

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Te Pūkenga - New Zealand Institute of Skills and Technology trading as Ara Institute of Canterbury

.....
[State full name]

This is a submission on the following proposed plan or on a change proposed to the following plan or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing plan) (the 'proposal'):

Proposed Timaru District Plan

.....
[State the name of proposed or existing plan and (where applicable) change or variation].

I ~~could~~/could not* gain an advantage in trade competition through this submission.

[*Select one.]

***I ~~am~~/~~am not~~† directly affected by an effect of the subject matter of the submission that—**

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

[*Delete or strike through entire paragraph if you could not gain an advantage in trade competition through this submission.]

[†Select one.]

The specific provisions of the proposal that my submission relates to are: [Give details]

See attached submission.

My submission is: [Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or
- In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]

See attached submission.

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I seek the following decision from the local authority: *[Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]*
See attached submission.

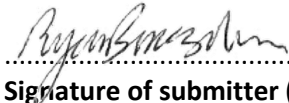
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I wish (~~or do not wish~~) † to be heard in support of my submission.

*[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]*
[†Select one.]

***If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

*[*Delete if you would not consider presenting a joint case.]*



Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Date 13 December 2022

Electronic address for service of submitter: ryan@rmgroup.co.nz

Telephone: 027 247 0240

Postal address (or alternative method of service under s352 of the Act): PO Box 908, CHRISTCHURCH 8140

Contact person: *[name and designation, if applicable]* Ryan Brosnahan

Note to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious:
 - It discloses no reasonable or relevant case:
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - It contains offensive language:
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matter.

SUBMISSION ON THE PROPOSED TIMARU DISTRICT PLAN

(Clause 6 First Schedule Resource Management Act 1991)

To Timaru District Council
PO Box 522
TIMARU 7940

Submission lodged via email - pdp@timdc.govt.nz

Submission On: Proposed Timaru District Plan

Submission By: Te Pūkenga - New Zealand Institute of Skills and Technology
trading as Ara Institute of Canterbury

Trade Competition Statement: The submitter could not gain an advantage in trade competition through this submission

Submitter Address: Ara Institute of Canterbury
PO Box 540
Christchurch Mail Centre
CHRISTCHURCH 8140

Please note the different address for service below

Introduction

1. These submissions are made by Ara Institute of Canterbury (Ara) in relation to elements of the Proposed Timaru District Plan (the Proposed Plan). The submissions focus primarily on the potential impact of the Proposed Plan provisions on the submitter's landholdings and operations (Timaru Campus), and to future proof Ara's ability to use and maintain existing buildings and for redevelopment of the site.

Statement Of Interest and Background

2. Ara is one of the largest tertiary institutions in the South Island, with facilities in Christchurch, Ashburton, Timaru and Waitaki Districts.

3. Ara provides tertiary education for approximately 7,700 FTE students per annum and employs approximately 1,000 staff.
4. Ara's Timaru Campus is located at 32 Arthur Street and occupies the majority of the block surrounded by Grey Road, Arthur Street, Theodosia Street and North Street. It also operates a car park on the north side of Arthur Street. The Campus Map is attached as **Appendix One**.
5. The Campus incorporates teaching spaces accommodating a range of courses, as well as ancillary administrative, student support, learning services, recreational opportunities, and food and beverage options. In recent times there has been a move to centralise activities on to the main Campus; for example, relinquishing a lease held on a Bank Street property and returning the Heavy Motor Industry training activities to Arthur Street. The range of courses offered on the Campus varies dependent upon course demand.
6. Building form on the site is clearly non-residential in scale and form, and is characteristically institutional. This includes a number of large multi-level structures.

