

DRAFT

URBAN DESIGN OPUA | 19 OCTOBER 2022

BAY OF ISLANDS MARINA / MARINE PARK / COMMERCIAL ESTATE URBAN DESIGN [WSP • Far North Holdings Ltd]



THE BAY OF ISLANDS
MARINA VILLAGE

DRAFT

DOCUMENT HISTORY AND STATUS

Revision	Date	Author	Reviewed by	Approved by	Status
B	19/10/222	Maddie Palmer/Alex Wierzbicki/Haley Hooper	Haley Hooper	Haley Hooper	Draft

Revision	Details
A	Draft for client /planning review
B	Draft for client /planning review

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.

This document may contain confidential and legally privileged information, neither of which are intended to be waived, and must be used only for its intended purpose. Any unauthorised copying, dissemination or use in any form or by any means other than by the addressee, is strictly prohibited. If you have received this document in error or by any means other than as authorised addressee, please notify us immediately and we will arrange for its return to us.

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

4	PROCESS	
	VISION	6
13	CHARACTER + PLACE	
	URBAN DESIGN RATIONALE	16
18	SCENARIOS	
	PLANNING + BUILDING HEIGHTS	20
24	STAGING	



Creating what matters
for future generations

FEASIBILITY, PLANNING, ENGAGEMENT + DESIGN PROCESS

WHERE WE ARE AT CURRENTLY



INITIAL PLANNING

ENGAGEMENT



BAY OF ISLANDS
MARINA
FEASIBILITY
MASTERPLANNING



PROPOSED
DISTRICT
PLAN CHANGE
SUBMISSION



CONSULTATION
WITH COUNCIL



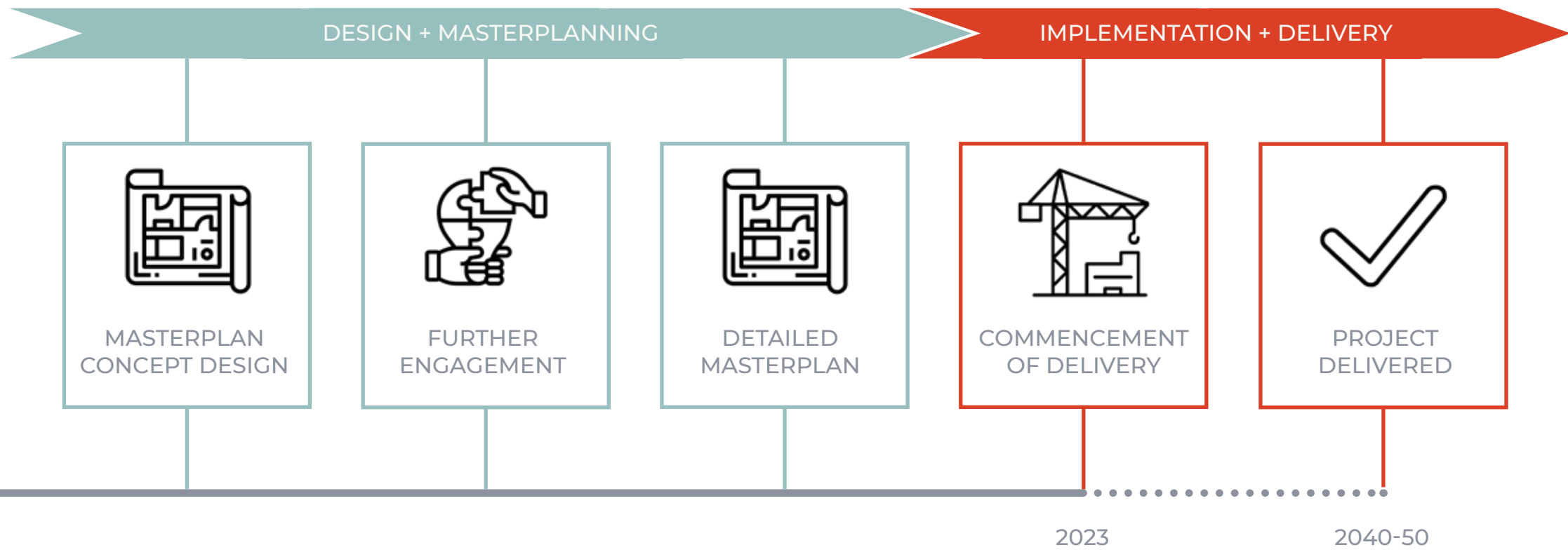
COMMUNITY
STAKEHOLDER AND
IWI ENGAGEMENT



FEEDBACK
RETURNED &
INTEGRATED

2022

Icons by Berkah Icon, Eucalyp & Mavadee
Smalllike, Sergey Novosyolov & Saeful Muslim



A VISION FOR THE BAY OF ISLANDS MARINA

The Bay of Islands Marina is a unique sea-faring and waterfront location for the Bay of Islands, Northland and New Zealand. It currently has unrealised potential to build upon its existing maritime uses and offer a mixed-use destination to complement the existing centres and localities within the Bay of Islands recreational/visitor triangle of Paihia, Waitangi and Russell.



Place-based waterfront design

The Bay of Islands Marina has the potential to leverage the beauty and aspect of its natural environment through sensitive place-based design to appropriately accommodate a small, scaled Aotearoa styled waterfront marine precinct that integrates aquaculture, ocean and natural landscape with environmentally scaled, high quality public realm, amenity, residential apartments and waterfront living.

