

## 22 EDUCATION CENTRE ZONE

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## **22. EDUCATION CENTRE ZONE**

### **22.1 Purpose of the Education Centre Zone**

Educational activities are carried out by a number of agencies in the City, including the Ministry of Education and a number of private and voluntary agencies. Most of the major educational facilities in the City are designated by the Minister of Education. Those educational facilities which are not designated, nor provided for by way of a resource consent such as integrated primary and secondary educational facilities, need to be addressed by way of special provisions so that the natural and physical resources are sustainably managed, and in particular, so that the potential adverse effects are avoided, remedied or mitigated.

The purpose of the Education Centre Zone (and sub zones) is to create an overall management framework to enable the continued development and operation of integrated schools within which people's educational, recreational, spiritual and training needs, including directly associated activities, can be met while minimising environmental effects of development at the periphery of the *site* and on the wider community.

The Education Centre Zone applies to the following schools:

- Bethlehem College (Education Centre 1 Zone);
- Faith Bible College (Education Centre 2 Zone);
- Rudolf Steiner School (Education Centre 3 Zone);
- Seventh Day Adventist School (Education Centre 4 Zone).

### **22.2 Objectives of the Education Centre Zone**

#### **22.2.1 General Objectives of the Education Centre Zone**

##### **22.2.1.1 Establishment, Construction and Operation of Education Facilities**

To provide for the establishment, construction and efficient and effective operation of *education facilities*.

##### **22.2.1.2 Amenity values adjoining Educational Centres**

To ensure that the amenity values of areas adjoining educational centres are protected from activities occurring within the Education Centre Zone.

##### **22.2.1.3 Traffic Safety and Efficiency**

To ensure that traffic safety and efficiency is maintained and enhanced from public roads into Education Centres, and within the education centre zone itself.

##### **22.2.1.4 Landscape Character of Education Centres**

To maintain and enhance the *landscape character* of Education Centres.

## **22.3 Policies of the Education Centre Zone**

### **22.3.1 General Policies of the Education Centre Zones**

#### **22.3.1.1 Site Layout, Design and External Appearance**

The *site* layout, design and external appearance of *buildings* and *structures* should not detract from the visual amenity values of the surrounding environment.

#### **22.3.1.2 Activities Directly Associated with Education Facilities**

To manage the adverse effects of activities directly associated with *educational facilities*.

#### **22.3.1.3 Traffic Safety and Efficiency**

*Site* layout should avoid, remedy or mitigate any potential adverse effects on traffic safety and efficiency in and around the educational centre.

#### **22.3.1.4 Establishment of Appropriate Related Activities**

Permit the development of Education Centres for their primary purposes and allow the establishment of appropriate related activities where the effects of those activities can be avoided, remedied or mitigated.

#### **22.3.1.5 Activities being essential or Directly Associated with the Education Centre**

Activities proposed to be located within education centres should be essential or directly associated with the educational centre and the needs of students, visitors and employees.

#### **22.3.1.6 Control of Site Development**

- (a) Ensuring that buildings are located on a site so as to achieve an open, low density character with reasonable separation between development and surrounding *sites*
- (b) Ensuring buildings and uses on *site* are of a scale and character compatible with the surrounding environments amenity and character.

## 22.4 Activity Status Rules

### 22.4.1 Activities in Education Centre Zones

All activities in Education Centre zone shall have the status identified in:

- Table 22A – Bethlehem College
- Table 22B – Faith Bible College
- Table 22C – Rudolf Steiner School
- Table 22D – Seventh Day Adventist School

In Table 22A, B, C and D terms have the following meaning:

	<b>Status</b>	<b>Implication</b>
<b>P –</b>	<b>Permitted.</b>	Does not require a resource consent provided the activity complies with any relevant standards, terms and conditions specified in <i>the Plan</i> ;
<b>C –</b>	<b>Controlled.</b>	Requires a resource consent but must be granted by the Council with or without conditions unless the information provided is insufficient to determine if the activity is a Controlled activity. Matters of which control is reserved and conditions can be applied are specified in <i>the Plan</i> . In addition, the activity must comply with any relevant standards, terms or conditions specified in <i>the Plan</i> .
<b>RD –</b>	<b>Restricted Discretionary.</b>	Requires a resource consent that may be granted with or without conditions or declined by the Council, subject only to consideration of the matters to which discretion is restricted, as outlined in <i>the Plan</i> . Any conditions of consent are also limited to the matters to which discretion is restricted. The activity must also comply with any standards, terms or conditions that apply to the activity.
<b>D –</b>	<b>Discretionary.</b>	Requires a resource consent. The activity may be granted consent with or without conditions or declined at Council's discretion. The activity must comply with any standards, terms or conditions specified in <i>the Plan</i> .
<b>NC –</b>	<b>Non-Complying.</b>	The activity may be granted a resource consent with or without conditions and is generally not anticipated within the zone.
<b>Pr –</b>	<b>Prohibited.</b>	The activity is prohibited within the zone. No application may be made for such an activity and a resource consent cannot be granted for the activity.

