

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.1 Ardmore 1

The activities, controls and assessment criteria in the underlying zone do not apply in the following precinct. Refer to planning maps for the location and extent of the precinct.

1. Activity table

The following table specifies the activity status of activities in the Ardmore 1 precinct.

| Activity | Activity Status |
|---|-----------------|
| Infrastructure | |
| Car parking accessory to permitted activities | P |
| Commerce | |
| Offices | P |
| Retail | P |
| Trade suppliers | P |
| Commercial services | P |
| Entertainment facilities | D |
| Community | |
| Emergency services | P |
| Organised sport and recreation | P |
| Informal recreation and leisure | P |
| Information facilities | D |
| Motor sport activities | D |
| Showgrounds | D |
| Industry | |
| Industrial activities | P |
| Rural | |
| Farming | P |
| Intensive farming | P |
| Rural commercial services | D |
| Produce stalls | D |
| Forestry | D |
| Conservation forestry | D |
| Farm or forestry quarries | D |
| Equestrian centres | D |
| Rural industries | D |
| On-site primary produce manufacturing | D |
| Development | |
| Demolition of buildings | P |

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| Activity | Activity Status |
|---------------------------|-----------------|
| New buildings | P |
| Additions and alterations | P |

2. Notification

1. The council will publicly notify resource consent applications for activities exceeding the retail GFA in clause 3.3.1 below.

3. Land use controls

1. The land use controls applying in the Ardmore 1 precinct are specified below.

3.1 Retail

1. The total amount of gross floor area for retail within the precinct must not exceed 7500m².
2. Development that does not comply with clause 1 above is a non-complying activity.

3.2 Non-aviation activities

1. The total amount of site area and associated car parking and access ways used for activities that are not associated with aircraft operations or associated with the operation of the airport must not exceed 15 hectares.
2. Development that does not comply with clause 1 above is a discretionary activity.

4. Development controls

The development controls applying in the precinct are specified below.

4.1 Building height

1. Buildings must not exceed 20m in height.

4.2 Yards

1. Front, side and rear yards must be 5m.

4.3 Storage areas

1. Any outdoor storage or rubbish collection areas must be screened from public view by a solid wall or fence.

5. Assessment - Development control infringements

Matters of discretion

In addition to the general matters set out in [clause 2.3](#) of the General provisions, the council will restrict its discretion to the matters below for the relevant development control infringement.

Table 1

| Infringement | Scale and form of the building | Amenity of adjoining sites | Visual amenity |
|--------------|--------------------------------|----------------------------|----------------|
| Height | X | | X |
| Yards | | X | X |
| Storage | | | X |

Assessment criteria

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In addition to the general assessment criteria in [clause 2.3](#) of the General provisions, the council will consider the relevant assessment criteria below for the development control infringement.

1. Scale and form of the building
 - a. Whether the proposed height of the structure will have an adverse effect on airport safety.
2. Amenity of adjoining sites
 - a. Whether the proposed structure will have an adverse effect on the visual and landscape amenity values of adjoining sites.
3. Visual amenity
 - a. Whether the proposed height of the structure will have an adverse effect on visual amenity values.
 - b. When assessing storage areas, whether the proposal includes methods of ensuring any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

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