Ara's Regional Master Plan

7. Ara is in the process of undertaking a Master Planning exercise for the Timaru Campus. The current condition of the Timaru Campus has been surveyed, assessed, and then articulated into Ara's Regional Master Plan (the Master Plan). The Master Plan proposes investment in infrastructure to meet the demands of local, regional and national vocational education priorities out to 2029.
8. Strategically, the Timaru Campus not only provides facilities for Ara's delivery into Timaru and South Canterbury but also forms a key part of the network of provision now under the oversight of Te Pūkenga – the New Zealand Institute of Skills and Technology. Te Pūkenga's Charter, the Education and Training Act 2020 and Ara's own Strategic Plan place significant importance on providing and maintaining high quality and coherent infrastructure that meets the needs of learners/ākonga, whānau, iwi, industry, regions and communities. This ensures that vocational education can respond to the future of learning and work across New Zealand.
9. Drivers that underpin Ara's intended investment in infrastructure, such as built assets, include but are not limited to:
 - Reducing the footprint of the property portfolio to match the demand

- Ensuring that the right property types and volumes exist in the right locations
 - Consolidating property and collocating buildings to main campuses where possible to allow for use by as many users as possible
 - Configuring buildings to facilitate modern and diverse use without reconfiguration, enabling more space to be treated as generic and shared
 - Reducing volumes of dedicated space, both teaching and office; and
 - Eliminating obsolete and/or substandard buildings - by demolition, refurbishment, divestment or by exiting leases
10. Achieving investment objectives on Ara’s Timaru Campus is not simply a case of removing a defined amount of existing building stock. Instead, Ara and Te Pūkenga must redevelop the Timaru Campus thoughtfully to ensure the right mixture, capability and quality of spaces are provided that meet demands and resolve legacy quality issues. In order to achieve the desired end state, Ara will seek to work productively and cooperatively with the Timaru District Council to ensure that the right facilities and infrastructure can be provided for vocational education in Timaru and the wider South Canterbury region into the future.
11. The key message that Ara wishes to provide is that there may be substantial change at the Campus going forward. As a consequence, the planning provisions need to enable and facilitate such change, while appropriately managing off site environmental effects.

Submission Summary

12. The Timaru Campus is proposed to be zoned Medium Density Residential (MRZ) in the Proposed Plan. Education facilities, except childcare service and those within an existing residential building, require resource consent as a discretionary activity.
13. The Proposed Plan policy framework provides some recognition of the need for, and the appropriateness of, non-residential activities within residential areas. Such activities must, however, be compatible with the character anticipated for the MRZ zone. This is, of course, entirely appropriate. The issue for Ara, however, is that the current zoning and policy approach for the Timaru Campus does not recognise the current land use arrangement and is potentially problematic when considering future resource consent applications associated with implementing the Master Plan. This is because the Campus does not sit comfortably within the policy framework proposed for the zone.

14. As noted earlier, buildings on the site are clearly non-residential in scale and form, and are characteristically institutional. This includes several large multi-level structures.
15. In summary, the Timaru Campus is not a “small scale” non-residential activity and does not, and cannot, exhibit the characteristics of the MRZ zone. Consequently, the current zone, policy framework and rule provisions are not fit for purpose.
16. Ara’s position is that a Special Purpose Tertiary Education Zone (SPTEZ) should be established for the Timaru Campus, with the inclusion of a suite of relevant objectives, policies and rules that would:
- better reflect the current land use environment;
 - clearly signal to the public the current and intended land use for the site;
 - reduce reliance on resource consenting, thereby decreasing transaction costs and development uncertainty that would otherwise exist with the current provisions;
 - improve Plan effectiveness and efficiency;
 - improve planning effectiveness and efficiency by providing consistency between local authority areas, given that Ara holds a property portfolio that spans numerous districts; and
 - enable development of more appropriately targeted zone rules and related district wide provisions that better reflect the land use arrangement.
17. As a starting point to provide for a SPTEZ in the Proposed Plan, a set of objectives, policies and rules has been prepared and is attached as **Appendix Two**.
18. Alternatively, Ara may accept rezoning the site as Mixed Use Zone (MUZ) provided changes to the objectives, policies and rules are made, recognising and enabling tertiary education activities specifically.
19. Finally, Ara also seeks an amendment to the Planning Maps with respect to the Heritage Item Extent of Bluestone House located at 34 Arthur Street. The actual extent of the heritage item should reflect that of the cadastral boundaries which have changed as a result of a recent subdivision.

