

# **CHRISTCHURCH DISTRICT PLAN**

## **PLAN CHANGE 14**

### **HOUSING AND BUSINESS CHOICE**

#### **PLANNING OFFICER'S REPORT OF CLARE JOAN PIPER UNDER SECTION 42A OF THE RESOURCE MANAGEMENT ACT 1991**

**[Specific Purpose – School, Tertiary and Hospital - Zones]**

**11 August 2021**

## TABLE OF CONTENTS

<b>1</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>6</b>
<b>2</b>	<b>INTRODUCTION.....</b>	<b>7</b>
2.1	REPORTING OFFICER.....	7
2.2	THE PURPOSE AND SCOPE OF THIS REPORT.....	8
<b>3</b>	<b>KEY ISSUES IN CONTENTION.....</b>	<b>11</b>
<b>4</b>	<b>PROCEDURAL MATTERS .....</b>	<b>12</b>
<b>5</b>	<b>BACKGROUND AND STATUTORY CONSIDERATIONS.....</b>	<b>12</b>
5.1	5.1 THE RESOURCE MANAGEMENT ACT 1991 .....	12
5.2	SECTION 32AA.....	14
5.3	TRADE COMPETITION .....	15
5.4	CHRISTCHURCH DISTRICT PLAN .....	15
<b>6</b>	<b>PLAN CHANGE 14 – SPECIFIC PURPOSE ZONES (SCHOOL, TERTIARY AND HOSPITAL).....</b>	<b>17</b>
6.1	6.1 OVERVIEW .....	17
<b>7</b>	<b>CONSIDERATION OF SUBMISSIONS .....</b>	<b>19</b>
7.1	OVERVIEW OF SUBMISSIONS.....	19
7.2	THE THEMES OF THE SUBMISSION POINTS FOR EACH OF THESE ZONES WILL BE OUTLINED IN THE FOLLOWING SECTIONS. 7.2 SPECIFIC PURPOSE – SCHOOL.....	20
7.3	SPECIFIC PURPOSE – TERTARY .....	20
7.4	SPECIFIC PURPOSE – HOSPITAL.....	20
7.5	OUT-OF-SCOPE SUBMISSIONS .....	21
7.6	ISSUES RAISED IN SUBMISSIONS .....	22
<b>8</b>	<b>ANALYSIS OF SUBMISSIONS .....</b>	<b>27</b>
8.1	ISSUE 1 – ALTERNATIVE ZONES – SCHOOL, TERTIARY, HOSPITAL.....	27
8.2	ALTERNATIVE ZONES - QUALIFYING MATTERS.....	29
8.3	ALTERNATIVE ZONES - SITE SPECIFIC REQUESTS .....	30
8.4	RECOMMENDATION – ALTERNATIVE ZONES – SCHOOL .....	33
8.5	HOSPITAL – ALTERNATIVE ZONES .....	34
8.6	RECOMMENDATION – ALTERNATIVE ZONE – HOSPITAL.....	35
8.7	ISSUE 2 – PROVISIONS – SCHOOL.....	35
8.8	OBJECTIVE AND POLICY PROVISIONS – SCHOOL .....	35
8.9	BUILT FORM STANDARDS AND MATTERS OF DISCRETION – SCHOOL.....	36
	<i>Activity Status Tables (13.6.4.1) – School.....</i>	<i>36</i>
	<i>Built Form Standards (13.6.4.2) – School.....</i>	<i>41</i>
	<i>Matters of discretion (13.6.5) - School .....</i>	<i>51</i>
8.10	RECOMMENDATION – PROVISIONS - SCHOOL.....	52
	<i>Section 32AA evaluation.....</i>	<i>56</i>
	<i>Effective and efficient .....</i>	<i>56</i>
	<i>Benefits and costs.....</i>	<i>57</i>
	<i>Risk of acting or not acting.....</i>	<i>57</i>

8.11	ISSUE 3 – SITE SPECIFIC MATTERS – HOSPITAL .....	57
8.12	ALL PROVISIONS – ST. GEORGES HOSPITAL SITE .....	58
8.13	OBJECTIVE AND POLICY PROVISIONS – FORMER CHRISTCHURCH WOMEN’S HOSPITAL SITE .....	58
8.14	BUILD FORM STANDARDS AND MATTERS OF DISCRETION – FORMER CHRISTCHURCH WOMEN’S HOSPITAL SITE .....	63
8.15	RECOMMENDATION - PROVISIONS - HOSPITAL .....	68
	<i>Section 32AA evaluation</i> .....	70
	<i>Efficiency and effectiveness</i> .....	70
	<i>Benefits and costs</i> .....	70
	<i>Risk of acting or not acting</i> .....	71
	<i>Decision about most appropriate option</i> .....	71
8.16	ALL SUBMISSIONS RECOMMENDATIONS .....	71
<b>9</b>	<b>MINOR AND INCONSEQUENTIAL AMENDMENTS .....</b>	<b>71</b>
<b>10</b>	<b>WAIKANAЕ .....</b>	<b>72</b>
<b>11</b>	<b>CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>72</b>
	<b>APPENDIX A - TABLE OF SUBMISSIONS WITH RECOMMENDATIONS AND REASONS</b>	
	<b>APPENDIX B – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES</b>	

**LIST OF ABBREVIATIONS**

<b>the Act/RMA</b>	Resource Management Act 1991
<b>the plan change / PC14 / PPC14</b>	Plan Change 14 – Housing and Business Choice
<b>the Plan</b>	Christchurch District Plan
<b>SPSZ</b>	Specific Purpose (School) Zone
<b>SPTZ</b>	Specific Purpose (Tertiary) Zone
<b>SPHZ</b>	Specific Purpose (Hospital) Zone
<b>QM LPTAA</b>	QM - Low Public Transport Accessibility Area
<b>QM LDRAIZ</b>	QM - Low Density Residential Airport Influence Zone
<b>QM FMA</b>	QM - Flood Management Area
<b>QM CHMA</b>	QM - Coastal Hazard Management Area
<b>QM TMA</b>	QM - Tsunami Management Area
<b>QM WWCA</b>	QM - Waste Water Constraint Area
<b>QM RCA</b>	QM - Residential Character Area
<b>QM RHA</b>	QM - Residential Heritage Area
<b>the Council</b>	Christchurch City Council
<b>MDRS</b>	Medium Density Residential Standards
<b>NPS-UD</b>	National Policy Statement – Urban Development 2020
<b>IPI</b>	Intensification Planning Instrument
<b>IHP</b>	Independent Hearings Panel
<b>ISPP</b>	Intensification Streamlined Planning Process
<b>HRZ</b>	High Density Residential Zone
<b>MRZ</b>	Medium Density Residential Zone
<b>RS</b>	Residential Suburban Zone

<b>RD</b>	Restricted Discretionary
<b>CPTED</b>	Crime Prevention Through Environmental Design

# 1 EXECUTIVE SUMMARY

1.1.1I have been asked by the Christchurch City Council (**Council**) to prepare this report pursuant to section 42A of the Resource Management Act 1991 (the **Act/RMA**). This report considers the issues raised by submissions to Council initiated Plan Change 14 – Housing and Business Choice (the **plan change / PC14 / PPC14**) to the Christchurch District Plan (the **Plan**) and makes recommendations in response to the issues that have emerged from these submissions, as they apply to:

- a. the Specific Purpose (School) Zone (**SPSZ**),
- b. the Specific Purpose (Tertiary) Zone (**SPTZ**),
- c. the Specific Purpose (Hospital) Zone (**SPHZ**); and
- d. the following qualifying matters (**QMs**) that effect these zones:
  - QM - Low Public Transport Accessibility Area (**QM LPTAA**)
  - QM – Low Density Residential Airport Influence Zone (**QM LDRAIZ**)
  - QM = Flood Management Area (**QM FMA**)
  - QM – Coastal Hazard Management Area (**QM CHMA**)
  - QM – Tsunami Management Area (**QM TMA**)
  - QM – Waste Water Constraint Area (**QM WWCA**)
  - QM – Residential Character Area (**QM RCA**)
  - QM – Residential Heritage Area (**QM RHA**)
  - QM – Sunlight Access

1.1.2This report forms part of the Council’s ongoing reporting obligations to consider the appropriateness of the proposed provisions; the benefits and costs of any policies, rules, or other methods; and the issues raised in submissions on PC14.

1.1.3Below is summary table showing the submissions received on PC14 in relation to the SPSZ, SPTZ, and SPHZ:

	Specific Purpose (School) Zone	Specific Purpose (Tertiary) Zone	Specific Purpose (Hospital) Zone
Total number of submissions received	Fifteen (15)	One (1)	Ten (10)
Submitters supporting provisions	One (1)		One (1)
Submitters supporting with amendments	Seven (7)	One (1)	Two (2)

Submitters opposing provisions with amendments	Four (4)		Three (3)
Submitters opposing provisions	Three (3)		Four (4)

1.1.41.1.4 There were also eleven (11) submissions received which were related to matters adjacent or near to the specific purpose zones but did not directly reference the Specific Purpose zones or provisions.

