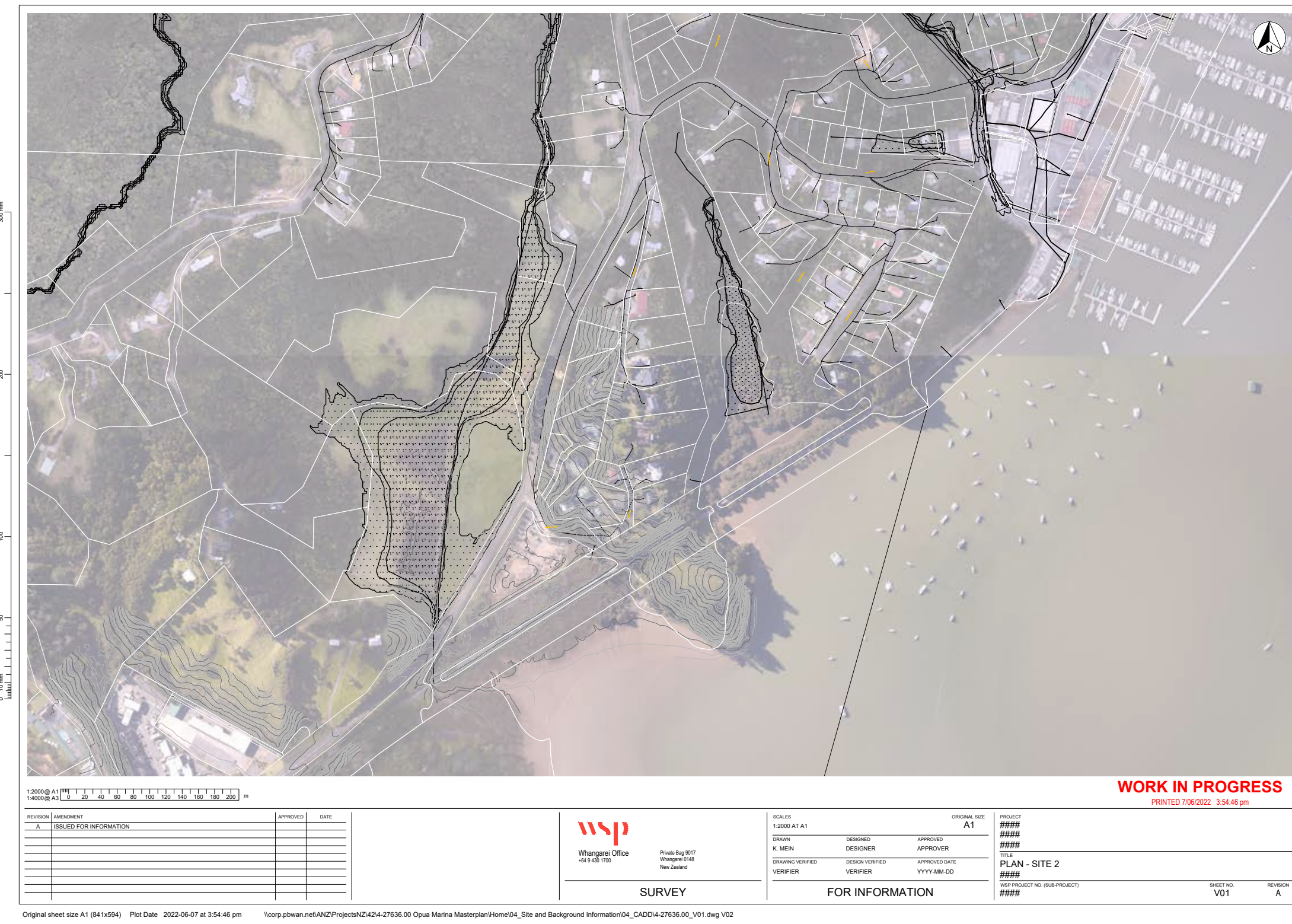
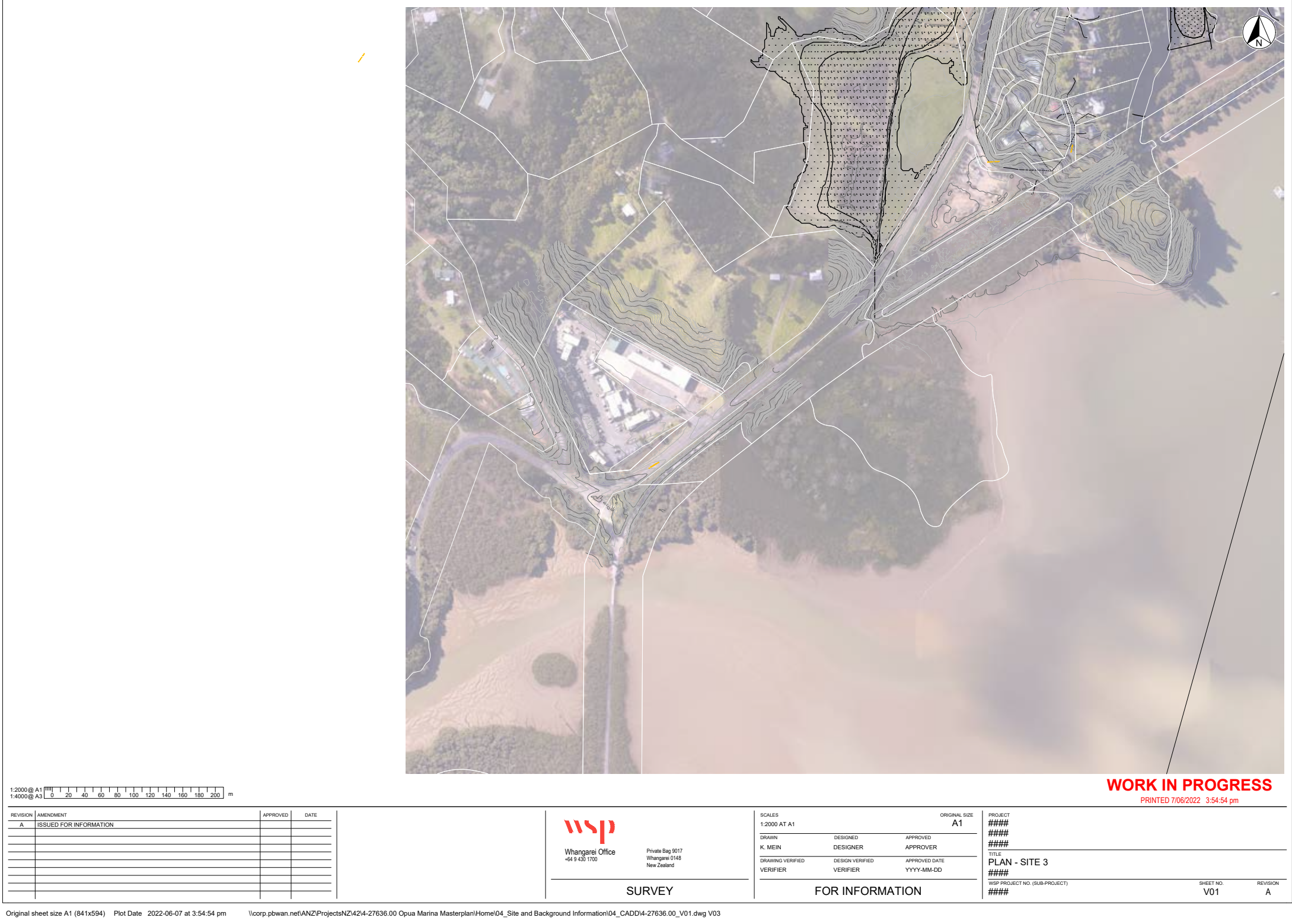
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REVISION

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