Relief Sought

20. All submissions, including the specific relief sought, are included in the table attached as **Appendix Three**.

21. By way of summary, Ara seeks the following relief in their submissions:
- a. the rezoning of Ara's Timaru Campus to a preferred Special Purpose Tertiary Education Zone (SPTEZ) as opposed to the proposed Medium Density Residential Zone (MRZ);
 - b. the development of objectives, policies and rules for SPTEZ to enable the ongoing operation and development of tertiary education activities;
 - c. the rezoning of the site to Mixed Use Zone (MUZ) as an alternative option to that of the preferred rezoning to SPTEZ in (a);
 - d. where (c) is pursued, the removal for all new buildings in the MUZ requiring consent as controlled activities, instead requiring only those buildings that exceed a built-form threshold to trigger the need for consent;
 - e. where either (a) or (c) is pursued, the inclusion of *Community Facilities* as a permitted activity in both the SPTEZ and MUZ;
 - f. the inclusion of a definition for *Tertiary Education* as a sub-definition of *Educational Facility*; and
 - g. an amendment to the Planning Maps to ensure the Heritage Item Extent for Bluestone House at 34 Arthur Street does not extend beyond the site boundaries.

Hearing

22. Ara wishes to be heard in support of its submission.
23. If others make a similar submission, Ara will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of Ara Institute of Canterbury.



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C/- Resource Management Group Limited
PO Box 908, Christchurch Box Lobby
CHRISTCHURCH 8140
Attn: Ryan Brosnahan

Attachments:

