

The provisions below provisions represent a 'Working Draft' version of the Bay of Islands Marina Precinct requested by Far North Holdings Limited (version dated 7 July 2025). As these are new provisions recommended for the Proposed District Plan subject to outstanding issues being resolved, underline is used for all new text. Provisions still to be resolved are highlighted **yellow**.

PRECX – Bay of Islands Marina Precinct

Overview

The Bay of Islands Marina Precinct is located at Opuā, near the confluence of the Kawakawa River, Waikare Inlet and Veronica Channel in the Bay of Islands.

The Bay of Islands is a touristic destination that attracts locals, people from Northland, New Zealand and internationally due to its beauty and locality.

The precinct provides a planning framework that promotes a local gateway to the Bay of Islands, that boasts 144 emerald green islands, and a world class marina that adds a new place-based waterfront destination that compliments the activity and entertainment that exists currently across Waitangi, Paihia, Russell, and Kawakawa.

A range of activities that are marine related, commercial, cultural, retail and residential are envisaged. Development shall be undertaken in accordance with the Bay of Islands Marina Precinct Plan and Development Schedule.

An overarching Development Guidelines forms part of the Precinct Plan and Development Schedule

The precinct is within the coastal environment which has identified landscape and natural character values. Access to the precinct is via State Highway 11 and Franklin Street, the Pou Herenga Tai Cycle Trail, or the Okiato – Opuā Car Ferry.

The land within the precinct is zoned Mixed Use. The objectives, policies, rules and standards of the underlying Mixed-Use Zone apply in addition to the provisions of the precinct below. However, where there are any differences, the provisions of the precinct take precedence.

Objectives	
PRECX-O1	The precinct is a liveable, mixed use urban environment where people can live, work and play, acting as a gateway to the Bay of Islands and transforming Opuā into a destination with a world class marina.
PRECX-O2	The precinct is developed in a staged manner to ensure that there is adequacy and capacity of available or programmed development infrastructure to support it.
PRECX-O3	The precinct creates a network of open space for recreation and public access to and along the coastal marine area.
PRECX-O4	Subdivision, use and development within the precinct is undertaken in a way that protect and enhances: <ul style="list-style-type: none"> a. Landscape values; b. The natural character of the coastal environment.

PRECX-O5	Environmental effects generated by activities within the precinct are managed, particularly at the precinct boundaries.
PRECX-O6	The precinct recognises that Māori have a special relationship with water, land and the coastline.
PRECX-O7	Development in the precinct is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the precinct.
PRECX-O8	The precinct achieves a high-quality, integrated, and responsive urban design outcome that reflects Ōpua's unique maritime character and sensitive coastal environment.
Policies	
PRECX-P1	Enable a range of commercial, community, civic, cultural and residential activities in the precinct where it supports the function, role, sense of place and amenity of the precinct as a gateway and world class marina.
PRECX-P2	<p>Ensure subdivision, use and development in the precinct is supported by appropriate infrastructure by:</p> <ol style="list-style-type: none"> 1. Requiring subdivision, use and development to provide adequate wastewater, stormwater and potable water services and reticulated services; 2. Requiring subdivision, use and development in the precinct to provide appropriate transport infrastructure to support mixed use development; and 3. Where adequate reticulated services referred to in clause 1) are not available the infrastructure approach must be approved by Council prior to subdivision, use and development being undertaken having regard to the infrastructure assessment required under PRECX-S3.
PRECX-P3	Require subdivision, use and development to provide areas of open space, recreation, and public access to and along the coastal marine area where practicable.
PRECX-P4	<p>Consider the following matters where relevant when considering and managing the effects of subdivision, use and development in the precinct :</p> <ol style="list-style-type: none"> a. Consistency with the scale, density, design, amenity and character of the precinct; b. The location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. At zone interfaces: <ol style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; d. The adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ol style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste; e. Managing natural hazards; f. The adequacy of transport infrastructure to service the proposed activity; g. Any historical, spiritual or cultural association held by tangata whenua with regard to the matters set out in Policy TW-P6; h. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and

	i. <u>The extent to which the proposal adheres to the Development Guidelines.</u>
Rules	

Notes:

- 1. There may be other rules in Part 2 – District Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this precinct chapter. These District Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District Wide Matter chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple.**
- 2. The zone chapter does not contain rules relating to setback from waterbodies for building and structures. The Natural Character chapter contains rules for activities within wetlands, lakes and river margins. The Natural Character chapter should be referred to in addition to this precinct chapter.**
- 3. The underlying Mixed-Use Zone rules apply to the activities in the precinct. However, the following rules take precedence over the corresponding Mixed-Use Zone rules: PREXC-1 (Buildings and structures), PREXC-R2 (Commercial Activity (excluding supermarkets)), PREXC-R3 (Residential activity), PREXC-R4 (commercial activity (supermarkets)).**