1.1.5 The main issues raised by the submitters relevant to this s42A report are:

- a. **Issue 1:** Alternative zones for sites - School, Tertiary and Hospital – Submitters seek changes to the alternative zones in relation to the QM application and for specific sites that would enable greater development to occur.
- b. **Issue 2:** Provisions – School – Submitters seek changes that retain the existing provisions in the District Plan relating to recession planes, building setbacks, site coverage, and landscaping, whilst supporting increases in building heights.
- c. **Issue 3:** Site specific matters - Hospital – Submitters seek changes to two specific sites that support future hospital uses and redevelopment, whilst seeking provisions - either supporting new or retaining existing - to manage effects on the surrounding environment such as recession planes, building setbacks, site coverage, landscaping and building heights.

1.1.6 This report addresses each of these key issues, as well as any other relevant issues raised in the submissions relating to provision clarity and application in relation to the SPSZ, SPTZ, and SPHZ.

1.1.7 Having considered the notified PC14 material, the submissions received, the findings of the Council's expert advisors and the additional information provided by the Council since notification, I have evaluated the PC14 provisions relating to the SPSZ, SPTZ, and SPHZ and provided recommendations and conclusions in this report. The PC14 provisions and planning maps with my recommended amendments are included in Appendix A. These recommendations take into account all of the relevant matters raised in submissions and relevant statutory and non-statutory documents.

1.1.8 In accordance with the further evaluation undertaken under section 32AA of the RMA that has been included throughout this report, I consider that the notified provisions, with further recommended amendments, are the most appropriate way to achieve the objectives of PC14 and the purpose of the RMA.

## 2 INTRODUCTION

### 2.1 REPORTING OFFICER

2.1.1 My full name is Clare Joan Piper. I am employed as a Senior Policy Planner in the City Planning Team, in the Infrastructure, Planning and Regulatory Services Group of the Council. I have been in this position since August 2018.

2.1.2 I hold a Bachelor of Social Science (majoring in Environmental Planning) degree from Waikato University and a Master's in Environment Policy degree (Hons) from Lincoln University. I am also a Full member of the New Zealand Planning Institute.

2.1.3 I have sixteen years' experience in planning and resource management in New Zealand, having worked as a planner in various roles for the Council since 2006. Over this time my work has included the processing of land use and subdivision resource consents within the Resource Consent Team, providing strategic planning and policy development advice for the City Planning Team, supporting the active recovery and regeneration of the Central City in the Urban Regeneration Team, developing and delivering tactical urbanism street projects for the Transport Team, and most recently reviewing the medium density housing provisions in the District Plan for the City Planning Team.

2.1.4 My role in preparing this report is that of an expert planner.

2.1.5 Although this is a Council-level process, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. I confirm I have considered all the material facts I am aware of that might alter or detract from the opinions that I express. I confirm this evidence is within my area of expertise, except where I state I am relying on the evidence of another person. I confirm that, while I am employed by the Council, the Council has agreed to me providing this Section 42A report in accordance with the Code of Conduct.

## **2.2 THE PURPOSE AND SCOPE OF THIS REPORT**

2.2.1 In response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the **Housing Supply Amendment Act**), tier 1 territorial authorities were required to notify changes or variations to their district plans to incorporate the Medium Density Residential Standards (**MDRS**) and give effect to Policy 3 of the National Policy Statement – Urban Development 2020 (**NPS-UD**). PC14 is an Intensification Planning Instrument (**IPi**) under section 80E of RMA.

2.2.2 As a tier 1 territorial authority the Council has established an Independent Hearings Panel (IHP) to hear submissions and make recommendations on PC14 using the Intensification Streamlined Planning Process (**ISPP**).

2.2.3 I have prepared this report in accordance with the ISPP and Section 42A of the RMA for the purpose of:



- a. Assisting the IHP in considering and making their recommendations on the issues raised by submissions on Christchurch's IPI– PC14 - by presenting the key themes and associated issues in relation to the SPSZ, SPTZ, and SPHZ provisions of PC14 that require consideration by the IHP.
- b. Identifying submissions related to the SPSZ, SPTZ and SPHZ provisions of PC14, provide submitters with information on how their submissions have been evaluated and make recommendations on the SPSZ, SPTZ, and SPHZ provisions of PC14 and the submissions received on it. Where I recommend substantive changes to the plan change provisions, I provide an assessment of those changes in terms of section 32AA of the RMA.

2.2.4 The scope of this s42A report relates to SPSZ, SPTZ, and SPHZ and in particular, the following QMs that are specific to those zones:

- a. QM - Low Public Transport Accessibility Area
- b. QM - Low Density Residential Airport Influence Zone
- c. QM - Flood Management Area
- d. QM - Coastal Hazard Management Area
- e. QM - Tsunami Management Area
- f. QM - Waste Water Constraint Area
- g. QM - Residential Character Area
- h. QM - Residential Heritage Area
- i. QM - Sunlight Access

2.2.5 This s42A report:

- a. addresses the contextual, procedural, and statutory considerations and instruments that are relevant to the SPSZ, SPTZ and SPHZ provisions which have been outlined in the section 42A 'Strategic Overview' and Residential reports, including QM matters, and addressed in the following:
  - Part 8 of the Section 32 report<sup>1</sup> insofar as they relate to SPSZ, SPTZ and SPHZ:
    - [Revised Provisions for Specific Purpose School and Hospital Zones](#)
  - Technical Reviews for;
    - [Specific Purpose \(School\) Zone](#); and,
    - [Specific Purpose \(Hospital\) Zone](#).

---

<sup>1</sup> [Plan-Change-14-HBC-NOTIFICATION-Section-32-Revised-provisions-for-SP-Schools-and-Hospitals2.pdf \(ccc.govt.nz\)](#)

- b. discusses the relevant District Plan Objectives and Policies as they relate specifically to the SPSZ, SPTZ, and SPHZ, and the QMs listed above;
- c. discusses the PC14 provisions as they relate to the SPSZ, SPTZ, and SPHZ and the QMs listed above;
- d. provides an overview, analysis and evaluation of submissions received on the SPSZ, SPTZ and SPHZ provisions and the QMs listed above; and
- e. provides conclusions and recommendations including on whether to accept or reject each submission point along with conclusions and recommendations for changes to PC14 provisions or maps relating to the based on the assessment and evaluation contained in the report. Where appropriate, this report groups submission points that address the same provision or subject matter. A summary of my recommendations as to acceptance, acceptance in part or rejection of the submissions is included throughout this report with detail provided in **Appendix A** – Table of Submissions with Recommendations.

2.2.6As required by Section 32AA, a further evaluation of recommended changes (including reasonably practicable alternatives) to the amendments proposed in PC14 to the SPSZ, SPTZ, and SPHZ has been undertaken and has been included throughout this report.

2.2.7This report is intended to be read in conjunction with the following reports, documents, assessments, expert evidence, and other material which I have used or relied upon in support of the opinions expressed in this report:

2.2.8the Section 42A Assessment Report: Part A – Strategic Overview, including:

- a. all statutory matters and instruments, background information and administrative matters pertaining to PC14 discussed in that report;
- b. the overview of the relevant District Plan Objectives and Policies as they relate to the SPSZ, SPTZ, and SPHZ and the qualifying matters listed above, as discussed in that report;
- c. the overview of PC14 in particular as it relates to the SPSZ, SPTZ, and SPHZ, and the qualifying matters listed above, as discussed in that report; and
- d. other related section 42A reports, such as Residential.

2.2.9the advice and recommendations of the following experts, as set out in their statements of evidence:

- a. Amanda Mackay (Council) - Urban Design: Specific Purpose (School) Zone
- b. William Field (Council) – Urban Design: Specific Purpose (Hospital) Zone

2.2.10 I have considered and assessed the following reports and documents in preparing this section 42A report:

- a. Part 8 of the section 32 Reports<sup>2</sup> listed above including all statutory matters and instruments, background information and administrative matters pertaining to PC14, in particular the SPSZ and SPHZ discussed in that report and all other matters relevant to the SPSZ and SPHZ discussed in those reports; and,
  - b. Submissions related to SPSZ, SPTZ, and SPHZ.
- 2.2.11 The discussion and recommendations included in this report are intended to assist the IHP and submitters on PC14. Any conclusion and recommendations made in this report are my own and are not binding upon the IHP or the Council in any way. The IHP may choose to accept or reject any of the conclusions and recommendations in this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by persons during the hearing.
- 2.2.12 I have not been involved in the preparation of the Christchurch City Council submission on plan change 14. Nonetheless, I understand that planning evidence will separately be given in respect of that submission. As such, in this report I will not be considering or commenting on relief sought in the Council submission (#751).