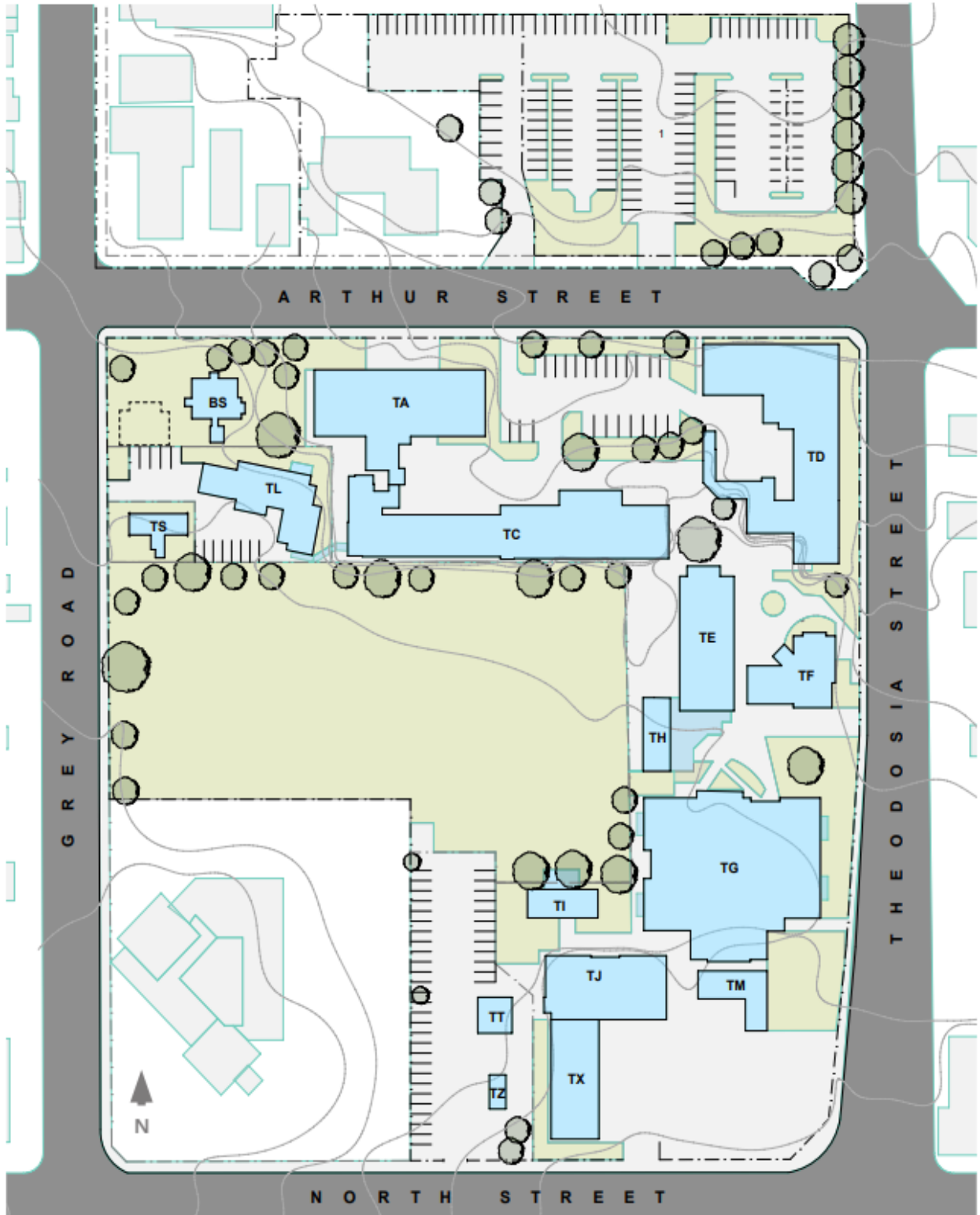
Appendix One: Timaru Campus Map

Appendix Two: Submission Table

Appendix Three: Special Purpose Tertiary Education Zone Provisions

APPENDIX ONE: TIMARU CAMPUS MAP

EXISTING TIMARU CAMPUS SITE PLAN



Appendix One: Submissions on Plan Provisions

General Relief Sought

The submitter seek the amendments to the Proposed Timaru District Plan as detailed in the tables that follow and including any alternate and/or consequential amendments to the issues, objectives, policies, rules, maps and other methods required to give effect to the relief sought.

Note: Proposed additions are underlined and deletions are shown as ~~strikethrough~~

Table 1 – Part 1 Introduction and General Provisions - Definitions

Term	Submission	Relief Sought
<p>New Definition</p> <p><u>Tertiary Education Activity</u></p>	<p>A new definition is sought for <i>Tertiary Education Activity</i> to support the existing definition of <i>Educational Facility</i>.</p>	<p>Insert new definition as follow:</p> <p><u>Tertiary Education Activity</u> <u>The use of land and/or buildings for the purpose of facilitating tertiary education, training, development, and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, community, staff and student facilities, conferencing, accommodation, retail and recreational facilities.</u></p>

Table 2 – Planning Maps

Planning Map	Submission	Relief Sought
<p>Zoning</p>	<p>Ara opposes the Medium Density Residential Zone for the Timaru Campus consisting of Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809.</p>	<p>Preferred Option</p> <p>Rezone Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 to Special Purpose Tertiary Education Zone.</p> <p><i>Refer to Table 3 for details on proposed Special Purpose Tertiary Education Zone</i></p> <p>Or Alternative Option</p>

Planning Map	Submission	Relief Sought
		<p>Rezone Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 to Mixed Use Zone provided changes to the objectives, policies and rules are made, recognising and enabling tertiary education activities specifically.</p> <p><i>Refer to Table 4 for recommended amendments to the Mixed Use Zone</i></p>
Zoning	<p>Ara seeks the addition of a new Special Purpose Tertiary Education Zone, including supporting objectives, policies and rules to enable the ongoing operation and development of tertiary education activities. This will align with the national planning standards.</p> <p>The Timaru Campus is not a “small scale” non-residential activity and does not, and cannot, exhibit the characteristics of the MRZ zone. Consequently, the current zone, policy framework and rule provisions are not fit for purpose.</p>	<p>Insert new Special Purpose Tertiary Education Zone including supporting objectives, policies and rules to enable the ongoing operation and development of tertiary education activities.</p>
Heritage Item Extent	<p>An amendment to the Planning Maps is sought with respect to the Heritage Item Extent of Bluestone House (IHHI-66) located at 34 Arthur Street. The actual extent of the heritage item should reflect that of the cadastral boundaries which have since changed as a result of a subdivision (No. 101/102.2022.35.1).</p>	<p>Amend the Planning Map to reduce the Heritage Item Extent of Bluestone House to reflect that of the cadastral boundaries as approved by subdivision.</p>