PRECX-R1	New buildings or structures, relocated buildings, or extensions or alterations to existing buildings or structures	
<p>Bay of Islands Marina Precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, relocated buildings or extension or alteration to an existing building or structure will accommodate a permitted, restricted discretionary or discretionary activity.</p> <p>PER-2 The new building or structure, relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m².</p> <p>PER-3 The new building or structure, relocated buildings or extension or alteration to an existing building or structure is the Opuia Gateway, Opuia Village, Lyon on Water, Sailors Yard, O’Kawakawa, Opuia Close, and Opuia Maritime Industry Character Areas is in accordance with the Bay of Islands Marina Precinct Plan and Development Schedule.</p> <p>PER-4 The new building or structure, relocated buildings or extension or alteration to an existing building or structure complies with standards: PRECX -S1 Maximum height; PRECX -S2 Height in relation to boundary; PRECX -S3 Setback (excluding from MHWS or wetland, lake and river margins); PRECX -S4 Outdoor storage; PRECX -S5 Landscaping and screening for sites adjoining a site zoned residential, open space or rural residential; and</p>	<p>Activity status where compliance not achieved with PER-3 or PER-4: Restricted Discretionary</p> <p>RDIS – 1</p> <ol style="list-style-type: none"> The maximum height of a building or structure, or extension or alteration to an existing building or structure, is no greater than 20m above ground level. Compliance with PRECX-S7 – Information requirements. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and amenity of the surrounding area; dominance in relation to the road and adjoining sites; loss of privacy to adjoining sites, including potential loss in relation to vacant sites; shading and loss of access to sunlight to adjoining sites; landscaping; and natural hazard mitigation and site constraints. The extent to which the proposal adheres to the Development Guidelines. <p>Activity status where compliance not achieved with RDIS-1, PER-1 or PER-2: Discretionary</p> <p>DIS – 1</p> <ol style="list-style-type: none"> The maximum height of a building or structure, or extension or alteration to an existing building or structure, is 24m above ground level; and Compliance with PRECX-S7.

	PRECX -S6 Coverage.	Activity status where compliance not achieved with DIS-1: Non-complying
PRECX-R2	Commercial activity [excluding supermarkets]	
Bay of Islands Marina Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is a not a service station.</p> <p>PER-2 Any office does not exceed GFA of 300m².</p> <p>PER-3 The activity is a not a drive through.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>RDIS – 1 Compliance with PRECX-S7 – Information requirements.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Any effects on the transport network; and The extent to which the proposal adheres to the Development Guidelines. <p>PER-3 Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent of any effect on the transport network; Any access is designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; Minimises building bulk, and signage while having regard to the functional requirements of the activity; Landscaping is provided especially within surface car parking areas to enhance amenity values; Compliance with PRECX-S7; and The extent to which the proposal adheres to the Development Guidelines. <p>Activity status where compliance not achieved with PER-1 or RDIS-1: Discretionary</p>

PRECX-R3	Residential activity	
<p>Bay of Islands Marina Precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.</p> <p>PER-2 The maximum number of residential units within each character area is as follows:</p> <ol style="list-style-type: none"> 1. Opua Gateway – 75; 2. Opua Village – 30; 3. Lyon – 18; 4. Sailors Yard – 6; 5. O’Kawakawa – 9; and 6. Opua Close – 106. <p>PER-3 The minimum net internal floor area, excluding outdoor living space, of a residential unit shall be:</p> <ol style="list-style-type: none"> 1. 1 bedroom = 55m² 2. 2 bedroom = 65m² 3. 3 bedroom = 90m² 4. 4 bedroom = 150m². <p>PER-4 Residential units established after 27 July 2022 comply with standard: NOISE-S5 Noise insulation.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Where:</p> <p>RDIS – 1</p> <ol style="list-style-type: none"> a. The residential unit is located outside the pedestrian frontage overlay; and. b. Compliance with PRECX-S7. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Private outdoor living area that is functional and accessible; b. A reasonable level of privacy and outlook; c. Safe and convenient pedestrian access to residential units from the street; d. Building design and layout; e. Effects on the safety, amenity and attractiveness of the street and public open spaces; and f. The extent to which the proposal adheres to the Development Guidelines. <p>Activity status where compliance not achieved with PER-2, PER-3, PER-4 or RDIS-1(b): Discretionary</p> <p>Activity status where compliance not achieved with RDIS-1(a): Non complying</p>
PRECX-R8	Commercial activity (Supermarkets)	
<p>Bay of Islands Marina Precinct</p>	<p>Activity status: Permitted</p> <p>PER-1 The activity is contained within a building on a site in the Sailors Yard Character area.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Where:</p> <p>RDIS – 1 Compliance with PRECX-S7.</p> <p>Matters of discretion are restricted to:</p>

		<ul style="list-style-type: none"> a. <u>The extent of any effect on the transport network;</u> b. <u>Any access is designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network;</u> c. <u>Minimises building bulk, and signage while having regard to the functional requirements of the activity;</u> d. <u>Landscaping is provided especially within surface car parking areas to enhance amenity values; and</u> e. <u>The extent to which the proposal adheres to the Development Guidelines.</u>
PRECX-R9	Light industrial activity	
Bay of Islands Marina Precinct	Activity status: Permitted PER-1 <u>The activity is contained within a building on a site in the Opua Maritime Character area.</u>	Activity status where compliance not achieved: Discretionary
PRECX-R10	Trade supplier	
Bay of Islands Marina Precinct	Activity status: Permitted PER-1 <u>The activity is contained within a building on a site in the Opua Maritime Character area.</u>	Activity status where compliance not achieved: Discretionary
PRECX-R14	Activities not otherwise listed in this chapter	
Bay of Islands Marina Precinct	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
PRECX-R15	Industrial activity	
Bay of Islands Marina Precinct	Activity status: Non-complying <u>Note: This rule does not apply to Light industrial activities assessed under MUZ-R12 Light industrial activities.</u>	Activity status where compliance not achieved: Not applicable

