

Memo

Date 3 March 2020

To: Jenny Fuller, acting Auckland-wide Manager

From: Kath Coombes, Planner

Subject: **Plan Modification: Clause 20A Amendment to zoning at Glendowie Boat Club in the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	GIS maps
Subject Site (if applicable)	Glendowie boat club – across the road from 38 Glendowie Road, Glendowie
Legal Description (if applicable)	
Nature of change	<p>A change is required to correct the indicative coastline and related zoning at the Glendowie Boating Club in the Operative in Part version of the AUP. The AUP currently shows the club building as being land with Coastal Transition Zone. It should be General Coastal Marine Zone as it is in the coastal marine area. It is a piled structure, not a reclamation.</p> <p>There is no need to amend any nearby overlays or controls as they do not align to the indicative coastline. The SEA-M overlay boundary aligns with the edge of the building. This should remain as it is.</p> <p>Discussion</p> <p>The indicative coastline goes around the boat club building instead of going under it. The building is piled with water under it, so it must be in the coastal marine area, not on land.</p> <p>The position of the coastline is an artefact of the NIWA modelling of mean high water springs that was done to create the AUP indicative coastline. In several cases the model registered structures as land. These are progressively being corrected as they are found.</p> <p>The attached photos show water extending under the piled building.</p>

Effect of change

Amending the coastline and zone has no effect on anyone as the structure is clearly in the coastal marine area. A district plan zone cannot be applied to it as it is not on land. It must have a regional coastal plan zone, so the adjacent General Coastal Marine Zone would be applied to it in any consent process, irrespective of what is shown on the GIS planning maps.

The need to determine mean high water springs on the ground and then apply the relevant district plan or regional coastal plan provision is described in the AUP in F1.1 as follows:

As a jurisdictional boundary, the exact location of the line of mean high water springs needs to be defined on a case-by-case basis. Where activities are close to the indicative coastline, a site-specific survey will be required to determine the location of the line of mean high water springs which defines the landward boundary of the coastal marine area. If a site-specific survey determines that mean high water springs is not located in the position shown on the maps, the boundary at the interface between the coastal marine area and the adjacent land zone and overlays will shift to the new line of mean high water springs.

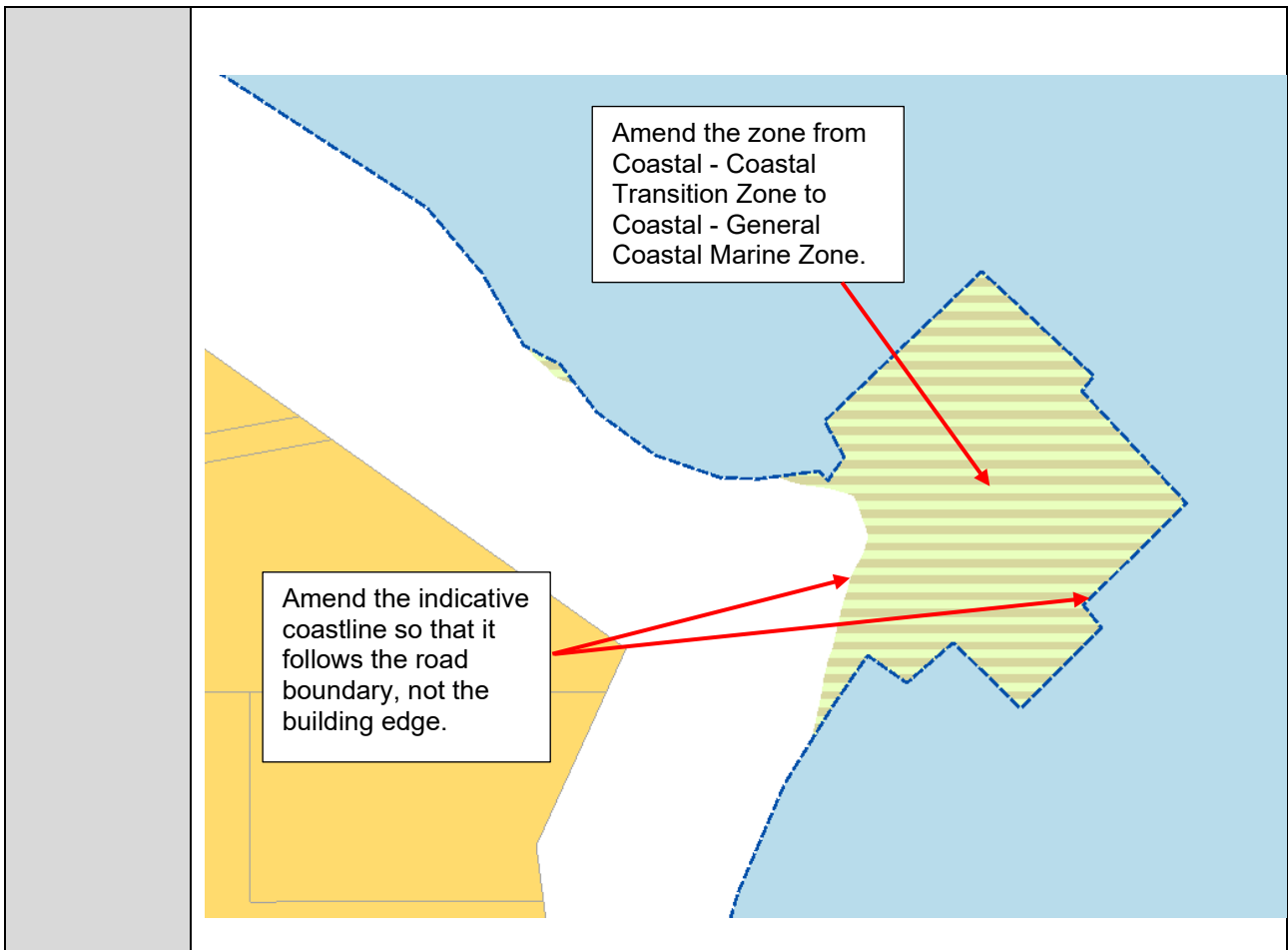
The Coastal Transition Zone applies to areas that were not zoned in legacy district plans but are indicated to be land by the indicative coastline. The zone is an administrative tool that helps to determine which provisions should be applied to the relevant land. Section F8.1 notes:

