

I518. Leigh Marine Laboratory Precinct

I518.1. Precinct description

The Leigh Marine Laboratory Precinct applies to approximately 18,150m² of land on the northern side of Cape Rodney Road and adjoining the Cape Rodney - Okakari Point Marine Reserve.

The Precinct is to enable the continuation of existing research, teaching and public education activities with a focus on marine ecology and to enable the use and expansion of these operations. Provision for staff and student accommodation and accessory uses are provided for, together with the construction of buildings, structures or facilities required for the activities.

The Precinct is located within an area subject to Outstanding Natural Landscape (ONL 28), High Natural Character (HNC 48) and Outstanding Natural Feature (ONF: Feature 30) overlays. The precinct provisions seek to protect the intention of the overlays, however, some allowance for development is provided for within the Outstanding Natural Landscape 28 and High Natural Character 48.

The zoning of land within this precinct is Rural – Rural Coastal Zone.

I518.2. Objectives

- (1) Tertiary education facilities at the Leigh Marine Laboratory Precinct meet the marine-based education needs of their students, facilitate research and economic development, and provide for the support and well-being of employees, students and visitors in this location immediately adjoining the Cape Rodney - Okakari Point Marine Reserve.
- (2) Tertiary education facilities integrate positively with the wider community and rural and coastal environment and mitigate potential adverse effects.
- (3) Tertiary education and accessory business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of the coast, open spaces, and the surrounding environment, thereby reinforcing a sense of place while having regard to the functional and operational requirements of the tertiary education facility.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the D10 Outstanding Natural Features and Outstanding Natural Landscapes objectives and the D11 Outstanding Natural Character and High Natural Character objectives.

I518.3. Policies

- (1) Enable a wide range of activities and appropriate building development including tertiary education for marine-related teaching and research activities, and also provide for accessory health, recreation, student accommodation and other appropriate activities.

- (2) Provide for accessory activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience and training.
- (3) Having regard to the functional and operational requirements of the tertiary education facility, require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to the coast or open space;
 - (c) responds positively to the existing and planned future development and activities in the underlying Rural - Rural Coastal zone and surrounding area; and
 - (d) are sympathetic to the coastal rural environment of the surrounding area and the natural character and amenity values of the adjoining Cape Rodney - Okakari Point Marine Reserve.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the D10 Outstanding Natural Features and Outstanding Natural Landscapes policies and the D11 Outstanding Natural Character and High Natural Character policies.

I518.4. Activity table

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

Table D10.4.1 Activity Table – Subdivision, use and development in the Outstanding Natural Features Overlay does not apply to this Precinct.

Table D11.4.1 Activity Table – Subdivision, use and development in the Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character Overlay does not apply to this Precinct.

Table I518.4.1 Activity table specifies the activity status of land use and development activities in the Leigh Marine Laboratory Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I518.4.1 Activity table

| Activity | | Activity status |
|---------------|--|-----------------|
| (A1) | Activities accessory to tertiary education facilities not otherwise provided for | D |
| Use | | |
| Accommodation | | |
| (A2) | Dwellings accessory to tertiary education facilities | P |
| (A3) | Student accommodation accessory to tertiary education facilities | P |

| | | |
|--------------------|---|----|
| Commerce | | |
| (A4) | Laboratories accessory to 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) | Information facilities | P |
| Development | | |
| (A9) | Buildings, alterations, additions and demolition unless otherwise specified below | P |
| (A10) | Buildings greater than 200m ² GFA | RD |

I518.5. Notification

- (1) Any application for resource consent for an activity listed in Table I518.4.1 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).

I518.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for the following:

- H19 Rural zones Standard H19.10.2 Building height; and
- H19 Rural zones Standard H19.10.3 Minimum yards setback requirement

All permitted and restricted discretionary activities listed in Table I518.4.1 – Activity Table must comply with the following permitted activity standards.

I518.6.1. Height

- (1) Buildings must not exceed a height of 10 metres.

I518.6.2. Yards

- (1) New buildings must be located no closer to mean high water spring or precinct boundary than the tertiary education facility buildings on the site that existed at 30 September 2013.
- (2) The set back requirement of I518.6.2.(1) does not apply to the Foreshore Pump House and accessory structures for the Pump House or to any upgrading of these buildings that does not increase their footprint.

- (3) Buildings must be located a minimum of 10 metres from any other precinct boundary.

I518.6.3. Building Coverage

- (1) The maximum building coverage must not exceed 50 per cent of the precinct area.

I518.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I518.8. Assessment – restricted discretionary activities

I518.8.1. Matters of discretion

The Council will restrict its discretion to all 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 200m² in gross floor area and infringements of Standards I518.6.1 to I518.6.3 above:
 - (a) the effects on the outstanding natural feature and landscape;
 - (b) the effects on the outstanding natural character and high natural character of the area; and
 - (c) the effect on the purpose of the Precinct.

I518.8.2. 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 200m² in gross floor area and infringements of Standards I518.6.1 to I518.6.3 above:
 - (a) the effects on the outstanding natural feature and landscape:
 - (i) the assessment criteria of D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay D10.8.2;
 - (b) the effects on the outstanding natural character and high natural character of the area:
 - (i) the assessment criteria of D11 Outstanding Natural Character and High Natural Character D11.8.2; and
 - (c) the effect on the purpose of the Precinct:
 - (i) refer to Policies I518.3.(1) to I518.3.(3)

I518.9. Special information requirements

There are no special information requirements.

I518.10. Precinct plans

There are no precinct plans for this precinct.