Standards		
PRECX-S1	Maximum height	
Bay of Islands Marina Precinct	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure at the following character areas are no greater than:</p> <ol style="list-style-type: none"> 1. Garden Pier – 8m; 2. Opuia Gateway – 16m; 3. Opuia Village – 8m; 4. Lyon on Water – 8m; 5. Sailors Yard – 8m; 6. O’Kawakawa – 8m; 7. Opuia Close – 16m; and 8. Opuia Maritime – 12m. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. lift overruns provided these do not exceed the height by more than 1m on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to: Refer PRECX-R1.</p>
PRECX-S2	Coverage	
Bay of Islands Marina Precinct	<ol style="list-style-type: none"> 1. At least 10% of the site shall be planted in grass, vegetation or landscaped with permeable material; and 2. Where a connection to Council’s reticulated stormwater system is not available the stormwater must be disposed of appropriately. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. whether the activity is within an existing consented urban stormwater management plan or discharge consent; c. the extent to which building site coverage and impermeable surfaces

		<p><u>contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</u></p> <p>d. <u>the extent to which low impact design principles have been used to reduce site impermeability;</u></p> <p>e. <u>natural hazard mitigation and site constraints;</u></p> <p>f. <u>the effectiveness of the proposed method for controlling stormwater without adverse effects on adjoining waterbodies (including groundwater and aquifers) on adjoining or downstream properties;</u></p> <p>g. <u>the extent to which existing grass, vegetation or landscaping provided on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface; and</u></p> <p>h. <u>extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</u></p> <p>i. <u>The extent to which the proposal adheres to the Development Guidelines.</u></p>
PRECX-S3	Information requirements	
Bay of Islands Marina Precinct	<p>Any application for a resource consent in the precinct must be accompanied by and consider the following:</p> <p>1. <u>Urban Design and Open Space</u></p> <p>a. <u>An assessment is to be provided, prepared by a suitably qualified person detailing general urban design elements that are to be applied to the development, including:</u></p> <p>i. <u>Specific recommendations to be applied</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to: not applicable.</u></p>

	<p>within the Character Area associated with bulk and location, height, and prescribing any further amenity controls specific to each area;</p> <p>ii. Urban design assessment and recommendations associated with access, including the pedestrian, cycle and public transport provision.</p> <p>iii. Design standards for streetscapes, including the design of street furniture;</p> <p>iv. Specific details for the servicing of buildings including rubbish, storage and mail deliveries and overall signage;</p> <p>v. Specific details of the open space and / or the reserve network to be created within the Character Area.</p> <p>vi. Specific design treatment for</p> <p>2. Infrastructure</p> <p>a. An assessment is to be provided, prepared by a suitably qualified person detailing the infrastructural requirements for the Character area, including:</p> <p>i. Roading (including provision for public transport,</p>	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p><u>alternative modes and access to the state highway);</u></p> <p>ii. <u>Wastewater;</u></p> <p>iii. <u>Stormwater; and</u></p> <p>iv. <u>Water.</u></p> <p>3. <u>Natural Hazards</u></p> <p>a. <u>An assessment is to be provided by a suitably qualified person, which satisfies s106 of the RMA.</u></p> <p>4. <u>Transport and Access</u></p> <p>a. <u>An Integrated Transport Assessment is to be provided by a suitably qualified person for the Character Area; and</u></p> <p>b. <u>High trip generating activities to consider matters of discretion in TRAN-R5.</u></p> <p>5. <u>Landscape, Visual Amenity, and Natural Character</u></p> <p>a. <u>An assessment prepared by a suitably qualified person which considers the potential effects to landscape, visual amenity, and natural character of the coastal environment.</u></p> <p>6. <u>Cultural Values</u></p> <p>a. <u>A Cultural Impact Assessment prepared by a suitably qualified person.</u></p> <p><u>All assessments must consider the extent to which the proposal adheres to the Development Guidelines.</u></p>	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

