

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

13.5 Specific Purpose (Hospital) Zone

13.5.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban **hospital** sites around **Christchurch City**, including the **Central City**. It seeks that the evolving **health care facility** needs of **Christchurch City**, and the wider region, are supported by the efficient development of **hospital** sites, whilst also recognising the character and **amenity values** of the surrounding environment.

13.5.2 Objectives and policies

13.5.2.1 Objective – Enabling hospital development

- a. The evolving **health care facility** needs of Christchurch and the wider region are supported by efficient development of **hospital** sites while recognising the character and **amenity values** of the surrounding environment.

13.5.2.1.1 Policy – Intensification

- a. Encourage more intensified and contained use of **hospital** sites in preference to expansion outside of existing **site boundaries**.

13.5.2.1.2 Policy – Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites **hospital** development is planned and designed to recognise the **amenity values**, character and coherence of the surrounding area at the site interfaces by:
 - i. Ensuring that the landscape setting is maintained at **site boundaries**.
 - ii. Locating taller **buildings** towards the centre of **sites**, away from more sensitive edges.
- b. Ensure that for Inner Urban sites **hospital** development is planned and designed to recognise and integrate with the local context by;
 - i. Encouraging pedestrian activity and higher quality amenity including planting along **road frontages** and in **adjoining** public and **publicly accessible spaces**.
 - ii. Providing visual interest and a human scale at the interface with the **road**, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
 - iii. Ensuring that the form and scale of **buildings** recognises the anticipated residential scale and form at **hospital site boundaries** of the site.
- c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the **amenity values**, safety, character and coherence of the surrounding area at the **site boundary** and street interfaces by:
 - i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and **landscaping**, along **road frontages** and **adjoining** public spaces;
 - ii. Ensuring the form and scale of **buildings** and associated **landscaping** acknowledges anticipated development in the adjacent zones at the **boundaries** of the **site**;
 - iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
 - iv. Ensuring that the development recognises the Christchurch hospital's unique **Central City** location adjacent to a mix of **Central City** activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large-scale built development within the **hospital** site.
- d. For the purpose of these provisions the **hospital** sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital, St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude-Mansfield, Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

13.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes.

13.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 13.5.4.1 and the built form standards in Rule 13.5.4.2.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) Zone:
 - 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage; and
 - 11 Utilities and Energy.
- c. Appendix 13.5.6.1 lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within 13.5.4 provide for any additional activities or facilities on each of the hospital sites in accordance with the rules in the relevant alternative zone listed in Appendix 13.5.6.1.

Advice note:

- 1. There are no additional activities and standards for the Christchurch Hospital site.

13.5.4 Rules – Specific Purpose (Hospital) Zone

13.5.4.1 Activity status tables

13.5.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet with the activity specific standards set out in this table and the built form standards in Rule 13.5.4.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.5.4.1.2, 13.5.4.1.3, 13.5.4.1.4, 13.5.4.1.5 and 13.5.4.1.6.

	Activity	Activity specific standards
P1	Hospitals, including emergency service facilities.	

P2	Health care facilities.	Nil
P3	Ancillary office.	
P4	Ancillary retail activity.	
P5	Overnight accommodation for staff and visitors.	
P6	Research and medical training facilities.	
P7	Spiritual activities.	
P8	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 13.5.6.1.	
P9	Parking lot ancillary to the hospital activity.	
P10	Parking building ancillary to the hospital activity.	
P11	Within Suburban sites, any new buildings that are: <ul style="list-style-type: none"> a. set back 10 metres or more from a boundary with a maximum gross ground floor area of 500m²; or b. set back 20 metres or more from a road boundary with a maximum gross ground floor area of 1000m²; or c. set back 30 metres or more from a boundary with a maximum gross ground floor area of 2000m². 	

13.5.4.1.2 Controlled activities

a. The activities listed below are controlled activities if they meet with the built form standards in Rule 13.5.4.2.

	Activity	The matters over which Council reserves its control
C1	<ul style="list-style-type: none"> a. Within Suburban sites, any new building, set of contiguous buildings, or addition to a building, that is set back 30 metres or more from a boundary with a gross ground floor area over 2000m². b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site and building design i. and iv. – 13.5.5.2
C2	<ul style="list-style-type: none"> a. Within Suburban sites, any new buildings, set of contiguous buildings, or addition to a building, that are: <ul style="list-style-type: none"> i. set back 10 metres to 20 metres from a road boundary and are between 8 metres and 14 metres in height; or ii. set back 10 metres to 20 metres from a boundary with a gross ground floor area 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5

	<p>between 500m² to 1000m²; or</p> <p>iii. set back 20 metres to 30 metres from a boundary with a gross ground floor area between 1000m² and 2000m².</p> <p>b. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p> <p>c. Any application arising from this shall not be limited or publicly notified.</p>	
C3	<p>a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building greater than 20 metres in length, that is:</p> <p>i. more than 30 metres from a site boundary; and</p> <p>ii. is visible from a public space; and</p> <p>iii. is not subject to Rule 13.5.4.1.3 RD 13 and Rule 13.5.4.1.2 C4.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character – 13.5.5.1</p> <p>b. Site and building design – 13.5.5.2 i., iv., vii. and ix.</p>
C4	<p>a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m² and 2000m² gross ground floor area, that is</p> <p>i. more than 30 metres from a site boundary; and</p> <p>ii. is visible from a public space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design 13.5.5.2 i., iv., vi. and ix.</p>
C5	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 13.5.6.1.</p>	<p>a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.5.6.1.</p>

13.5.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section [13.5.5](#), as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> i. Rule 13.5.4.2.1 a.-b. (Suburban sites); ii. Rule 13.5.4.2.2 a.-b. (Suburban service sites); iii. Rule 13.5.4.2.3 a.-b. (Inner urban sites); and iv. Rule 13.5.4.2.4 a.-b. (Inner urban sites). 	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD2	<p>a. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> i. Rule 13.5.4.2.1 c.-g. (Suburban sites); ii. Rule 13.5.4.2.2 c.-f. (Suburban service sites); iii. Rule 13.5.4.2.3 c.-f. (Inner urban sites); and iv. Rule 13.5.4.2.4 c.-f. (Inner urban sites). <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5 d. Outdoor storage areas – 13.5.5.4
RD3	<p>a. Within Inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone boundary where it adjoins public or publicly accessible space or a residential zone.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Site and building design – 13.5.5.2 b. Landscaping – 13.5.5.5
RD4	<p>a. Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m² (gross ground floor area) or more.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5
RD5	<p>a. Within Suburban sites, any new building, set of contiguous buildings, or addition to a building set back:</p>	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1