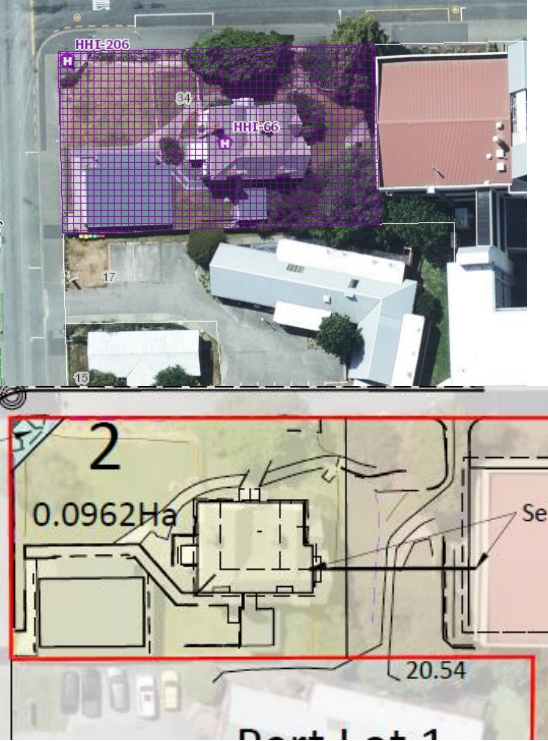
Planning Map	Submission	Relief Sought
		

Table 3 – Part 3 Area Specific Matters – Zones – Special Purpose Tertiary Education Zone (Preferred Option)

Rule #/Policy/Obj	Submission	Relief Sought
<p>New Objectives, Policies and Rules</p>	<p>As noted in Table 2 above, Ara seeks the inclusion of a new Special Purpose Tertiary Education Zone and that it be applied to their Timaru Campus. The objectives and policies need to enable the ongoing operation and development of tertiary education activities.</p> <p>A set of objectives, policies and rules for the proposed SPTEZ has been prepared and is attached as Appendix Three.</p>	<p>Insert new objectives and policies as listed in Appendix Three into Plan</p>

Table 3 – Part 3 Area Specific Matters – Zones – Mixed Use Zone (Alternative Option)

Rule #/Policy/Obj	Submission	Relief Sought
MUZ-O1	An alternative option for the site to that of the preferred Special Purpose Tertiary Education Zone is a Mixed Use Zone, provided changes to those objectives, policies are made. Therefore, Ara seeks to amend this objective to recognise the importance of tertiary education activities specifically.	<p>Amend objective as follows:</p> <p>MUZ-O1 Purpose of the Mixed Use Zone</p> <p>The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre as the district’s key commercial and civic centre, <u>and recognises the contribution to the District’s and Region’s social and economic wellbeing made by existing tertiary education activities.</u></p>
<p>New Policy</p> <p><u>MUZ-P7</u></p>	As above, Ara seeks the addition of a new policy to recognise and enable tertiary education activities specifically within the Mixed Use Zone, as well as to provide for community activities within the zone as such activities are often carried out on the site.	<p>Insert new policy as follows:</p> <p><u>MUZ-P7 Tertiary Education Activities and Facilities</u></p> <p><u>Recognise the existing tertiary education activities and facilities located within the Mixed-Use Zone and provide for their ongoing operation and development.</u></p> <p><u>Provide for community use of education land and buildings where such use is compatible with, and secondary to, the use of the site for education activity.</u></p>
MUZ-R10	Ara seeks an amendment to this rule by removing the controlled activity status for all new tertiary education buildings, instead applying a permitted activity status to buildings and structures for tertiary education activities and facilities, unless they exceed a built-form threshold such as height, floor area, and building setbacks. This can be achieved by amending the heading to exclude buildings and structures for tertiary education activities and facilities, and the insertion of a new rule instead.	<p>Amend rule as follows:</p> <p>Buildings and structures (excluding those specified in MUZ-R9 <u>and R11</u>)</p>
<p>New Rule</p> <p><u>MUZ-R11</u></p>	Expanding on the above, to ensure that new tertiary education buildings, structures or additions that exceed a built-form threshold are covered by another activity status, the addition of a new rule is sought.	<p>Insert new rule as follows:</p> <p><u>MUZ-R11 Buildings and structures for tertiary education activities and facilities</u></p>

