TEDZ – Tertiary Education Zone

The Tertiary Education Zone applies to the WelTec Whitireia campus in Petone.

The zone primarily provides for the operation and development of tertiary education facilities as well as activities that support these facilities.

Built development within the zone is primarily the development necessary to support the tertiary education activities.

While the policies and rules of this chapter primarily implement the objectives for the Tertiary Education Zone, they also contribute to implementation of objectives for adjoining zones, particularly with regard to effects of buildings on sites within adjoining residential zones.

While this chapter includes the core objectives, policies, and rules that apply to the Tertiary Education Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

TEDZ-O1	Purpose of the zone
The Tertiary Education Zone contributes to well-functioning urban environments through the provision of tertiary education activities in a location which is close to population and commercial centres and accessible by active and public transport.	
TEDZ-O2	**Activities in the zone**
The Tertiary Education Zone: 1. Predominantly provides for tertiary education activities, and 2. Provides for other activities that: a. Are compatible with the purpose and planned urban environment of the zone, b. Are an efficient use of the land, and c. Support the health and wellbeing of people and communities in the surrounding area.	
TEDZ-O3	**Planned urban environment of the zone**
The planned urban environment of the Tertiary Education Zone is characterised by development that: 1. Includes buildings of a sufficient scale to accommodate educational facilities and ancillary activities, 2. Includes open space and landscaped areas, either within the zone or in the surrounding area, to provide outdoor amenity for staff, students, and visitors, and 3. Is safe, attractive and accessible.	
TEDZ-O4	**Adverse effects**
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

Policies

TEDZ-P1	Enabled activities
Enable the operation and development of tertiary education activities within the Tertiary Education Zone.	
TEDZ-P2	**Potentially incompatible activities**
1. Only allow activities that are not related to tertiary education activities where they: a. Do not compromise the operation and development of tertiary education activities in the Tertiary Education Zone, b. Promote the efficient use of land, c. Are designed and managed to be consistent with the planned urban environment of the Tertiary Education Zone and surrounding zones, and d. Support the social, economic and cultural well-being of the surrounding community. 2. Activities may be incompatible if they: a. Compromise the operation and development of Tertiary education activities in the Tertiary Education Zone, b. Do not fit the purpose and character of the zone and detract from the Tertiary Education Zone's ability to meet that purpose and character,	

c. Uses land less efficiently than the expected uses in the zone, and
d. Create significant adverse effects, including reverse sensitivity effects on activities enabled in the zone.

3. Potentially incompatible activities include:
   a. Community facilities,
   b. Commercial activities,
   c. Residential activities,
   d. Visitor accommodation,
   e. Healthcare activities,
   f. Light manufacturing and servicing, and
   g. Motor vehicle servicing.

TEDZ-P3	Incompatible activities

1. Avoid activities that are incompatible with the purpose and planned urban environment of the Tertiary Education Zone.
2. Likely incompatible activities include:
   a. Heavy industrial activities, and
   b. Rural activities.

TEDZ-P4	Built development

Manage the effects of built development in the Tertiary Education Zone on adjoining residential and open space sites by controlling height, bulk and form of development and requiring sufficient setbacks.

TEDZ-P5	Urban design outcomes

Built development is managed to achieve the following outcomes:

1. Buildings encourage community interaction through a positive relationship of commercial activity, community activity, and residential units with the street, public pathways, and other public space.
2. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
3. Land is used efficiently.
4. Create a safe and legible urban environment by:
   a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
   b. Enabling passive surveillance over public and communal spaces,
   c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
   d. Avoiding wasted space or space of unclear function, and
   e. Integrating other CPTED measures at a scale appropriate for the site.
5. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
6. Where residential activities are provided on-site:
   a. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites,
   b. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites,
   c. Ensure residential units have adequate outlook from habitable rooms, and
   d. Ensure residential units have access to outdoor living spaces that:
      i. Are located and oriented to ensure good access to sunlight, or
      ii. Are of a functional size and configuration, or
      iii. Provide screening or landscaping to contribute to privacy, or
      iv. Alternatively, public open space is located nearby that is accessible and functional for residents.

TEDZ-P6	Open space and landscaping

Encourage built development and activities in the Tertiary Education Zone to provide for open space and landscaped areas that contribute to the amenity of the site and surrounding area.