**Education Centre 3 Zone (Rudolf Steiner School)  
Sub-Zones A & B**

**Table 22C – Education Centre Zones Activity Status**

Use/Activity	Relevant Rule	Education Centre 3 Sub Zone A	Education Centre 3 Sub Zone B
<i>Education facilities</i> with a school roll of less than 600 pupils and 50 staff including: <ul style="list-style-type: none"> <li>• conferences,</li> <li>• counselling,</li> <li>• cultural activities,</li> <li>• business education, and;</li> <li>• student accommodation.</li> </ul>	22.17	P	C (Refer Rule 22.18**)
<i>Education facilities</i> with a school roll in excess of 600 pupils and 50 staff, including <ul style="list-style-type: none"> <li>• conferences,</li> <li>• counselling,</li> <li>• cultural activities,</li> <li>• business education, and;</li> <li>• student accommodation.</li> </ul>	22.20	D	D
<i>Places of assembly.</i>	22.17	P	C (Refer Rule 22.18**)
Recreational sports grounds.	2217	P	C (Refer Rule 22.18**)
Dwellings and residential accommodation directly associated with the education centre.	22.17	P	C (Refer Rule 22.18**)
<i>Accessory buildings</i> and activities.	22.17	P	P
Horticulture.	22.17	P	P
Agriculture, farm <i>forestry</i> and enclosed livestock farming.	22.17	P	P
Clearance of <i>exotic trees</i> , bush and scrub of less than 100m <sup>2</sup> in area, or excavation or depositing of less than 50m <sup>3</sup> of any material within a 12-month period.	22.17	P	P

<i>Building</i> demolition or site works incidental to the development of the land for a permitted activity.	22.17	P	P
Any land-use activity which will increase the sanitary effluent loading at the Rudolf Steiner School Education Centre 3 Zone beyond 222 pupils and 35 staff where <i>site</i> development is not connected to a sanitary sewerage system, or where such system does not have sufficient capacity to serve the proposed <i>land-use</i> activity.	22.21	Pr	Pr

<p><b>22.5 Permitted Activity Rules</b></p>	
<p><b>22.5.1 Development Intensity and Scale - Education Centre 3 Zone</b></p> <p>(a) <i>Building</i> development shall be limited to <i>educational facilities</i> up to an establishment level of 222 pupils and 35 staff until all <i>buildings</i> requiring <i>wastewater</i> disposal are connected to an authorised sanitary sewerage system.</p> <p>(b) Where <i>building</i> development in the Education Centre 1 Zone is physically connected to a sanitary sewerage system designed and constructed to accommodate sanitary effluent generated from the activities in the zone, the development intensity restrictions of <i>Rules 22.17.1(a)</i> and <i>Rule 22.21</i> of the <i>Plan</i> shall not apply.</p>	<p><i>Note: Any land-use activity which will increase the sanitary effluent loading at the Rudolf Steiner School Education Centre 3 Zone beyond 222 pupils and 35 staff where site development is not connected to an authorised sanitary sewerage system or where such system does not have sufficient capacity to serve the proposed land-use activity is a prohibited activity under Rule 22.21**.</i></p>
<p><b>22.5.2 Building Height</b></p> <p>(a) The maximum <i>height</i> of any <i>building</i> shall be 12 metres.</p>	
<p><b>22.5.3 Traffic Management, Safety and Convenience</b></p> <p>(a) Before the school roll exceeds 450 pupils, the intersection of the school access with Welcome Bay Road shall be constructed as follows:</p> <p>(i) A deceleration taper and left turn lane 2.5 metres in width comprising a 15 metre storage area and 30 metre taper on the eastern side of the school entrance to allow left turning traffic to move clear of through traffic travelling west.</p> <p>(ii) A 2.5 metre flush median to be incorporated into road markings to provide a safe refuge for vehicles right turning and travelling east.</p> <p>(iii) The removal of the roadside bank on the eastern side of the school driveway to enable sight distances to meet acceptable guidelines.</p> <p>(iv) That the actual driveway intersection with Welcome Bay Road to be constructed of alternative materials to clearly indicate the demarcation between public and private roads.</p> <p>(b) Every activity shall provide on-site parking, manoeuvring, loading and access in</p>	