	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> i. 10 to 20 metres from a boundary that is 1000m² gross ground floor area or more; or ii. 10 to 20 metres from a road boundary and is over 14 metres in height; or iii. 20 to 30 metres from a boundary that is 2000m² gross floor area or more. <p>b. Any application arising from this shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5
RD6	Within Inner urban sites, any multi-level car parking building ancillary to the hospital activity or vehicle access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space .	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5
RD7	Development and redevelopment of buildings in St Georges-Heaton Overlay.	<ul style="list-style-type: none"> a. St Georges Heaton Overlay - 13.5.5.6
RD8	<ul style="list-style-type: none"> a. Development and redevelopment of buildings at Nurse Maude-Mansfield. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Fencing and screening – 13.5.5.3 d. Outdoor storage areas – 13.5.5.4 e. Landscaping – 13.5.5.5
RD9	a. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	i. Christchurch Women's Hospital	
	<ul style="list-style-type: none"> A. Rule 13.5.4.2.5 b. B. Rule 13.5.4.2.5 c. 	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	C. Rule 13.5.4.2.5 d.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1

		b. Site and building design - 13.5.5.2
	ii. Christchurch Hospital	
	A. Rule 13.5.4.2.6 b.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	iii. Montreal House	
	A. Rule 13.5.4.2.7 b. B. Rule 13.5.4.2.7 c.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD10	a. In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	i. Christchurch Women's Hospital	
	A. Rule 13.5.4.2.5 a.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	B. Rule 13.5.4.2.5 e. i.-v.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
	C. Rule 13.5.4.2.5 f.	a. Fencing and screening - 13.5.5.3
	D. Rule 13.5.4.2.5 g.	a. Fencing and screening - 13.5.5.3 b. Outdoor storage areas - 13.5.5.4
	ii. Christchurch Hospital	
	A. Rule 13.5.4.2.6 a.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	B. Rule 13.5.4.2.6 c. i. or ii.	

	C. Rule 13.5.4.2.6 d.	a. City context and character - 13.5.5.1
	D. Rule 13.5.4.2.6 e.	b. Site and building design - 13.5.5.2
	E. Rule 13.5.4.2.6 f.	a. City context and character - 13.5.5.1
	F. Rule 13.5.4.2.6 g.	b. Landscaping - 13.5.5.5
	G. Rule 13.5.4.2.6 h.	a. Fencing and screening - 13.5.5.3
		b. Outdoor storage areas - 13.5.5.4
	iii. Montreal House	
	A. Rule 13.5.4.2.7 a.	a. City context and character - 13.5.5.1
		b. Site and building design - 13.5.5.2
		c. Landscaping - 13.5.5.5
	B. Rule 13.5.4.2.7 d.	a. Site and building design - 13.5.5.2
	C. Rule 13.5.4.2.7 e. i.-vi.	a. City context and character - 13.5.5.1
		b. Landscaping - 13.5.5.5
	D. Rule 13.5.4.2.7 f.	a. Fencing and screening - 13.5.5.3
	E. Rule 13.5.4.2.7 g.	a. Fencing and screening - 13.5.5.3
		b. Outdoor storage areas - 13.5.5.4
	b. Any application arising from this rule shall not be limited or publicly notified.	
RD11	a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building , set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is: <ul style="list-style-type: none"> i. within 30 metres of a site boundary; and ii. is visible from a public space; and iii. is not subject to RD12. 	a. City context and character – 13.5.5.1
		b. Site and building design – 13.5.5.2
		c. Landscaping – 13.5.5.5

	b. Any application arising from this rule shall not be limited or publicly notified.	
RD12	<p>a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new building, set of contiguous buildings or addition to a building over 1000m² gross ground floor area:</p> <p>i. that is within 30 metres of a site boundary; and</p> <p>ii. is visible from a public space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design - 13.5.5.2</p> <p>c. Landscaping - 13.5.5.5</p>
RD13	<p>a. For the former Christchurch Women's Hospital, and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m² gross ground floor area:</p> <p>i. that is more than 30 metres from a site boundary; and</p> <p>ii. is visible from a public space.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 13.5.5.1</p> <p>b. Site and building design i., iv., vi. and ix. - 13.5.5.2</p>
RD14	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 13.5.6.1 .	The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.5.6.1 .

13.5.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 13.5.6.1 .

13.5.4.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
--	-----------------

NC1	For hospital sites outside of the Central City , any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.
------------	--

13.5.4.1.6 Prohibited activities

There are no prohibited activities.

13.5.4.2 Built form standards

13.5.4.2.1 Suburban sites

The following built form standards apply to Suburban **hospital** sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building shall be: <ul style="list-style-type: none"> A. 8 metres high at 10 to 20 metres from the internal boundary; and B. 20 metres high at 20 metres or more from a boundary. ii. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.
d.	<ul style="list-style-type: none"> i. The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be: <ul style="list-style-type: none"> A. 10 metres for road boundaries (except for vehicle and pedestrian access); and B. 10 metres along internal boundaries. ii. In addition the following tree planting shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and D. 10% of the site shall be planted including landscaping strips.
e.	<ul style="list-style-type: none"> i. The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except:

	<p>A. at the boundary with Christchurch Southern Motorway; and</p> <p>B. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 13.5.6.2, where it is set back 2 metres from the road boundary.</p>
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary , except where the residential zone is located across the road .
g.	<p>i. Outdoor storage areas shall not be located within the landscaping strips; and</p> <p>ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metre high fencing or planting.</p>

13.5.4.2.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	The maximum height of any building shall be 14 metres.
d.	<p>i. The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>A. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and</p> <p>B. 4 metres along internal boundaries.</p> <p>ii. In addition, the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip;</p> <p>B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscaping strip;</p> <p>C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>D. 10% of the site shall be planted including landscaping strips.</p>
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<p>i. Outdoor storage areas shall not be located within the road boundary</p>

	<p>building setbacks or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>
--	--

13.5.4.2.3 Inner urban sites – St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres except for arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<p>i. The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <p>A. 11 metres at 10 metres from the boundary except along an arterial road where the maximum height is 11 metres at a 4 metres from the boundary; and</p> <p>B. 18 <u>20</u> metres at 16 metres from the boundary.</p>
d.	<p>i. The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>A. 4 metres for road boundaries (except for vehicle and pedestrian access); and</p> <p>B. 4 metres for internal boundaries.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of boundary or part thereof, planted within the respective landscaping strip;</p> <p>B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscaping strip;</p> <p>C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>D. 10% of the site shall be planted including landscaping strips.</p>
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<p>i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>

13.5.4.2.4 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum building setback from road boundaries shall be 4 metres, except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres, except for Nurse Maude-Mansfield, where the internal boundary set back shall be 4 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building shall be 11 metres, except: <ul style="list-style-type: none"> A. For St Georges-Heaton Overlay the maximum building height shall be 8 metres; and B. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.
d.	<ul style="list-style-type: none"> i. The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be: <ul style="list-style-type: none"> A. 4 metres (except for vehicle and pedestrian access along road boundaries); and B. 4 metres along internal boundaries, except for Nurse Maude-Mansfield, where a vehicle access or parking area is adjacent to an internal boundary a minimum 1 metre wide landscaping strip shall be provided immediately adjacent to that boundary. ii. In addition, the following tree planting shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of boundary or part thereof; B. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and C. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