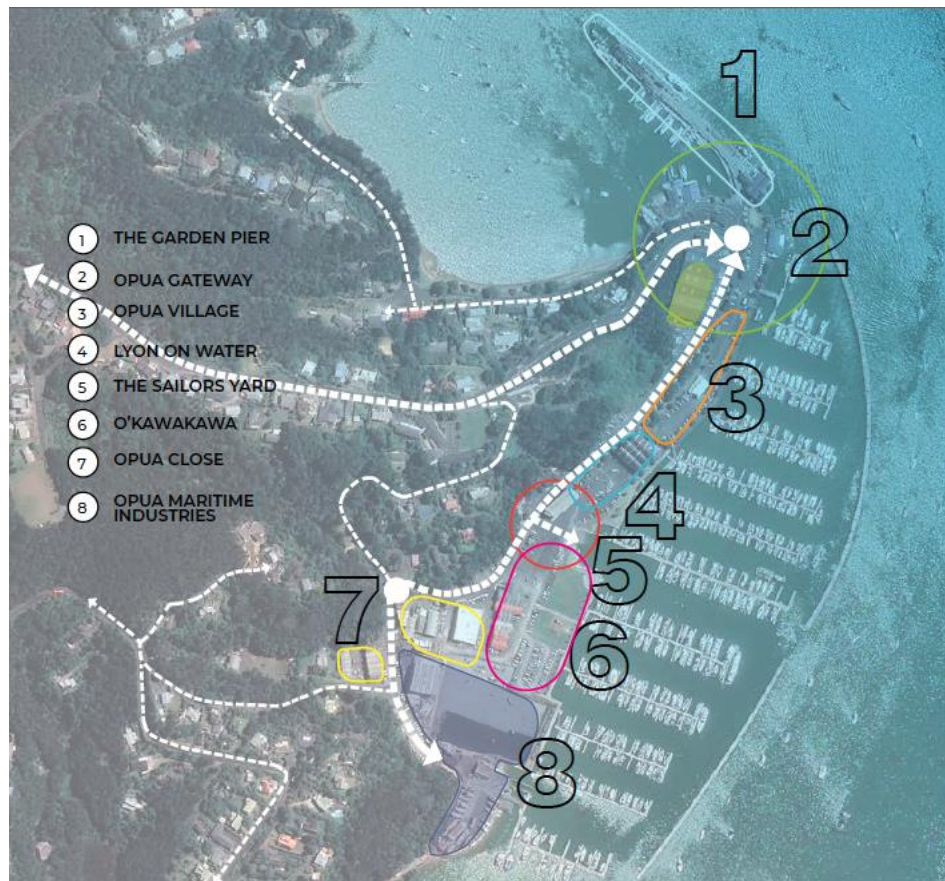
SUB-RX	Subdivision of a site in the Bay of Islands Marina Precinct	
Bay of Islands Marina Precinct	Activity status: Discretionary	
SUB-S1	Minimum allotment size	
Zone	Controlled Activity	Discretionary Activity
Bay of Islands Marina Precinct	N/A	Any subdivision within Bay of Islands Marina Precinct.

Bay of Islands Marina Precinct Plan and Development Schedule

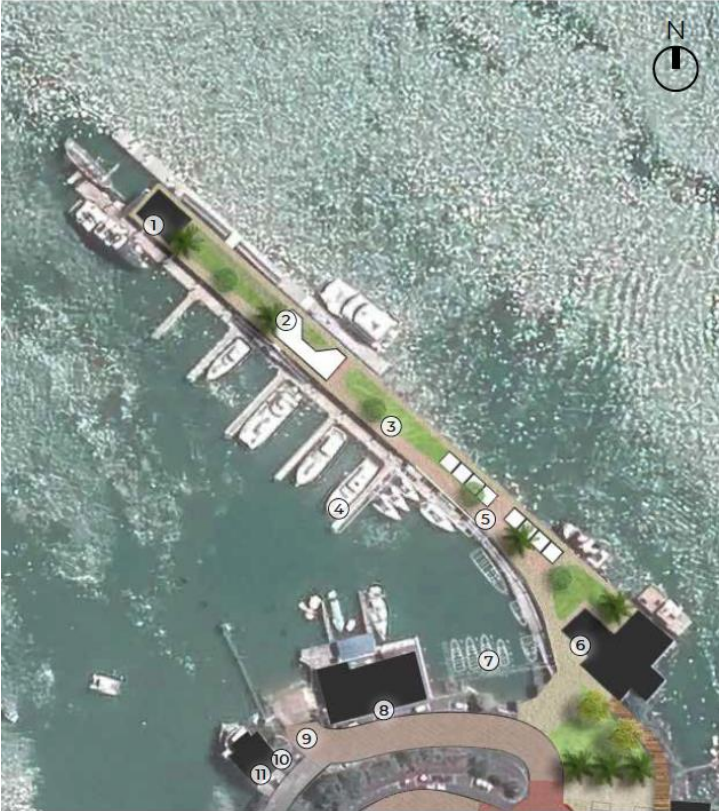
NB: Bay of Islands Marina Precinct Plan and Development Schedule still has several outstanding issues detailed in section 42A report.


The following Precinct Plan and Development Schedule identify the contents and extent of the Bay of Islands Marina Precinct.

