

The Proposed Auckland Unitary Plan (notified 30 September 2013)

23 Special Purpose - School zone

1. Activity table

The following table specifies the activity status of activities in the School precinct.

Activity	Activity Status
Land use	
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
Accommodation	
Workers' accommodation	P
Student accommodation	P
Commerce	
School shops	P
Community	
Care centres	P
Community facilities	P
Education facilities	P
Healthcare services accessory to education facilities	P
Informal recreation	P
Organised sport and recreation	P
Public amenities	P
Recreation facilities	P
Infrastructure	
Waste management facilities accessory to education facilities	P
Parking accessory to education facilities	P
Rural	
Horticulture	P
Farming accessory to education facilities (excluding pig keeping and pig farming)	P
Development	
Any development in accordance with an incorporated concept plan	P
Any development not in accordance with an incorporated concept plan	RD
New buildings, additions and alterations, and demolition, unless otherwise specified	P
New buildings, additions and alterations visible from and located within 10m of a road or public open space	RD
Sport and recreation structures	P
Parks maintenance	P

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Recreational trails	P
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2. Landuse controls

2.1 Community facilities and/or community use of education facilities

1. The use of community facilities and community use of education facilities must be:
 - a. no later than 10pm on Monday to Thursday, and midnight on Fridays and Saturdays
 - b. no later than 10pm on Sunday and public holidays.

3. Development controls

3.1 Application of development controls

1. Where a school comprises multiple sites which are parts of the same zone, the entire zone will be treated as one site for the purposes of applying the following development controls.

3.2 Concept plan

1. Where there is an incorporated concept plan for a particular site, the development controls specified on that plan will apply.
2. Where there is no incorporated concept plan, or where no development controls are specified, the development controls listed below will apply.

3.3 Building height

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

Table 1

Building location	Building height
Less than 20m from a boundary with a site in the residential or public open space zones or the Future Urban zone	12m
Greater than or equal to 20m from a boundary with a site in the residential or public open space zones or the Future Urban zone	16m

3.4 Yards

Table 2

Yard	Dimension
Front	3m
Side and rear where the site adjoins a site in the residential and public open space zones or the Future Urban zone	3m

3.5 Building coverage

1. Building coverage: 50 per cent

3.6 Maximum impervious area

1. Maximum impervious area: 70 per cent.

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3.7 Height in relation to boundary

1. A building 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 Terrace Housing and Apartment Buildings zone) rural zones or the Future Urban zone.
2. A building must not project beyond a 45-degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, another school zone or any other zone boundary not specified in 1 above.

3.8 Screening

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

3.9 Fencing

1. The height of fences/walls on any road boundary must not exceed:
 - a. 1.8m if at least 50 per cent of the fence/wall is transparent
 - b. 1.5m if the fence/wall is solid.

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. Any land use activity identified in an incorporated concept plan, but not in the location specified on that plan
 - a. building scale, bulk and location
 - b. frontage design
 - c. parking, loading and access
 - d. traffic generation.
2. Any development where there is a relevant incorporated concept plan and the building does not meet the development controls specified on that plan, parking buildings/structures and new buildings and alterations and additions to buildings visible from and location within 10m of a road or public open space
 - a. building scale, bulk and location
 - b. frontage design
 - c. parking, loading and access.

4.2 Assessment criteria

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

1. Any land use activity identified in an incorporated concept plan, but not in the location specified on that plan
 - a. Building scale, bulk and location
 - i. The scale, bulk, design and location of school 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 on a school

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site

- be compatible with the rural and coastal environment, where applicable
- maintain the personal safety of school users- have appropriate landscaping or fencing so the school building is compatible with its surroundings and to maintain an adequate level of privacy of adjoining residential properties.

b. Frontage design

i. The design and external appearance of the frontage of any school building fronting streets and bordering public open spaces should:

- address the street, through alignment, façade modulation, windows, pedestrian entrances/plazas and/or materials
- incorporate design elements which acknowledge the adjacent street or public open space, and enhance pedestrian comfort and amenity
- incorporate interactive frontages, where appropriate, to enable a public experience of activities
- create high levels of visual quality and visual interest through elements on the building's facade- include human scale proportions in components of a façade, especially at the lower levels
- avoid large expanses of blank walls
- enhance the visual prominence of corner site locations
- provide strong architectural cues to accessways and pedestrian routes that reflect the hierarchy of routes and clearly express pedestrian entrances to enhance their visibility
- ensure new buildings and additions adjacent to a scheduled heritage building protects its contribution to the streetscape.

c. Parking, loading and access

i. Car parking, loading and access to school sites should be located and designed to:

- be in keeping with the scale and character of the site
- minimise effects on neighbouring residential sites through screening
- provide for pedestrian and cyclist safety
- avoid reverse manoeuvring of vehicles on to the road
- avoid large areas of sealed car parking unrelieved by landscaping or planting
- provide adequate and convenient car parking
- provide pedestrian access separate from vehicle access
- provide efficient and adequate loading and unloading spaces that will not disrupt on-site or off-site traffic flows
- link footpaths and cycle ways to surrounding reserves and facilities.

d. Traffic generation

i. Traffic generation associated with a school activity should:

- not significantly detract from traffic safety or efficiency having regard to the total volume of traffic attracted, times of peak generation, potential traffic conflict and proximity to any major traffic intersection

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- ensure activities which generate large volumes of traffic are accessed from an arterial road where that option is available to a school and practical given the site layout.
2. Any development where there is a relevant incorporated concept plan and the building does not meet the development controls specified on that plan, parking buildings/structures and new buildings and alterations and additions to buildings visible from and location within 10m of a road or public open space
 - a. Refer to assessment criteria (a)-(c) above.

5. Assessment - Development control infringements

5.1 Matters of discretion

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.

1. Building height, height in relation to boundary and yards
 - a. scale and location.
2. Building coverage
 - a. bulk and coverage.
3. Screening and fencing
 - a. landscape design.

5.2 Assessment criteria

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.

1. Building height, height in relation to boundary and yards
 - a. Scale and location
 - i. School buildings and structures should be of a height that avoids adverse effects on neighbouring properties and adjoining public open spaces in terms of overshadowing, visual dominance, and obtrusiveness and maintains an adequate level of privacy of adjoining residential sites.
 - ii. School buildings and structures should be located a sufficient distance back from:
 - any adjoining land within a Residential zone to mitigate adverse effects
 - the road boundary and site boundaries to mitigate adverse effects on neighbourhood character, including the open space character of public open spaces or the natural landscape
 - the road boundary to maintain opportunities for tree planting.
2. Building coverage
 - a. Bulk and coverage
 - i. Building coverage should:
 - avoid significant adverse effects on amenity values and neighbourhood character
 - avoid physically dominating adjoining sites
 - avoid exceeding the capacity of existing infrastructure, particularly water supply, waste water and stormwater drainage or the receiving ability of the surrounding natural environment
3. Screening and fencing
 - a. Landscape design
 - i. Landscape design, including fencing and screening should form an integral part of the

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development and enhance the visual appearance of the development and provide for the visual screening of outdoor storage, refuse disposal or service areas along any affected residential and public open space zone boundaries.

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