TEDZ-P7	Managing adverse effects at zone interfaces and other interfaces

Manage activities to mitigate adverse effects on other zones by:

1. Ensuring carparking, outdoor work, storage, loading and parking areas are screened from level view from Residential Zones, Mixed Use Zones and Sport and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones and Mixed Use Zones.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Buildings and structures

TEDZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

TEDZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

TEDZ-R3	Construction of new buildings and structures and alterations to existing buildings and structures
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. TEDZ-S1: Building coverage, ii. TEDZ-S2: Building height, iii. TEDZ-S3: Height in relation to boundary, iv. TEDZ-S4: Setbacks, v. TEDZ-S5: Road frontages, and vi. TEDZ-S6: Landscaped area.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with the standards listed in TEDZ-R3.1. **Matters of discretion are restricted to:** 1. The matters in TEDZ-P5: Urban design outcomes. 2. The matters of discretion for any infringed standard. 3. Any positive effects that can only be achieved through non-compliance with TEDZ-R3.	

Land use activities

TEDZ-R4	Tertiary education activities
1. **Activity status:** Permitted	

TEDZ-R5	Educational facilities not otherwise provided for
1. **Activity status:** Discretionary	

TEDZ-R6	Community facilities **This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.**
1. **Activity status:** Discretionary	

TEDZ-R7	Commercial activities **This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.**
1. **Activity status:** Discretionary	

TEDZ-R8	Residential activities **This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.**
1. **Activity status:** Discretionary	

TEDZ-R9	Visitor accommodation **This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.**
1. **Activity status:** Discretionary	

TEDZ-R10	Health care activities This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
1. **Activity status:** Discretionary	

TEDZ-R11	Light manufacturing and servicing
1. **Activity status:** Discretionary	

TEDZ-R12	Motor vehicle servicing
1. **Activity status:** Discretionary Where: a. Located at 59 Cuba Street, Petone.	
2. **Activity status:** Non-complying Where: a. Not located at 59 Cuba Street, Petone.	

TEDZ-R13	Carparking areas
1. **Activity status:** Permitted Where: a. The carparking area is ancillary to Tertiary education activities. b. Compliance is achieved with: i. TEDZ-S6: Landscaped area, ii. TEDZ-S7: Screening, and iii. TEDZ-S8: Landscaping for carparking areas.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with the standards listed in TEDZ-R13.1b. **Matters of discretion are restricted to:** 1. The matters in Policy TEDZ-P5: Urban design outcomes. 2. The matters of discretion in any standards not met. 3. Any positive effects that can only be achieved through non-compliance with TEDZ-R13.1.	
3. **Activity status:** Non-complying Where: a. Compliance is not achieved with TEDZ-R13.1a.	

TEDZ-R14	Activities not otherwise provided for This rule does not apply to activities ancillary to Tertiary education activities, provided for under TEDZ-R4.
1. **Activity status:** Non-complying	

General rules

TEDZ-R15	Outdoor storage and work areas
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. TEDZ-S6: Landscaped area, and ii. TEDZ-S7: Screening.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with the standards listed in TEDZ-R15.1. **Matters of discretion are restricted to:** 1. The matters in Policy TEDZ-P5: Urban design outcomes. 2. The matters of discretion in any standard(s) not met.	

3. Any positive effects that can only be achieved through non-compliance with TEDZ-R15.1.

TEDZ-R16	Servicing

1. **Activity status:** Permitted

   Where:
   a. The servicing is not within 20 metres of a site in a Residential Zone or Mixed Use Zone, or
   b. The servicing only occurs between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with the standards listed in TEDZ-R16.1.

   Matters of discretion are restricted to:
   1. The nighttime amenity of sensitive activities in the surrounding area in the Residential or Mixed Use Zone.
   2. Any positive effects that can only be achieved through non-compliance with TEDZ-R16.1.

Standards

TEDZ-S1	Building coverage

1. Building and structure coverage must not exceed 60%.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance and privacy.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

TEDZ-S2	Building height

1. Buildings and structures must not exceed a maximum height above ground level of 22m.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

TEDZ-S3	Height in relation to boundary

1. All buildings and structures shall be contained within a 4m + 60º height in relation to boundary plane from all side boundaries and rear boundaries as shown in the diagram TEDZ-Figure 1.
2. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. Standard TEDZ-S3 does not apply to:
   a. A boundary with a road,
   b. Existing or proposed internal boundaries within a site,
   c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,
   d. Boundaries adjoining a Mixed Use Zone or Tertiary Education Zone,
   e. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
   f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

TEDZ-S4	Setbacks

1. Buildings and structures must be set back at least 1m from all side boundaries and rear boundaries.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.

4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the site constraints make compliance with the standard impractical.

TEDZ-S5	Road frontages

1. The ground level road frontage of a building must be no further than 5m of the road boundary.
2. A road frontage of a building must include at least one pedestrian entrance from the road.
3. Buildings must not create a featureless façade or blank wall wider than 3m at the ground level road frontage.