### 3 KEY ISSUES IN CONTENTION

3.1.1A number of submissions were received on the provisions relating to SPSZ, SPTZ, and SPHZ.

3.1.2As above, I consider the following to be the key issues in contention in the SPSZ, SPTZ and SPHZ;

- a. **Issue 1:** Alternative zones for sites - School, Tertiary and Hospital – Submitters seek changes to the alternative zones in relation to the QM application and for specific sites that would enable greater development to occur.
- b. **Issue 2:** Provisions – School – Submitters seek changes that retain the existing provisions in the District Plan relating to recession planes, building setbacks, site coverage, and landscaping, whilst supporting increases in building heights.
- c. **Issue 3:** Site specific matters - Hospital – Submitters seek changes to two specific sites that support future hospital uses and redevelopment, whilst seeking provisions - either supporting new or retaining existing - to manage effects on the surrounding environment such as recession planes, building setbacks, site coverage, landscaping and building heights.

3.1.3I address each of these key issues in this report, as well as any other issues raised by submissions (in section 8 below).

---

<sup>2</sup> [Plan-Change-14-HBC-NOTIFICATION-Section-32-Revised-provisions-for-SP-Schools-and-Hospitals2.pdf \(ccc.govt.nz\)](#)

## 4 PROCEDURAL MATTERS

4.1.1 At the time of writing this report there has been a pre-hearing conference held on 1 August 2023.

There have not been any clause 8AA meetings or expert witness conferencing in relation to submissions on any SPSZ, SPTZ, and SPHZ provisions.

4.1.2 It is noted that some submissions relate to matters that will be addressed in other s42A reports.

Where a submission point is included in the summary tables for the SPSZ, SPTZ and SPHZ but would be more suitable to assess under other reports, this has been noted in the relevant table. Likewise, if submission points have been addressed in the 'Strategic overview' and the 'Residential' s42A reports (for example QMs application on land use zones,), this has been noted.

4.1.3 It is further noted that should the recommendations in the other s42A reports be accepted,

specifically in relation to the area/extent of QMs and High Density Residential Zone (**HRZ**), and the proposed heights in the HRZ, consequential amendments will be required to enable the commemorate level of permitted development within the SPSZ, SPTZ and SPHZ provisions.

## 5 BACKGROUND AND STATUTORY CONSIDERATIONS

### 5.1 5.1 THE RESOURCE MANAGEMENT ACT 1991

5.1.1 The 'Strategic Overview' section 42A report and the section 32 report (listed above) provide a detailed overview of the key RMA matters to be considered by PC14 and will not be repeated in detail here.

5.1.2 In summary, PC14 has been prepared in accordance with the RMA and in particular, the requirements of:

- a. Section 74 Matters to be considered by territorial authority, and
- b. Section 75 Contents of district plans; and
- c. Section 76 District Rules.

5.1.3 As discussed in the 'Strategic Overview' section 42A report and the section 32 reports (as listed above), the Housing Supply Amendment Act requires the Council to make changes to its operative district plan for the purposes of:

- a. Incorporating MDRS into all relevant residential zones (s77G(1));
- b. Implementing the urban intensification requirements of the NPS-UD (s77G(2)) and giving effect to policy 3 in non-residential zones (s77N); and

c. Including the objectives and policies in clause 6 to Schedule 3A of the RMA (s77G(5)).

5.1.4 The required plan changes and variations must be undertaken using IPI in accordance with sections 80E to 80H of the RMA. Councils must use the ISPP set out in Part 6 of Schedule 1 of the RMA.

5.1.5 The primary focus of PC14 is to achieve the above requirements of the RMA as amended by the Housing Supply Amendment Act.

5.1.6 As set out in the 'Strategic Overview' section 42A report and the section 32 reports (as listed above) there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of PC14 including:

a. Canterbury Regional Policy Statement (CRPS - 2021)

- Objectives 6.2.1, 6.2.2 and 6.2.5 – Identifies and provides for an urban form and settlement pattern urban development that provides for a compact urban form, within existing constraints, and seeks to reinforce the hierarchy of centres and the development surrounding them to provide for the needs of communities.
- The relevant policies that give effect to the above objectives, such as 6.3.1, 6.3.2 and 6.3.7, collectively give further direction to Council to promote development, enhancement, and intensification to occur around centres, that is of good urban design, and have residential opportunities that are commensurable with the scale and function of centres.

b. Land Use Recovery Plan (LURP - 2013)

- Directed Council to make amendments to the District Plan to provide for opportunities for more development within existing communities, and some new areas to support recovery and rebuilding after the Canterbury Earthquakes.

c. Draft Greater Spatial Plan (2023)

- Provides guidance to Council on future growth, urban form, and development to strengthen intensification in and around centres, and along public transport corridors. It also provides direction for Council focus on Priority Development Areas, such as Papanui, Riccarton, Central City, Hornby, and the Eastern Christchurch area.

d. Central City Recovery Plan (2011)

- Directed Council to make amendments to the District Plan specifically for the Central City, providing for development opportunities to support the recovery and rebuilding of the central city after the Canterbury Earthquakes.

e. Mahaanui Iwi Management Plan (2013)

- Provides guidance to Council on a policy framework for the protection and enhancement of Ngāi Tahu values and outcomes sought for the relationship of Ngāi Tahu with natural resources within the takiwā of the six Papatipu Rūnanga. It seeks that Council include provisions for the relationship of tāngata whenua with the environment, and that Ngāi Tahu are involved with the preparation and implementation of urban and township plans, as tāngata whenua and as a Treaty partner.

5.1.7 This report assesses the consistency of the PC14 SPSZ, SPTZ, and SPHZ provisions and QMs with these documents and plans and all statutory considerations. Broadly, I adopt the discussion of higher order planning documents set out in paragraphs 2.1.1 to 2.2.14 - of the section 32 report [\[here\]](#).

## 5.2 SECTION 32AA

5.2.1 As noted above, I have undertaken an evaluation of the recommended amendments to the SPSZ, SPTZ and SPHZ since the initial section 32 evaluation was undertaken in accordance with s32AA. Section 32AA states:

### **32AA Requirements for undertaking and publishing further evaluations**

- (1) A further evaluation required under this Act—
  - (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the **changes**); and
  - (b) must be undertaken in accordance with [section 32\(1\) to \(4\)](#); and
  - (c) must, despite paragraph (b) and [section 32\(1\)\(c\)](#), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and
  - (d) must—
    - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or
    - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).
- (3) In this section, **proposal** means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

Section 32AA: inserted, on 3 December 2013, for all purposes, by [section 70](#) of the Resource Management Amendment Act 2013 (2013 No 63).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by [section 15\(1\)\(a\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by [section 15\(1\)\(b\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(3): amended, on 19 April 2017, by [section 15\(2\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

5.2.2 The required section 32AA evaluations for changes I have proposed as a result of consideration of submissions are contained within the assessments provided in relation to submissions on the SPSZ, SPTZ and SPHZ. These evaluations are provided at the relevant sections of this s42A report, as required by s32AA(1)(d)(ii).

5.2.3 The Section 32AA evaluations contain a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated. No re-evaluation has been undertaken if the amendments have not altered the policy approach.

5.2.4 For changes that represent a significant departure from the PC14 SPSZ, SPTZ and SPHZ provisions as notified, I have undertaken the s32AA evaluation within the report in the same location as a recommendation.

### 5.3 TRADE COMPETITION

5.3.1 Trade competition is not considered relevant to the Specific Purpose Schools, Tertiary and Hospital zones.

5.3.2 There are no known trade competition issues raised within the submissions.

### 5.4 CHRISTCHURCH DISTRICT PLAN

5.4.1 The relevant District Plan provisions also need to be considered in preparing a plan change and considering any submissions on the change. The section 32 report 'Revised Provisions for Specific Purpose School and Hospital Zones' contains an evaluation of PC14 including provisions concerning the SPSZ and SPHZ against the relevant District Plan objectives and policies. I generally agree with the assessment carried out.

