

### **H30. Special Purpose – Tertiary Education Zone**

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

#### **H30.1. Description**

The Special Purpose – Tertiary Education Zone applies to tertiary education facilities in locations where the surrounding zoning will not appropriately provide for the ongoing operation and development of the facilities or where the facilities are not subject to a precinct plan.

Generally, these are large facilities in campus-style developments, with extensive and highly visible buildings, substantial parking areas and significant areas of private open space. Increasingly, business, offices, research and laboratory facilities are co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The purpose of the zone is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

#### **H30.2. Objectives**

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Other activities which are compatible with, or accessory to, tertiary education facilities are provided for where they do not compromise the use of the zone for tertiary education purposes.
- (3) Adverse effects of tertiary education facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

#### **H30.3. Policies**

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for a range of other activities which are compatible with, or accessory to, tertiary education facilities including research, innovation, learning or related work experience where they are of a character and scale which will not displace tertiary education facilities.
- (3) 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.
- (4) Encourage new buildings to be designed to provide a high standard of amenity and safety.

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- (5) Require screening or landscaping of waste management facilities, service areas and buildings and parking to enhance their appearance when viewed from adjacent residential zones, streets and public open spaces.
- (6) Provide for accessory and compatible activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities.
- (7) Require new buildings to be designed in a manner that respects any adjacent scheduled historic heritage places on the site.
- (8) Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.

#### H30.4. Activity table

Table H30.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – Tertiary Education Zone pursuant to section 9(3) of the Resource Management Act 1991.

Where a tertiary education facility comprises adjoining multiple sites but has a common Special Purpose – Tertiary Education Zone, the entire facility will be treated as a single site for the purpose of applying the activity table and standards.

**Table H30.4.1 Activity Table**

Activity		Activity status
(A1)	Activities not provided for	D
(A2)	Activities compatible with tertiary education facilities	RD
<b>Use</b>		
Accommodation		
(A3)	Dwellings accessory to tertiary education facilities	P
(A4)	Student accommodation	P
(A5)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A6)	Commercial services	P
(A7)	Licensed premises accessory to tertiary education facilities	P
(A8)	Laboratories	P
(A9)	Retail accessory to tertiary education facilities	P
(A10)	Entertainment facilities accessory to tertiary education facilities	P
(A11)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A12)	Office accessory to tertiary education facilities	P
(A13)	Conference facilities	P

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Community		
(A14)	Care centres	P
(A15)	Community facilities	P
(A16)	Community use of education and tertiary education facilities	P
(A17)	Tertiary education facilities	P
(A18)	Informal recreation	P
(A19)	Organised sport and recreation	P
(A20)	Public amenities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Artworks	P
(A24)	Information facilities	P
Rural		
(A25)	Horticulture	P
(A26)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A27)	Accessory buildings	P
(A28)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A29)	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	RD
(A30)	New parking buildings visible from and located within 10m of a public road or a residential zone or public open space zone	RD
(A31)	Parks maintenance	P

#### H30.5. Notification

- (1) Any application for resource consent for an activity listed in Table H30.4.1 Activity table 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).

#### H30.6. Standards

All activities listed in Table H30.4.1 Activity table must comply with the following standards.

### H30.6.1. Building height

- (1) Buildings must not exceed the maximum height specified in Table H30.6.1.1 Building height

**Table H30.6.1.1 Building height**

Building location	Maximum building height
Less than 20m from a site in the residential zones, the Future Urban Zone or an open space zone	12m
Greater than or equal to 20m from a boundary with a site in the residential zones, the Future Urban Zone or an open space zone	24m

### H30.6.2. Yards

- (1) Buildings must be located no closer than the yard dimension specified in Table H30.6.2.1 Yards.

**Table H30.6.2.1 Yards**

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, the Future Urban Zone or an open space zone	3m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

### H30.6.3. Building coverage

- (1) Maximum Building coverage: 50 per cent.

### H30.6.4. Height in relation to boundary

- (1) Where a site in the Special Purpose – Tertiary Education Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the Special Purpose – Tertiary Education Zone site boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary rule, the yard and/or setback standards in the adjoining zone apply to the Special Purpose – Tertiary Education Zone boundary.

#### **H30.6.5. Screening**

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space zone adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Tertiary Education Zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

#### **H30.6.6. Dwellings accessory to a tertiary education facilities, visitor accommodation accessory to tertiary education facilities and student accommodation**

- (1) Detached dwellings accessory to a tertiary education facilities must comply with the following Residential – Mixed Housing Suburban Zone standards:
  - (a) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11 Outlook space
  - (b) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12 Daylight; and
  - (c) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13 Outdoor living space.
- (2) Attached dwellings accessory to a tertiary education facilities must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
  - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13 Outlook space;
  - (b) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14 Daylight; and
  - (c) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15 Outdoor living space.
- (3) Visitor accommodation and student accommodation must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standard:
  - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13 Outlook space.

#### **H30.7. Assessment – controlled activities**

There are no controlled activities in this zone.

### **H30.8. Assessment – restricted discretionary activities**

#### **H30.8.1. Matters of discretion**

The Council will reserve its discretion to all 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.
- (3) activities compatible with tertiary education facilities:
  - (a) the relationship of the activity with the tertiary education facility;
  - (b) the effects on the capacity of the zone to accommodate tertiary education facilities;
  - (c) the effects on the safe and efficient operation of other activities in the zone; and
  - (d) the effects on nearby town centres.

#### **H30.8.2. 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;

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- (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; and
  - (d) whether the building complies with the standards.
- (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;
  - (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; and
  - (d) whether the building complies with the standards.
- (3) activities compatible with tertiary education facilities:
- (a) whether the activity is compatible with tertiary education facilities;
  - (b) whether the activity will detract from the safe and efficient operation of the site;
  - (c) whether the activity is of a character and scale which will displace tertiary education facilities and compromise the use of the zone for tertiary education purposes; and
  - (d) the extent to which the activity will affect the function of nearby town centres.

#### **H30.9. Special information requirements**

There are no special information requirements in this zone.