<p>accordance with the provisions of Chapter 4 - Traffic management, safety and convenience conditions specified within clause**</p> <p>(c) The provision of Traffic management, safety and convenience conditions specified within clause** (25 car-park requirements) shall not apply to the Education Centre 3 Zone.</p> <p><u>Note: (d) removed and note 2.</u></p> <p><b>22.5.4 Visual Amenity – Landscape</b></p> <p>(a) Landscaping shall be provided along the eastern boundary of the site as shown as 'Landscape Buffer 1' on <i>Appendix 22C</i> before the school roll exceeds 250 pupils;</p> <p>(b) Landscaping shall be provided along the eastern boundary of the site as shown as 'Landscape Buffer 2' and the southern boundary of the site as shown as 'Landscape Buffer 3' on <i>Appendix 22C</i> before the school roll exceeds 450 pupils;</p> <p>(c) Where any buildings are constructed in the Education Centre 3 Zone within 120 metres of the southern boundary before the school roll exceeds 450 pupils, 'Landscape Buffer 2' and 'Landscape Buffer 3' shall be planted;</p> <p>(d) Landscaping for 'Landscape Buffer 1' and 'Landscape Buffer 2' shall consist of trees and shrub planting maintained to a minimum height of 2 metres, and a width of 3 metres;</p> <p>(e) Landscaping for 'Landscape Buffer 3' shall consist of shrub planting maintained to a height of 2 metres and a width of 3 metres. The existing 17 poplars shall be retained or replaced with poplars or trees which provide, <u>at maturity</u>, a minimum the same level of screening afforded by <u>the existing</u> poplars at maturity;</p> <p>(f) For <i>Rules 22.17.4 (a)**</i>, and <i>22.17.4 (b)**</i>, breaks in the planting requirements of not more than 3 metres in length are permitted along the specified boundaries but must not reduce the planted area of each of the landscape buffers by more than 40 percent.</p> <p>(note <u>underlined text</u> is a further change to existing plan change text)</p>	<p><i>Rule 22.17.3(b)** - The culmination of activities assessed together that require more than 110 carparking spaces shall be assessed as a restricted discretionary activity.</i></p> <p><i>Note: For the purpose of Rule 22.17.5(a)** the angle into the site shall be obtained from Appendix **: [previously Overshadowing</i></p>
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<p><b>22.5.5 Space about Buildings</b>  (a) All <i>buildings</i> shall be set back from the <i>site boundaries</i>, other than a road <i>boundary</i> at least 1.5 metres.</p> <p><b>22.5.6 Overshadowing</b>  (a) All <i>buildings</i> shall be within a <i>building envelope</i> of 2.7 metres height above <i>ground level</i> and a specified angle into the <i>site</i>.</p> <p><b>22.5.7 Variation Criteria</b>  A <i>building</i> may be erected closer to a <i>site boundary</i> than permitted by <i>Rules 22.17.5(a)** - Error! Reference source not found.</i> and/or penetrate the <i>building envelope</i> required by <i>Rule 22.17.6(a)** - Overshadowing</i> where:</p> <p>(a) The written consent of those property owners and occupiers whose properties adjoin the proposed non-compliance has been obtained before the issue of a <i>building consent</i>;</p> <p>(b) That written consent is clearly endorsed on all relevant <i>building consent plans</i>;</p> <p>(c) "Adjoining" for the purpose of this rule shall mean:</p> <p>(i) All those properties directly adjoining the <i>boundary</i> at which the <i>building setback</i> required by <i>Rule 22.17.5** Space about Buildings</i> and/or the <i>overshadowing envelope</i> required by <i>Rule 22.17.6(a)** - Overshadowing</i> is encroached upon, including vehicle or pedestrian accessways, private ways, access legs, rights-of-way, or access lots, excluding public roads, and</p> <p>(ii) All those properties that would adjoin the <i>site boundary</i> at which the <i>overshadowing envelope</i> required by <i>Rule 22.17.6(a)**</i> is encroached upon, despite being separated from the subject site by vehicle or pedestrian access ways, private ways, access legs, rights-of-way, or access lots, excluding public roads, if the <i>building</i> would encroach beyond the <i>overshadowing envelope</i> required by <i>Rule 22.17.6(a)**</i> when applied at the <i>boundary</i> of that adjoining property.</p>	<p><i>Rule – Angles and the instructions contained in there]. Also Refer Rule ** [previously Rule 13.1.1 Permitted Setback Intrusions].</i></p> <p><i>For the purpose of Rule 22.17.6(a)** the angle into the site shall be obtained from Appendix ** [previously 19D: Overshadowing Rule - Angles and the instructions contained there]. Also refer Rule ** [previously rule 13.1.2 Permitted Overshadowing Envelope Protrusions].</i></p>
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**22.5.8 Rules in Other Sections of the Plan**