5.4.2 The objectives and policies that are of particular relevance to PC14 for the SPSZ, SPTZ and SPHZ are outlined in the list below:

Strategic Directions	
Objective 3.3.1: Enabling recovery and facilitating the future enhancement of the district	<p><i>a. The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:</i></p> <p><i>i. Meets the <u>community's immediate and longer term needs</u> for housing, economic development, <u>community facilities</u>, infrastructure, transport, and social and cultural wellbeing; and</i></p> <p><i>ii. Fosters investment certainty; and</i></p> <p><i>iii. Sustains the important qualities and values of the natural environment.</i></p>

Objective 3.3.11: Community facilities and education activities	<i>a. The expedited recovery and establishment of <u>community facilities and education activities</u> in existing and planned urban areas to meet the needs of the community; and b. The co-location and shared use of facilities between different groups is encouraged</i>
Specific Purpose (School)	
Objective 13.6.2.1: Use of education facilities - Policy 13.6.2.1.1: Community use of education facilities - Policy 13.6.2.1.2: Amenity of neighbourhoods - Policy 13.6.2.1.3: Contribution of education sites to the character of neighbourhoods Objective 13.6.2.2: Future use of surplus education land and buildings - Policy 13.6.2.2.1: Additional development provisions	
Specific Purpose (Tertiary Education)	
Objective 13.7.2.1: Tertiary education and research activities - Policy 13.7.2.1.1: Tertiary education and research activities and facilities and amenity and character of the surrounding environment Objective 13.7.2.3: Changing needs for educational land and buildings - Policy 13.7.2.3.1: Additional development provisions	
Specific Purpose (Hospital)	
Objective 13.5.2.1: Enabling hospital development. - Policy 13.5.2.1.1: Intensification - Policy 13.5.2.1.2: Comprehensive development - Policy 13.5.2.1.3: Comprehensive development and redevelopment of sites for residential purposes	

5.4.3 Chapter 3 'Strategic Directions' of the District Plan provides the overarching direction for the District Plan and all other chapters of the Plan must be consistent with its objectives (3.1 a.). It also provides a direction/framework for the SPSZ, SPTZ and SPHZ in so much that community and education facilities and activities, and their development, is supported to meet the community's needs (3.3.1 and 3.3.11).

5.4.4 With regards to SPTZ, there is a specific infrastructure objective that is relevant to PC14 that provides for activities located within the University of Canterbury Specific Purpose (Tertiary Education) Zone site to be exempt from the noise sensitive activity requirements within the Airport Noise Contour (3.3.12 b. iii. D).



5.4.5 The Specific Purpose Zone Chapters of the District Plan contain further objectives and policies that are specific and relevant to each of the zones. These collectively encourage the efficient use of site and comprehensive development, future intensification, and support for community use alongside the educational and hospital related activities to be expected in these zones.

5.4.6 In considering the existing District Plan policy framework for the Specific Purpose zones, now also including the SPTZ, it is my view that it is positively geared in a way that supports and enables the development of community and education facilities - including health care facilities, hospitals, schools, and tertiary - and their related activities, that can meet the community's current and future needs.

## **6 PLAN CHANGE 14 – SPECIFIC PURPOSE ZONES (SCHOOL, TERTIARY AND HOSPITAL)**

### **6.1 6.1 OVERVIEW**

6.1.16.1.1 This section of the Section 42A Report discusses the proposed changes that were notified as part of PC14 in relation to the SPSZ, SPTZ and SPHZ.

6.1.2 In summary, the proposed changes notified as part of PC14 were:

- a. Consequential changes, because of proposed residential zone changes, to:
- b. Alternative Zones in the Appendices for SPSZ, SPTZ and SPHZ.
- c. Naming of existing residential zones referenced within SPSZ provisions.
- d. SPSZ:

6.1.3 Activity Status Tables: New Restricted Discretionary (**RD**) activity for breach of heights for sites within HRZ.

6.1.4 Built Form Standards:

- a. Sites with Heritage Items and Settings to be controlled by Chapter 9.3 Historic Heritage.
- b. New site coverage for sites within HRZ to be 50%.
- c. New recession plane to apply for sites within HRZ.
- d. Changes to increase setbacks from road and internal boundaries for sites within HRZ.
- e. Removal of permitted accessory buildings within internal setback.
- f. Changes to increase maximum building heights for sites within HRZ.
- g. New landscaping provision for all sites.

- h. Amendments for Matters of Discretion to include clarity of landscaping and tree planting review, and inclusion of reference to CPTED principles.

#### 6.1.5 SPHZ:

- a. Changes to Hospital Site Types to provide different approaches for smaller and larger inner urban sites, and to amend Hospital Site Names within those.
- b. Subsequent changes to policy and rule provisions to reflect these site type changes, in particular:
  - Former Christchurch Women’s Hospital and Montreal House specific site names removed from Activity Status Tables and specific rules for sites removed (now incorporated within ‘Smaller Inner Urban’ site type provisions).
  - Exclusion of two specific sites on Gracefield Avenue from SPHZ and for these to be controlled by HRZ provisions (38 and 40 Gracefield).
  - Removal of the St. Georges Heaton Overlay and removal of the subsequent provisions relating to this.

#### 6.1.6 Activity Status Tables:

- a. New RD for breach of heights for Inner Urban Sites and Former Christchurch Women’s Hospital site.

#### 6.1.7 Build Form Standards:

- a. Sites with Heritage Items and Settings to be controlled by Chapter 9.3 Historic Heritage.
- b. Changes in increase maximum building heights in the smaller and inner urban sites (sites with surrounding HRZ).
- c. Amended fencing and landscaping provisions.
- d. New recession plane to apply to smaller inner urban sites.
- e. New maximum site coverage of 60% for former Christchurch Women’s Hospital site.

6.1.8 Amendments for Matters of Discretion to include matters such as, heritage, trees, character, and heritage values of sites adjoining Residential Character and Heritage Areas (**RCA’s** and **RHA’s**). Along with further explanation of site and building design matters for review in relation to increase in heights (bulk, visual dominance, and privacy) and parking areas.

6.1.9 The changes proposed above are focused on a commensurate planning response for the Specific Purpose zones in relation to the surrounding residential zones those specific purpose sites are located within. As such, proposed changes for the Specific Purpose zones primarily relate to the HRZ given the changes in height for that zone and need to ensure development on sites within

the Specific Purpose zones are of a scale that positively contributes to the overall urban form of the City, and enabling future growth of community and educational facilities for the City.

6.1.10 These changes have been considered by the Council in Part 8 of the Section 32 evaluation attached to PC14<sup>3</sup>. This report only provides a summary of the relevant information and focuses on outstanding matters and issues, if any. Matters raised in submissions will be discussed below. Where further amendments to the SPSZ, SPTZ and SPHZ provisions proposed by PC14 are recommended, I have specifically considered the obligations arising under s32AA and addressed those.

6.1.11 As above, when reviewing the submissions received on the proposed changes, the key issues of contention were in relation to:

- a. Alternative zones listed in the appendices for Specific Purpose sites.
- b. Impacts of the changes of the build form standards and how they are applied.
- c. Site specific requests
- d. These issues will be addressed in the in the ‘Analysis of submissions’ section below.

## 7 CONSIDERATION OF SUBMISSIONS

### 7.1 OVERVIEW OF SUBMISSIONS

7.1.1 PC14 was notified on 17 March 2023, with submissions and further submissions closing on 17 May and 17 July 2023 respectively.

7.1.2 In relation to the Specific Purpose Zone changes as notified, the Council received a range of submissions requesting separate decisions in relation to the SPSZ, SPTZ, and SPHZ which are detailed in **Appendix A**, including my recommendation to accept or reject them.

7.1.3 A copy of the submissions and further submissions received have been provided to the Hearing Panel and copies of all submissions can also be viewed on the Council website [here](#).

7.1.4 Below is summary table showing the submissions received on PC14 in relation to the SPSZ, SPTZ, and SPHZ:

	Specific Purpose (School) Zone	Specific Purpose (Tertiary) Zone	Specific Purpose (Hospital) Zone

<sup>3</sup> [Plan-Change-14-HBC-NOTIFICATION-Section-32-Revised-provisions-for-SP-Schools-and-Hospitals2.pdf](https://ccc.govt.nz/Plan-Change-14-HBC-NOTIFICATION-Section-32-Revised-provisions-for-SP-Schools-and-Hospitals2.pdf)  
(ccc.govt.nz)

Total number of submitters	9	1	5
Submitters supporting provisions	1		1
Submitters supporting with amendments	5	1	4
Submitters opposing provisions with amendments	3		0
Submitters opposing provisions	0		0

**7.2 THE THEMES OF THE SUBMISSION POINTS FOR EACH OF THESE ZONES WILL BE OUTLINED IN THE FOLLOWING SECTIONS. 7.2 SPECIFIC PURPOSE – SCHOOL**

7.2.1 For the SPSZ a total number of 9 (nine) submitters made a total of 39 submission points specifically related to school sites.. In addition, 8 (eight) submitters referenced concerns about residential densities and activities adjacent or near to school sites, which are not addressed in this s42A report, but within the residential s42A report.

7.2.2 Main themes of the submission points from these submitters relate to:

a. Amendments to provisions:

- Maximum building heights (4)
- Setbacks (2)
- Remove landscaping provisions (3)
- Change ‘Alternative zones’ for schools (3)
- Requests for rezoning of specific school sites (3)

**7.3 SPECIFIC PURPOSE – TERTARY**

7.3.1 For the SPTZ one (1) submitter made a submission point related to a tertiary education site in relation the ‘alternative zone’ for a site.

