

I400. Ardmore 3 Precinct

I400.1. Precinct Description

The Ardmore 3 Precinct applies to land at 79-81 Mullins Road Ardmore (part Allotment 48 Parish of Papakura). The facilities on the site are used for science and technology research by the University of Auckland.

The purpose of the Ardmore 3 Precinct is to enable continuation of existing research in science and technology fields. The Precinct will facilitate the potential for further expansion of those facilities including the addition of teaching facilities and structures or facilities required to meet the wider purpose of the tertiary education facility.

The zoning of land within the precinct is Rural - Mixed Rural Zone.

I400.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate scientific and technology research and economic development, and provide for the well-being of employees, staff, students and visitors.
- (2) Tertiary education and complementary business activities benefit from co-location on tertiary education sites.
- (3) Tertiary education facilities integrate positively with, and mitigate potential adverse effects on, the wider community and rural environment.
- (4) New buildings and structures respond to, and positively contribute to, the amenity values of the mixed rural setting and surrounding context, landscape, and neighbouring rural community while ensuring that necessary facilities and structures required for the tertiary research work or teaching are enabled.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I400.3. Policies

- (1) Enable activities and development related to tertiary education scientific and technology research and appropriate accessory activities.
- (2) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site; and
 - (b) responds positively to the existing and future context of the Rural - Mixed Rural Zone and surrounding rural area.
- (3) Enable masts or aerials associated with tertiary education and scientific and technology research while having regard to the safety of aircraft departing or approaching Ardmore Airport.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I400.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below.

Table I400.4.1 specifies the activity status of land use and development activities in the Ardmore 3 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I400.4.1 Activity Table

Activity		Activity status
Use		
(A1)	Activities accessory to tertiary education facilities not otherwise provided for	D
Residential		
(A2)	Dwellings accessory to tertiary education facilities	P
(A3)	Student accommodation accessory to tertiary education facilities	P
Commerce		
(A4)	Laboratories for tertiary education facilities	P
(A5)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A6)	Offices accessory to tertiary education facilities	P
Community		
(A7)	Tertiary education facilities for scientific research and technology	P
(A8)	Tertiary education facilities that are not for scientific research and technology	D
Development		
(A9)	Accessory buildings for tertiary education facilities	P
(A10)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A11)	Buildings greater than 500m ² gross floor area	RD
(A12)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road	RD
(A13)	Masts or aerials up to 40 metres in height	P
(A14)	Masts or aerials greater than 40 metres in height	D

I400.5. Notification

- (1) Any application for resource consent for an activity listed in Table I400.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I400.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct.

Masts or aerials over 30 metres in height listed in Table I400.4 Activity Table must also comply with the following permitted activity standard.

I400.6.1. Height over 30 metres

- (1) Any mast or aerial over 30 metres in height (above ground level) must display a low intensity obstruction light (meeting the International Civil Aviation Organization standard for a Type A obstruction light) at all times, and all supporting guys extending above 30 metres must be fitted with high visibility flags, secured to the guys at no less than 5 metre intervals.

I400.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I400.8. Assessment – restricted discretionary activities

I400.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) buildings greater than 500m² gross floor area, buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road:
- (a) the effect of the scale, location and design on the surrounding rural and airport environment.
- (2) for masts that do not comply with Standard I400.6.1:
- (a) the effect on the operation of Ardmore Airport;
 - (b) the functional and operational needs of, and benefits derived from, the mast; and
 - (c) the effect on visual amenity.

I400.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) buildings greater than 500m² gross floor area, buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road:
 - (a) the effect of the scale, location and design on the surrounding rural and airport environment:
 - (i) refer to Policy I400.3(2);
- (2) for masts that do not comply with Standard I400.6.1:
 - (a) operation of Ardmore Airport:
 - (i) whether the safety of the airport operations is adversely affected by the proposed mast;
 - (b) the functional and operational needs of, and benefits derived from, the mast;
 - (i) the extent to which the functional and operational requirements of the mast affects or necessitates its location, form, height and size; and
 - (ii) the extent to which the mast will benefit and contribute to the social, economic and cultural and environmental wellbeing of businesses, people and communities;
 - (c) the effect on visual amenity.
 - (i) the extent to which the adverse visual effects of masts on the amenity values of the surrounding rural environment and adjoining properties, are avoided, remedied or mitigated;

I400.9. Special information requirements

There are no special information requirements in this precinct.

I400.10. Precinct plans

There is no precinct plan for this precinct.