13.5.4.2.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building (including plant and lift shafts) shall be 14 20 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 32 metres. ii. Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 4 metres above the internal boundaries with other sites as shown in Appendix 14.16.2 Recession planes for the Residential Medium Density Zone.
e.	<ul style="list-style-type: none"> i. The minimum planting strips required adjacent to boundaries shall be as follows: <ul style="list-style-type: none"> A. road boundary - 4 metres (except for vehicle and pedestrian access); and B. internal boundaries - 4 metres. ii. In addition, the following landscaping shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of frontage or part thereof; B. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

13.5.4.2.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum building setback from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this setback does not apply to retaining walls.
b.	<ul style="list-style-type: none"> i. The minimum building setback from an internal boundary shall be as follows: <ul style="list-style-type: none"> A. Avon River and Central City Avon River Precinct - 30 metres;

	<p>B. Open Space Community Park (Hagley Park) - 4 metres; and</p> <p>C. Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.</p>
c.	<p>i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height , except that:</p> <p>ii. The maximum number of encroachments per frontage shall be as follows:</p> <p>A. 1 in total, for the frontage with Open Space Community Park (Hagley Park); and</p> <p>B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.</p>
d.	<p>i. The maximum building height shall be 60 metres, except that</p> <p>A. The maximum wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback.</p> <p>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>
e.	<p>Buildings shall not project beyond a recession plane of 45 degrees applying from the top of the maximum wall height specified in Rule 13.5.4.2.6 d. and angling into the site.</p>
f.	<p>i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 13.5.4.2.6 f. ii.</p> <p>A.. All other required landscaped areas shall have a minimum depth of 2 metres.</p> <p>ii. In addition, the following landscaping shall be provided:</p> <p>A. 1 tree per 10 metres of frontage or part thereof;</p> <p>B. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and</p> <p>C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
g.	<p>The maximum height of fencing in the boundary setbacks shall be 1.2 metres.</p>
h.	<p>Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.</p>

13.5.4.2.7 Montreal House

The following built form standards apply to the Montreal House **site**.

Standard	
a.	<ul style="list-style-type: none"> i. The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> A. 6 metres along Bealey Avenue; and B. 2 metres in all other areas.
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.16.2 Recession planes for the Residential Medium Density Zone.
e.	<ul style="list-style-type: none"> i. Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows: <ul style="list-style-type: none"> A. Bealey Avenue road boundary - 4 metres (except for vehicle and pedestrian access); B. Montreal Street road boundary - 2 metres (except for vehicle and pedestrian access); and C. Internal boundaries - 3 metres. ii. In addition the following landscaping shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of frontage or part thereof; B. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site , shall be screened by a minimum of 1.5 metre high fencing or planting.

13.5.5 Rules - Matters of discretion

13.5.5.1 City context and character

- a. Whether the development:
 - i. Addresses the local context including any natural, heritage and cultural assets;
 - ii. Retains and incorporates existing character **buildings** and the landscape qualities of the **site** and surrounds; and
 - iii. Provides for intensification of services within the existing **site**, and enables greater efficiency of use of the existing **hospital** facilities, rather than requiring expansion beyond the **site boundaries**.

13.5.5.2 Site and building design

- a. Whether the development:
 - i. Addresses Crime Prevention Through Environmental Design (CPTED) principles;
 - ii. Orientates active areas of **building** to the street and other **publicly accessible spaces**;
 - iii. In terms of its built form and design, generates visual interest in the street scene and contributes to the **amenity values** of the surrounding area;
 - iv. Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with public and private space;
 - v. Provides for legible **access** to the **site** for all transport users and incorporates **site** identification **signage** and wayfinding;
 - vi. Minimises overshadowing, privacy and **building** dominance effects on residential neighbours and or public spaces;
 - vii. In terms of an increase in **building height**, increases the bulk and scale of the **building** such that it results in adverse visual and amenity effects on **adjoining** residential neighbours and public space;
 - viii. Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
 - ix. Takes into account the operational, **accessibility** and security requirements of the **hospital**.

13.5.5.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the **building** and the **road** or public space;
 - ii. Addresses **CPTED** principles in respect to the location, **height** and design of the fence;
 - iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or **landscaping** to avoid long blank and solid facades; and
 - iv. Takes into account the operational, **accessibility** and security requirements of the **hospital**.

13.5.5.4 Outdoor storage areas

- a. Whether the development:
 - i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces;
 - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the **site** or the area; and
 - iii. Takes into account the operational, **accessibility** and security requirements of the **hospital**.

13.5.5.5 Landscaping

- a. In regard to **hospital** sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:
 - i. Provides for tree planting and other **landscaping** that reduces the visual dominance of **buildings**, **vehicle access** and **parking areas** and contributes to the **amenity values** of neighbouring **sites** and to public and **publicly accessible space**;
 - ii. Provides for the distribution of large scale tree planting and **landscaping** across the **site**, while giving priority to locating **landscaping** within the **building setbacks**;
 - iii. In respect to suburban sites and considering the extent to which the **site** is visible from **adjoining sites**, whether large-scale tree planting is provided that visually mitigates the scale and bulk of **building** and contributes to a landscape setting for the built development when viewed from the **site boundaries**; and
 - iv. Takes into account the operational, **accessibility** and security requirements of the **hospital**.
- b. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:
 - i. Provides for large-scale tree planting within the **road boundary setbacks** that contribute to the **Central City** tree canopy and green corridors;
 - ii. Minimises the visual impacts of **parking areas** and **vehicle access** at the interface between the **buildings** and the street and with Hagley Park and the Avon River Corridor;
 - iii. Provides for **landscaping**, including tree planting, that visually mitigates the scale and bulk of **building**, and contributes to the **amenity values** of neighbouring **sites** and public space; and
 - iv. Takes into account the operational, **accessibility** and security requirements of the **hospital**.

13.5.5.6 St Georges-Heaton Overlay

- a. Area context
 - i. Whether development recognises the landscape setting and development patterns in respect to:
 - A. Integrating with the existing pattern and grain of **subdivision** and **building**;
 - B. The extent and scale of vegetation retained and/or provided; and

- C. The relationship with **adjoining sites** and **buildings**, particularly in respect to **historic heritage** and character values of Character Area 13 – Heaton.
- b. **Site** character and **road** interface
- i. Whether the development complements the character and enhances the amenity of the area by:
 - A. Providing a front yard **building setback** which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
 - B. Retaining the front yard for open space, tree and garden planting;
 - C. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
 - D. Orientating **building** on the **site** to face the **road**.
- c. Built character
- i. Whether the **building** supports the built character values of Character Area 7 – Heaton and the residential area more widely in regard to:
 - A. The scale and form of the **building**;
 - B. Ensuring that any increase in **building height** is not visible from a public place and is contained within the **building** form;
 - C. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs; and
 - D. Architectural detailing including features such as front entry porches, materials, **window** design and placement.
- d. Design guidelines
- i. Whether the development has been designed with consideration given to the CA7 – Heaton Character Area Design Guideline.