Matters of discretion if the standard is breached:

1. Effects on visual amenity, public safety and accessibility within the site and at the street frontage.
2. Any proposed mitigation of adverse effects though the design, appearance and siting of the building or structure, or way-finding, lighting or other CPTED measures.
3. Whether site constraints make compliance with the standard impractical.

TEDZ-S6	Landscaped area

1. A minimum of 20% of the site must be landscaped with grass or plants.
2. Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

TEDZ-S7	Screening

1. All outdoor carparking areas must be screened from any site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.
2. All outdoor storage and work areas must be screened from any adjoining site or opposite site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of adjoining sites or opposite sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

TEDZ-S8	Landscaping for carparking areas

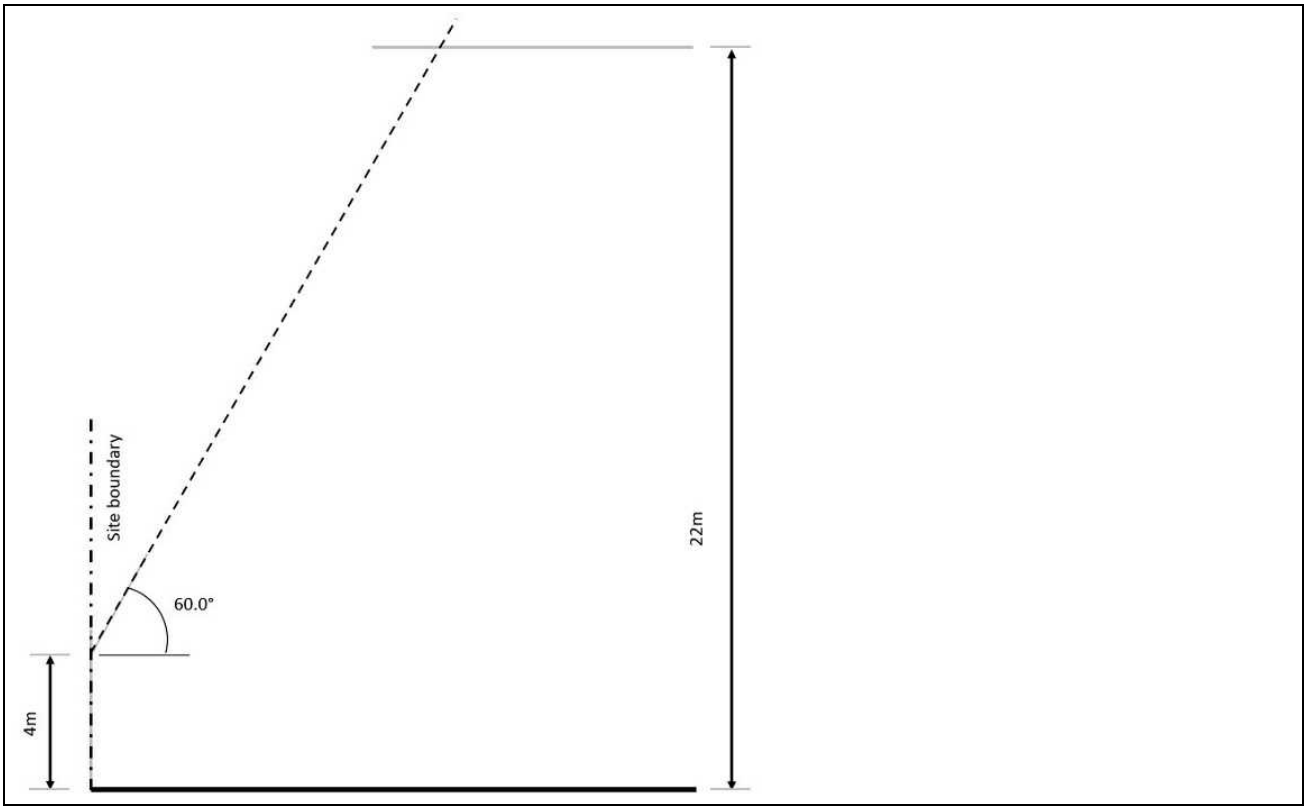
1. Outdoor carparking areas must be landscaped in grass or plants for a minimum 5% of the carparking area, and:
    a. Must not be located between the frontage of buildings and the street, or
    b. Must be separated from the frontage by a landscape strip with a minimum 1m depth and planted with specimens with a minimum 0.5m height at the time of planting and a minimum mature height of 1.0m.

Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

TEDZ-Figure 1	Height in relation to boundary plane


Site boundary
60.0°
4m
22m