A destinational world-class marina

The Bay of Islands Marina is already a place of 'arrival' as the first-port-of-call for international boating arrivals to New Zealand, housing customs offices and clearance facilities/services. The existing functional environment could be a much more vibrant, memorable place that visitors from near and far wish to visit, enjoy and experience. It could become a known character hub of activity and lifestyle, offering an easy, well-equipped and draw-card destination in the Pacific servicing marine-craft and providing maritime amenity alongside a characterful place that also builds and supports the uplift of local community, trades and businesses.

A mixed-use micro-community

The Bay of Islands Marina is in the prime position to develop a mixed-use community, that accommodates a targeted quantum of boutique apartments, retail, touristic services, offices, food and beverage and also some specialty uses such as marine workshops, gym/spa and boating club and hub. To create a community it is necessary to bring together a tailored collection of different amenities in close proximity to each other to activate place and provide a desirable, sustainable location.



TE PUNA INLET

MOTUROA ISLAND

BAY OF ISLANDS

MOTUAROHIA ISLAND

RUSSELL

WAITANGI

PAIHIA

POMARE BAY

STATE HIGHWAY 11

OKIATO

WAIMANGAROA POINT

WAIKARE INLET

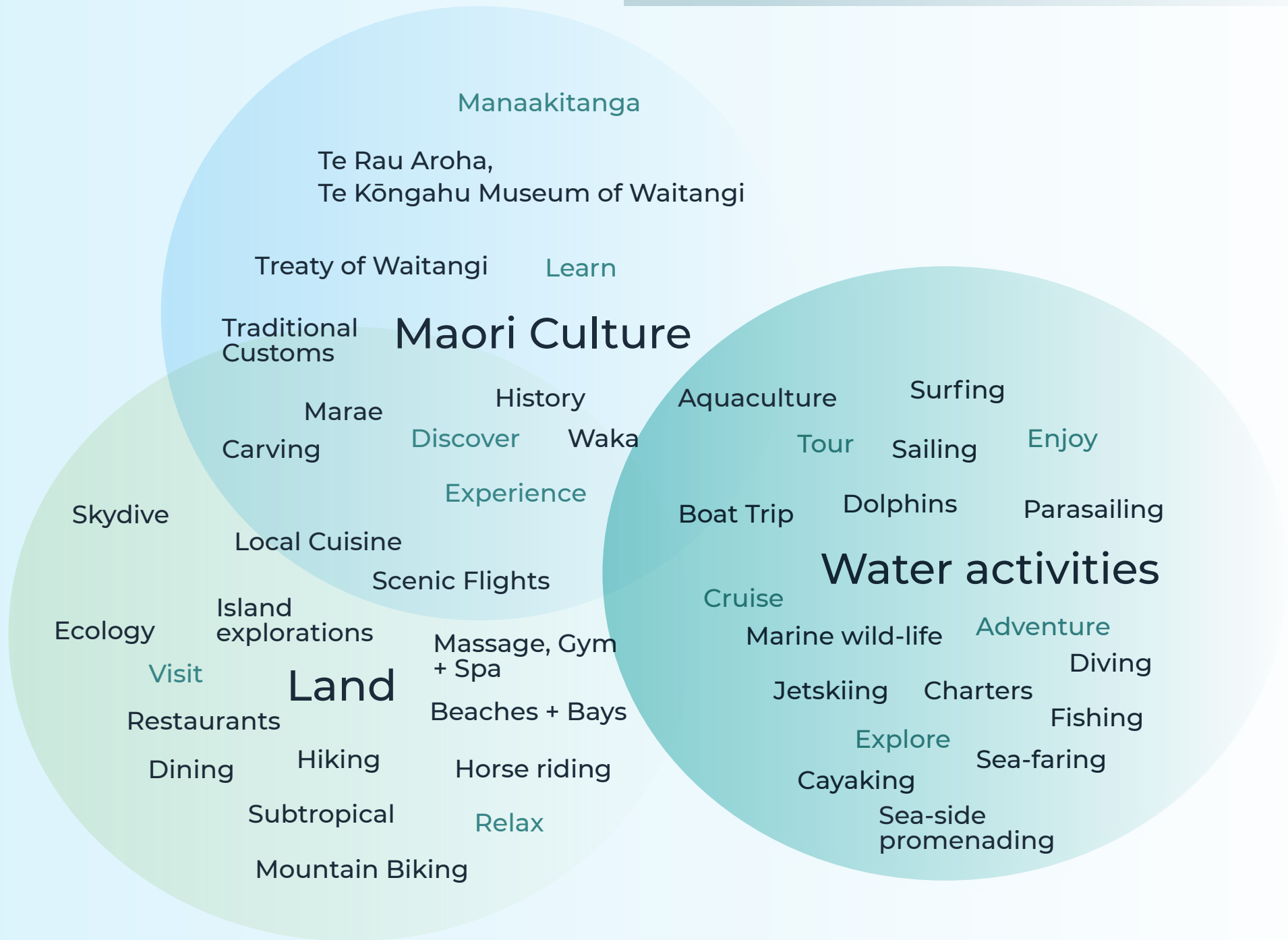
BAY OF ISLANDS
MARINA
OPUA

STATE HIGHWAY 11

KAWAKAWA RIVER

KAWAKAWA/WHANGAREI

DESTINATION OPUA



Maori Culture

Water activities

Land

LOCALITY + ACTIVITY

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

BAY OF ISLANDS

PAIHIA AND WAITANGI

BAY OF ISLANDS

BAY OF ISLANDS MARINA (OPUA)

MARINE PARK

COLENZO TRIANGLE

OPUA COMMERCIAL ESTATE

KAWAKAWA

WHANGĀREI

Future Development Areas



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.



