

# Ardmore Airport Development Study

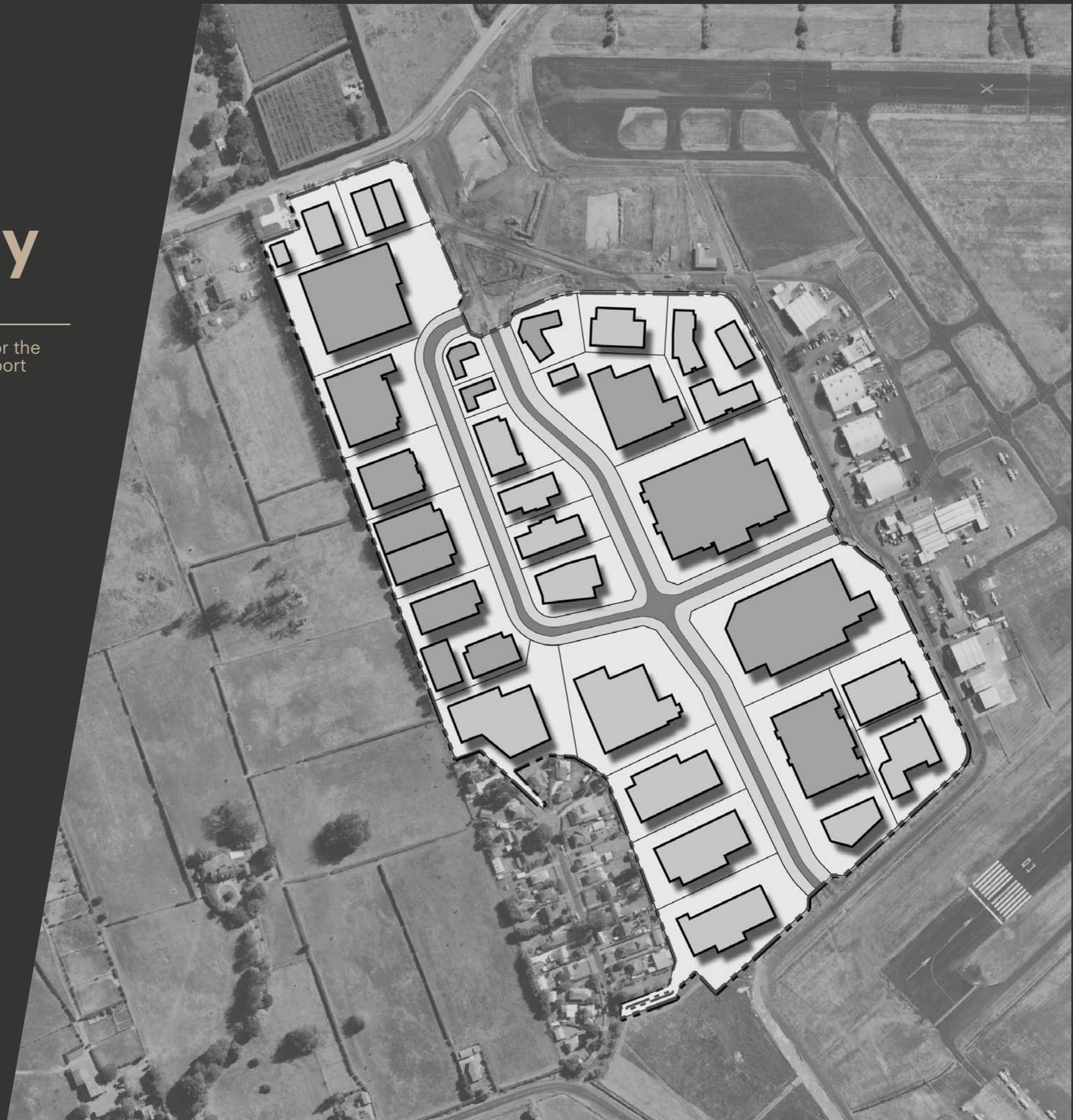
The purpose of this document is to provide a bulk and location study for the 22.27 hectares of land at Ardmore Airport which is zoned 'Ardmore Airport sub-precinct Airport' and which is currently under development as an industrial business park.

