



12.8.13

SPECIAL 13 (LEIGH MARINE LABORATORY) ZONE

12.8.13.1

Zone Issues, Objectives, Policies and Description

12.8.13.1.1

Issues

Refer to section 12.2

12.8.13.1.2

Objectives

Objective

12.8.13.1.2.1

To enable the construction and operation of tertiary education and marine research facilities.

Objective

12.8.13.1.2.2

To protect the landscape character and quality of the coastal environment.

Objective

12.8.13.1.2.3

To avoid, remedy or mitigate adverse effects of activities on adjoining sites.

Objectives from other chapters

Readers should note that Objectives from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 7 - Rural

Chapter 17 - Cultural Heritage

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

12.8.13.1.3

Policies

Policy

12.8.13.1.3.1

Activities should be limited to those associated with education and marine research facilities.

(This policy seeks to achieve Objective 12.8.13.1.2.1)

Policy

12.8.13.1.3.2

Activities within the Zone should be sited and designed so that adverse visual effects on the coastal environment are avoided, remedied and mitigated.

(This policy seeks to achieve Objective 12.8.13.1.2.2)

Policy

12.8.13.1.3.3

Activities within the Zone should be sited and designed so that adverse effects on adjoining sites, particularly the Leigh Recreation Reserve, are avoided, remedied or mitigated.

(This policy seeks to achieve Objective 12.8.13.1.2.3)



Policy

12.8.13.1.3.4

Policies from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 7 - Rural

Chapter 17 - Cultural Heritage

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

Explanation and Reasons

This explanation and reasons relate to Policies 12.8.13.1.3.1 to 12.8.13.1.3.3.

This Zone is located in a sensitive coastal environment and landscape. The policies are therefore intended to limit the intensity and scale of activity to minimise the adverse effect on the coastal environment and adjoining sites.

12.8.13.1.4

Description

This Zone is applied to approximately 60 hectares of land on the northern side of Cape Rodney Road extending to the shoreline of the Cape Rodney - Okakari Point Marine Reserve. All the land is owned and administered by the University of Auckland, as a base for the University's facilities for tertiary education and research in marine and environmental science.

The teaching and research facilities of the Leigh laboratory, along with their ancillary accommodation and plant, occupy the extreme north west corner of the Zone with access from Goat Island Road. There is potential for future development of the facilities around the existing buildings, provided any further developments comply with Rule 12.8.13.3 Development Controls and Performance Standards and other relevant rules in the Plan. The final extent of the area to be developed for teaching and research facilities is shown on the plan at Appendix 12F.

The remainder of the area within the Zone is predominantly in pasture, but also contains some significant bush. The University does not propose extending its teaching and research facilities into the area beyond that shown in Appendix 12F, but the scientific management of this wider area bears a direct relationship to the laboratory activity, by protecting the catchment and promoting the quality of the coastal and marine environment in its immediate vicinity.

The University is willing to permit managed public access across its land, in conjunction with the use of the adjoining reserve administered by the Department of Conservation. As part of that managed public access, future development of the land may include the construction of a visitor facility remote from the laboratory site. The purpose of such a facility would be to provide an interpretation and better appreciation of the marine and coastal environment of the locality. This facility would be located as shown on the plan at Appendix 12G.



Rule 12.8.13.2

Activity Rules

Rule 12.8.13.2.1

Activities in the Special 13 (Leigh Marine Laboratory) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.13.2.2 shall comply with Rule 12.8.13.3 Development Controls and Performance Standards, and any other relevant Rules in the Plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.13.2.2 will be assessed against the criteria set out in 12.8.13.4.
- (c) All Discretionary Activities in the Activity Table in Rule 12.8.13.2.2 will be assessed against the criteria set out in 12.8.13.6 Discretionary Activities, any other relevant Discretionary Activity Assessment Criteria in any chapter of this Plan, and the relevant matters in section 104 of the Act.

Rule 12.8.13.2.2
Activity Table

Activity Table

In the following table:

- P** = Permitted Activity
- C** = Controlled Activity
- D** = Discretionary Activity
- NC** = Non-complying Activity

Note: Words in Capitals are defined in *Chapter 3 - Definitions*

ACTIVITY	ACTIVITY STATUS
Any Permitted or Controlled Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.13.3	D
Any activity not listed in this Activity Table	NC
Access and services to the visitor education and information facility, including vehicular access, mains power, treated effluent disposal and WATER supply and storage, where not accommodated within the SITE as shown on the Concept Plan as Appendix 12G.	C
The ERECTION addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities, excluding Pastoral Farming	P
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Controlled Activities	C



The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS (excluding dwellings) for Pastoral Farming in Area B, shown on the Plan at Appendix 12G only	C
The DEMOLITION or removal of BUILDINGS except those protected by a Rule in this Plan	P
Educational and research facilities being part of and associated with a Marine Laboratory as shown in Appendix 12F in Area A, shown on the Plan at Appendix 12G	P
Effluent disposal of discharge from the sewage treatment plant located within Area A to Area B only as shown on the Plan at Appendix 12G	P
On-site roading and carparking areas as shown in Appendix 12F only in Area A shown on the Plan at Appendix 12G	P
Pastoral Farming (excluding buildings)	P
Residential Accommodation for on-site and visiting staff and students utilising the Marine Laboratory and research facilities, in Area A shown on the Plan at Appendix 12G only	P
Sewage treatment and on-site effluent disposal of sewage generated within Area A shown on the Plan at Appendix 12G, in Area A shown on Plan at Appendix 12G.	P
Storage facilities, workshops and plant associated with a Marine Laboratory and educational research facilities, as shown in Appendix 12F in Area A shown on the Plan at Appendix 12G only	P
Visitor education and information facility within the area defined for this purpose on the Plan at Appendix 12G, including associated carparking and on-site effluent disposal/WATER supply	C
Walking tracks for the public and associated carpark areas	P