Rule #/Policy/Obj	Submission	Relief Sought
		<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4 and MUZ-S7 are complied with.</u></p> <p><u>PER-2</u> <u>The new building, structure or building addition does not result in a total gross floor area that exceeds 1000m².</u></p> <p><u>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> • <u>the matters of discretion of any infringed standard;</u> • <u>building design and layout, including interfaces with public areas;</u> • <u>pedestrian and traffic safety</u> • <u>landscaping;</u> • <u>fencing and walls, including screening;</u> • <u>storage areas;</u> • <u>security and safety;</u> • <u>impact on privacy on any adjoining residential zone;</u> • <u>signage;</u> • <u>noise; and</u> • <u>the ability to provide service and storage spaces for solid waste.</u>
MUZ-R11	To reflect the new rule above, an amendment to the numbering of this rule is required.	<p>Amend rule numbering as follows:</p> <p>MUZ-R11 <u>R12</u> Any activities not otherwise listed in this chapter</p>

Rule #/Policy/Obj	Submission	Relief Sought
MUZ-S2	This rule could be applied to road boundaries as the adjoining zone is residential which would be an untended consequence. While an exception for road boundaries is noted in <i>APP8 – Recession Planes</i> , it should be made clear in the rule also. Therefore, a minor amendment to the rule is sought to clearly exclude road boundaries.	<p>Amend rule as follows:</p> <p>MUZ-S2</p> <p>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in <i>APP8 – Recession Planes</i>.</p> <p><u>Note: This rule does not apply to road boundaries.</u></p>
MUZ-S2	Ara seeks clarity on this rule as it could be applied to road boundaries which would be an untended consequence. Therefore, a minor amendment to the rule is sought to exclude road boundaries. Instead, setbacks to road boundaries should be covered by a separate rule.	<p>Amend rule as follows:</p> <p>MUZ-S3 Setbacks</p> <p>Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone.</p> <p><u>Note: This rule does not apply to road boundaries.</u></p>
New Rule <u>MUZ-S7</u>	As noted above, to ensure adequate setbacks from road boundaries, the addition of a new rule is sought.	<p>Insert new rule as follows:</p> <p><u>MUZ-S7 Road Boundary Setbacks</u></p> <p><u>Any building or structure must be setback a minimum of 3m from any road boundary.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>landscaping;</u> 2. <u>openness, dominance and attractiveness when viewed from the street; and</u> 3. <u>mitigation measures.</u>

Appendix Three - Special Purpose Tertiary Education Zone

Provisions

Special Purpose Tertiary Education Zone	
<p>The Special Purpose Tertiary Education Zone applies to a site currently operated by Te Pūkenga - New Zealand Institute of Skills and Technology trading as Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of tertiary education activities, and provide for a diverse range of community activities, while having regard to the amenity values and character of the surrounding environment.</p>	

Objectives	
TEZ-01	Contribution of the TEZ
<p>The Tertiary Education Zone contributes to the social and economic wellbeing of the District and the Region by providing certainty for the ongoing operation, growth and diversity of tertiary education activities, and providing for a diverse range of community activities.</p>	
TEZ-02	Character and amenity
<p>The scale, form and proportion of buildings and spaces in the Tertiary Education zone reflect the characteristics of a high-density education facility, while having regard to the diverse amenity values and character of the surrounding environment.</p>	
TEZ-03	Changing needs for education land and buildings
<p>Tertiary education providers have some flexibility, and the community some certainty, as to the future use of tertiary education facilities if land or buildings become surplus.</p>	

Policies	
TEZ-P1	Tertiary education activities and facilities and the amenity of the surrounding environment
<p>Provide for tertiary education activities and facilities to operate and develop while:</p> <ol style="list-style-type: none"> 1. Managing adverse effects on neighbouring residential amenity values; and 2. Mitigating any significant adverse effects on neighbouring non-residential amenity values; while 3. Having regard to the benefits of open space, landscaping and mature trees, and the existing character and visual amenity of the tertiary education site. 	
TEZ-P2	Community use
<p>Provide for community use of education land and buildings where such use is compatible with, and secondary to, the use of the site for education activity.</p>	
TEZ-P3	Incompatible activities
<p>Avoid activities that are incompatible with the effective and efficient operation of tertiary education activities.</p>	
TEZ-P4	Changing needs