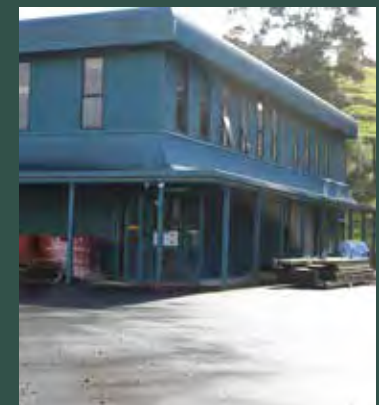
MARINE PARK

An undeveloped site adjacent to Paihia Rd/SH11.



COMMERCIAL ESTATE

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



PROPOSED BAY OF ISLANDS MARINA 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 Opuia 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 Opuia 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.



INTEGRATED LANDSCAPING / NATIVE PLANTING



ALCOVES + SERIES OF PLAZA / THE C



NG



OPUA + THE BAY OF ISLANDS TOURISM / RECREATION



INTERNATIONAL + NZ MARITIME SERVICE/YACHTIE HUB



WATERFRONT FOOD + BEVERAGE



OUTDOOR LOUNGE



RELAXING ON THE WATERFRONT GREENS



OPUA BY NIGHT - LIGHT-WATER-ART EXPERIENCE



CULTURE + PLACE FOR IWĪ

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;

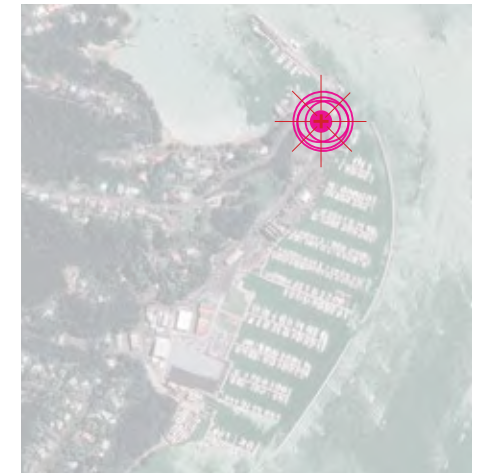
- Enhancing the relationship between nature, bush and landscape (green networks) and water, ocean and marine landscapes (blue networks)
- Creating a ribbon of built form to frame the waters edge and provide built amenity along the waterfront
- Forming a memorable Gateway-Entry to the Bay of Islands Marina, 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



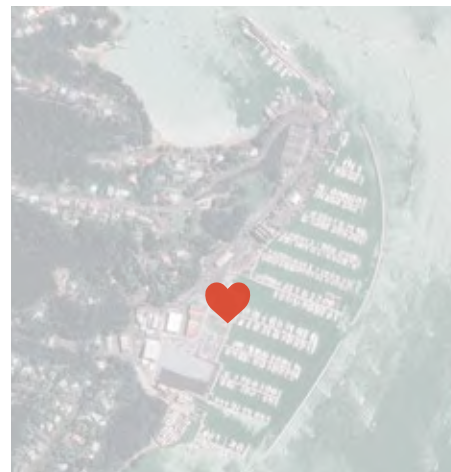
Water + Landscape Interface + Connection



Ribbon of fine-grain built form framing the waterfront



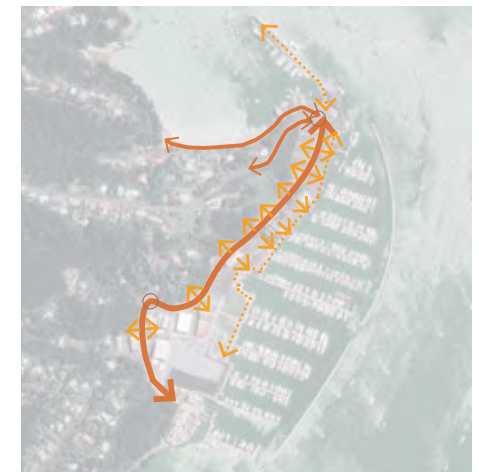
Celebration of Gateway Entry to the Bay of Islands Marina