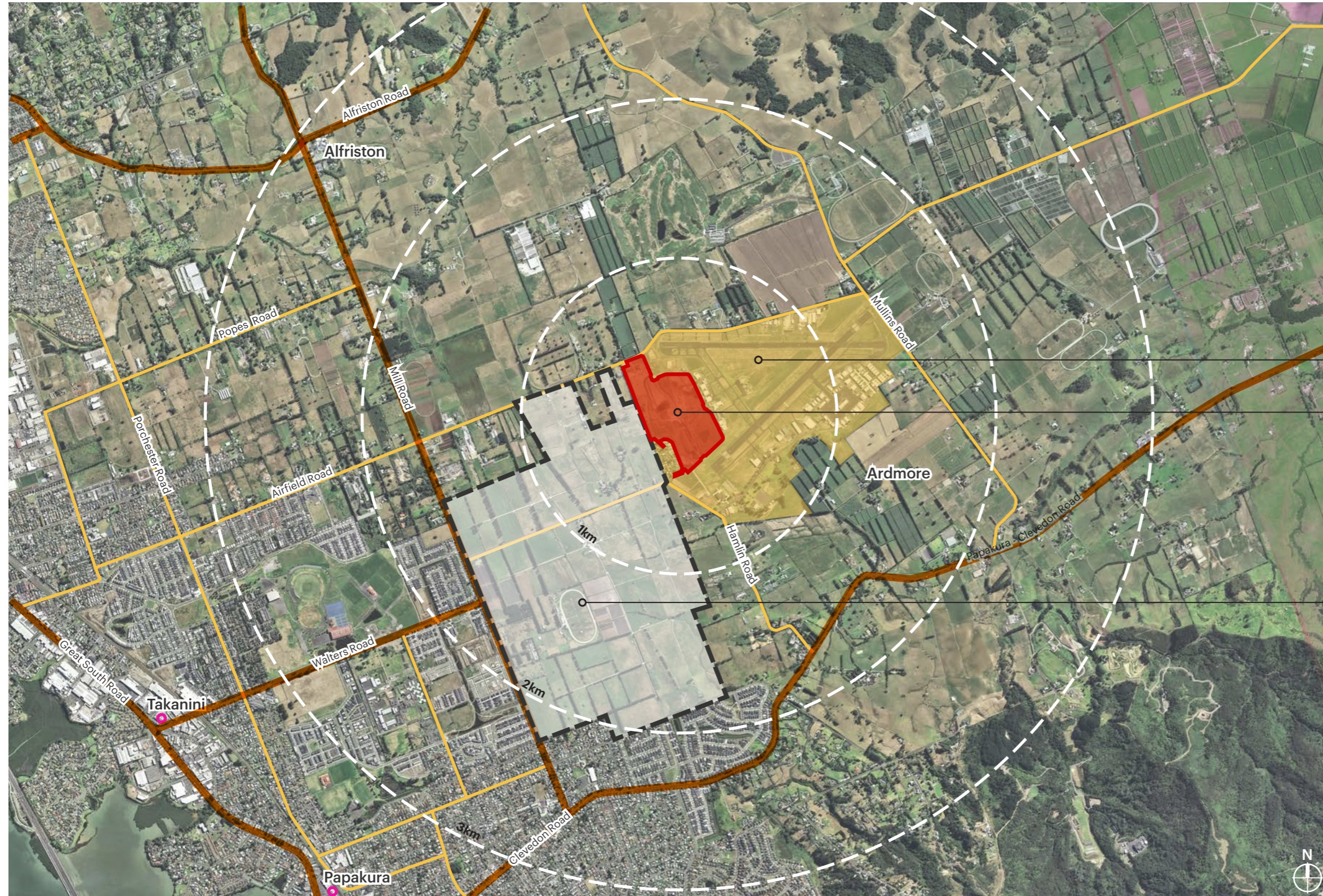
**Bulk & Location Study  
Final**

Prepared for Winton




30 April 2024

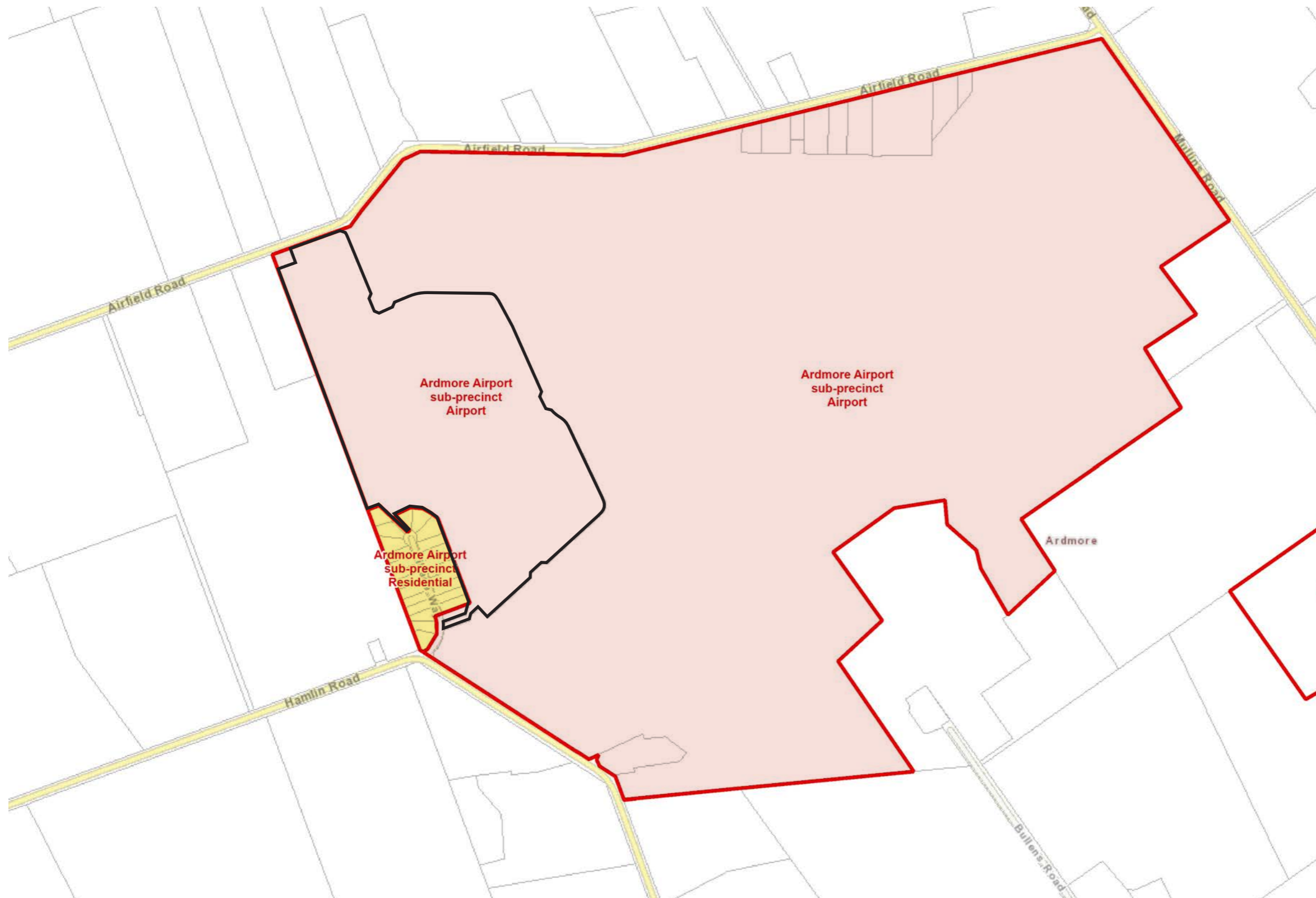
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SET**





### Site Location

- Ardmore Airport 
- The Site 
- 99 Corsair Lane, Ardmore  
Site Area: 22.27 ha
- Sunfield Development Extent 



## Auckland Unitary Plan Precincts

Site Boundary

### Legend

- Ardmore Airport Sub-precinct Airport
- Ardmore Airport Sub-precinct Residential

### Relevant Provisions

#### I401.2. Objectives

- (1) The efficient operation and development of the Ardmore Airport.
- (2) Development of the Ardmore Airport maintains the amenity values of adjoining areas.