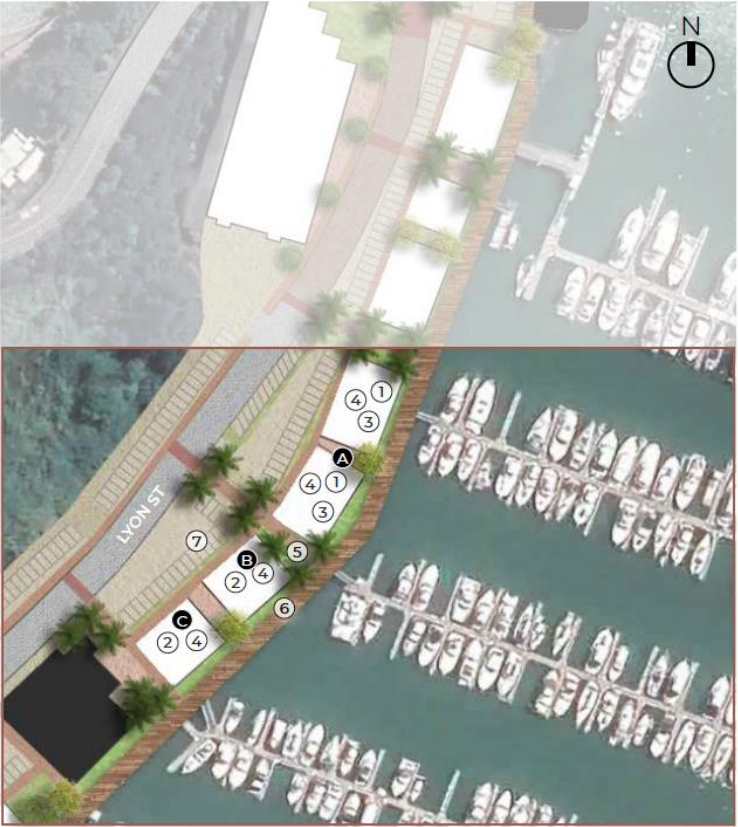
They are based on the Bay of Islands Marina Master Plan dated 31 October 2022. The Master Plan developed eight distinct character areas with proposed activities and uses.



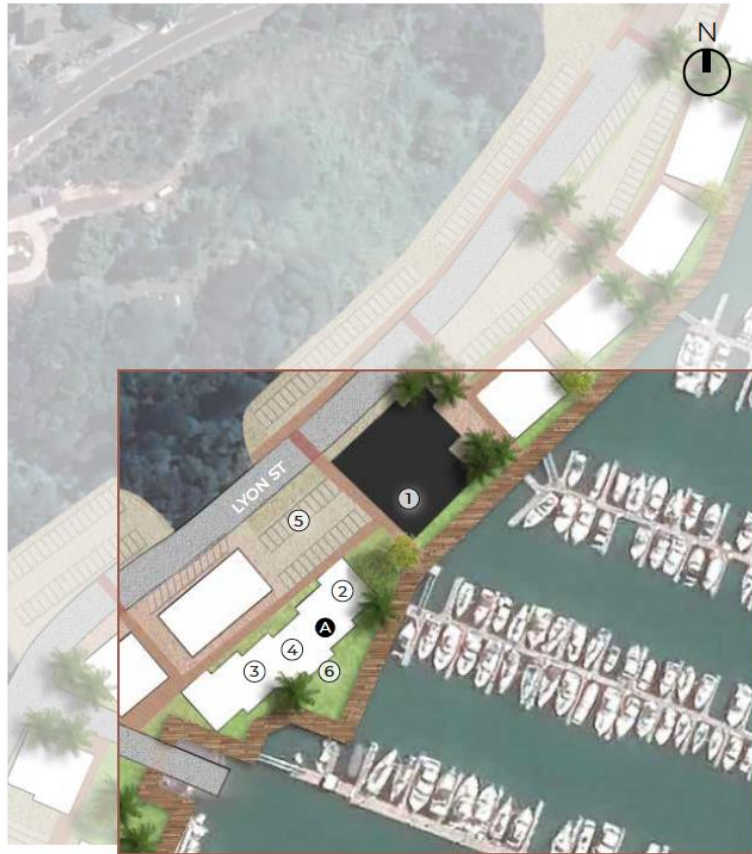
Bay of Islands Marina Precinct Plan

The Garden Pier		Activities Proposed	Description	Height	GFA
 <p>① WHARF FACILITIES</p> <p>② CREW + REC HUB</p> <p>③ PIER-LAWNS</p> <p>④ SUPERYACHT BERTHS</p> <p>⑤ BOAT-SHEDS/FLEX SPACE</p> <p>⑥ OPUA WHARF MARITIME BLDG (GENERAL STORE)</p> <p>⑦ MICRO-MARINA (8M BERTHS)</p> <p>⑧ THE OLD STORE TAKEAWAYS/ TOTAL ENGINEERING</p> <p>⑨ OPUA - OKIATO CAR FERRY</p> <p>⑩ TOILETS</p> <p>⑪ THE BOATHOUSE APARTMENTS</p>		1. Wharf Facilities	Tucker Thompson	Ground Floor [4m]	100m ²
		2. Crew & Rec Hub	Bar/BBQ/Gym/Rec Space	Ground Floor [4m]	250m ²
		Restaurant [above Crew & Rec Hub]	Restaurant	Level 1 [8m]	250m ²
		3. Pier Lawns	Open Space	N/A	N/A
		1. Boat Sheds / Flex Space	Retail/Coffee/Pop-Ups/Flexible Space	Ground Floor [4m]	200m ² [8 sheds 5m x 5m]
		Note that items not listed above are already constructed.			

