

QUESTION AND ANSWERS

Is the current hardstand being removed?

Currently Pine Harbour has an excess of underutilised land, the original area zoned Boat Harbour Zone was established by land in ownership at the time. In the last twenty years Pine Harbour has spread its marine services over approximately two hectares, this has been a reflection of vacant available land with no other use rather than an efficient utilisation of area needed. As part of the master planning process Pine Harbour took a clean sheet approach as to how much land would be required for marine servicing activities. The final area will be approximately 9500m², to put this into context this is over twice the area per berth than the average of Auckland's other Marinas.

When will the link road happen?

About five years ago Pine Harbour applied for consent for a subdivision and to build a link road to the Marina on its land adjoining Karaka Rd. Manukau City Council Traffic Engineers stipulated that instead of using its current access way the link road should make use of the existing road reserve on the neighbouring property which is also the land Manukau is investigating as part of its Plan Change. Pine Harbour received consent from Manukau however this consent was then appealed by the Auckland Regional Council. By the time the appeal was resolved Manukau had developed its own street layout for its proposed plan change with a different alignment for the road. Pine Harbour has given an undertaking that the roads on the Pine Harbour land will align with Manukau's options on the neighbouring land for the link road. If for any reason the Manukau Plan Change land remains unzoned, Pine Harbour can still access Karaka road through its own property, although as stated this is not Manukau's preferred choice. Traffic engineers have undertaken a study on Pine Harbour's development and have concluded that the link road will not be necessary for the traffic effects of stage 1 of the development.

Is car parking going to be an issue?

Each stage of the development will have its own parking provisions. The reclamation will be parking for the berth holders and ferry passengers, the exclusive parking for berth holders will remain cordoned off with the ferry passengers and park and ride being located on the balance. Apartments will have basement parking with terraced and integrated housing having this provided at ground level.

Is there enough sewage capacity?

Pine Harbour has been allocated enough wastewater connections for stage 1 of the development. The Beachlands Maraetai Wastewater treatment plant has a capacity for a population of 10 000. The plant is a modular design and can be upgraded to a capacity of 15 000 people as demand dictates, this would be enough to cover all of the future growth on zoned land and the proposed plan changes that are currently being notified.

Water supply?

Pine Harbour has been serviced from bore water since it opened, the development will continue this process. Currently Pine Harbour is consented to use 160m³ per day, the proposed plan change once complete to increase to 630m³ per day. Experts from the Auckland Regional Council, Manukau City Council, Pine Harbour, and Progressive have met and agreed the size and volume of the artesian aquifer, currently there is enough spare capacity to supply the twenty year development, the aquifer is not a closed resource but being constantly replenished with any water take consent would have to be shown not to use up this resource.

Does the scale suit the surrounding environment?

When Pine Harbour was first contemplated some 20 years ago the marina was in a rural area surrounded with paddocks, at that time it would have been very hard to imagine how it would look today. The proposed plan change establishes a long term framework of how the Marina is going to develop over the next twenty years.

What about my view?

Pine Harbour is currently zoned Boat Harbour Zone with a maximum height of 9m for Marina related activities. The land off Karaka Rd is zoned Special R1 with a maximum height of 9m. In general the change above the permitted baseline will be; Land adjacent to Pine Harbour Parade will remain the same with 9m, as will land adjacent to Karaka rd. Land Adjacent to Tui Brae will go from 9 to 12m. The centre of the development will be the highest part, culminating in 4 corner anchor buildings of 21m.

When will you start?

The development will occur over approximately 20 years; however this will be ultimately driven by market demand. The first stage will be opposite Tui Brae when you first enter the marina and beside the security hut.