Activities within the Education Centre 3 Zone shall also comply with the following permitted activity conditions found within other sections of *the Plan*:

- (a) Traffic management, safety and convenience conditions specified within clause\*\*;
- (b) Signage (including Traffic Safety and Convenience Signs) conditions specified within clause\*\*;
- (c) Noise and disturbance conditions specified within clause\*\*;
- (d) Exterior lighting and glare conditions specified within clause\*\*;
- (e) Dust conditions specified within clause\*\*;
- (f) Heritage conditions specified in clause\*\*;
- (g) Natural hazard conditions specified in clause\*\*;
- (h) Hazardous substances conditions specified in clause\*\*, and;
- (i) Natural Resource Conditions (Natural Character: Coastal Environment, Natural Waterways and Wetlands) specified in clause (*in this case Rural clause*)\*\*.

**22.6 Controlled Activity Rules**

The following are controlled activities:

- (a) Any permitted activity in the Education Centre 3 Zone Sub-Zone A that is proposed to be located in Sub-Zone B.
- (b) Is listed as Controlled Activities in *Table 22C*\*\*.

**22.6.1 Controlled Land-Use Activity Standards and Terms Visual Amenity - Education Centre Zone 3**

- (a) Every activity shall meet the permitted activity conditions that apply in Sub- Zone A where these are applicable;
- (b) A *site* development and landscape plan shall be submitted with each application indicating the design, location and type of proposed *buildings*, *on-site* landscaping and tree planting to be provided and maintained within Sub-Zone B;

<p>(c) Landscaping proposed shall achieve:</p> <ul style="list-style-type: none"> <li>(i) Visual mitigation of the bulk and location of the buildings on the site as viewed from the surrounding Rural-Residential zoned area;</li> <li>(ii) Consider the topographic features within the site in plant selection and location of landscaping and <i>tree</i> planting;</li> <li>(iii) Use <i>tree</i> species of a scale (at maturity) similar to the scale of <i>buildings</i> proposed (a mix of <i>indigenous</i> and exotic species is expected).</li> </ul> <p><b>22.6.2 Controlled Land-Use - Matters of Control and Conditions</b></p> <p>For controlled land use activities in the Education Centre 3, the matters over which Council reserves control for the purposes of assessment for the application are:</p> <p>(a) The degree to which the design, location and type of proposed on-<i>site</i> landscaping and <i>tree</i> planting shown on the landscape plan required for each sub-zone achieves the design principles set out in <i>Rule 22.18.1(c)**</i> and approval of such a plan as part of the controlled activity land-use and type of proposed on-site landscaping and tree planting shown on the landscape plan required for achieves the design principles set out in <i>Rule 22.18.1(c)**</i> and approval of such a plan as part of the controlled activity land-use consent.</p> <p><b>22.7 Restricted Discretionary Activity Rules</b></p> <p>The following are restricted discretionary activities:</p> <ul style="list-style-type: none"> <li>(a) Activities listed as permitted or controlled that do not comply with one or more of the permitted activity conditions;</li> <li>(b) Is listed as Restricted Discretionary in <i>Table 22C**</i>;</li> <li>(c) Activities requiring car parking beyond 110 car parks.</li> </ul>	
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<p><b>22.7.1 Restricted Discretionary Activities - Matters of Discretion and Conditions</b></p> <p><b>22.7.1.1 Non-Compliance with a Permitted Activity Condition</b></p> <p>The Council restricts the exercise of its discretion to:</p> <ul style="list-style-type: none"> <li>(a) Actual or potential effects of the non-compliance with the specified standard on the surrounding <i>environment</i> or the pattern of <i>subdivision</i>, land use, roading or <i>services</i> infrastructure in the locality;</li> <li>(b) Traffic generation and access;</li> <li>(c) Parking supply;</li> <li>(d) Development scale and intensity.</li> </ul> <p><b>22.8 Discretionary Activity Rules</b></p> <ul style="list-style-type: none"> <li>(a) Any activity which is not listed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity;</li> <li>(b) The establishment of a school roll in excess of 600 pupils.</li> </ul> <p><u><i>(note staff reference removed as changes in education policy dictate staff numbers required for 600 students)</i></u></p> <p><b>22.9 Prohibited Activities</b></p> <p>A prohibited activity is:</p> <ul style="list-style-type: none"> <li>(a) Any land-use activity which will increase the sanitary effluent loading at the Rudolf Steiner School Education Centre 3 Zone beyond 222 pupils and 35 staff where <i>site</i> development is not connected to an authorised sanitary sewerage system, or where such system does not have sufficient capacity to serve the proposed land-use activity.</li> </ul>	
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