Opua Gateway		Activity	Description	Height	GFA
 <p>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</p>		5. Gateway Apartments	20 x 1bdr 50m ² Apartments. 25 x 2bdr 85m ² Apartments. 18 x 3bdr 150m ² Apartments. 7 x 4bdr 200m ² Apartments.	Level 6 [24m]	7,852.6m ²
		6. Opua Customs / Marina Office / Boatie Hub	Boatie Hub Amenities [toilets] Showers, Laundry.	Ground Floor [4m]	450m ²
			Customs Admin + Marina Offices	Level 1 [8m]	450m ²
		7. Gym & Fitness Centre	Gym	Ground Floor [4m]	225m ²
			Fitness Studio	Level 1 [8m]	225m ²
		8. Spa + Retreat	Spa/Smoothie Bar	Ground Floor [4m]	375m ²
			AirBnB/Retreat Rooms / Health Services	Level 1 [8m]	375m ²
		Note that items not listed above are already constructed.			

The Opua Village		Activity	Description	Height	GFA
 <p>① TOURISTIC SERVICES ⑤ COURTYARD PLAZA ② FOOD + BEVERAGE/RETAIL (GF) ⑥ PROMENADE ③ OFFICES (SECOND LEVEL) ⑦ GENERAL CARPARKING ④ RESIDENTIAL/ SHORT-STAY ACCOMMODATION/TIME-SHARE (ABOVE)</p>		North A	10 x 2bdr 65m ² Apartments.	Level 1 [8m]	750m ²
		South B	10 x 1bdr 55m ² Apartments.	Ground Floor & Level 1 [8m]	600m ²
		South C	10 x 1bdr 55m ² Apartments.	Ground Floor & Level 1 [8m]	600m ²
		1. Touristic Services / Offices	Services Tenancy [2 x Tenancies]	Ground Floor [4m]	750m ² <small>Acrps two buildings</small>
		2. Food + Bev / Retail	Food + Bev / Retail [2 x Tenancies]	Ground Floor [4m]	750m ² <small>Acrps two buildings</small>
		4. Residential / Short Stay Accommodation [Comprised as the Apartments Above]	Residential	Ground Floor & Level 1 [8m]	2,000m ²
		Note that items not listed above are already constructed.			

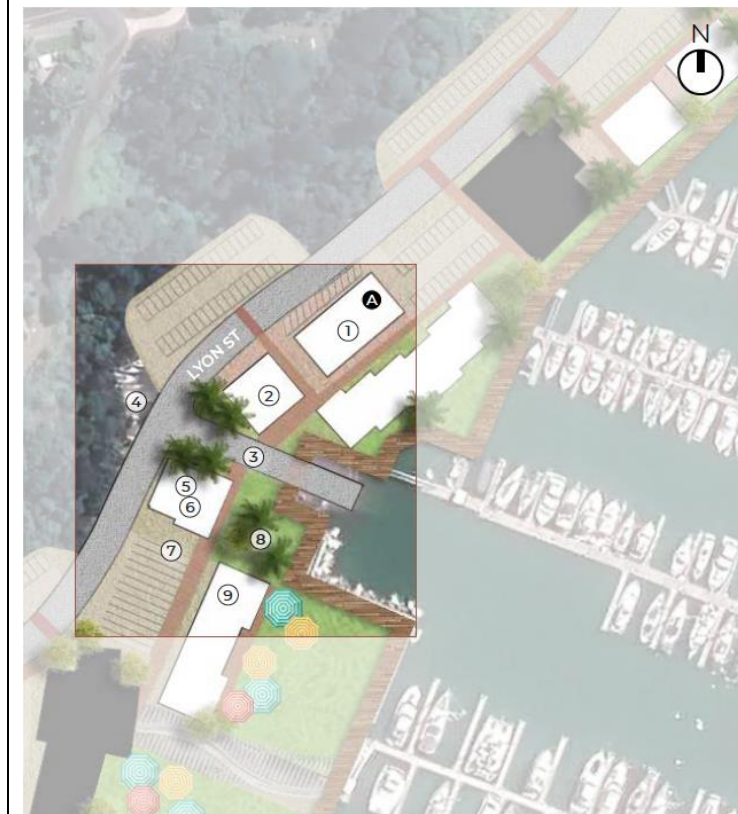
Lyon on Water



- ① DOCKSIDE S / BURNSCO
- ② MARITIME RETAIL
- ③ F+B / BOUTIQUE RESTAURANT
- ④ RESIDENTIAL (APARTMENTS ABOVE)
- ⑤ GENERAL PARKING
- ⑥ CORNER GREEN

Activity	Description	Height	GFA
4. Premium Residential	10 x 2bdr 65m ² Apartments.	Ground Floor & Level 1 [8m]	1,866m ²
	8 x 3bdr 90m ² Apartments.	Ground Floor & Level 1 [8m]	1,866m ²
2. Maritime Retail	Commercial	Ground Floor [4m]	500m ²
3. Food + Bev / Boutique Restaurant	Signature Restaurant	Ground Floor [4m]	400m ²
6. Corner Green	Open Space	N/A	N/A

Note that items not listed above are already constructed.