#### I401.3. Policies

##### Airport Sub-precinct

- (2) Provide for activities associated with the needs of visitors, employees and businesses located at the airport.
- (3) Enable a limited range of non-aviation activities, where these activities do not adversely effect the long term growth and development of the airport.

- (5) Require development of the airport to be of a high standard of amenity through the layout and placement of buildings, car parking, access and landscape elements.

#### I401.6. Standards I401.6.1.1. Retail

- (1) The total amount of gross floor area for retail within the precinct must not exceed 7500m<sup>2</sup> (excluding aviation activities and trade suppliers).

#### I401.6.1.4. Building height

- (1) Buildings must not exceed 20m in height.

#### I401.6.1.5. Yards

- (1) Front, side and rear yards must be 5m

- No particular requirements on site coverage, landscape area and impervious surface.



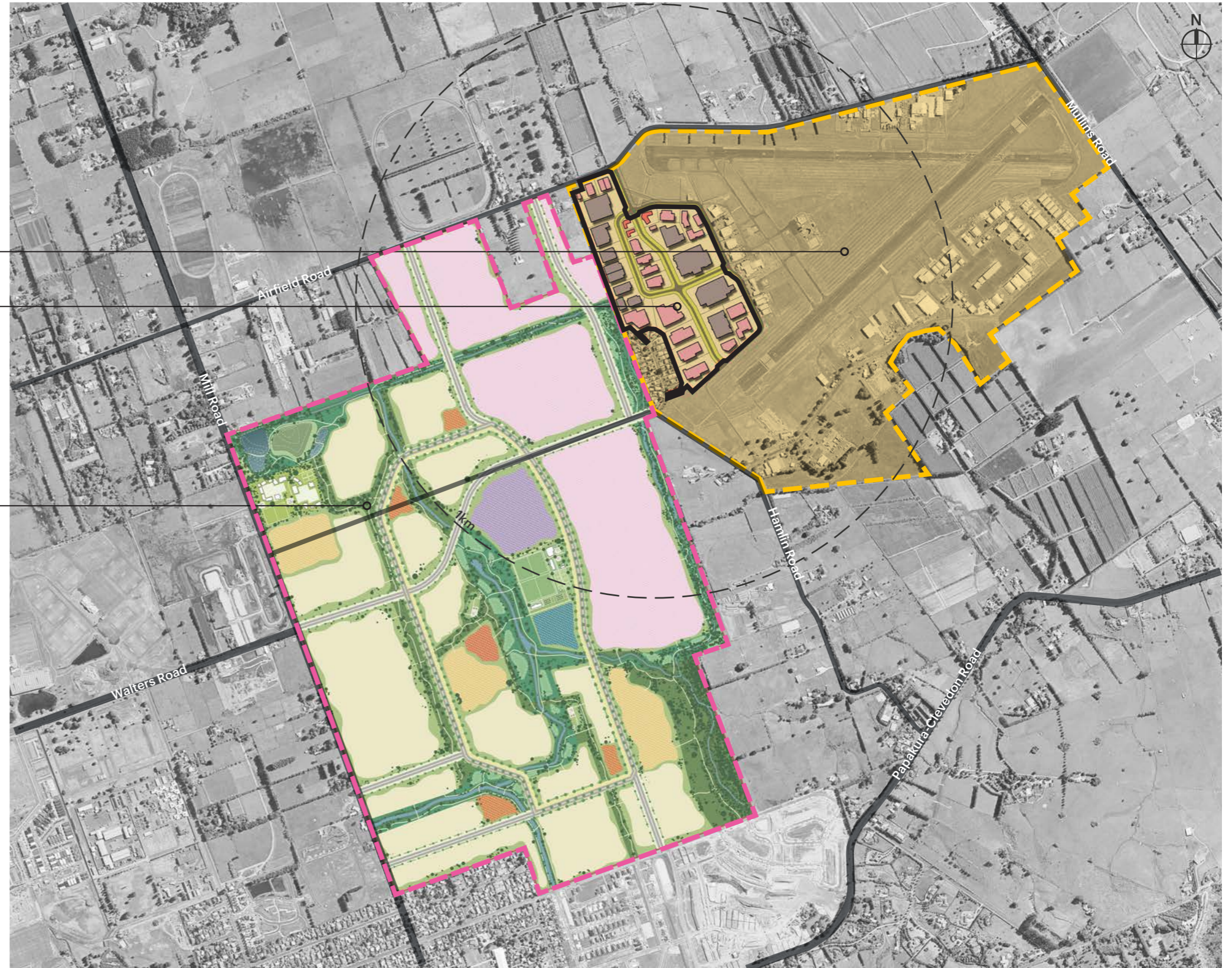
### Auckland Unitary Plan Aircraft Noise Overlay