Community Heart of the Marina



A series of quality green spaces + public realm


















Connected movement networks

Possible Future Character Areas



Future Uses

		
Boat-sheds	Superyacht Berths	Pier/Wharf Promenade
		
Toilets/ Shower Amenities	Maritime Retail/ Services	Marine Services Hub
		
General Store + Retail	Car-Ferry + Opua Wharf	Fresh-grocer/ Provisions
		
Sailing Club	Boatie-hub	Customs HQ
		
Offices	Residential	Food + Beverage

THE BAY OF ISLANDS MARINA PROPOSED DISTRICT PLAN ZONING

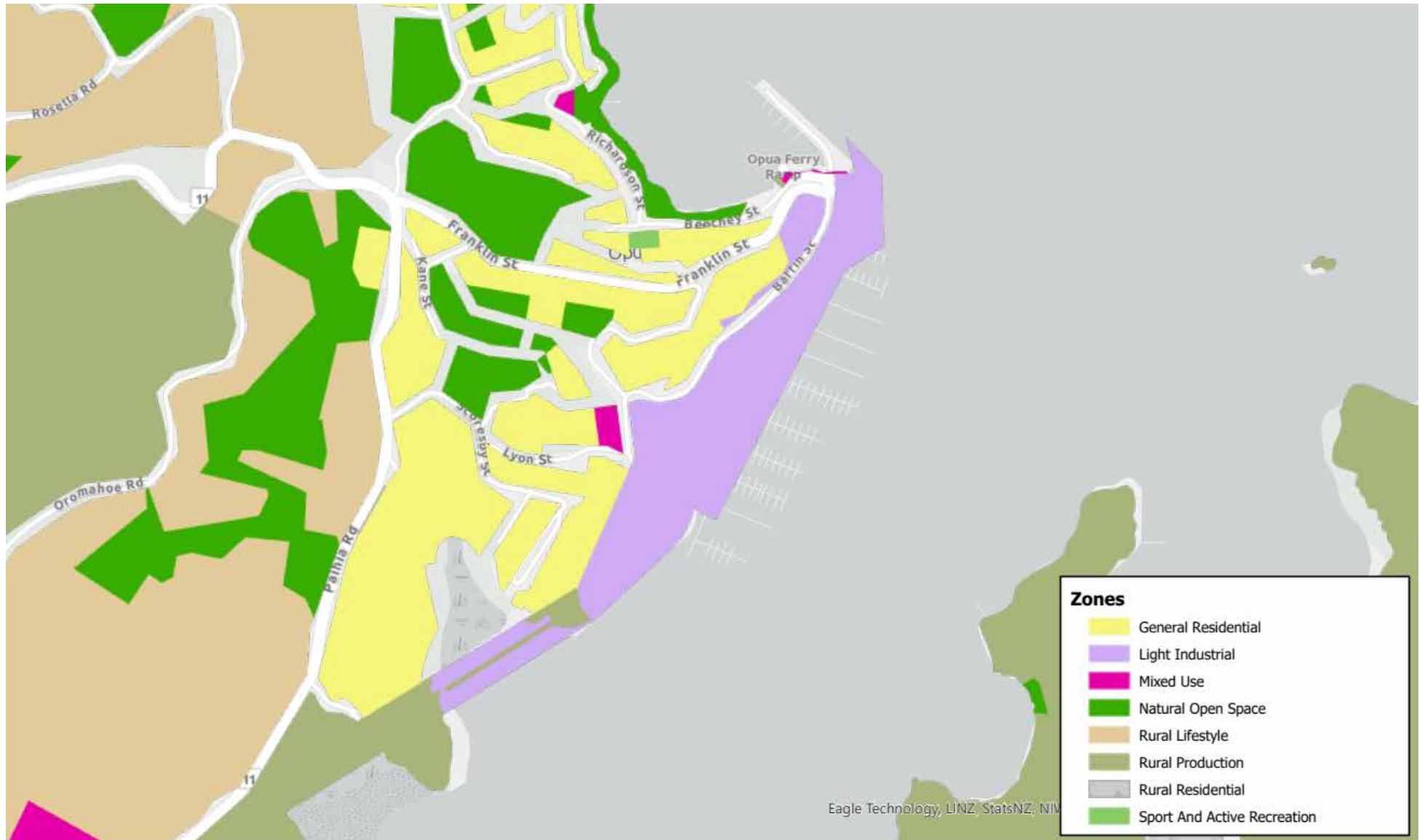
LIGHT INDUSTRIAL ZONING



- Existing Building to be Retained
- Proposed Light Industrial Building Footprints (800m² - 1,400m²)
- Surface-level parking

The current light industrial zone promotes the continuation of servicing uses only, encouraging large format box-type buildings and carparking, which creates a singular maritime servicing focused use for the area and doesn't encourage place-based design or a mixture of uses and community.

PROPOSED DISTRICT PLAN ZONING



Eagle Technology, LINZ, StatsNZ, NIWA

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 Opua (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



A typical 2 storey building is approx. 6m in height.

* Typical floor-to-floor heights for residential: 2.7m-3m

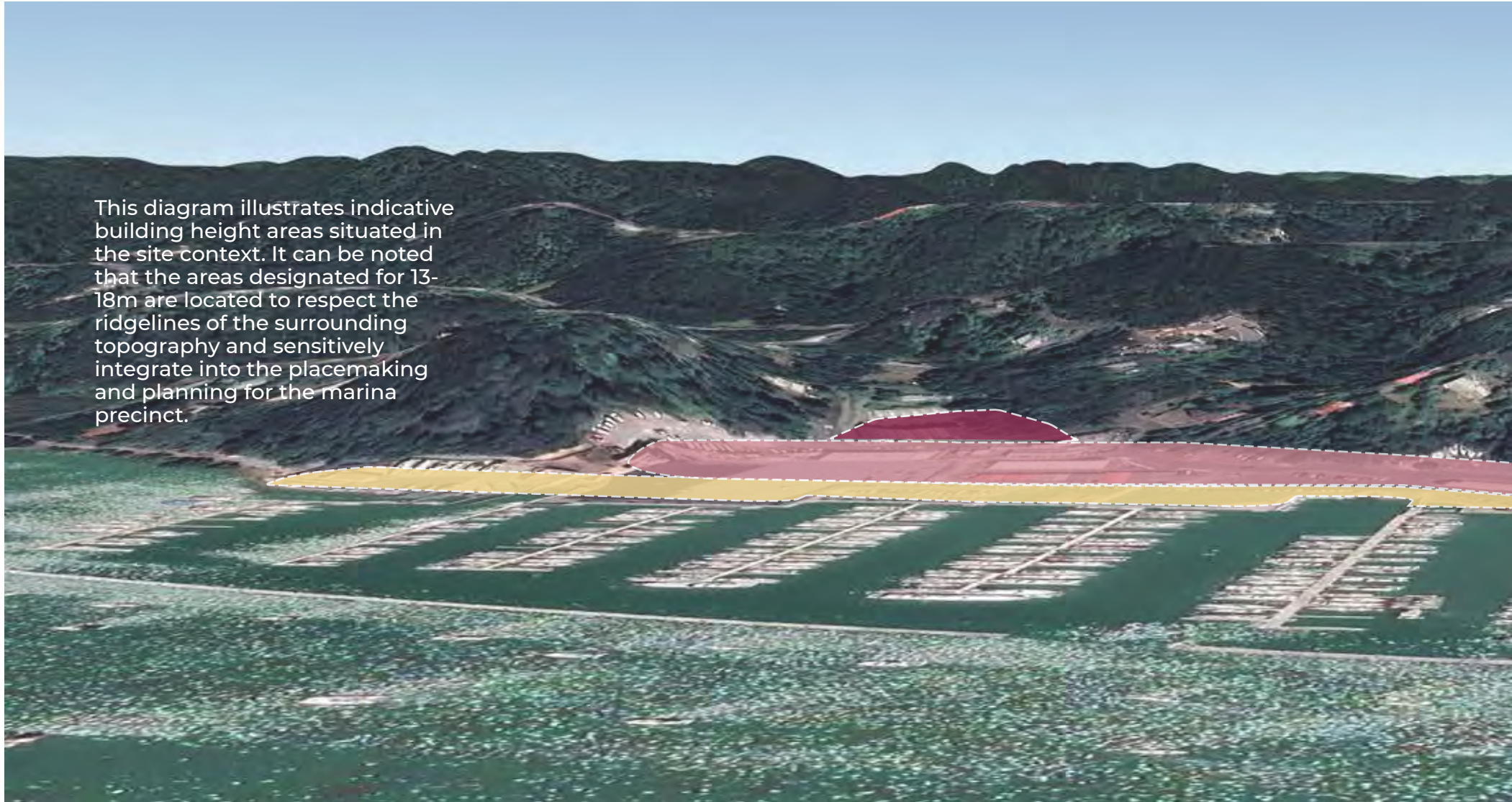
*Typical floor-to-floor heights for commercial: 3-3.5m

