

17.5 Education Activities

17.5.1 Introduction

Educational activities are carried out by a number of agencies in the City, including the Minister 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. Educational activities may also generally develop throughout the City by way of a resource consent. These educational activities are generally of a smaller scale than the major designated educational facilities and tend not to generate significant adverse environmental effects. Those major educational facilities which are not designated, such as tertiary 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 Manukau Polytechnic is the only tertiary educational facility in the City. It has a substantial campus in Otara, over two large sites with a total campus area of 12 hectares. The Manukau Polytechnic is of primary importance in enabling the community to provide for its educational and cultural well being.

17.5.2 Resource Management Issues

Three resource management issues relating to educational activities have been identified, as described below. A summary of each issue precedes each issue statement.

Issue

17.5.2.1 Large-scale educational activities have the potential to have significant adverse effects on the amenity values of surrounding areas

Large scale educational activities, such as Manukau Polytechnic tend to be located in large scale buildings and with intensive site development. This compares to the low intensity of development of most schools and other educational facilities within the residential areas of the City. The scale and intensity of development have the potential to detract from the visual amenity values of adjoining areas. For example, noise nuisance may occur due to heavy traffic generation in otherwise quiet residential areas.

Issue

17.5.2.2 The significant resources of large-scale education activities may be under-utilised if inappropriate development takes place. This also creates the potential demand for other locations for major educational facilities with the potential for even greater adverse effects on more sensitive areas.

Large scale tertiary educational activities involve substantial development. These resources may be under-utilised or their efficient operation compromised if inappropriate or incompatible activities were to establish at these locations. Management of the potential adverse effects of incompatible activities on the educational facility resources may be achieved by measures such as limiting the activities which may occur on these sites to those necessary or ancillary to educational activities.

A range of activities at these sites should encourage efficiencies to be achieved in locating facilities which support educational facilities. However, this should be balanced with the need to avoid expansion of existing facilities, or the establishment on new sites, with the potential for areas which are more sensitive to be impacted.

Issue

17.5.2.3 Large-scale educational facilities may have major adverse effects on traffic safety and efficiency.

Large-scale educational facilities may be significant generators of motor vehicle traffic. Location of such facilities on passenger transport routes, including bus and train routes assists in reducing traffic generation to the site, in addition to facilitating access by the community to these educational facilities. Location on major roads may enable potential traffic safety and efficiency issues to be avoided. The site layout and in particular the location of access and egress points on the site will influence the degree to which there is a potential for adverse effects on the adjoining roading network.

17.5.3 Objectives**Objective**

17.5.3.1 To ensure that the amenity values of areas adjoining major educational facilities are protected.

(This Objective relates to Issue 17.5.2.1)

Objective

17.5.3.2 To ensure the efficient use and development of structures and land of large-scale educational facilities.

(This Objective relates to Issue 17.5.2.2)

Objective

17.5.3.3 To ensure that traffic safety and efficiency is maintained and enhanced in access roads and within educational facility sites.

(This Objective relates to Issue 17.5.2.3)

17.5.4 Policies**Policy**

17.5.4.1 The site layout and design and external appearance of buildings and other structures should avoid any detraction from the visual amenity values of adjacent areas.

Explanation and Reasons

This policy seeks to achieve Objective 17.5.3.1.

The large scale of buildings and other structures, such as carparks, involved with major educational facilities creates the potential for significant adverse effects on the amenity values of neighbouring residential areas.

Methods

- Rules — Development and Performance Standards

Policy

17.5.4.2 The potential adverse effects of activities located in association with major educational facilities should be avoided, remedied or mitigated.

Explanation/Reasons

This policy seeks to achieve Objective 17.5.3.2

Although the location of a range of activities associated with large-scale educational facilities will support the functioning of the educational activity, these activities should not be such that there is the potential for a conflict between the two activities.

Policy

17.5.4.3 Activities which locate at sites with major educational facilities should be essential or associated with the educational facility and the needs of students, visitors and employees.