13.5.6 Appendices

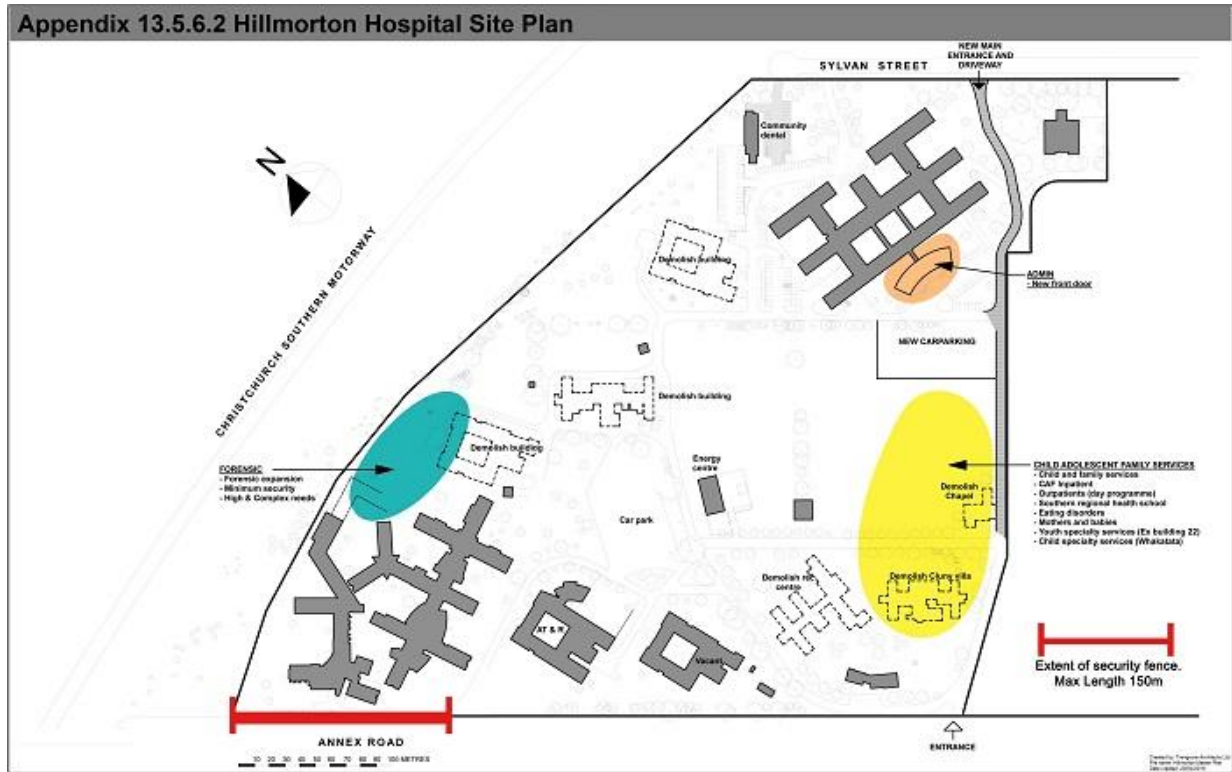
- a. The alternative zone that applies to each of the **hospital** sites included within the Specific Purpose (Hospital) Zone is shown in the following table.
- b. For a full version of the zone names, refer to the planning maps legend.

Appendix 13.5.6.1 Alternative Zone Table

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20, 26	RS-MRZ
Princess Margaret	Cashmere Road	46	RSDT-MRZ
Hillmorton	Lincoln/Annex Roads	38	RS-MRZ

Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD -HRZ
St Georges	Papanui Road/Leinster Road	31	RMD -HRZ
St Georges-Heaton Overlay	Heaton Street	31	RS -HRZ
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD -HRZ
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD -HRZ
Wesley Care	Harewood Road	24	RS DT-HRZ
Former Christchurch Women's Hospital	Colombo/Durham Streets	32 -CC Zoning Map	RCC -HRZ
Montreal House	Montreal/ Bealey Avenues	32 -CC Zoning Map	RCC -HRZ

Appendix 13.5.6.2 Hillmorton Hospital Site Plan



DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in purple shaded in grey is a Plan Change Council Decision.

Text in black/green shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

13.6 Specific Purpose (School) Zone

13.6.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and buildings for education activities and as hubs for a diverse range of community activities. It also seeks to mitigate significant adverse effects on the amenity values of adjoining zones, and to recognise and enhance the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2 Objectives and policies

13.6.2.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:

- i. education activity; and as
- ii. hubs for a diverse range of community activities,
while:
- iii. mitigating significant adverse effects on the amenity values of adjoining zones, and
- iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2.1.1 Policy – Community use of education facilities

- a. Provide for community use of education land and buildings, including use for active and passive recreation, where such use of land and buildings is compatible with, and secondary to, the use of the site for education activity.

13.6.2.1.2 Policy – Amenity of neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhood amenity values, including effects arising from building location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of education activities and community activities occurring on school sites for the wider community.

13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to develop buildings and sites to a high standard of visual amenity and design.

13.6.2.2 Objective – Future use of surplus education land and buildings

- a. Change of use of surplus education land and buildings to activities compatible with the surrounding area is facilitated.

13.6.2.2.1 Policy – Additional development provisions

- a. Provide for land and buildings no longer required for an education activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

13.6.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in Rule 13.6.4.1 and the built form standards in 13.6.4.2.

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) Zone:
- 4 Hazardous Substances and Contaminated land;
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy.
- c. Appendices [13.6.6.1](#), [13.6.6.2](#) and [13.6.6.3](#) list the alternative zones that apply to each of the school sites. Rules [13.6.4.1.1](#), [13.6.4.1.2](#), [13.6.4.1.3](#), [13.6.4.1.4](#), [13.6.4.1.5](#) and [13.6.4.1.6](#) provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone listed in Appendix [13.6.6.1](#), [13.6.6.2](#) and [13.6.6.3](#).

13.6.4 Rules – Specific Purpose (School) Zone

13.6.4.1 Activity status tables

13.6.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.6.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.6.4.1.2](#), [13.6.4.1.3](#), [13.6.4.1.4](#), [13.6.4.1.5](#) and [13.6.4.1.6](#).

	Activity	Activity Specific Standards
P1	Education activities and education facilities, and additions to such facilities.	Nil
P2	Spiritual activities established before 2 May 2015, which are not ancillary to an education activity, and additions to such activities.	
P3	Community activities (but not community facilities) occurring at education facilities or spiritual activities.	
P4	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	

13.6.4.1.2 Controlled activities

There are no controlled activities.