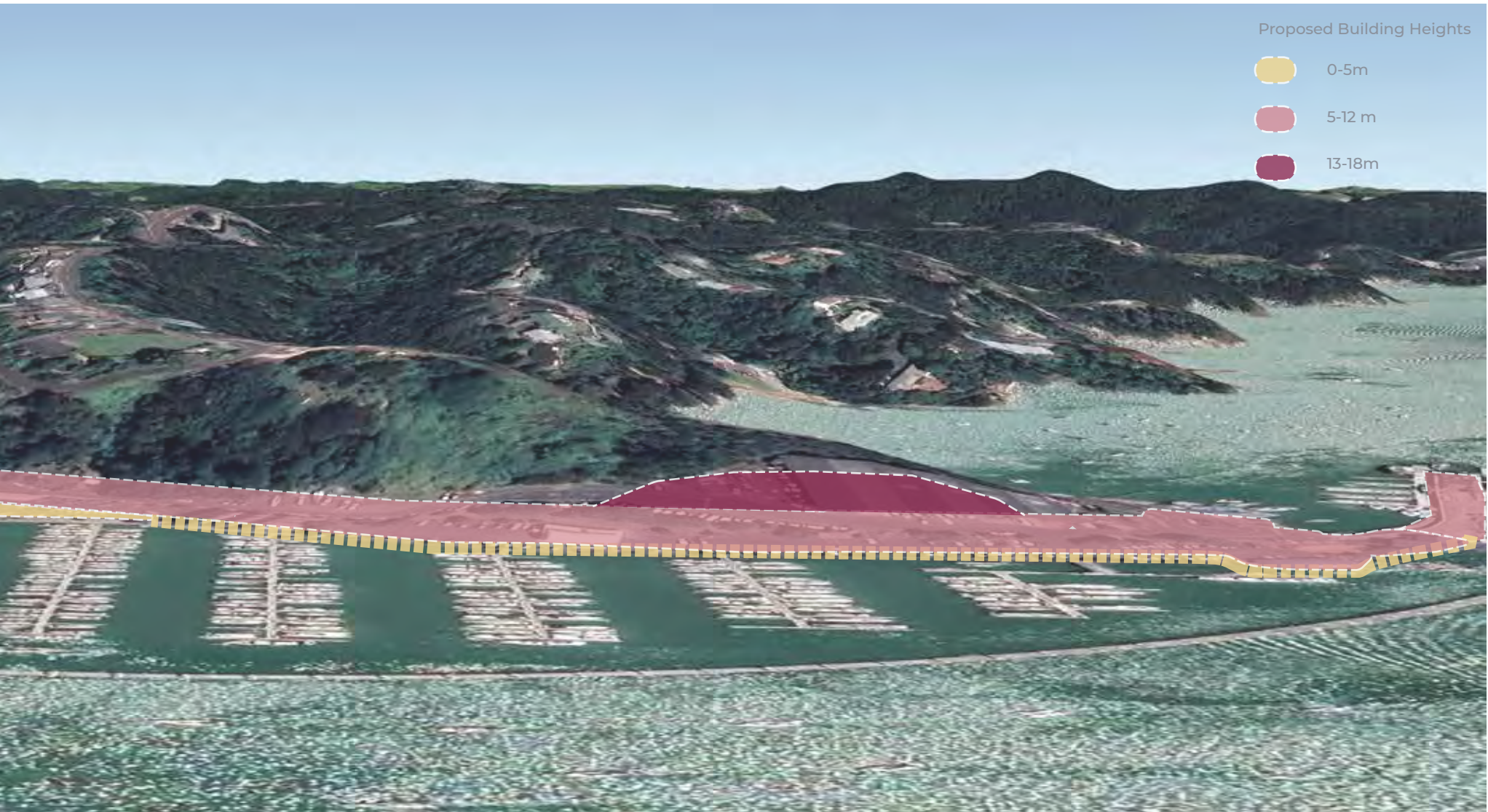
The proposed building height areas have been located to mitigate visual and environmental effects. The 13-18m proposed height areas provide for areas of possible density for residential development, whilst respecting the topography, and not causing adverse effects on adjacent sites, and nestling into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