Enable land or buildings no longer required for a tertiary education activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

Notes on Rules

This guidance inserted before each rule table:

Rules
<p>Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works.</p>

SPTEZ-R1	Tertiary education activities	
Special Purpose Tertiary Education Zone	Activity status: Permitted Where: PER-1 SPTEZ-S4 is complied with. <i>Note: Any associated building and structure must be constructed in accordance with SPTEZ-R5.</i>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
SPTEZ-R2	Community activities using tertiary education	
Special Purpose Tertiary Education Zone	Activity status: Permitted Where: PER-1 SPTEZ-S4 is complied with. <i>Note: Any associated building and structure must be constructed in accordance with SPTEZ-R5.</i>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
SPTEZ-R3	Residential activity for students and staff, or for security purposes	

<p>Special Purpose Tertiary Education Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 SPTEZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SPTEZ-R5.</i></p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
<p>SPTEZ-R4 Visitor accommodation for persons not associated with the tertiary education and research activity</p>		
<p>Special Purpose Tertiary Education Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Activity occurs no more than 30 days per calendar year.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SPTEZ-R5.</i></p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. Scale and nature of activity; and 2. impacts on any adjoining residential zone.
<p>SPTEZ-R5 Buildings and structures (excluding those specified in SPTEZ-R6)</p>		
<p>Special Purpose Tertiary Education Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 SPTEZ-S1, SPTEZ-S2, SPTEZ-S3 and SPTEZ-S4 are complied with.</p> <p>PER-2 The new building, structure or building addition does not result in a total gross floor area that exceeds 1000m².</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; 2. building design and layout, including interfaces with public areas; 3. pedestrian and traffic safety 4. landscaping; 5. fencing and walls, including screening; 6. storage areas; 7. security and safety; 8. impact on privacy on any adjoining residential zone; 9. signage; 10. noise; and

		11. the ability to provide service and storage spaces for solid waste.
SPTEZ-R6	Additional activities or facilities which are provided for in the Medium Density Residential Zone	
Special Purpose Tertiary Education Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Activity or facility is a permitted activity in the Medium Density Residential Zone</p> <p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 Activity or facility is a controlled activity in the Medium Density Residential Zone</p> <p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RES-1 Activity or facility is a restricted discretionary activity in the Medium Density Residential Zone</p> <p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 Activity or facility is a discretionary activity in the Medium Density Residential Zone</p> <p>Activity status: Non-Complying</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Activity status where compliance not achieved with CON-1: Controlled</p> <p>1. The matters of control for the additional activity or facility in the Medium Density Residential Zone</p> <p>Activity status where compliance not achieved with RES-1: Restricted Discretionary</p> <p>1. The matters of discretion for the additional activity or facility in the Medium Density Residential Zone</p> <p>Activity status where compliance not achieved with DIS-1: Discretionary</p> <p>Activity status where compliance not achieved with NON-1: Non-Complying</p>

	<p>Where:</p> <p>NON-1 Activity or facility is a non-complying activity in the Medium Density Residential Zone</p>	
SPTEZ-R7	Any activities not otherwise listed in this chapter	
Special Purpose Tertiary Education Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards		
SPTEZ-S1	Height of buildings, and structures	
Special Purpose Tertiary Education Zone	The maximum height of buildings, and structures must not exceed 16m.	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy; and 3. impacts on sunlight access for neighbouring properties; and 4. landscaping.
SPTEZ-S2	Height in relation to boundary	
Special Purpose Tertiary Education Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 – Recession Planes.</p> <p><i>Note: This rule does not apply to road boundaries.</i></p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects resulting from the bulk and dominance of built form; and 2. any benefits, such as the use of architectural features or steps in the building façade.
SPTEZ-S3	Setbacks	
Special Purpose	Any building or structure must be setback a minimum of 3m from the	Matters of discretion restricted to:

Tertiary Education Zone	boundary which adjoins a Residential Zone, and 3m from any road boundary.	<ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining sites in Residential Zones; and 2. openness, dominance and attractiveness when viewed from the street; and 3. landscaping; and 4. mitigation measures.
SPTEZ-S4	Goods storage	
Special Purpose Tertiary Education Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.