**7.4 SPECIFIC PURPOSE – HOSPITAL**

7.4.1 For the SPHZ a total number of 5 (five ) submitters made 30 (thirty) submission points related to the hospital sites. In addition, 2 (two) submitters referenced concerns about residential

densities (building heights and setbacks) adjacent to hospital sites, which are not addressed in this s.42A report, but with the residential s42A report.

7.4.2 The main themes of the submission points from these submitters relate to:

- a. Recession planes/height from boundary (3)
- b. Former Christchurch Women’s Hospital site (4)

## 7.5 OUT-OF-SCOPE SUBMISSIONS

7.5.1 The section 42A report prepared by Ms Sarah Oliver provides a summary of her understanding of the principles to be applied in determining whether submission points are within scope of a plan change. I have read and agree with that summary. To assist the Panel, I have identified submission points that I consider fall, or potentially fall, outside of scope as follows:

Sub. No.	Submitter name	Summary of relief sought	Recommendation
699.3	Christ's College	[Rezoning] Rezone 21 Gloucester Street from Medium Density Residential Zone ( <b>MRZ</b> ) to Specific Purpose (schools) zone.	Reject
823.205	The Catholic Diocese of Christchurch	[Rezoning] Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPSZ (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ).	Reject

7.5.2 I consider the submission points in the table above fall outside the scope of PC14 because they seek to go beyond the requirements for the implementation of the MDRS, NPS-UD Policy 3, and the consequential changes to give effect to this, in that they seek to rezone land that:

7.5.3 seeks to provide for site specific zone expansion without full consideration of the scale and significance of the effects of these changes on the surrounding neighbours, community, and environment if sites were to be redeveloped to the zone as requested (S699.3 and S823.205).

7.5.4 impacts on the ability for current landowners to consider their development opportunities now afforded in the residential zone (S823.205).

7.5.5 Consequently, I recommend that the above submission points, being out of scope, are not considered. Should the Hearing Panel disagree and find the submission points to be “on” the plan change, I recommend that they be rejected.

7.5.6 I note that submissions relating to sections of PC14 that have already been addressed or will be considered other section 42A reports (or hearing streams) are not considered in this s42A report. Notably, the following matters will not be addressed in detail in this report:

7.5.7 Rezoning or new QMs for residential zones surrounding school sites ( S497.2, S497.3, S484.1, S176.1, S176.2, S788.7, S860.1 S886.3) and hospital sites (S497.2, S497.3),

7.5.8 Requirements for building setbacks of adjacent sites from a school site (S497.2, S497.3, S445.8 and S445.9) and hospital sites (S497.2 and S497.3)

7.5.9 Proposed changes to Heritage Items and Settings within SPSZ, SPTZ and SPHZ (S823.208 and S814)

7.5.10 Proposed changes to Residential Heritage Areas and Residential Character Areas that SPSZ, SPTZ and SPHZ sites are located within.

7.5.11 A range of submissions were coded to the Specific Purpose zone provisions but upon review of those submissions it was found they were not specifically addressing the Specific Purpose zones, but were general in their opposition to PC14 (S.121.3, S207.4) opposition to increases in heights (S870.11, S870.12, S893.12, S893.13, S26.10, S26.11, S26.12), and opposition to changes to the recession planes (S63.9, S63.10, S63.11, S63.12, S63.13, S63.14, S63.15, S63.16, S63.17, S63.18, S63.19, S63.20). I consider these matters in fact pertain to the changes in provisions to the residential and commercial chapters and have been considered in those s42A reports.

**7.6 ISSUES RAISED IN SUBMISSIONS**

7.6.1 The points made and decisions sought in submissions can be grouped according to the issues raised, as set out in **Table 1** below, and they will be considered in that order further below in this section 42A report.

**Table 1 – Issues raised in submissions. - Note Table 1 provides the submission number only. The names of submitters are shown in the evaluation of submissions in the issue related sub-sections below.**

ISSUE	CONCERN / REQUEST
<p><b>1. Alternative zones for sites</b></p>	<ul style="list-style-type: none"> <li>• Concerns that the alternative zones listed do not consider impact of the relevant QMs that seek to have reduced densities, where sites are located within these areas (S852.26, S852.25, S852.24)</li> <li>• That the alternative zones be reviewed to provide greater residential, and/or other zone, enablement at specific locations (S67.22, S67.23, S823.97)</li> <li>• That the alternative zones be reviewed to provide less residential enablement at specific locations (S.886.3,)</li> <li>• That the alternative zones be adopted as notified for specific locations (S.823.208, S823.209, S184.4, S699.6, S823.97)</li> <li>• That the alternative zone be removed from the appendix (S61.2, S918.12)</li> </ul> <p><b>Specific School Sites related to the Alternative Zones:</b></p> <p>St. Teresa’s Primary School site</p> <ul style="list-style-type: none"> <li>• That the Alternative Zone be HRZ (S823.97)</li> </ul> <p>St. Mary’s Primary School site</p> <ul style="list-style-type: none"> <li>• Support retaining the SPSZ as notified (S823.290)</li> <li>• That the Alternative Zone be CCMUZ (S823.97)</li> </ul> <p>Christs College School site</p> <ul style="list-style-type: none"> <li>• Supports Alternative Zone to be HRZ (S699.6)</li> </ul> <p>Old Spreydon Primary School site</p> <ul style="list-style-type: none"> <li>• Amend Alternative Zone to be HRZ (S67.22, S67.23)</li> </ul> <p>Christchurch Boys High School site</p> <ul style="list-style-type: none"> <li>• Oppose Alternative Zone to be HRZ (S886.3)</li> </ul> <p>Catholic Cathedral College/Marian College Site</p> <ul style="list-style-type: none"> <li>• Support retaining SPSZ and Alternative zone to be CCMU as notified (S823.209)</li> </ul> <p>Banks Avenue School</p> <ul style="list-style-type: none"> <li>• Remove SPSZ zone and rezone to MRZ (S2080.8, S2080.9)</li> </ul> <p>Aranui Primary School</p>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>Remove SPSZ zone and rezone to MRZ (S704.5, S2080.3, S2080.4)</li> </ul>
<p><b>2. Provisions - School</b></p>	<ul style="list-style-type: none"> <li>Support removal of ‘amenity’ School zone Policy 13.6.2.1.2 (S.814.116, S823.87)</li> <li>That the RD activity for schools be adopted as notified (S814.117, S823.88)</li> <li>That for RD5 school zone, heights: <ul style="list-style-type: none"> <li>- wording be amended to apply to schools ‘<u>adjoining</u>’ not ‘<u>within</u>’ zones (S806.13)</li> <li>- change from RD to be a controlled activity (S814.118, S823.89)</li> </ul> </li> <li>Heritage Items and settings in the school zones: <ul style="list-style-type: none"> <li>- Remove rule exemptions for schools in relation to heritage items and settings (S814.119)</li> </ul> </li> <li>Recession planes <ul style="list-style-type: none"> <li>- Oppose recession planes for schools as notified, retain existing (S814.120, 823.91)</li> <li>- That for recession planes for schools, wording be amended to apply to schools ‘<u>adjoining</u>’ not ‘<u>within</u>’ zones (S806.14)</li> </ul> </li> <li>Oppose maximum site coverage for schools, retain existing (S814.127, S823.90)</li> <li>Oppose road and internal building setbacks, and building length for schools as notified, retain existing (S.814.121, S841.122, S823.92, S823.93)</li> <li>Building heights <ul style="list-style-type: none"> <li>- Support building heights for schools as notified (S.814.123, S823.94)</li> </ul> </li> <li>Oppose landscaping provisions for schools as notified (S806.15, S814.124, S823.95)</li> <li>Matters of discretion <ul style="list-style-type: none"> <li>- Oppose proposed amended matters of discretion for schools (S814.125, S823.96)</li> <li>- Support proposed amended matters of discretion for schools (S860.16)</li> </ul> </li> </ul>