The Sailors Yard

- | | |
|---------------------------------------------|-------------------------------|
| ① ESSENTIAL MARINE SERVICES | ⑤ BOATING CLUB |
| ② MARINE SERVICES HUB/WORKSHOP/OFFICES/RESI | ⑥ TOILETS/SHOWERS + AMENITIES |
| ③ BOAT RAMP | ⑦ TRAILER PARKING |
| ④ DINGHY STORAGE | ⑧ AQUA PARK / PAVILION |
| | ⑨ FRESH GROCER/PROVIDORE |

Activity	Description	Height	GFA
Affordable Housing A	6 x 2bdr 65m ² Apartments.	Level 1 [8m]	450m ²
1. Essential Marine Services	Marine Services, Servicing Offices, Cater Marine, Sailmakers, NZ Stainless	Ground Floor [4m]	900m ² ¹ 450m ² for marine services.
2. Marine Services Hub / Workshop / Offices	Front of House for Marine Industries, Small Repairs Servicing	Level 1 [8m]	540m ² 270m ² per floor.
5 / 6. Boating Club + Amenities	Boating Club, Bar Amenities, Admin	Ground Floor & Level 1 [8m]	500m ² 250m ² per floor
8. Aqua Park / Pavilion	Open Space	N/A	N/A
9. Fresh Grocer / Providore	Produce + Food Provider	Ground Floor [4m]	300m ²

Note that items not listed above are already constructed.

¹ Part of residential apartments above these.

O'Kawakawa		Area	Activity	Description	Height	GFA
 <p>LYON ST</p> <p>1 F+B / ENTERTAINMENT/ RESI</p> <p>2 F+B / ENTERTAINMENT/ RESI</p> <p>3 MARKET PLAZA / CANOPY</p> <p>4 TRAILER PARKING</p> <p>5 GENERAL PARKING</p> <p>6 OPUA LAWNS</p> <p>7 PLAYGROUND</p> <p>8 POP-UP / LIGHT-WEIGHT EVENTS / MULTIFUNCTION SPACE</p>		1 / 2 O'Kawakawa	Housing	9 x 2bdr 65m ² Apartments.	Level 1 [8m]	675m ²
			O'Kawakawa One	Food & Beverage	Ground Floor [4m]	1,350m ²
		3. Market Area	Market plaza / Canopy	N/A	N/A	N/A
		6 / 7 / 8 Open Space	Opua Lawns Playground, Pop Up, Light Weight Events, Multifunction Space	N/A	N/A	N/A
Note that items not listed above are already constructed.						

1

OPUA CLOSE
RESIDENTIAL /

2

LANDSCAPING BUFFER

3

NEW ROUND-ABOUT

4


OPUA CLOSE RESI/
LIGHT INDUSTRIAL

5

BLUEFIX - MARITIME LIGHT
INDUSTRIES

Area	Activity	Description	Height	GFA
1. Opua Close	Opua Close East A	18 x 1bdr 55m ² Apartments.	Level 1 – Level 6 [21m]	8,612m ²
		32 x 2bdr 65m ² Apartments.	Level 1 – Level 6 [21m]	8,612m ²
		22 x 3bdr 90m ² Apartments.	Level 1 – Level 6 [21m]	8,612m ²
		13 x 4bdr 150m ² Apartments.	Level 1 – Level 6 [21m]	8,612m ²
		Ground Floor Parking	Ground Floor [3.5m]	1,722m ²
4. Opua Close	Opua Close West B	21 x 2bdr 65m ² Apartments.	Level 4 – Level 6 [21m]	1,650m ²
		Multi Deck Parking	Ground Floor – Level 3 [10.5m]	1,650m ²
2. Landscaping Buffer	Landscaping	N/A	N/A	N/A

Note that items not listed above are already constructed.

Opua Maritime		Area	Activity	Description	Height	GFA
 <p>① BLUEFIX BOATWORKS</p> <p>② HARDSTAND</p> <p>③ BAY OF ISLANDS BOATYARD</p> <p>④ SLIPWAY + HOIST</p> <p>⑤ PAINT SHED</p>	Opua Maritime	Blue Fix	Existing	Existing	12m	N/A
		Hardstand	Existing	Existing	12m	N/A
		Bay of Islands Boatyard	Existing	Existing	12m	N/A
		Slipway + Hoist	Existing	Existing	12m	N/A
		Paint Shed	Existing	Existing	12m	N/A

Area	Activity	Description	Height	GFA
Summary	Residential Yield	A Total of 244 Apartments.	As above	26,200m ²
	Offices	As above	As above	540m ²
	Retail + Services	As above	As above	1,700m ²
	Food + Beverage	As above	As above	1,700m ²
	Recreation + Crew Hub	As above	As above	250m ²
	Opua Customs / Marina Offices + Boatie Hub	As above	As above	1,900m ²
	Gym + Fitness	As above	As above	450m ²
	Spa / Wellness Services + Retreat	As above	As above	750m ²
	Boating Club / Youth OCC Club	As above	As above	500m ²

Bay of Islands Marina Precinct Development Guidelines

Purpose

These criteria are intended to guide the evaluation of resource consent applications within the Bay of Islands Marina Precinct. The purpose is to ensure that development achieves a high-quality, integrated, and responsive urban design outcome that reflects Ōpua's unique maritime character and sensitive coastal environment. The criteria seek to ensure development is consistent with the principles of the New Zealand Urban Design Protocol and addresses the specific recommendations identified for the site.