As the mapping of boundaries defined by mean high water springs is refined over time, this zone is expected to be no longer necessary. ... The seaward boundary of the land shown on the planning maps approximates the location of the line of mean high water springs as at 2012. However a survey may be required to confirm the exact location of the line.

Changes required to be made

Amend the GIS planning maps in the Operative in Part version as shown in the zoning map below.





Prepared by: Kath Coombes

Approved by: Jenny Fuller

Signature:

Signature:

Attachment – photos from existing consent file (File No.16036) showing the building as piled

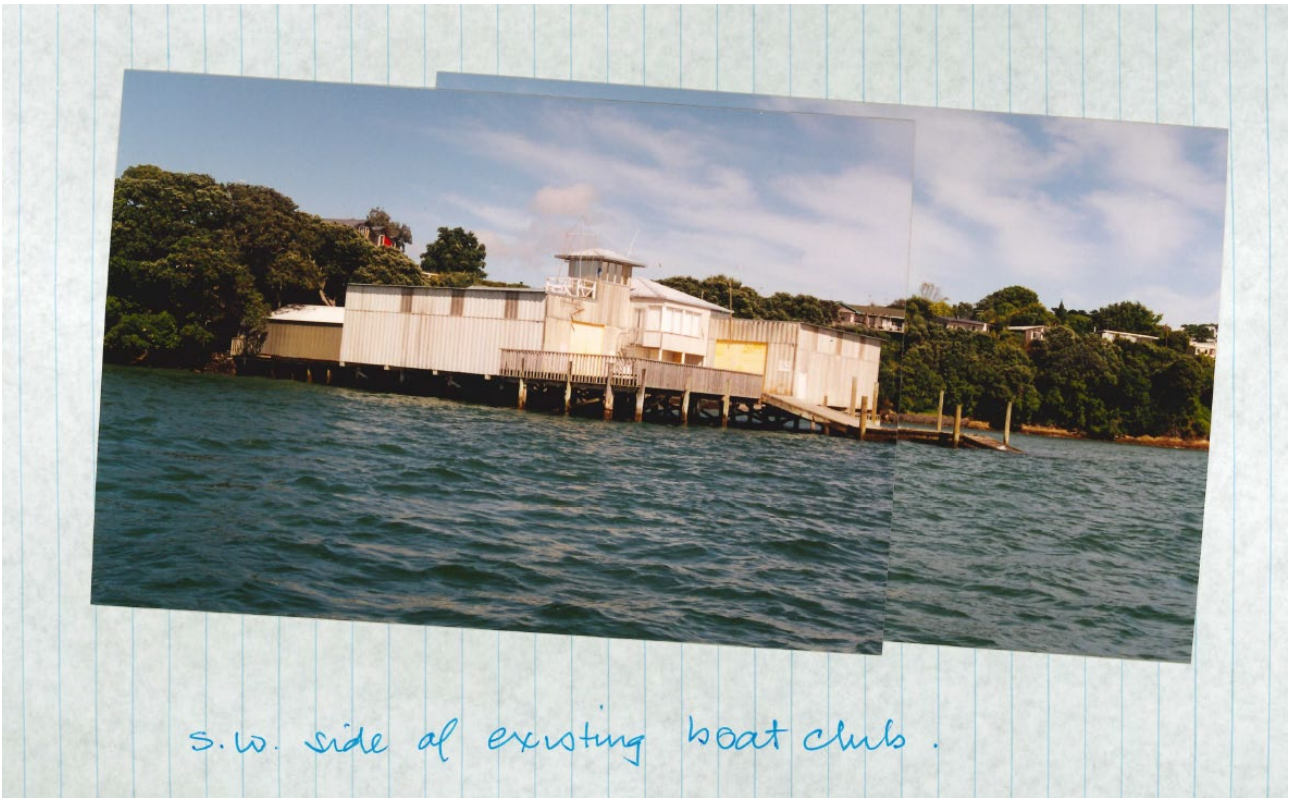


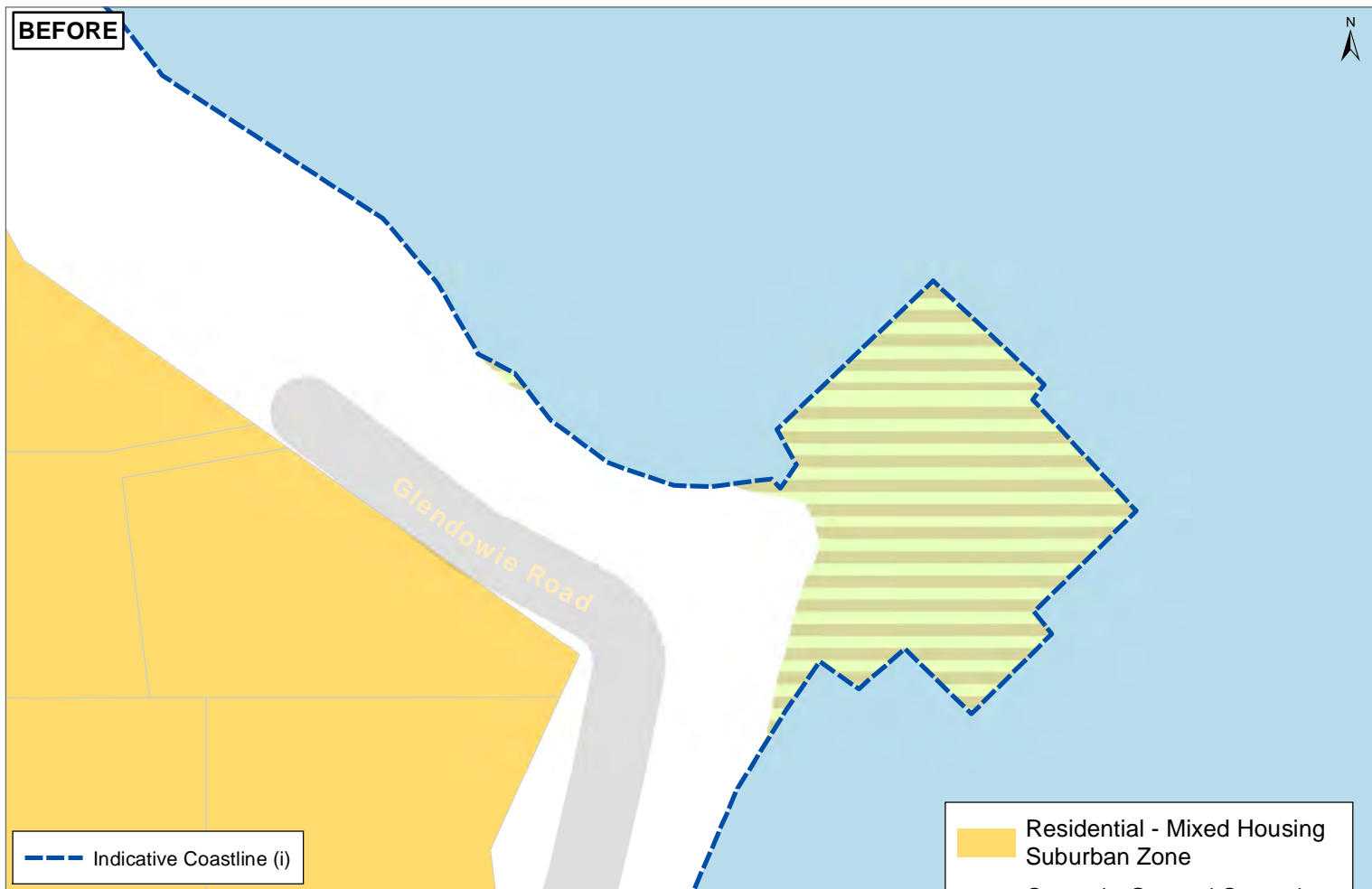
Photo 1 View of Club from bay







Photo 2 View of the club from the next bay

Attachment 1: Updated GIS Viewer for Glendowie Boat Club

BEFORE



Indicative Coastline (i)

-  Residential - Mixed Housing Suburban Zone
-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Coastal Transition Zone
-  Road [i]

AFTER



Indicative Coastline (i)



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 6/03/2020

Glendowie Boat Club Indicative Coastline & Zone Change



Plans and Places