ISSUE	CONCERN / REQUEST
<p><b>3. Site specific matters – Hospital</b></p>	<p><b>Former Christchurch Women’s Hospital Site:</b></p> <ul style="list-style-type: none"> <li>• Consider making changes to the policy (13.5.2.1.3) and appendix that supports the retention of the site for hospital use only to support future growth (S61.1, S61.2, S918.15, S918.12)</li> <li>• Height <ul style="list-style-type: none"> <li>- That height RD13 (RD13b.i) be deleted (S61.59)</li> <li>- That the maximum building height be reduced (S237.10, S200.3)</li> <li>- That the maximum building height as notified be adopted (S61.16,)</li> </ul> </li> <li>• Building setbacks <ul style="list-style-type: none"> <li>- That the building setback as notified be adopted (S61.16)</li> <li>- That the road setback as notified be adopted (S237.11)</li> <li>- That the setbacks be increased (S200.12)</li> </ul> </li> <li>• Building site coverage <ul style="list-style-type: none"> <li>- That the site coverage as notified be adopted (s237.11, S61.16)</li> </ul> </li> <li>• That that notified provisions for the site be adopted – landscaping, fencing, (S61.17, S237.11)</li> <li>• That the site provides a service road on the southern boundary (S200.4)</li> <li>• Recession planes <ul style="list-style-type: none"> <li>- That the existing recession planes be retained (S61.58, S200.5, S63.14)</li> <li>- That the height exemption for the recession plane be removed (S61.60)</li> </ul> </li> <li>• Support for Matters of discretion as notified for hospital (S.237.12, S61.62, S61.63, S61.64)</li> </ul> <p><b>St. Georges Hospital site</b></p> <ul style="list-style-type: none"> <li>• Supports changes as notified for St. Georges Hospital site (S194.3)</li> </ul> <p><b>St. Georges Heaton Overlay:</b></p> <ul style="list-style-type: none"> <li>• Supports removal of the St Georges Heaton Overlay and related provisions (S194.2, S194.4, S194.5)</li> </ul>

7.6.2 Some submissions raise more than one matter, and these will be discussed under the relevant issue(s) in this report.

7.6.3 For each identified topic, the consideration of submissions has been undertaken in the following format:

- a. Matters raised by submitters.
- b. Assessment.
- c. Summary of recommendations. The specific recommendations are in Appendices A and B.
- d. Section 32AA evaluation where necessary.

7.6.4 For ease of reference, all submission points considered under a particular issue, as outlined in **Table 1**, are listed in the heading of the relevant discussion. Following discussion and evaluation of the submissions, the names of submitters and recommendations on their submissions within or at the end of the discussion, are typed in **bold** within this report. My recommendation on each submission and a summary of reasons are also shown in a table format in **Appendix A** – Table of Submissions with Recommendations, attached to this report. I note that due to the number of submission points, my evaluation of the submissions is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally.

7.6.5 As a result of consideration of submissions, for the reasons discussed below, I recommend some amendments to the District Plan provisions/ and/or objectives. I have provided a consolidated ‘track changes’ versions of the SPSZ, SPTZ and SPHZ with my recommended amendments in response to submissions as **Appendix A**. In **Appendix B**, the operative District Plan text is shown as *normal text in italics*. Amendments proposed by PC14 as notified are shown as ***italicised bold underlined text*** in black or ~~***black bold strikethrough text***~~. Any text recommended to be added by this report will be shown as ***red bold underlined text in italics*** and that to be deleted as ~~***red bold strikethrough text in italics***~~. Text in green denotes existing defined expressions and in ***bold green underlined shows proposed new definitions***. Text in blue represents cross-reference jump links to other provisions in e-plan.

7.6.6 Section 32 of the Act requires the Council to carry out an evaluation of PC14 to examine the extent to which relevant objectives are the most appropriate way to achieve the purpose of the Act, and whether, having regard to their efficiency and effectiveness, the related policies, rules, or other methods are the most appropriate for achieving the objectives.

7.6.7 All of the provisions proposed in PC14 have already been considered in terms of section 32 of the Act (**s32**). Where amendments to PC14 are recommended, I have specifically considered the obligations arising under section 32AA (**s32AA**) and undertaken a s32AA evaluation in respect to the recommended amendments in my assessment of proposed changes to the provisions within this report.

7.6.8 The evaluation of submissions provided in this section 42A report should be read in conjunction with the summaries of submissions, and the submissions themselves as well as the following appendices:

- a. **Appendix A** – Recommended Responses to Submissions on the SPSZ, SPTZ, and SPHZ provisions.
- b. **Appendix B** – Recommended Amendments to the SPSZ, SPTZ, and SPHZ provisions

## **8 ANALYSIS OF SUBMISSIONS**

### **8.1 ISSUE 1 – ALTERNATIVE ZONES – SCHOOL, TERTIARY, HOSPITAL**

8.1.1 Alternative zones are listed in the relevant Specific Purpose zone appendices and apply to each site. They can sometimes be referred to as the ‘underlying’ zone and provide for the stated land use provisions to be applied if the site is not used under the specific purpose zone it is zoned for.

8.1.2 This section will review the submissions received on the alternative zones for school, tertiary and hospital sites, and make recommendations as to accept, accept in part or reject the submitter/submission request.

Sub. No.	Submitter name	Summary of relief sought	Recommendation
852.24 852.25 852.26	Christchurch International Airport Limited (CIAL)	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	Accept
823.97	The Catholic Diocese of Christchurch	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: - St Mary's School at Manchester Street is 'CCMUZ'; and - St Teresa's on Puriri Street is 'HRZ'  Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools.	Accept in part
699.6	Christs College	Supports this alternate HRZ	Reject
67.22 67.23	Rachel Davies	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	Reject
886.3	Helen Broughton	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton.	Accept
823.208	The Catholic Diocese of Christchurch	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission] but delete the heritage listing/outline from the planning maps.	Accept
184.4	University of Canterbury	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone	Reject

704.5	WDL Enterprises Limited and Birchs Village Limited	[Rezoning] 257 Breezes Road (Lot 20 DP 3072, Part Lot 21 DP 3072, Section 1 SO 8411 – CB24A/599, 1013761) From Specific Purpose (School) zone to MRZ	Reject
2080.3 2080.4	NTP Development Holdings Limited	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]	Reject
2080.8 2080.7	NTP Development Holdings Limited	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]	Reject

8.1.3 In preparing PC14 the SPSZ and SPTZ alternative zone tables were reviewed and amended to reflect the two proposed residential land use zones MRZ and High Density.

## 8.2 ALTERNATIVE ZONES - QUALIFYING MATTERS

8.2.1 In the **Christchurch International Airport's** submissions (S852.24, S852.25 and S852.26), concerns have been raised that the alternative zones for schools did not consider the relevant QMs when considering the proposed alternative zone to be amended in the appendices.

8.2.2 In reviewing the notified QMs, and the proposed residential land use zones as a result of the QM's to the SPSZ and SPTZ sites, against the alternative zones notified for those sites, I consider that the alternative zone for school and tertiary sites in the appendices was incorrectly applied to those sites as listed in the tables in 13.6.6 and 13.7.6 at the time of notification.

8.2.3 The correct alternative zone to be applied to the school sites is to be the same zone as that surrounding the site once the QM is applied, as noted in the Airport's submissions in relation to the Low Density Airport Noise Influence Area (**LDANIA**) with those sites to now be Residential Suburban (**RS**) or Residential Suburban Density Transition (**RSDT**) zone.

8.2.4 The effects of the impact of the reduction in density by the QMs collectively for the City are addressed in the Strategic Objectives s42A Report and will not be repeated here. However, it is acknowledged that the SPSZ zone is impacted by these matters in that the SPSZ zone seeks to have a commensurate level of development as the residential zone it is located in, as a result of the implementation of the NPS-UD, as outlined on page 7 of the s32 Report for Specific Purpose School and Hospital zones.

8.2.5As such, I **accept** the submission from **Christchurch International Airport (S852.24, S852.25 and S852.26)** and recommend that the appendices be amended to have the alternative zone that is to be applied to the surrounding residential environment as a result of the relevant QM correctly identified. This would mean sites would be changed from MRZ to be RS or RSDT, where the default MRZ alternative zone was applied at the time of notification. In some cases, there may be sites changed from HRZ to RS or RSDT.

8.2.6It is further noted that should the recommendations in the other s42A reports be accepted, specifically in relation to the area/extent of QMs, further consequential amendments will be required to update the SPSZ and SPTZ appendices for specific sites.

8.2.7Considering the views set out above regarding QM area/extent and application, I consider submissions requesting changes to the alternative zone of specific sites are reviewed on the basis that it is acknowledged the alternative zone may change if the recommendations of the Strategic Directions s42A are accepted by the IHP.

### **8.3 ALTERNATIVE ZONES - SITE SPECIFIC REQUESTS**

8.3.1With regards to the MRZ and HRZ alternative zone for specific purpose sites, in terms of geographical extent to which these are applied, this has been addressed in the Residential s42A report and will not be repeated here. The review of submissions for alternative zones in SP zones has been informed by the recommendations in that report, and my recommendations are consistent with the proposed recommended heights and densities within those surrounding residential zones.

8.3.2In some cases, HRZ is not an appropriate alternative zone for a SPSZ site as it may enable a level of development that is far greater than that supported for the surrounding residential zone, and be at odds with the overarching strategic objective of providing a well-functioning urban environment. This is also the case for those sites affected by the application of QM's as discussed above.