13.6.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 13.6.5, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.1.	a. Amenity of the Neighbourhood – 13.6.5.1 b., d., e. and h.
RD2	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.2, or Rule 13.6.4.2.4.	a. Amenity of the neighbourhood – 13.6.5.1 a., b., c., d. and e.
RD3	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.3.	a. Amenity of the neighbourhood – 13.6.5.1 b., c., d., e., f., g. and h. b. Traffic Issues – 13.6.5.2 a. and b.
RD4	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.6.	a. Water supply for firefighting – 13.6.5.3 a.
RD5	Any additional activities or facilities which would be restricted discretionary activities in the	The matters of discretion for the additional activity or facility in the alternative zone

	alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.
RD6	<p>A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <p>a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and</p> <p>b. The net contiguous site set aside for the major sports facility is no less than 6,000m² across both sites</p> <p>c. A 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries which shall be planted with a minimum of 1 tree for every 10 metres of boundary.</p> <p>d. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces.</p> <p>shall be a restricted discretionary activity except as specified in Rule 13.6.4.1.4 D4.</p>	<p>a. Major Sports Facility on Heaton Street Intermediate School – 13.6.5.4 a. and b.</p> <p>b. Parking areas – 13.6.5.4 c. and d.</p> <p>c. Traffic generation and access – 13.6.5.4 e. to g.</p> <p>d. Landscaping and trees – 18.10.12</p> <p>e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property.</p> <p>f. Amenity of the neighbourhood – 13.6.5.1 a. to h.</p>

13.6.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any new spiritual activity and facility.
D2	Any activity listed in Rule 13.6.4.1.1 that does not meet Rule 13.6.4.2.5.
D3	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.
D4	A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), developed in conjunction with part of Lot 1 DP12727, Elmwood Park located at 83D Heaton Street, that does not meet Rule 13.6.4.1.3 RD6 (b), (c) or (d).

13.6.4.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity that is not listed above as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 10m of the centreline of the 66 KV electricity distribution line through the Kendal School, or within 10 metres of a foundation of an associated support structure.</p> <p>b. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School).</p> <p>c. Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network utility operator (absent its written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The 66kV electricity distribution line through Kendal School is shown on Planning Map 23A. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of electricity distribution lines, which must be complied with.

13.6.4.1.6 Prohibited activities

There are no prohibited activities.

13.6.4.2 Built form standards

13.6.4.2.1 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Applicable to	Standard
i.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:</p> <p>Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula,</p>	40%

	Residential Small Settlement or Rural Zones.	
ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Medium Density, or Residential New Neighbourhood Zones, or Open Space Community Parks Zone.	45%
iii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.	No maximum percentage
iv.	Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	50%

13.6.4.2.2 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by:

	Applicable to	Standard
i.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Medium Density, Residential New Neighbourhood, Rural Zones, Residential Central City, or Open Space Community Parks Zone.	Recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.16.2 diagram A.
ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Banks Peninsula, Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a boundary with a residential zone.

iii.	For a major sports facility on Lot 1 DP 11232 and on any land in an adjoining Open Space Zone, where a site boundary adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the boundary , as shown in Appendix 14.16.2 diagram A .
------	--	--

13.6.4.2.3 Minimum building setback from road boundaries

a. The minimum **building setback** from **road boundaries** shall be:

	Applicable to	Standard
i.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Medium Density; or Residential New Neighbourhood Zones.	4 metres
iii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Open Space Community Parks Zone.	5 metres
iv.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Central City Zone	2 metres
v.	The Phillipstown School site , where the additional activities and standards are from the Industrial General Zone.	6 metres
vi.	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining Open Space Zone.	10 metres
vii.	Spiritual activities on school sites listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .	6 metres

13.6.4.2.4 Minimum building setback from internal boundaries

The minimum **building setback** from an internal **boundary** shall be:

	Applicable to	Standard
i.	From a boundary with any other zone, with the exception of ii., iii., iv., and v. below.	6 metres
ii.	From a boundary with any other zone, if the building does not exceed 4.5 metres in height ; and Either: i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of building length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full height of the building including the roof.	3 metres
iii.	Accessory buildings for caretaking and storage purposes from a boundary with any other zone.	Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary ; Otherwise 6 metres.
iv.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the boundaries with Lot 1 DP12727, Elmwood Park no setback is required.
v.	Spiritual activities on school sites listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .	5 metres

13.6.4.2.5 Maximum building height

- a. The maximum **height** of any **building** shall be:

	Applicable to	Standard
i.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres within 20 metres of an internal boundary , otherwise 14 metres.

	Applicable to	Standard
ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Residential Medium Density; or Residential New Neighbourhood Zones; with the exception of iii. below.	12 metres within 20 metres of internal boundary , otherwise 16 metres.
iii.	School sites where the additional activities and standards are from the zones listed in Appendix 13.6.6.1 , 13.6.6.2 or 13.6.6.3 , including Christ's College east of Rolleston Avenue: Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.
iv.	School sites where the additional activities and standards are from the zones listed in Appendix 13.6.6.1 , 13.6.6.2 or 13.6.6.3 : Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
v.	The Phillipstown School site , where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City Zone (buildings) and from the Open Space Community Park Zone (playing fields).	15 metres
vi.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

13.6.4.2.6 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **buildings** (excluding **accessory buildings** that are not **habitable buildings**) via **Council's** urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS 4509:2008](#) is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with [SNZ PAS: 4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).

13.6.5 Rules - Matters of discretion

13.6.5.1 Amenity of the neighbourhood

- a. Effects on amenity of **adjoining** properties, including daylight and sunlight admission.
- b. Any visual dominance over **adjoining** properties, or their outlook to the street; or visual dominance over the street or nearby **public open space**.
- c. Any loss of privacy for **adjoining** properties through overlooking.
- d. Alternative practical locations for the **building** on the **site**.
- e. Opportunities for **landscaping** and tree planting, as well as screening of **buildings**.
- f. Whether the nature and form of development on **adjoining site(s)** mitigates the potentially adverse effects of increased **height** or **building** scale.
- g. The compatibility of the **building** in terms of appearance, layout and scale of other **buildings** and sites in the surrounding area, including whether increased **height** would result in **buildings** which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and **buildings** on the **site**, in the context of:
 - i. The character of the surrounding zone(s); and
 - ii. The contribution of the **buildings** and grounds to local landscape character.

13.6.5.2 Traffic issues

- a. Any potentially adverse effects on the surrounding environment and **adjoining** zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

13.6.5.3 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

13.6.5.4 Major sports facility on Heaton Street Intermediate School

- a. With respect to a **major sports facility** on Heaton St Intermediate School, whether the **site** size will:
 - i. Provide sufficient separation to mitigate the effects of activities, **buildings** and car parking on the school and **adjoining** residents;

- ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of [Crime Prevention through Environmental Design \(CPTED\)](#);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the [recreation facility](#); and
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the [parking area](#) within school zoned land will:
- i. Significantly reduce open space and/or displace [recreation activities](#);
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, [Appendix 6.11.6](#), Part B for guidance and information on tree species;
 - iv. Promote a safe physical environment and reflect principles of [Crime Prevention through Environmental Design \(CPTED\)](#); and
 - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the [road](#) network, and/or the [amenity values](#) of the surrounding environment.
- e. Whether traffic generation and [vehicle access](#) will adversely affect character and [amenity values](#) of the surrounding area and/or safety and efficient functioning of the [road](#) network.

13.6.6 Appendices

- a. The alternative zone that applies to each of the school [sites](#) included within the Specific Purpose (School) Zone are shown in the following appendices:
- i. [Appendix 13.6.6.1](#) – State Schools;
 - ii. [Appendix 13.6.6.2](#) – State Integrated Schools; and
 - iii. [Appendix 13.6.6.3](#) – Private Schools.
- b. For a full version of the zone abbreviations, refer to the legends for the planning maps.