- Site Boundary
- Indicative Location of Ardmore Airport Runway
- Legend**
- Aircraft Noise Overlay

# Indicative Site Layout Plan

Potential Development in Wider Context

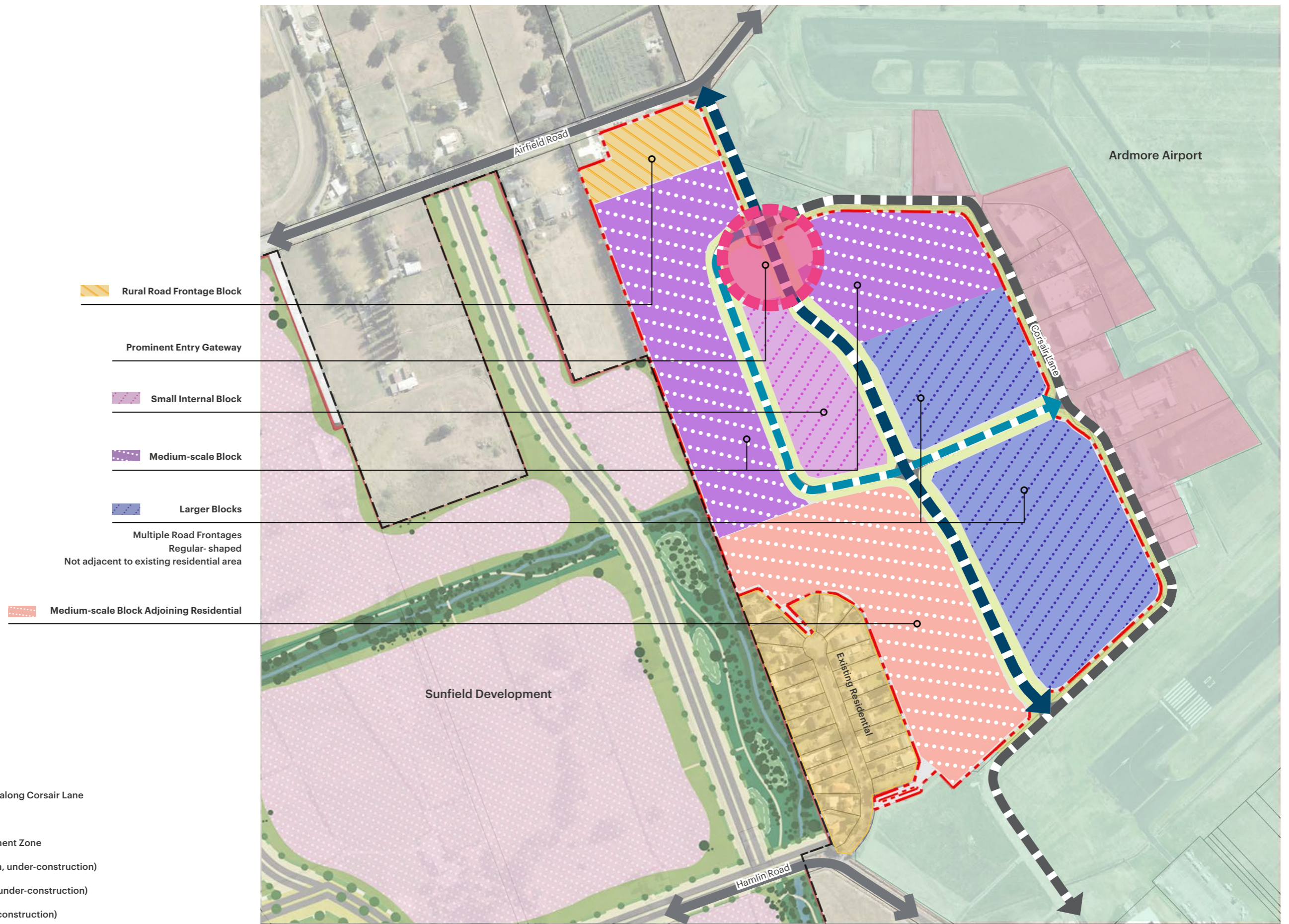
-  Ardmore Airport
-  The Site
-  Sunfield Development Extent