8.3.3**The Catholic Diocese of Christchurch (S823.97) submission concerns the St. Teresa Primary School site.** The notified proposed alternative zone for this site was MRZ. As a result of the proposed application of the QM LDANIA, the alternative zone will be RS. Given this, there would be no change from the current District Plan alternative zone of RS for this site, and this would be commensurate with the surrounding residential zone that is now proposed to also be RS if the QM LDANIA is applied. As such, The Catholic Diocese of Christchurch (S823.97) submission requesting HRZ to be the alternative zone, would not be appropriate, nor a consistent application of development enablement with the proposed surrounding residential being RS. For the above reasons, I recommend **The Catholic Diocese of Christchurch** submission for the site to have an alternative zone of HRZ, is **rejected**.

8.3.4 **The Catholic Diocese of Christchurch (S823.97) concerning St. Mary's Primary School site.** The notified proposed alternative zone for this site was HRZ. The submission requests the alternative zone to be Central City Mixed Use zone (CCMU) to better provide for spiritual activities and align with the CCMUZ on the opposite side of Manchester Street.

8.3.5 The extension of the CCMUZ to the west side of Manchester Street would not contribute to a coherent zoning pattern. In any case, the Specific Purpose (Schools) zone permits "*Spiritual activities, established before 2 May 2015, which are not ancillary to an education activity, and additions to such activities*".

8.3.6 Within the current District Plan provisions for SPSZ there are no built form standards for schools located within CCMU as their alternative zone, as the majority of school sites are located within residential zones. Only one school site is located in the Industrial General zone. In their submission, the Catholic Diocese of Christchurch does not provide support for the requested change of an alternative zone from HRZ to CCMU, in that it does not discuss the change in scale of the SPCZ built form standards that would apply if the alternative zone was to be CCMU. The submission however does state that if the site was no longer in use for school purposes that, in their view, CCMU would be the appropriate zone for this site given its location, however this is not substantiated with economic evidence to support a change in zones in relation to the City Centre. In the absence of such evidence showing a clear demand for CCMU in the City, and at this location, along with the impact of this request on the SPSZ provisions that would now apply, it is difficult to determine whether such an alternative zone would give effect for the changes required by NPS-UD Policy 3. Whereas I consider that the proposed alternative zone of HRZ would as this has been established through the Residential s42A report for considering appropriate zoning responses for residential in this area of the city.

8.3.7 For the reasons above I recommend the submission is **rejected**, and the alternative zone be HRZ.

8.3.8 **Christ's College (S699.6) concerning the Christ's College School site.** The submitter has expressed support for the notified zoning as High Density Residential.

8.3.9 The notified proposed alternative zone for this site was HRZ, whilst the notified planning maps for this area show the surrounding residential zone as proposed to be MRZ with the QM RCA applied. The notified alternative zone for this site should have been commensurate with the surrounding notified residential zone, as shown on the notified planning maps. It appears the notified alternative zone tables were amended to incorrectly assume all formerly RCC zoned land was to be transferred to HRZ in the SPCZ alternative zone tables. Within the site, in different street blocks, are two heritage items and settings that are proposed to be subject to the built form standards in Chapter 9.3 Historic Heritage. As noted, the surrounding residential zoned land is proposed to be MRZ, with the QM RCA, and as such the alternative zone for this

site should be MRZ to be commensurate with the surrounding residential zone. For the above reasons, I recommend the Christ's College submission for HRZ is **rejected**.

- 8.3.10 **H. Boughton (S886.3) concerning the Christchurch Boys High site.** The notified proposed alternative zone for this site was MRZ. The submission opposes HRZ being applied to this site.. Given that the submission supports zoning that is not HRZ, I recommend the submission is **accepted**.
- 8.3.11 **The University of Canterbury (S184.4) concerning the University of Canterbury locations.** The notified proposed alternative zones for the listed three locations for this site was MRZ. The submission supports the notified alternative zone of MRZ. As a result of the proposed application of the QM LDANIA, the alternative zones are now to be RS and RSDT. As such there is no change from the current District Plan alternative zone of RS and RSDT, and given the application the QM LDANIA, this would be commensurate with the surrounding residential zone that is proposed to now be RS and RSDT. For the above reasons, I recommend the submission is **rejected**.
- 8.3.12 **The Catholic Diocese of Christchurch (S823.208) concerning 136 Barbadoes Street.** The Catholic Cathedral College site and Marian College site are located adjacent to the named site 136 Barbadoes, and they are SPSZ with an alternative zone of CCMU. This SPSZ site is not to be changed as part of PC14. The submission requests that the SPSZ and the CCMU zone for the land at 136 Barbadoes is retained, however it is unclear if the submission is referring to Catholic Cathedral College and Marian sites, as opposed to 136 Barbadoes, which is zoned CCMU and not SPCZ. Given that the submission seeks to retain the existing zones that are not proposed to be changed, I recommend the submission is **accepted**.
- 8.3.13 **R. Davies (S67.22 and S67.23) concerning Spreydon Primary School.** The notified proposed alternative zone for this site is MRZ. The submission requests the alternative zone be HRZ. The surrounding residential area is proposed to be MRZ. It is noted that the site is not being used for primary education due to the relocation of the primary school to another site in the local area, however, it appears that it is being used as an educational facility. The location of this site is unique in that there are no residential activities immediately surrounding the site. The site is bounded by open space to the north, SPHZ to the north-east, and is separated to the south-east and south-west by Halswell Road and Curletts Road which is a physical barrier to other land uses on the other side of those roads. Whilst the rezoning request for HRZ to be the alternative zone could be considered given the unique locational factors in relation to access to transport, this would not be appropriate as it would not be a consistent application of development enablement as per NPS-UD Policy 3 in regards to HRZ application within walkable catchment of centres. For the reasons above, I recommend the submission is **rejected**.



8.3.14 **WDL Enterprises Limited and Birchs Village Limited (S704.5) and NTP Development Holdings Limited (2080.3, 2080.4)** concerning Aranui Primary School. The submitter seeks to have the Aranui Primary School site to be rezoned MRZ. If the site is not to be used for school or educational purposes (such as for residential redevelopment) the alternative zone rules would apply. In this case, this would be as per the surrounding land use zone of RS, noting the site is affected by the QM Waste Water Constraint Area. For this reason, I recommend these submissions are rejected.

8.3.15 **NTP Development Holdings Limited (2080.8, 2080.7)** concerning Banks Avenue Primary School. The submitter seeks to have the Banks Avenue Primary School site to be rezoned MRZ. If the site is not to be used for school or educational purposes (such as for residential redevelopment) the alternative zone rules would apply. In this case, this would be as per the surrounding land use zone of RS, noting the site is affected by the QM Waste Water Constraint Area. For this reason, I recommend this submission is rejected.

#### **8.4 RECOMMENDATION – ALTERNATIVE ZONES – SCHOOL**

8.4.1 For the reasons discussed above, I recommend the following:

- a. That the submissions from the **Catholic Diocese of Christchurch (S823.97 and S823.208) and H. Boughton (S886.3)**, supporting the changes to the Alternative zones as notified are **accepted**, with no further changes are required.
- b. That the submissions seeking amendments to the Alternative zones which are not commensurate with the surrounding residential zone land are **rejected**, including the following submitters: **The Catholic Diocese of Christchurch (S823.97), Christ’s College (S699.6), The University of Canterbury (S184.4), and R. Davies (S67.22 and S67.23)**.
- c. That the submissions from WDL Enterprises Limited and Birchs Village Limited (S704.5) and NTP Development Holdings Limited (S2080.3, S2080.4, S2080.8 and S2080.7), seeking to rezone school sites to be MRZ are rejected.
- d. That the submission from **Christchurch International Airport Limited (S852.24, S852.25 and S852.26)**, is **accepted**, and that the Alternative zones for School and Tertiary sites, as per tables in appendices 13.6.6 and 13.7.6, are amended to reflect the residential zone they are located within when the relevant QM(s) are applied.

8.4.2 Furthermore, it is acknowledged that there may be further consequential amendments required to these tables which are dependent on the acceptance of recommendations by the s42A reports in relation to Strategic Directions and Residential zones.

8.4.3 To address s32AA, I rely on the evidence of Ms Oliver in respect of the Strategic Objectives s42A report for retaining the operative zoning of sites beneath the Low Density Airport Noise

Influence Area (**LDANIA**) as Residential Suburban (**RS**) or Residential Suburban Density Transition (**RSDT**) zone.