Appendix 13.6.6.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	RMD -MRZ
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS -MRZ
4	Aranui High School	Shortland Street, Aranui	33	RS -MRZ
5	Aranui Primary School	Breezes Road, Aranui	33	RS -MRZ
6	Avondale Primary School	Breezes Road, Wainoni	33	RS -MRZ
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS -MRZ
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS and SP (OARC) in relation to land within the Green Spine or Ōtākaro Loop Reach – as shown in the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1 .
9	Bamford Primary School	Gould Crescent, Woolston	40	RS DT-MRZ
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS -MRZ
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS -MRZ
12	Belfast Primary School	Main North Road, Belfast	12	RS -MRZ
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS -MRZ
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS -HRZ
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS -MRZ
16	Bromley Primary School	Keighleys Road, Bromley	40	RS -MRZ
17	Burnside High School	Greers Road, Burnside	23/24/30/31	RS -MRZ

	School Name	Location	Map Ref	Alternative Zone
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS-MRZ
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS-MRZ
20	Cashmere High School	Rose Street, Spreydon	45/46	RS-MRZ
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH-MRZ
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	RSDF-MRZ
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS-MRZ
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS-MRZ
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	RCC-HRZ
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS-HRZ
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RSDF-MRZ
28	Cobham Intermediate School	Ilam Road, Fendalton	31	RS-MRZ
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS-MRZ
30	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61/62	RBP
31	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
32	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RSDF-MRZ
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS-MRZ
34	Ferndale School	Merivale Lane, Merivale	31	RSDF-HRZ
35	Freeville Primary School (closed)	Sandy Avenue, New Brighton	26	RS-MRZ
36	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS-MRZ

	School Name	Location	Map Ref	Alternative Zone
37	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS-MRZ
38	Governors Bay School	Jetty Road, Governors Bay	57	RSS
39	Haeata Community Campus	Breezes Road, Wainoni	33	RS-MRZ
40	Hagley Community College	Hagley Avenue, City	CC Zoning Map	RCC-HRZ
41	Halswell Primary School	Halswell Road, Halswell	49	RS-MRZ
42	Halswell Residential College	Nash Road, Halswell	44	RS-MRZ
43	Knights Stream School	Halswell Junction Road, Halswell	44	RS-MRZ
44	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS-HRZ
45	Harewood Primary School	Harewood Road, Harewood	17	RuUF
46	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS-MRZ
47	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS-MRZ
48	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS-MRZ
49	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS-MRZ
50	Hornby High School	Waterloo Road, Hornby	36/37	RS-HRZ
51	Hornby Primary School	Waterloo Road, Hornby	36	RS-HRZ
52	Ilam Primary School	Ilam Road, Ilam	31	RS-MRZ
53	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD-MRZ
54	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS-MRZ
55	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS-MRZ
56	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RS-DT-HRZ
57	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RS-DT College; RS-Playing Fields-MRZ

	School Name	Location	Map Ref	Alternative Zone
58	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RS-DT -HRZ
59	Linwood North Primary School	Woodham Road, Avonside	32	RS -MRZ
60	Little River School	Western Valley Road, Little River	69	RSS
61	Lyttelton Primary School	Oxford Street, Lyttelton	52	RBP all of site , except 1 Oxford2Street which is CBP
62	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
63	Mairehau High School	Hills Road, Mairehau	25	RS -MRZ
64	Mairehau Primary School	Mahars Road, Mairehau	25	RS -MRZ
65	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS -MRZ
66	Marshland Primary School	Prestons Road, Marshland	19	RuUF — Marshland Rd site ; RNN — Prestons site -MRZ
67	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
68	Merrin Primary School	Merrin Street, Avonhead	30	RS -MRZ
69	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH -MRZ
70	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS -MRZ
71	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS -MRZ
72	Northcote Primary School	Tuckers Road, Redwood	18	RS -MRZ
73	Oaklands Primary School	Cunningham Place, Halswell	44	RS -MRZ
74	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
75	Opawa Primary School	Ford Road, Opawa	39	RS -MRZ
76	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
77	Papanui High School	Langdons Road, Papanui	24	RS-DT -HRZ

	School Name	Location	Map Ref	Alternative Zone
78	Papanui Primary School	Winters Road, Papanui	24	RS-MRZ
79	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS-MRZ
80	Parkview Primary School	Chadbury Street, Parklands	20	RS-MRZ
81	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG-MUZ
82	Queenspark Primary School	Queenspark Drive, Parklands	20	RS-MRZ
83	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS-MRZ
84	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	41 and 48	OCP-MRZ
85	Redwood Primary School	Prestons Road, Redwood	18	RS-MRZ
86	Riccarton High School	Vicki Street, Upper Riccarton	37	RS-MRZ
87	Riccarton Primary School	English Street, Upper Riccarton	37	RS-MRZ
88	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS-MRZ
89	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS-MRZ
90	Russley Primary School	Cutts Road, Avonhead	30	RS-MRZ
91	Shirley Boys' High School	North Parade, Shirley	32	RS-MRZ
92	Shirley Intermediate School	North Parade, Shirley	32	RMD-HRZ
93	Shirley Primary School	Shirley Road, Shirley	25	RS-MRZ
94	Sockburn Primary School	Springs Road, Sockburn	37	RS-MRZ
95	Somerfield Primary School	Studholme Street, Somerfield	46	RS-MRZ
96	South Hornby Primary School	Shands Road, Hornby	36	RS-DT-HRZ
97	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS-MRZ
98	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS-MRZ
99	St Albans Primary School	Sheppard Place, St Albans	25/32	RS-DT-MRZ
100	St Martins Primary School	Albert Terrace, St Martins	46	RH-MRZ
101	Sumner Primary School	Colenso Street, Sumner	48	RS-MRZ

	School Name	Location	Map Ref	Alternative Zone
102	Te Kura Kaupapa Māori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	RS-MRZ
103	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa	39	RS-DT-MRZ
104	Te Pa o Rakaihautu	McLean Street, Linwood	32	RS-DT-HRZ
105	Templeton Primary School	Kirk Road, Templeton	35	RS-MRZ
106	Thorrington Primary School	Colombo Street, Beckenham	46	RS-MRZ
107	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS-MRZ
108	Ao Tawhiti Unlimited Discovery	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None 39	CCZ
109	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS-MRZ
110	Waimairi Primary School	Tillman Avenue, Papanui	24	RS-MRZ
111	Wainoni Primary School	Eureka Street, Aranui	26	RS-MRZ
112	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS-MRZ
113	Waitaha School	Kirk Road, Templeton	35	RuT
114	Waitakiri Primary School	Burwood Road, Burwood	26	RS-MRZ
115	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS-MRZ
116	Waltham Primary School	Hastings Street East, Waltham	39	RS-DT-MRZ
117	West Spreydon Primary School	Lyttelton Street, Spreydon	45	RS-MRZ
118	Westburn Primary School	Waimairi Road, Ilam	30	RS-MRZ
119	Wharenuī Primary School	Matipo Street, Riccarton	38	RMD-HRZ
120	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

Appendix 13.6.6.2 State Integrated Schools

	School Name	Location	Map Ref	Alternative Zone
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS-MRZ