Explanation/Reasons

This policy seeks to achieve Objective 17.5.3.2

The efficient use of the major educational facilities will be promoted by limiting the range of non-education related activities which may locate on such sites. This will minimise the need for new sites to be located which may adversely affect more sensitive areas.

Methods

- Zoning
- Rules — Activity Table

Policy

17.5.4.4 Site layout should avoid, remedy or mitigate any potential adverse effects on traffic safety and efficiency in and around large-scale educational facilities.

Explanation/Reasons

This policy seeks to achieve Objective 17.5.3.3

The site layout and in particular the location of access and egress points on the site will influence the degree to which there is a potential for adverse effects on the adjoining roading network.

Methods

- Rules — Development and Performance Standards

17.5.5 Strategy for Major Education Activities

Large-scale educational facilities which are not designated by the Minister of Education may be established as a permitted activity in a special zone, the Education Purposes Zone. Other, generally

smaller scale or less intensive educational facilities, may establish in residential and business areas of the City, usually subject to a resource consent.

The Education Purposes zone will enable the development and redevelopment of the major educational facility to which it is applied. Recognition has been given to the range of activities which are usually associated with a major educational facility.

17.5.6 Implementation

17.5.6.1 Regulatory Methods

17.5.6.1.1 Education Purposes Zone

The objective and policies are most likely to be achieved by establishing a special zone that caters for the particular requirements of large-scale educational institutions. The controls within the zone have been designed to achieve development which is compatible with neighbouring residential and business areas.

17.5.6.1.2 Activity Types

17.5.6.1.2.1 Permitted Activities

Within the Education Purposes zone permitted activities include educational facilities, libraries, recreational and childcare facilities and offices associated with the education facility. These activities are those which are the core activities for the zone. Any potential adverse environmental effects of the activities are to be managed by the Development and Performance Standards.

17.5.6.1.2.2 Restricted Discretionary Activities

The restricted discretionary consent procedures apply to those activities for which the Council has restricted its discretion to specified matters. Permitted activities which can not meet the Development and Performance Standards are restricted discretionary activities.

17.5.6.1.2.3 Discretionary Activities

Discretionary activities in the Education Purposes zone are those which may generate adverse effects, such as traffic or other off-site effects. A resource consent and assessment of effects on the environment is required for these activities as they have the potential to generate adverse effects on the environment.

17.5.6.2 Non Regulatory Methods

The establishment and development of major education facilities requires the co-ordination of a range of services including roading, traffic management and drainage. Where necessary the Council will perform a co-ordinating role.

17.5.7 Anticipated Environmental Results

From the identification of the resource management issues and the objectives, policies and rules for major educational facilities the anticipated environmental outcomes are identified as follows:

- a high level of amenity values in the Education Purposes zone
- a high standard of amenity values in residential areas neighbouring the Education Purposes zone.

17.5.8 Procedures for Monitoring

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results for the Educational Purposes Zone, the Council will develop a monitoring programme (see Chapter 1, Section 1.7.3) which may include the following monitoring procedures:

- Monitoring of complaints and enforcement actions regarding the nuisance aspects of activities in the adjoining area.

17.5.9 Description and Explanation of the Zone

The Education Purposes zone only applies to the Manukau Polytechnic in Otara. The Polytech consists of two sites. The zone has been designed to avoid or mitigate any adverse effects on surrounding residential and business zoned areas.

The intention of the zone is also to enable the establishment and re-development of educational facilities on the sites. The zone will also enable the establishment of a limited range of activities ancillary to or associated with the core activity, that of education. These activities are ones which are necessary for students, staff and visitors to provide for their well being on campus.