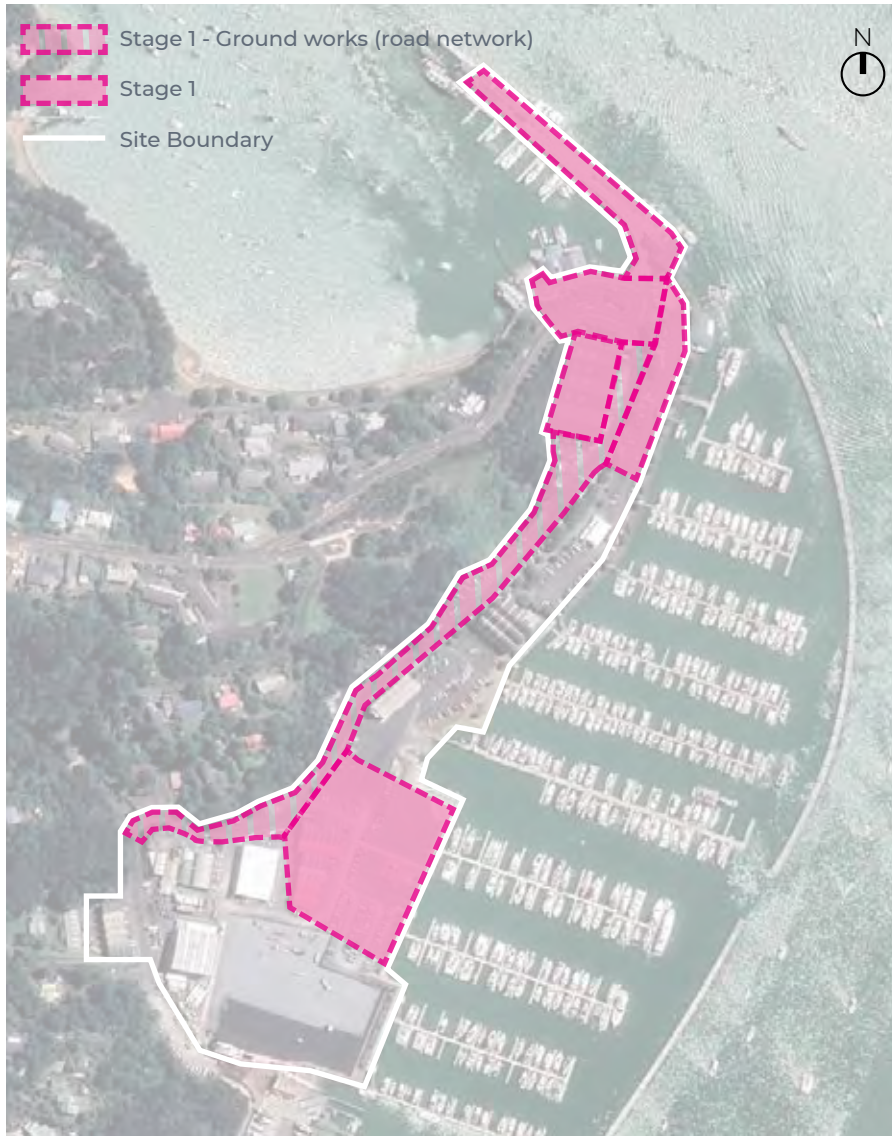
This diagram illustrates indicative building height areas situated in the site context. It can be noted that the areas designated for 13-18m are located to respect the ridgelines of the surrounding topography and sensitively integrate into the placemaking and planning for the marina precinct.