	School Name	Location	Map Ref	Alternative Zone
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	RS -MRZ
4	Christchurch Adventist	Grants Road, Papanui	24	RMD -HRZ
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilson's Road, St Martins	46	RS -MRZ
7	Laidlaw College	Condell Avenue, Papanui	24	RS -MRZ
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS -MRZ
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	RSDT -MRZ
11	St Francis of Assisi Catholic	Innes Road, Mairehau	25	RS -MRZ
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS -MRZ
13	Our Lady of Victories	Main South Road, Sockburn	37	RS -MRZ
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS -MRZ
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS -MRZ
16	Sacred Heart	Spencer Street, Addington	38	RMD -MRZ
17	St Albans Catholic	Rutland Street, St Albans	25	RSDT -MRZ
18	St Anne's	Ferry Road, Woolston	40	RS -MRZ
19	St Bede's	Main North Road, Redwood	18/24	RS -MRZ
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS -MRZ
21	St James'	Rowan Avenue, Aranui	33	RS -MRZ
22	St Joseph's	Vagues Road, Papanui	24	RS -HRZ
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS -MRZ
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC -HRZ
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS -MRZ
26	St Peter's	Fisher Avenue, Beckenham	46	RS -MRZ
27	St Teresa's	Puriri Street, Riccarton	31	RS -HRZ
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS -MRZ
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH -MRZ

	School Name	Location	Map Ref	Alternative Zone
30	Tamariki	St Johns Street, Woolston	40	RS-MRZ
31	Villa Maria	Peer Street, Upper Riccarton	30	RS-MRZ

Appendix 13.6.6.2 Private Schools

	School Name	Location	Map Ref	Alternative Zone
1	The Academy	Manchester Street, City; and Aberdeen Street, City	CC Zoning Map	RCC-HRZ - Manchester St site; CCMU - Aberdeen St site
2	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS-MRZ
3	Cathedral Grammar	Park Terrace, City	CC Zoning Map	RCC-HRZ
4	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	RCC-HRZ except playing field which are OCP
5	Jean Seabrook Memorial School	London Street, Richmond	32	RMD-MRZ
6	Medbury	Clyde Road, Ilam	31	RS-MRZ
7	Nova Montessori	Owles Terrace, New Brighton	33	RS-MRZ
8	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	RMD-HRZ
9	Selwyn House	Merivale Lane, Merivale	31	RS-DT-HRZ
10	Seven Oaks School	Quaifes Road, Halswell	49	RNN-MRZ
11	St Andrew's College	Normans Road, Papanui	24/31	RS-HRZ
12	St Margaret's	Winchester Street, Merivale	32	RMD-HRZ
13	St Michael's	Durham Street, City	CC Zoning Map	CCB-CCZ
14	Westmount School	Kirk Road, Templeton	35	RuUF

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

13.7 Specific Purpose (Tertiary Education) Zone

13.7.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).
- c. This chapter relates to activities that may occur in the Specific Purpose (Tertiary Education) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (Tertiary Education) Zone applies to the **sites** operated by the University of Canterbury and the Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of **tertiary education and research activities** and facilities, while having regard to the **amenity values** and character of the surrounding environment.

13.7.2 Objectives and policies

13.7.2.1 Objective – Tertiary education and research activities

- a. **Tertiary education and research activities** are able to efficiently use **tertiary education and research facilities**, and are able to grow and diversify while having regard to the **amenity values** and character of the surrounding environment.

13.7.2.1.1 Policy – Tertiary education and research activities and facilities and amenity and character of the surrounding environment

- a. Enable tertiary education and research activities and facilities to develop, while:
 - i. Minimising adverse effects from education sites on neighbourhood amenity values; and
 - ii. Having regard to the benefits of open space, landscaping and mature trees on the streetscape, and on the character and visual amenity of the campus and the surrounding area.

13.7.2.2 Objective – The contribution of tertiary education and research institutions

- a. Tertiary education and research institutions make positive social and economic contributions to Christchurch, including as hubs for a diverse range of community activities.

13.7.2.2.1 Policy – Community use of tertiary education and research facilities

- a. 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.

13.7.2.3 Objective – Changing needs for educational land and buildings

- a. Tertiary education and research providers have some flexibility, and the community some certainty, as to the future use of tertiary education and research facilities if land or buildings become surplus.

13.7.2.3.1 Policy – Additional development provisions

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

13.7.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in the activity status tables (including activity specific standards) in Rule 13.7.4.1 and the built form standards in 13.7.4.2.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Tertiary Education) Zone:
 - 4 Hazardous Substances and Contaminated land;
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;

- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy.

- c. [Appendix 13.7.6.1](#) lists the alternative zones that apply to each of the tertiary education sites. Rules [13.7.4.1.1](#), [13.7.4.1.2](#), [13.7.4.1.3](#), [13.7.4.1.4](#), [13.7.4.1.5](#) and [13.7.4.1.6](#) provide for any additional activities or facilities on each of the tertiary education sites in accordance with the rules in the relevant alternative zone listed in [Appendix 13.7.6.1](#).
- d. In the following tables, the University of Canterbury is abbreviated to UC.

13.7.4 Rules – Specific Purpose (Tertiary Education) Zone

13.7.4.1 Activity status tables

13.7.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Tertiary Education) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.7.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.7.4.1.2](#), [13.7.4.1.3](#), [13.7.4.1.4](#), [13.7.4.1.5](#) and [13.7.4.1.6](#).

	Activity	Activity specific standards
P1	Tertiary education and research activities and Tertiary education and research facilities.	a. Nil
P2	Community activities (but not community facilities) using tertiary education and research facilities.	
P3	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 13.7.6.1 .	
P4	Use of student accommodation by persons not associated with the tertiary education and research activity.	a. Student accommodation buildings must not be used for more than 30 days per calendar year.

	Activity	Activity specific standards
		b. Use by non-students must be outside of student residential agreement periods.

13.7.4.1.2 Controlled activities

- a. The activities listed below are controlled activities if they meet with the built form standards in [Rule 13.7.4.2](#).

	Activity	The matters over which Council reserves its control:
C1	<p>Any new building, part of a building or addition to a building, that is within 30 metres of a site boundary, and greater than 11 metres in height, and where the building as a whole has a gross ground floor area of greater than 1000m².</p> <p>This rule shall not apply to:</p> <ul style="list-style-type: none"> a. Repairs, maintenance, and building code upgrades; and b. Refurbishment and reinstatement works. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Building modulation – 13.7.5.2(a) and (b) .
C2	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 13.7.6.1 .	a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.7.6.1 .

13.7.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 13.7.5](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.1 .	a. Amenity of the neighbourhood – 13.7.5.1 a., b., c., d., e., f., g. and h.
RD2	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet one or more of	a. Amenity of the neighbourhood – 13.7.5.1 a., b., c., d., e., f. and g.