17.5.10 Rules — Activities

Rule

17.5.10.1 Activities in the Education Purposes Zone

Activities shall comply with the following:

- All permitted activities in Rule 17.5.10.2 — Activity Table shall comply with 17.5.11. Development and Performance Standards.
- All controlled activities in Rule 17.5.10.2 Activity Table shall comply with 17.5.11 Development and Performance Standards and Council shall exercise control over those matters specified in 17.5.12.
- All discretionary activities in Rule 17.5.10.2 Activity Table will be assessed against 17.5.13 Assessment Criteria — Discretionary Activities, together with the relevant matters set out in Section 104 of the Act.
- Any activity not listed in 17.5.10.2 Activity Table is deemed to be a non-complying activity.
- For notification procedures under the Resource Management Act 1991 see Rules 5.2.2, 5.2.3, 5.2.4 and 5.3.3.1 of Chapter 5 General Procedures and Rules.

Note: Activities Sensitive to Aircraft Noise in the Education Purposes Zone

Any Activity Sensitive to Aircraft Noise (“ASAN”) and certain additions to an ASAN for which provision is made in this zone as a permitted, controlled, restricted discretionary or discretionary activity:

- are subject to Rule 5.21, and
- may also become a controlled, restricted discretionary, discretionary or non-complying activity by reason of Rule 5.21

if the subject site is located within the High Aircraft Noise Area or the Moderate Aircraft Noise Area. Therefore, in the case of an ASAN and certain additions to an ASAN in this zone, reference should be made to Rule 5.21.

(Refer to Chapter 18 for the definition of “Activity Sensitive to Aircraft Noise”)

Rule

17.5.10.2 Activity Table

In the Table below the terms used have the following meanings:

P = Permitted Activity

C= Controlled Activity

R(D) = Restricted Discretionary Activity

D = Discretionary Activities

ACTIVITY	EDUCATION PURPOSES ZONE
Educational facilities including teaching, research, student and staff facilities. Note: within the HANA and the MANA subject to Rule 5.21	P
Libraries	P
Residential accommodation associated with the use of the site for education. Note: within the HANA and the MANA subject to Rule 5.21	C
Buildings for sport, recreation, community and cultural activities.	C
Student health and counselling services.	P
Childcare centres. Note: within the HANA and the MANA subject to Rule 5.21	P
Offices associated with the education facility.	P
Any development accommodating a permitted activity that does not comply with Rule 17.5.11 Development and Performance Standards Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	(R)D
Conference facilities	D
Convenience shop	P
Retail premises for the sale of goods and services to staff and students.	D
Any activity not specified as a permitted or discretionary activity which is associated with the use of the site for education purposes. Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	D
Network Utility Services	Refer Rules Chapter 7 — Network Utility Services
Temporary Activities	Refer Rules Chapter 5 — General Procedures and Rules

ACTIVITY	EDUCATION PURPOSES ZONE
Activities which may have an adverse effect on any scheduled heritage resource	Refer Rules Chapter 6 Heritage
Parking, Loading and Access	Refer Chapter 8 — Transportation
Hazardous Facilities and Substances	Refer Chapter — 10.1 Hazardous Facilities and Substances
Subdivision	D
Land Modification, Development and Subdivision	Refer Chapter 9 — Land Modification, Development and Subdivision
Signs	Refer Chapter 5 — General Procedures and Rules

Rule**17.5.11 Development and Performance Standards****Rule****17.5.11.1 Maximum height**

10m

Rule**17.5.11.2 Building Height in relation to Boundary**

Refer Rule 5.18.1, Chapter 5 — General Procedures and Rules

Explanation/Reasons

The maximum height of 10m will limit development to three storey buildings. The height recession control will avoid any major adverse effects on surrounding residential sites in terms of shading and visual domination.

Rule**17.5.11.3 Yards**

Front: 3m

Side and Rear: 6m

Rule**17.5.11.4 Landscape Treatment**

- (i) Minimum Landscaped Area:35%
- (ii) Where any boundary adjoins a Residential zoned at least 50% of the yard shall be landscape designed by planting in grassed areas, trees, shrubs and other plants.

Explanation/Reasons

The requirement that 35% of a site be set aside in grass, trees and shrubs will ensure that the intensity of development is not incompatible with that of adjoining residential zones. In combination with the yard controls the standards will also ensure that the visual amenities of adjoining residential zones are maintained.

