

H29. Special Purpose – School Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H29.1. Zone description

The Special Purpose – School Zone applies to Auckland’s independent and integrated schools and associated community facilities, and is characterised by campus-style developments. The purpose of the zone is to allow the continued operation and further development of these schools and associated facilities.

Refer to Chapter K: Designations for Ministry of Education owned sites subject to designations.

This zone does not apply to existing or future schools located in the city centre, metropolitan or town centres.

H29.2. Objectives

- (1) The educational needs of school students are met and the well-being of students, staff and visitors is provided for.
- (2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.
- (3) Opportunities for communities to use school facilities, and for the co-location of school and community facilities are provided.
- (4) Adverse effects of schools, community facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H29.3. Policies

- (1) Enable the efficient utilisation of school land, buildings and infrastructure.
- (2) Enable a range of activities including education, recreation, early childhood learning services, worship and residential accommodation, and appropriate accessory activities.
- (3) Enable community use of the existing and future school land, buildings and infrastructure and the co-location of school and community facilities provided they:
 - (a) do not compromise the use of the zone for school activities; and
 - (b) avoid remedy or mitigate adverse effects on adjoining properties.
- (4) Minimise adverse effects on adjacent properties from development that causes overshadowing, visual domination, loss of visual privacy and loss of other amenity values by the use of building setbacks, screening, graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations where it:
 - (a) provides for the efficient use of the site; and

(b) can be accommodated without significant adverse effects on adjacent properties.

(6) Encourage new buildings to be designed to provide a high standard of amenity and safety.

(7) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.

H29.4. Activity table

Table H29.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – School Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H29.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Student accommodation	P
Commerce		
(A3)	School shops	P
Community		
(A4)	Care centres	P
(A5)	Community facilities	P
(A6)	Community use of education facilities	P
(A7)	Education facilities	P
(A8)	Healthcare services accessory to education facilities	P
(A9)	Informal recreation	P
(A10)	Organised sport and recreation	P
(A11)	Public amenities	P
(A12)	Recreation facilities	P
Rural		
(A13)	Horticulture accessory to education facilities	P
(A14)	Farming accessory to education facilities (excluding pig keeping and pig farming)	P
Development		
(A15)	New buildings, additions and alterations, and demolition, unless otherwise specified	P
(A16)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent and that are visible from and located within 10m of a public road or	RD

	an open space zone	
(A17)	Sport and recreation structures	P
(A18)	Parks maintenance	P
(A19)	Recreational trails	P
(A20)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD

H29.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.
- (2) Any application for resource consent for an activity listed in Table H29.4.1 Activity table and which is not listed in H29.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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).

H29.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H29.4.1 Activity table must comply with the following standards.

Where a school comprises multiple adjoining sites but has a common Special Purpose – School Zone, the entire zone school will be treated as a single site for the purposes of applying the following standards.

H29.6.1. Dwelling density

- (1) The number of dwellings on a site must not be greater than one dwelling per 2000m² total site area.

H29.6.2. Building height

- (1) Buildings must not be greater than the height specified in Table H29.6.2.1 Building height unless Standard H29.6.7 applies.

Table H29.6.2.1 Building height

Building location	Maximum building height
Less than 20m from a boundary with a site in residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), open space zones, or the Future Urban Zone	12m
Greater than or equal to 20m from a boundary with a site in a residential zone (other than Residential – Terrace Housing and Apartment Buildings Zone) or open space zones, or the Future Urban Zone	16m
Buildings in all other locations	16m

(2) Floodlights must comply with the following:

- (a) poles must not exceed 16m in height;
- (b) pole diameter shall be no more than 1m at the base of the pole, tapering to no more than 300mm at its maximum height; and
- (c) the pole must be recessive in colour.

(3) Steeples, spires, minarets and similar structures constructed as part of a place of worship may exceed the maximum height by not more than 6m, where that part of the structure exceeding the maximum height measures no more than 2m in any horizontal direction.

H29.6.3. Yards

(1) The yards in Table H29.6.3.1 must be provided.

Table H29.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the school on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side yard where the side boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Rear yard where the rear boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake yard	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

- (2) Where a side or rear yard is required, the yard is only required along that part of the side or rear boundary adjoining a residential zone, open space zone or the Future Urban Zone (i.e., a side or rear yard is not required along the full length of the side or rear boundary where only part of the side or rear boundary adjoins one of the zones identified in Table H29.6.3.1).

H29.6.4. Building coverage

- (1) The maximum building coverage must not be greater than 50 per cent.

H29.6.5. Maximum impervious area

- (1) The maximum impervious area must not be greater than 70 per cent.

H29.6.6. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary adjoining a site in the residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), rural zones or the Future Urban Zone.
- (2) Buildings must not project beyond a 45 degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, another Special Purpose – School Zone or any other zone boundary not specified H29.6.6(1).
- (3) Floodlights, steeples, spires, minarets and similar structures must not project beyond a 45 degree recession plane measured from 12m vertically above ground level at any site boundary.
- (4) This standard does not apply to buildings located on St Cuthberts College land at its boundary with Cornwall Park commencing at a point 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.7. Height Variation Control

- (1) Buildings located at St Cuthberts College, Epsom must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, provided that buildings are located:
 - (a) 3m from the boundary with Cornwall Park; and
 - (b) in the area commencing at a point on the common boundary 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.8. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential or open space zone or the Future Urban Zone must be screened from those areas by a solid wall or fence at least 1.8m high.

H29.6.9. Fencing

- (1) The height of fences on any road boundary must not be greater than:
 - (a) 1.8m if at least 50 per cent of the fence/wall is transparent; or
 - (b) 1.5m if the fence is solid.

H29.6.10. Dwellings

- (1) Detached dwellings must comply with the following Residential – Mixed Housing Suburban Zone standards:
 - (a) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.11;
 - (b) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.12; and
 - (c) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.13.
- (2) Attached dwellings must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
 - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.13;
 - (b) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.14; and
 - (c) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.15.

H29.7. Assessment – controlled activities

There are no controlled activities in this zone.

H29.8. Assessment – restricted discretionary activities

H29.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (2) new parking buildings visible from and located within 10m of a public road, or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.

Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.
- (2) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.

H29.8.2. Special information requirements

There are no special information requirements in this zone.