

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 24 Special purpose - Tertiary Education zone

#### 1. Activity table

1. The following table specifies the activity status of activities in the Tertiary education zone.

Activity	Activity status
<b>Accommodation</b>	
Dwellings accessory to tertiary education facilities	P
Student accommodaton	P
<b>Commerce</b>	
Commercial services	P
Licensed premises accessory to tertiary education facilities	P
Laboratories	P
Retail accessory to tertiary education facilities	P
<b>Community</b>	
Care centres	P
Community facilities	P
Community use of education and tertiary education facilities	P
Tertiary education facilities	P
Informal recreation	P
Organised sport and recreation	P
Public amenities	P
<b>Development</b>	
Accessory buildings	P
Buildings, alterations, additions and demolition unless otherwise specified below	P
Sport and recreation structures	P
Buildings greater than 500m <sup>2</sup> GFA	RD
Buildings, alterations, additions and demolition with the site and visible from and located within 10m of a road or public open space	RD
Any development not in accordance with an incorporated concept plan	RD
Parking buildings/structures	RD
Parks maintenance	P
<b>Land use</b>	
Any land use activity in accordance with an incorporated concept plan	P
Any land use activity identified in an incorporated concept plan, but not in the location specified on that plan	RD
<b>Infrastructure</b>	
Waste management facilities accessory to tertiary education facilities	P

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<b>Rural</b>	
Horticulture	P
Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P

### 2. Land use controls

#### 2.1 Community facilities and/or community use of tertiary education facilities

1. Community facilities and the community use of tertiary education facilities must not operate outside of the following:
  - a. 10pm on Monday to Thursday and midnight on Fridays and Saturdays
  - b. 10pm on Sunday and public holidays.

#### 2.2 Licensed premises

1. Licensed premises must not operate outside the following:
  - a. before 9am and after 10pm on Monday to Thursday
  - b. before 9am and after 11.30pm on Friday and Saturday.

### 3. Development controls

#### 3.1 Application of development controls

1. Where a tertiary education facility comprises multiple sites but has a common Tertiary Education zone, the entire zone will be treated as a single site for the purposes of applying the following development controls.

#### 3.2 Concept plan

1. The development controls in a concept plan apply in place of any of the development controls specified below.

#### 3.3 Building height

1. Buildings must not exceed the height specified in the following table.

Table 1

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

#### 3.4 Yards

Table 2

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, the Future Urban zone or a public open space	3m

#### 3.5 Building coverage

1. Building coverage: 50 per cent.

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## 3.6 Height in relation to boundary

1. Where a site in the Tertiary Education zone directly adjoins a site in another zone, the height in relation to boundary control that applies in the adjoining zone applies to the adjoining Tertiary Education zone boundary.
2. Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone applies to the boundary directly adjoining the Tertiary Education zone boundary.

## 3.7 Screening

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

## 4. Assessment - Restricted discretionary activities

### 4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Parking buildings and structures, buildings greater than 500m<sup>2</sup> GFA and any land use activity identified in a concept plan, but not in the location specified on that plan
  - a. building scale, bulk and location
  - b. traffic generation.
2. Any development not in accordance with an incorporated concept plan and new buildings and alterations and additions to buildings, visible from and within 10m of the street
  - a. building scale, bulk and location.

### 4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Parking buildings and structures, buildings greater than 500m<sup>2</sup> GFA and any land use activity identified in a concept plan, but not in the location specified on that plan
  - a. Building scale, bulk and location
    - i. The scale, bulk, location and design of tertiary education buildings or structures should:
      - minimise adverse overshadowing, noise or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances
      - maintain any historic heritage values associated with any scheduled item
      - be compatible with the rural and coastal environment, where applicable
      - maintain the personal safety of tertiary education facility users
      - have appropriate landscaping or fencing so the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.
  - b. Traffic generation
    - i. Traffic generation in relation to a tertiary education activity should:
      - not significantly detract from traffic safety and have regards to potential traffic conflict and proximity to any major traffic intersection
      - ensure activities which generate large volumes of traffic are not accessed from a local

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road.

2. Any development not in accordance with an incorporated concept plan and new buildings and alterations and additions to buildings, visible from and within 10m of the street
  - a. Building scale, bulk and location
    - i. Refer to the assessment criteria in 2(a) above.

### 5. Assessment - Development control infringements

#### 5.1 Matters of discretion

1. In addition to the general matters of discretion in [clause 2.3](#) of the general provisions, the council will restrict its discretion to the matters below for the listed development control infringement.
  - a. Building height, height in relation to boundary, maximum building coverage
    - i. effects of additional building scale on neighbouring sites, streets and public open spaces (sunlight access, dominance, visual amenity)
    - ii. consistency with the planned future form and character of the area/zone.
  - b. Yards and screening
    - i. effects on the amenity of neighbouring streets and public open spaces.

#### 5.2 Assessment criteria

1. In addition to the general assessment criteria in [clause 2.3](#) of the general provisions, the council will consider the relevant criteria below for the listed development control infringement.
  - a. Building height, height in relation to boundary, maximum building coverage
    - i. Buildings that exceed the building height, height in relation to boundary and maximum building coverage will need to demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
      - streets and public open spaces
      - adjoining sites, particularly those with residential uses
      - the proposed building.
  - b. Yards and screening
    - i. Buildings that do not comply with the front yard or screening control must demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

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