

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.22 Leigh Marine Laboratory

- The activities, controls and assessment criteria in the Rural Coastal zone apply in the Leigh Marine Laboratory precinct unless otherwise specified below.

1. Activity table

Activity	Activity status
Accommodation	
Workers' accommodation	P
Dwellings	P
Boarding houses	P
Community facilities	
Education facilities	RD
Information facilities	RD
Development	
Any development in accordance with a precinct plan	P
New buildings, alterations and additions, and accessory buildings, except those used for pastoral farming	P
Construction of public walking tracks	P
Any development not in accordance with a precinct plan	RD
Infrastructure	
Car parking	P
Waste management facilities that are accessory to education facilities	P
Land use	
Any land use activity in accordance with a precinct plan	RD
Any land use activity identified in a precinct plan, but not in the location specified on that plan	RD

2. Land use controls

- Land use activities meeting the following standards are permitted.

2.1 Workers accommodation

- Workers' accommodation must be located in Area A as shown on precinct plan 1.

2.2 Dwellings

- Dwellings must be:
 - ancillary to education facilities and information facilities
 - located in Area A as shown on precinct plan 1.

2.3 Boarding houses

- Boarding houses must be:
 - ancillary to education facilities and information facilities

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- b. located in Area A as shown on precinct plan 1.

2.4 Education facilities

1. Education facilities must be part of and associated with a Marine Laboratory as shown in Area A of precinct plan 1.

2.5 Information facilities

1. Information facilities must be part of and associated with a Marine Laboratory as shown in Area A of precinct plan 1.

2.6 Waste management facilities

1. Waste management facilities must be accessory to education facilities.

3. Development controls

3.1 Building height

1. Buildings must not exceed a height of 8m.

3.2 Yards

1. Buildings must not project beyond the following minimum yards:
 - a. for the land identified as Area A in precinct plan 1: 6m
 - b. for the land identified as Area B in precinct plan 1:
 - i. coastal protection yard: 50m
 - ii. front, side and rear yard: 10m.

3. Assessment - Restricted discretionary activities

3.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

Table 1

Activity	Land disturbance	Access	Vegetation	Ridgelines and views	Rural character	Landscape design
All restricted discretionary activities	X	X	X	X	X	X

3.2 Assessment criteria

For restricted discretionary activities in the Leigh Marine Laboratory precinct, the council will consider the relevant assessment criteria below, in addition to the criteria specified for the relevant restricted discretionary activities in the Rural Coastal zone.

1. Land disturbance
 - a. Buildings and structures should be sited so they do not require extensive landform modification. They should use the existing landform as far as is practicable to minimise adverse effects on landscape.
2. Access
 - a. Access and servicing should occur with minimal earthworks and landform modification to minimise adverse effects on the surrounding landscape.
3. Vegetation
 - a. The location and design of buildings and structures should avoid adversely impacting trees or

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bush which makes a significant contribution to the visual and environmental qualities in the site and immediate surrounding environment.

4. Ridgelines and views
 - a. Buildings and structures should not visually intrude into any significant ridgeline or skyline and adversely affect landscape values when viewed from any public place including any beach, the sea or the regional park. The design and location of buildings or structures should not detract from any view or vista of natural features obtained from any public place.
5. Rural character
 - a. The scale and form of buildings and structures, including their colour and materials, should complement the existing rural character of the land in the vicinity of the site.
6. Landscape design
 - a. Materials or waste management facilities are stored so they are not visually obtrusive when viewed from the Leigh Recreation Reserve, Goat Island Road or Cape Rodney Road.

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4. Precinct plan

Precinct Plan 1: Leigh Marine Laboratory precinct



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