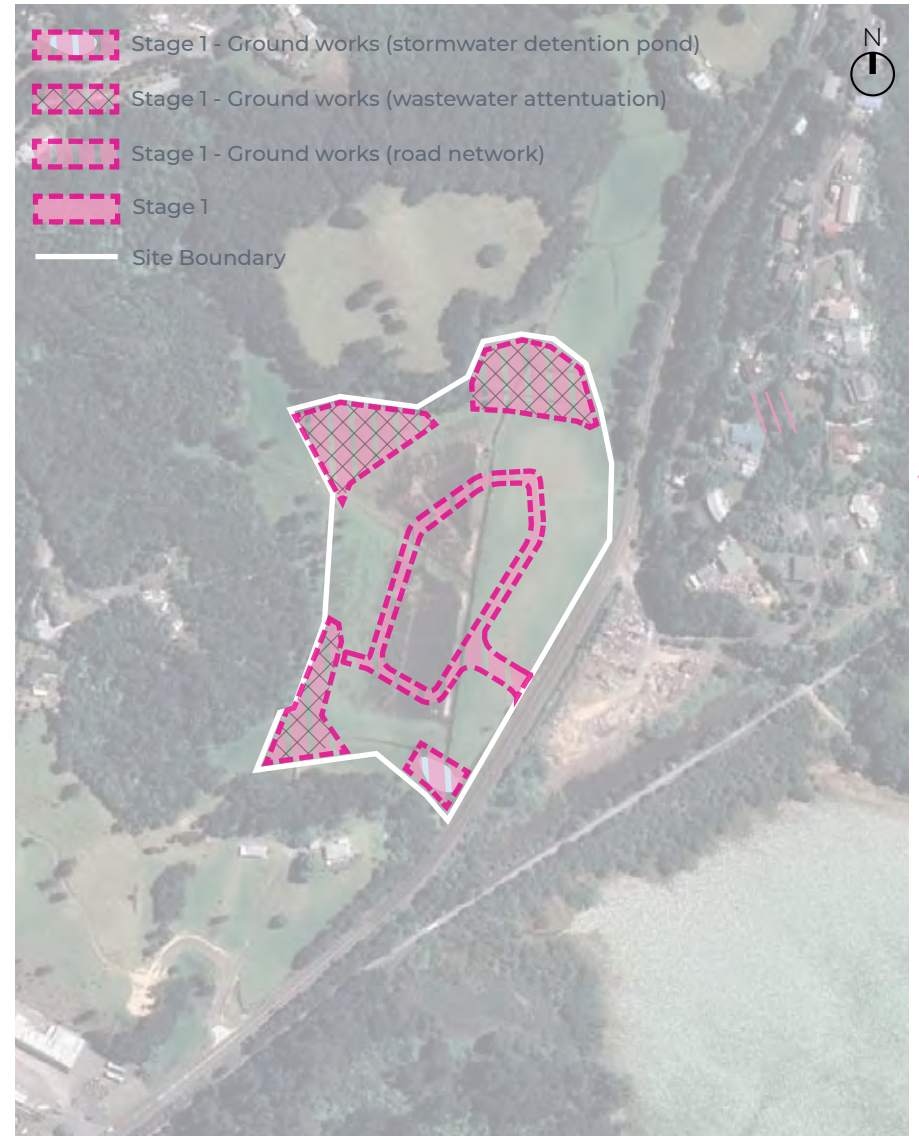


STAGING

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
- Opua Gateway waterfront buildings
- Opua 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