District Wide Activities	<i>See Chapter 16 - General Rules</i>
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	Rule 7.9.4 in Chapter 7 - Rural as if the land was zoned, East Coast Rural Zone
Transport Activities	<i>See Chapter 21 - Transportation and Access</i>
Use and Storage of HAZARDOUS SUBSTANCES	<i>See Chapter 20 - Hazardous Substances and Contaminated Sites</i>
UTILITIES	<i>See Chapter 19 - Utilities</i>

Rule 12.8.13.3

**Rule 12.8.13.3.1
Maximum Height**

**Rule 12.8.13.3.2
Height in Relation to
Boundary**

**Rule 12.8.13.3.3
Yards**

Development Controls and Performance Standards

Maximum Height

No part of any building shall exceed a height of 8 metres.

Height in Relation to Boundary

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary.

Yards

The following minimum yards shall apply:

- (a) For the land identified as Area A on the Plan at Appendix 12G.
 - (i) All yards 6m
- (b) For the land identified as Area B on the Plan at Appendix 12G.
 - (i) Shoreline Yard 50m
 - (ii) Front, side and rear Yards 10m



Rule 12.8.13.3.4
Use of Yards

Use of Yards

- (a) Subject to (b) below, yards are to be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps.
- (b) The following can be built in any yard:
 - (i) Decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 of a metre, provided that they do not prevent vehicular access to a required parking space.
 - (ii) Fascia, gutters, downpipes, and eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds, provided that they do not encroach into the yard by more than 0.3 of a metre.

Rule 12.8.13.3.5
Landscaping and Appearance of the Site

Landscaping and Appearance of the Site

- (a) No materials or rubbish shall be stored in such a manner as to be visually obtrusive from the Leigh Recreation Reserve, Goat Island Road or Cape Rodney Road.
- (b) Any buildings within the area identified as Area B on the Plan at Appendix 12G shall be screened by landscape planting, so as to be unobtrusive when viewed from the Leigh Recreation Reserve, Goat Island Road or Cape Rodney Road.

Explanation and Reasons

This explanation and reasons relate to Rules 12.8.13.3.1 to 12.8.13.3.5.

The Development Controls and Performance Standards are intended to ensure that there are no adverse effects on land and activities outside the Zone, as a result of activities within the Zone. The shoreline yard is intended to ensure that the natural character of the coastal area is not adversely affected by buildings, while the landscaping controls are intended to reduce the visual impact in the landscape, and to protect the amenity values present in the general area, and on the Leigh Recreation Reserve.

Rule 12.8.13.3.6
Rules in Other Chapters of the Plan

Rules in Other Chapters of the Plan

Relevant rules in other chapters of the Plan shall also be complied with:

Chapter 16 - General Rules, except that in Rule 16.9 Noise, Rule 16.9.2. shall apply as if the Special 13 Zone was a Rural Zone.

Chapter 17 - Cultural Heritage

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works



Chapter 23 - Subdivision and Servicing

12.8.13.4

Controlled Activities : Matters for Control and Assessment Criteria

In accordance with section 76(3A) of the Act, the Council will limit its control to the matters listed below when considering resource consent applications for Controlled Activities.

Rule 12.8.13.4.1
All Controlled Activities

All Controlled Activities

Rule 12.8.13.4.1.1
Matters for Control

Matters for Control

The Council will limit its control to the following matters:

- (a) Building siting, design scale and external appearance.
- (b) Landscape and landform modification.
- (c) Location and design of access.

12.8.13.4.1.2
Assessment Criteria

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

Landform Modification

- (a) Whether buildings and structures are sited so that they do not require extensive landform modification, but use the existing landform as far as is practicable, to minimise adverse effects on landscape and discharges of silt.

Access

- (b) Whether access and servicing can occur with minimal earthworks and landform modification, so that adverse effects on the visual environment do not occur, or are minimal.

Trees and Bush

- (c) Whether buildings and structures will adversely impact upon trees or bush which make a significant contribution to the visual and environmental qualities in the vicinity of the site.

Ridgelines

- (d) Whether buildings and structures visually intrude on any significant ridgeline or skyline and adversely affect landscape values when viewed from any public road or other public land including any beach, the sea or the regional park.

Rural Character

- (e) Whether the scale and form of buildings and structures, including their colour and materials, complements the existing rural character in the vicinity of the site.

Views

- (f) Whether buildings or structures detract from any view or vista of natural features obtained from any public road, or other public place including parks and reserve.



Explanation and Reasons

The matters for control and assessment criteria are intended to ensure that development of the site does not have an adverse effect on the high landscape values of the area, and that development is in harmony with and complements the existing landscape and landform. The criteria ensure that the effects of development on the landscape and landform are appropriately considered.

Rule 12.8.13.5

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

There are no Restricted Discretionary Activities in this Zone.

12.8.13.6

Discretionary Activities: Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 13 Zone, the Council will have regard to the following Assessment Criteria any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act:

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.13.7

Subdivision

The subdivision of land in this Zone is a Non-complying Activity.