	Activity	The Council's discretion shall be limited to the following matters:
	the built form standards in Rule 13.7.4.2.2 or Rule 13.7.4.2.4	
RD3	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.3.	a. Amenity of the neighbourhood – 13.7.5.1 b., c., d., e., f., g. and h.
RD4	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.6. Any application arising from clauses a. or c. of Rule 13.7.4.2.6 shall not be limited or publicly notified.	a. Adequacy of Landscaping – 13.7.5.3.
RD5	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.5 on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - 13.7.5.1 a., b. and c.
RD6	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.7.	a. Amenity of the neighbourhood – 13.7.5.1 a. and e.
RD7	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.8.	a. Water supply for firefighting – 13.7.5.4 a.
RD8	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 13.7.6.1.	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendix 13.7.6.1.

13.7.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.5 on all UC sites, and on the Ara Institute of Canterbury Sullivan Avenue and Hassals Lane sites
D2	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 13.7.6.1.

13.7.4.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, controlled, restricted discretionary or discretionary activity.

13.7.4.1.6 Prohibited activities

There are no prohibited activities

13.7.4.2 Built form standards

13.7.4.2.1 Maximum site coverage

- a. The maximum percentage of the **net site area** covered by **buildings** or **impervious surfaces** used for vehicle parking and **access**, shall be as follows:

	Applicable to	Standard
i.	UC east of Ilam Road site .	60%
ii.	UC west of Ilam Road site (not including Dovedale site).	30%
iii.	UC Dovedale site .	45%
iv.	Ara Institute of Canterbury Madras Street site	90%
v.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane sites .	50%

13.7.4.2.2 Daylight recession planes

- a. No part of any **building** shall project beyond a **building** envelope as follows:

	Applicable to	Standard
i.	UC east of Ilam Road site ; UC west of Ilam Road site ; UC Dovedale site ; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site .	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.16.2 – Diagram A .
ii.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane site .	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a Transport zone as shown in Appendix 14.16.2 – Diagram A .

13.7.4.2.3 Minimum building setback from road boundaries

a. The minimum **building setback** from **road boundaries** shall be:

	Applicable to	Standard
i.	UC site east of Ilam Road site ; UC west of Ilam Road site ; and Ara Institute of Canterbury Sullivan Avenue site and Hassals Lane site .	10 metres
ii.	UC Dovedale site .	15 metres
iii.	Ara Institute of Canterbury Madras Street site on all road boundaries except as in (d) below.	4 metres
iv.	Ara Institute of Canterbury Barbadoes Street road boundary opposite the Catholic Cathedral building , with setback measured from facade of Catholic Cathedral. Advice note: 1. The façade of the Cathedral is approximately 33 metres from the road boundary of the Ara Institute of Canterbury site on the opposite side of Barbadoes Street.	75 metres

13.7.4.2.4 Minimum building setback from internal boundaries

a. The minimum **building setback** from the internal **boundary** with any other zone shall be 6 metres.

13.7.4.2.5 Maximum building height

a. The maximum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	UC east of Ilam Road site	30 metres
ii.	UC west of Ilam Road site	16 metres
iii.	UC Dovedale site	20 metres
iv.	Ara Institute of Canterbury Madras Street site	30 metres
v.	Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site	20 metres

13.7.4.2.6 Landscaping

a. The minimum requirements for landscaping are as follows:

	Applicable to	Standard
i.	The area adjoining the road boundaries of all sites.	A landscaping strip shall be provided in accordance with the following standards: <ol style="list-style-type: none"> a. Minimum width – Dovedale site – 5 metres. b. Minimum width – UC east of Ilam Road site, UC west of Ilam Road site, Ara Institute of Canterbury Sullivan Avenue site, Madras Street and Hassals Lane site – 1.5 metres. c. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.
ii.	On the shared boundary of sites adjoining a residential zone.	Trees shall be planted adjacent to the shared boundary at a ratio of at least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner’s written approval.
iii.	Where car parking is located at the road boundary of a site.	In addition to clauses (a) and (b) above, one tree shall be planted for every five car parking spaces within any car parking area.
iv.	In all landscaping areas listed in (a) to (c) above.	<ol style="list-style-type: none"> a. All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.11.6. b. Landscaping required under clauses a. to c. above shall only be required to be indicated on application plans: <ol style="list-style-type: none"> i. for all areas within 20 metres of proposed buildings, or additions to buildings, and ii. for all areas between proposed buildings or additions to buildings and road or zone boundaries, unless intervening buildings result in proposed buildings or additions not being visible from the road or zone boundaries.

13.7.4.2.7 Outdoor storage

a. Outdoor storage areas shall:

- i. be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8 metres along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing; and
- ii. not be located within the setbacks specified in Rules 13.7.4.2.3 and 13.7.4.2.4.

13.7.4.2.8 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all **buildings** (excluding **accessory buildings** that are not **habitable buildings**) via **Council's** urban reticulated system (where available) in accordance with the **New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008)**.
- b. Where a reticulated water supply compliant with **SNZ PAS 4509:2008** is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with SNZ PAS: 4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of **SNZ PAS 4509:2008**.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).

13.7.5 Rules - Matters of discretion

13.7.5.1 Amenity of the neighbourhood

- a. Effects on amenity of **adjoining** properties, including daylight and sunlight admission.
- b. Any visual dominance over **adjoining** properties, or their outlook to the street; or visual dominance over the street or nearby **public open space**.
- c. Any loss of privacy for **adjoining** properties through overlooking.
- d. Alternative practical locations for the **building** on the **site**.
- e. Opportunities for **landscaping** and tree planting, as well as screening of **buildings**.
- f. Whether the nature and form of development on **adjoining site(s)** mitigates the potentially adverse effects of increased **height** or **building** scale.
- g. The compatibility of the **building** in terms of appearance, layout and scale of other **buildings** and **sites** in the surrounding area, including whether increased **height** would result in **buildings** which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and **buildings** on the **site**, in the context of:
 - i. the character of the surrounding zone(s);
 - ii. the contribution of the **buildings** and grounds to local landscape character.

13.7.5.2 Building modulation

The extent to which:

- a. Architectural detailing, materials, architectural form and modulation of the **building** provide horizontal and vertical features that break down the bulk and scale of the **building**; and
- b. Activities connect with streets and public spaces at ground and first floor levels.

13.7.5.3 Adequacy of landscaping

- a. The visual effects of **buildings** or other works as a result of reduced **landscaping**, taking into account the scale and appearance of the **buildings** or works and associated car parking, **outdoor storage areas** etc.
- b. The extent to which the **site** is visible from **adjoining sites**, and any decreased **amenity value** for those **sites** as a result of the reduction in **landscaping** or screening.
- c. Any compensating factors for reduced **landscaping** or screening, including distance from **adjoining** properties and **buildings**, alternative planting proposed, and the location of parking, or **outdoor storage areas**.

13.7.5.4 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

13.7.6 Appendices

Appendix 13.7.6.1

- a. The alternative zone that applies to each of the tertiary education **sites** included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the planning maps.

	Tertiary Facilities Name	Location	Map Ref	Alternative Zone
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31A	RS-DT-MRZ
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31A	RS-MRZ
3	UC Dovedale site	Dovedale Avenue, Ilam	30A	RS-MRZ
4	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
5	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39A	RS-DT-MRZ
6	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39A	RS-DT-MRZ