Rule
17.5.11.5 Noise

To ensure that noise from Education Purposes activities does not exceed a reasonable level, the following levels in Table A shall not be exceeded:

Table A

The average noise level (L_{10}) and maximum noise level (L_{MAX}) as measured at or within the boundary of any site zoned residential shall not exceed the following:

CATEGORY	ACTIVITY	AVERAGE MAXIMUM NOISE LEVEL			MAXIMUM NOISE LEVEL
		L ₁₀ dBA			L _{MAX} dBA
		Monday to Saturday 7am–6pm (0700–1800)	Monday to Saturday 6pm–10pm (1800–2200) Sunday and Public Holidays 7am–10pm (0700–2200)	At all other times	10pm–7am (2200–0700)
1	Residential sites other than those described below in Category 2	45	40	35	65 (or the background plus 30, whichever is the lower)
2	Residential sites located adjacent to Business 4, 5, 6, and where the background noise level is 50 dBA or greater when measured during the period 7am to 6pm (0700–1800)	50	45	40	70 (or the background plus 30, whichever is the lower)

Rule
17.5.11.6 Artificial Lighting

Rule 5.18.2 Chapter 5 — General Procedures and Rules apply.

Rule
17.5.11.7 Parking, Loading and Access

Refer Chapter 8 — Transportation

Rule
17.5.11.8 Signs

Refer Chapter 5 — General Procedures and Rules

Rule
17.5.12 Any controlled activity in the Education Purposes zone

Rule
17.5.12.1 Council reserves control over the following matters for controlled activity resource applications for any controlled activity in the Education Purposes zone any may impose conditions in respect of each:

- (a) Amenity values of neighbouring residential areas
- (b) Site layout
- (c) Design and External Appearance

Rule
17.5.12.2 When assessing an application for a controlled activity resource consent for any controlled activity in the Educational Purposes zone Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(i) Amenity values of neighbouring residential areas

Whether the amenity values of neighbouring residential areas will be maintained, particularly with regard to noise, traffic and other potential nuisances.

(ii) Site Layout

Whether the siting of buildings and other structures, including carparking areas and vehicle access points, maintains a good relationship between those structures and other structures on the site and on adjoining sites.

(iii) Design and External Appearance

Whether buildings and other structures have been designed in a manner which avoids an unrelieved bulk and which maintains the amenity values of the site and neighbouring residential and business areas.

17.5.13 Rules — Matters for Discretion: Restricted Discretionary Activities

Rule
17.5.13.1 Council restricts the exercise of its discretion to the following matters for all restricted discretionary activity resource consent applications for any restricted discretionary activity listed in Rule 17.5.10.2 and may impose conditions in respect of each:

- (i) Design and external appearance, particularly the cladding, colour, form and scale of the building.
- (ii) The visual impact of any building particularly in relation to surrounding residential areas.

When assessing an application for a restricted discretionary activity resource consent for the above activity Rule 17.5.13.1 Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) **Design and External Appearance of Buildings**

Whether the design and external appearance of the building is compatible with other buildings in the zone in terms of form, colour and cladding.

(b) **Visual Impact**

Whether the building would be over dominant or obtrusive when viewed from adjoining residential zoned properties.

17.5.14 Assessment Criteria: Discretionary Activities

17.5.14.1 General Assessment Criteria

For all discretionary activity resource consent applications in the Education zone, Council will have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:

- (a) The scale of the activity, measured in terms of floorspace and the number of people to be accommodated. In general the scale of the activity should be incidental to the primary educational purpose of the site.
- (b) The relationship of the activity to the educational activities undertaken on the site.
- (c) The days on which the activity is undertaken. Favourable consideration will be given to an activity which uses the education facilities during holidays and other off-peak times.
- (d) The environmental impact on surrounding properties zoned for residential or business purposes. Where the educational facility is surrounded by land zoned for Business purposes, account will be taken of the different level of amenity values.