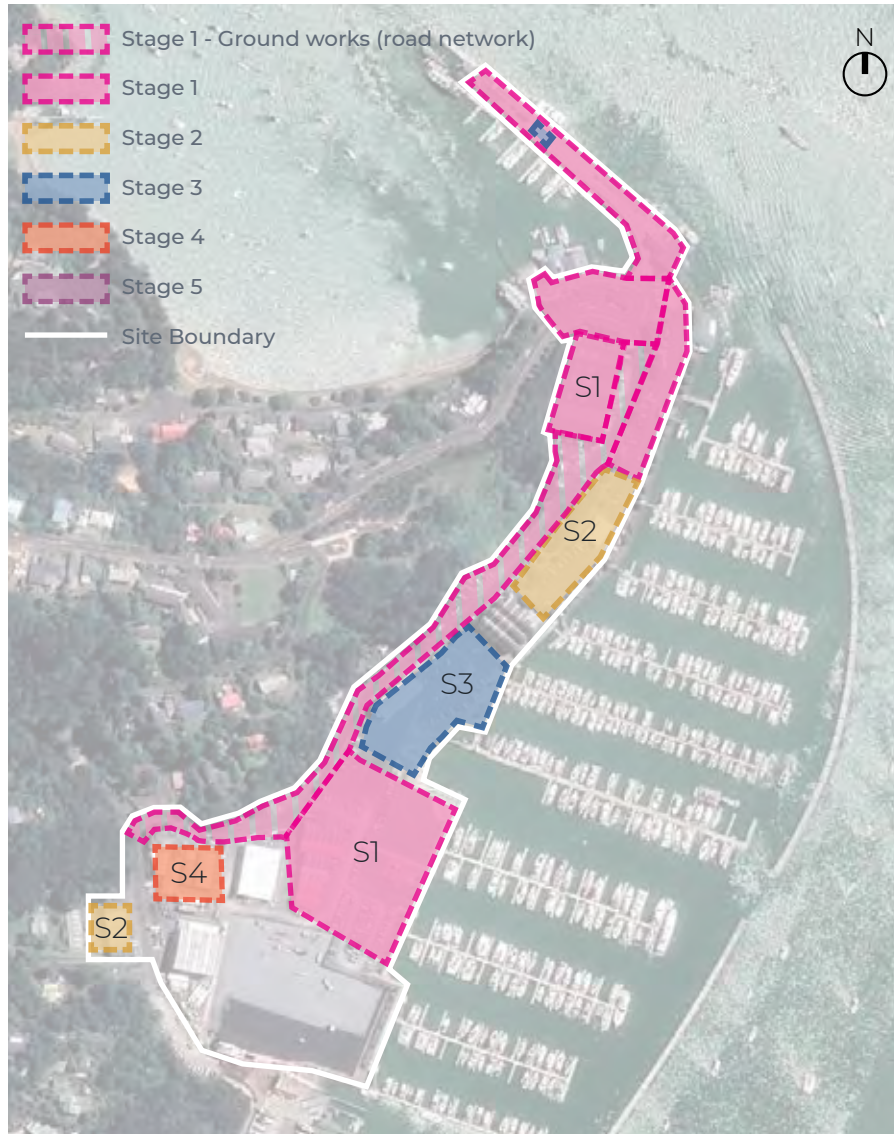
MARINE PARK

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

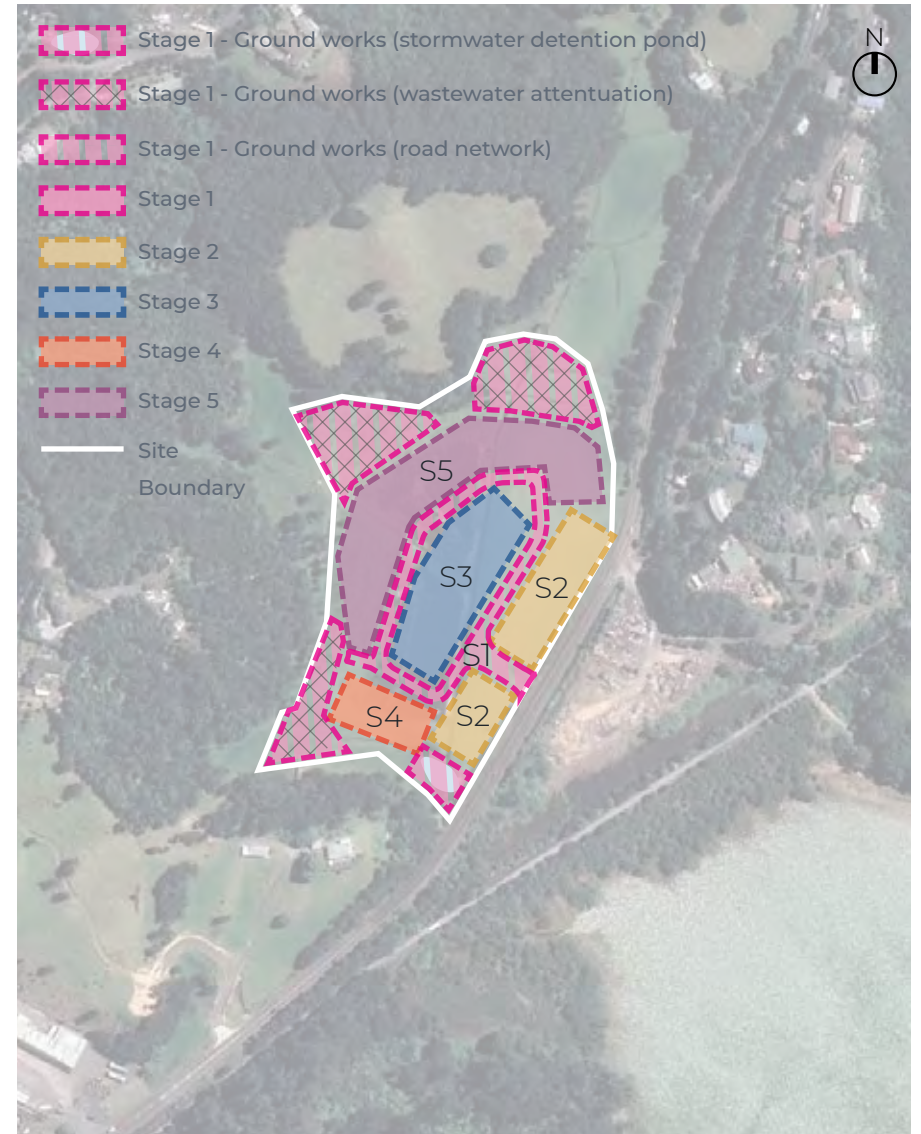
COMMERCIAL ESTATE

- Boat Storage Yard Phase 2

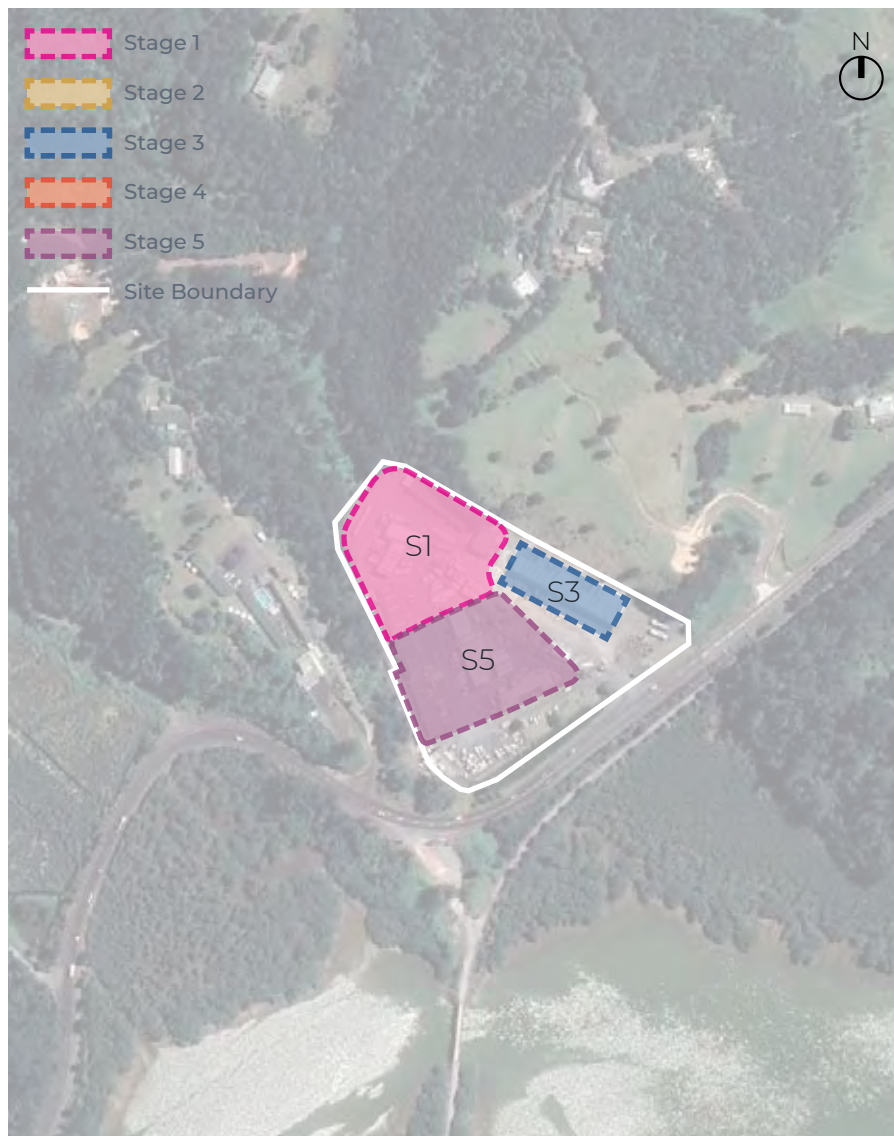
STAGING SUMMARY PLAN



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 nearby 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.



Produced in collaboration with



Far North
Holdings Limited