Indicative Site Layout Plan in Wider Context

Scale 1:15,000 @ A3

# Design Rationale



- Rural Road Frontage Block
- Prominent Entry Gateway
- Small Internal Block
- Medium-scale Block
- Larger Blocks
- Multiple Road Frontages  
Regular-shaped  
Not adjacent to existing residential area
- Medium-scale Block Adjoining Residential

## Key

- Site Boundary
- Sunfield Project Site
- Ardmore Airport
- Existing Commercial/Industrial along Corsair Lane
- Ardmore Airport Residential
- Sunfield Development Employment Zone
- Proposed Main Local Road (28m, under-construction)
- Proposed Local Road (25-26m, under-construction)
- Upgraded Corsair Lane (under-construction)

Design Rationale

## Indicative Site Layout Plan

### Potential Development Scenario

#### Key

- Site Boundary
- Sunfield Project Site
- Ardmore Airport
- Ardmore Airport Residential
- Proposed Main Local Road (28m, under-construction)
- Proposed Local Road (25-26m, under-construction)
- Upgraded Corsair Lane (under-construction)
- 5m Boundary Setback
- Indicative Industrial Buildings (up to 20m high)
- Indicative Industrial Buildings (up to 20m high)
- Indicative Retail Buildings (up to 20m high)

#### Notes:

- Roading alignment as per Resource Consent LUC60382398
- Site layout allows for on-site parking, storage and landscape
- Subdivision parcels and building outlines are indicative



Indicative Site Layout Plan

## Indicative Site Layout Plan

### Potential Development Scenario

#### Metrics

- Small-scale Building (400-1500m<sup>2</sup>)
- Medium-scale Building (1500-5000m<sup>2</sup>)
- Large-format Building (5000-10000m<sup>2</sup>)

Net Area for Development (proposed roads excluded): approx. 19.26ha

Average Site Coverage: 40%

Total Floor Area: 78,600m<sup>2</sup>

Floor area of small-scale buildings: 18,100m<sup>2</sup> (23% of total floor area)

Floor area of medium-scale buildings: 38,650m<sup>2</sup> (49% of total floor area)

Floor area of large-scale buildings: 21,850m<sup>2</sup> (28% of total floor area)

- Smaller Sites (<5000m<sup>2</sup>)
- Medium Sites (5000m<sup>2</sup>- 1ha)
- Large Sites (>1ha)

Area of Small Sites: 2.72 ha (14% of net developable area)

Area of Medium Sites: 9.34ha (48.5% of net developable area)

Area of Large Sites: 7.20ha (37.5% of net developable area)

#### Key

- Site Boundary
- Sunfield Project Site
- Ardmore Airport
- Ardmore Airport Residential
- Proposed Main Local Road (28m, under-construction)
- Proposed Local Road (25-26m, under-construction)
- Upgraded Corsair Lane (under-construction)
- 5m Boundary Setback



Indicative Site Layout Plan\_Size & Scale

N  
Scale 1:4,000 @ A3



# RE SET

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**We are  
change.**