General Criteria

All applications for resource consent within the precinct shall be assessed against the following general criteria:

- a. **Consistency with Plans:** The extent to which the development proposed is consistent with the Bay of Islands Marina Precinct Plan and Development Schedule.
- b. **Urban Design Principles:** The extent to which the proposal demonstrates adherence to the key urban design qualities of the New Zealand Urban Design Protocol: Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration.
- c. **Integration and Staging:** The extent to which the proposed development, including its staging, is logical and ensures that public realm improvements, transport improvements, and key amenities are delivered in a coordinated and timely manner.

Specific Matters

Access, Connectivity, and Movement

Objective: To create a highly connected and permeable environment that integrates with its surroundings, prioritises public access to the waterfront, and provides for a range of safe and convenient transport options.

Criteria:

- a. **Network Integration:** The extent to which the existing and proposed transport network is designed to connect logically to the existing road network, maintaining and / or enhancing connectivity for the wider Ōpua community.
- b. **Waterfront Access:** The extent to which continuous, safe, and high-amenity public access is provided and enhanced along the coastal edge, creating a cohesive public promenade.

- c. **Active Transport:** The extent to which the layout prioritises pedestrian and cyclist movement with clear, safe, and attractive pathways that connect key destinations within the site and to the surrounding area.
- d. **Transport Amenity:** The extent to which public transport, including ferry and bus services, are integrated, accessible, and designed to a high standard of amenity with clear wayfinding.
- e. **Traffic:** The extent to which the potential effects of traffic generation within and outside the precinct are appropriately managed, including potential effects on other transport nodes.
- f. **Parking:** The extent to which parking is appropriately and sufficiently provided for in the precinct and are designed to achieve a high standard of amenity including through the provision of planting.

3.2 Built Form and Urban Structure

Objective: To create a legible and varied built form with a strong local identity that responds to the site's topography and coastal setting, activates the public realm, and manages visual amenity effects.

Criteria:

- a. **Height and Scale:** The height, scale, and massing of buildings create a varied and interesting skyline that is responsive to the site's context. Specifically:
 - i. Buildings along the immediate waterfront and promenade exhibit a smaller-scale, fine-grain character (predominantly 1-3 storeys).
 - ii. Taller buildings are located away from the coastal edge, are set into the landscape backdrop, and designed to minimise visual dominance.
- b. **Articulation and Visual Interest:** The extent to which building façades, particularly those addressing the waterfront and public spaces, are articulated with a high degree of visual interest through variations in materials, modulation, glazing, and architectural detailing.
- c. **Building Frontages:** The extent to which the proposals avoid monolithic structures and promote a fine-grain, permeable urban fabric.
- d. **Activation:** The extent to which ground floors of buildings fronting the promenade and key public spaces are activated with uses that generate pedestrian interest and activity, such as retail, cafés, and marina services.
- e. **Amenity Effects:** The extent to which the location and design of buildings avoid adverse shadowing and visual dominance effects on public spaces and nearby residential properties.

3.3 Character and Amenity

Objective: To foster a distinct and authentic character for the marina precinct that draws upon its maritime heritage, creating a high-amenity public realm that is coherent, attractive, and sustainable.

Criteria:

- a. **Local Identity:** Architectural style, materials, and landscape design draw from and reinterpret the existing maritime character of Ōpua to create an authentic and memorable sense of place.
- b. **Public Realm Quality:** The quality of the design of the public realm, including streets, laneways, open spaces, and the waterfront promenade. Assessment must consider paving, street furniture, lighting, planting, and public art.
- c. **Coherence:** The extent to which the development will result in a coherent overall character, avoiding a piecemeal or generic appearance.
- d. **Open Space Network:** The provision a network of diverse and usable open spaces is provided for public recreation and enjoyment, and whether these spaces are well-connected and integrated with the built form.
- e. **Reverse Sensitivity:** The layout and design of the development manages potential reverse sensitivity effects between different land uses (e.g., residential and marine light industrial) within the precinct and adjoining lands.

3.4 Land Use

Objective: To enable a vibrant mix of compatible land uses that supports a world-class marina, creates a lively destination for residents and visitors, and operates effectively throughout the day and evening.

Criteria:

- a. **Mix of Uses:** Enable a proposed mix of residential, commercial, retail, hospitality, and marine-related activities that will contribute to a vibrant and resilient precinct.
- b. **Functional Need:** The extent to which activities with a functional need to be located at the coastal edge are prioritised, while ensuring public access and amenity are not compromised.
- c. **Diversity and Viability:** The proposed land use pattern supports the long-term economic and social sustainability of Ōpua.