## 8.5 HOSPITAL – ALTERNATIVE ZONES

Sub. No.	Submitter name	Summary of relief sought	Recommendation
61.2	Victoria Neighbourhood Association (VNA)	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'	Reject
918.12	Geoff Banks	Remove Former Christchurch Women's Hospital from Policy and Appendix	Reject
226.1	Graeme McNicholl	Rezone inner-city large blocks of land, such as Princess Margaret Hospital site, the old Christchurch Women's Hospital site on Colombo Street, current empty tracts of land such as along Moorhouse Avenue, for mixed use retail with apartment living above.	Accept in part
244.10 244.11	Harvey Armstrong	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	Reject

8.5.1 Two (2) submissions were received seeking to remove the former Christchurch Women's Hospital site from the alternative zone table for hospital sites, namely the **Victoria Neighbourhood Association (S61.2)** and **G. Banks (S918.12)**. The current alternative zone for this site was notified to be HRZ, as the surrounding land is also to be zoned HRZ.

8.5.2 Both submitters wish to have former Christchurch Women's Hospital site be retained for hospital purposes only with no ability for future comprehensive residential development. Submitters noted that as the City further develops and grows it will be likely that hospital services will also need to grow to provide for this and that the former Christchurch Women's Hospital site is well placed to be redeveloped for future hospital related demands. The site is currently vacant, and the removal of any alternative zone for the site would mean that if redevelopment of the land was not in accordance with the SPHZ, there would be no default land use zone for any future redevelopment. Given the significant land area and its proximity to the Central City, retaining the ability for a comprehensive residential development of this site would provide for future

development opportunities that may not yet be realised, and in a way that is reflective of the surrounding residential zones.

8.5.3 Given the above reasons, I recommend that the submissions from **Victoria Neighbourhood Association (S61.2)** and **G. Banks (S918.12)** are **rejected**.

8.5.4 Two (2) submitters, **Graeme McNicoll (S226.1)** and **Harvey Armstrong (S244.10, S244.11)** sought the Council review and rezone of site, such as the vacant or underused inner-city land to be rezoned mixed use and/or residential development. This includes the former Christchurch Women's Hospital and Princess Margaret Hospital sites. As noted above, SPHZ sites have an alternative residential zone that would allow for comprehensive residential development to occur if not use for hospital activities and facilities. Given the above, I recommend that the submission from **Graeme McNicoll (S226.1)** is **accepted in part** (in relation to residential), and that the submission from **Harvey Armstrong (S244.10, S244.11)** is **accepted**, and that no further changes are required.

## **8.6 RECOMMENDATION – ALTERNATIVE ZONE – HOSPITAL**

8.6.1 For the above reasons, I recommend that the submissions from **Victoria Neighbourhood Association (S61.2)** and **G. Banks (S918.12)** are **rejected**, and that the alternative zone for the former Christchurch Women's Hospital site is to be HRZ as notified.

8.6.2 I recommend that the submission from **Graeme McNicoll (S226.1)** is **accepted in part** (in relation to residential), and that the submission from **Harvey Armstrong (S244.10, S244.11)** is **accepted**, and that no further changes are required.

## **8.7 ISSUE 2 – PROVISIONS – SCHOOL**

8.7.1 Amendments were made through PC14 to the various provisions relating to SPSZ and SPHZ in relation to objectives and policies, built form standards and matters of discretion.

8.7.2 This section will review the submissions received on the provisions for school sites, and make recommendations as to accept, accept in part or reject the submitter/submission request. Submissions will be reviewed in two (2) parts, being 'objective and policy provisions' and 'built form standards and matters of discretion'.

## **8.8 OBJECTIVE AND POLICY PROVISIONS – SCHOOL**

Sub. No.	Submitter name	Summary of relief sought	Recommendation
814.116	Carter Group Limited	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified.	Accept
823.87	The Catholic Diocese of Christchurch	Adopt <i>[Policy 13.6.2.1.2 as notified]</i>	Accept

8.8.1 **Carter Group Limited (S814.116) and The Catholic Diocese of Christchurch (S823.87)** support the notified changes made to Policy 13.6.2.1.2, which seeks to remove the wording ‘amenity’ from this policy. As these submissions do not seek any changes and are supportive of the changes as notified, I recommend they are **accepted**.

## 8.9 BUILT FORM STANDARDS AND MATTERS OF DISCRETION – SCHOOL

8.9.1 To assist with review of submissions for this section they will be grouped into the following sections, ‘Activity Status Tables’, ‘Build form standards’ and ‘Matters of Discretion’.

### ***Activity Status Tables (13.6.4.1) – School***

Sub. No.	Submitter name	Summary of relief sought	Recommendation
814.117	Carter Group Limited	Retain 13.6.4.1.3 RD Activities as notified	Reject
806.13	Te Tāhuhu o te Mātaranga (Ministry of Education)	RD5: Amend working of a. to read: <b><u>a. For schools <del>within</del> adjoining the High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met</u></b>	Reject
814.118	Carter Group Limited	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	Reject

823.88	The Catholic Diocese of Christchurch	Adopt [ <i>amendments as notified within the RD Activity Status tables</i> ]	Reject
823.89	The Catholic Diocese of Christchurch	13.6.4.1.3 RD5 – Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	Reject
842.22	Fire and Emergency NZ(FENZ)	[13.6.4.2.67] Retain as notified.	Accept

8.9.2PC14 seeks to provide greater enablement for intensification of residential activity in response to NPS-UD Policy 3. The rationale for greater enablement of residential development within walkable catchment of centres, such as increases in height provided for in HRZ, is discussed within the Residential s42A report and will not be repeated here. Nonetheless, as some of the SPSZ sites are located within HRZ centre intensification precincts, there is a commensurate height response for those sites. To mitigate effects of this greater enablement of height in SPSZ where these are located within HRZ, the proposed notified planning framework sought to support a similar RD approach as that afforded in the residential environment, being a new RD rule for heights.

8.9.3During the s42A review of Residential provisions, the proposed two-tier RD enablement approach for HRZ has been recommended to be removed, along with changes to the HRZ height provisions. The rationale for these changes is located within the Residential s42A report and will not be repeated here. This now sees an increase of permitted maximum heights in HRZ (Centres intensification) from 14 metres to 22 metres, a reduction in some areas previously supporting RD enabled 32 metre maximum heights, now permitted to a maximum height of 22 metres, with different triggers for review unable to now be applied to SPSZ (i.e. 4 or more units),

8.9.4As the height provisions for SPSZ sites are related to the residential zone they are located within, changes to the residential zone heights have a consequential effect on the heights now permitted in the SPSZ provisions.

8.9.5While this section of the report is to review the activity status tables in relation to the submissions received on the matter of the notified RD activity rule and those notified height provisions, consideration of the height provisions as a whole needs to occur so as to provide a greater understanding of how to address these submissions points. In addition to this I have also

reviewed the current District land provisions for height (and other provisions later discussed within this report) in light of the QM application and MDRS consequential changes, to ensure SPSZ sites are as per the intent of the Enabling Housing Amendment Act and NPS-UD.

8.9.6 When considering the existing District Plan height provisions for RS, RSDT, RHills sites in the SPSZ, I consider that the existing height for those sites, being '10 metres within 20 metres of the internal boundary, otherwise 14 metres', is appropriate, and recommend this is retained to support those SPSZ sites which will now be impacted by the QMs.

8.9.7 When considering those SPSZ sites within MRZ, the proposed notified change to move MRZ to have a lesser height is not an appropriate response, and it is recommended that existing RMD provisions, being '14 metres within 10 metres of the internal boundary, otherwise 16 metres', is the most appropriate response for SPSZ to support the MDRS implementation.

8.9.8 When considering those SPSZ sites within HRZ, the proposed notified height changes for SPSZ had two different proposed heights being generally 14 metres, with further height enabled via the proposed RD enablement pathway of 20 and 32 metres. It is now recommended those SPSZ sites in HDZ (all centres except for Central City enabled and CCMU), now are '22 metres' to match that permitted height in the HRZ. For SPSZ sites located within the HRZ (Central City enabled and CCMU), these would now be as per the Central City Maximum Building Height Planning Map.

8.9.9 These changes are different to that notified with the HRZ seeing an increase in heights, which can be summarised as being:

SPSZ – HRZ sites	Maximum building height	Activity Status
Existing DP provisions	<ul style="list-style-type: none"> <li>- 12 metres within 20 metres of internal boundary, otherwise 16 metres</li> <li>- 11 metres or 14 metres (Central City Building Height Planning Maps)</li> </ul>	Discretionary Activity Status (D2)
Proposed notified	<b>14</b> metres within <b>10</b> metres of internal boundary, otherwise <b>20</b> metres (HRZ Centres) or <b>32</b> metres (HRZ City and Intensification)	(new) RD two tier enablement consent pathway (14m – 20m, and 32m)
Recommended	22 metres	Retain D2, remove proposed new RD

- 8.9.10 The scale of the height enablement of SPSZ sites within HRZ has now ultimately increased from 11 to 16 metres permitted, to now being 22 metres – an increase of 6 metres (or approximately two storeys). Given the scale of permitted increase, I consider that it is appropriate to retain Discretionary Activity status to enable a review of any buildings over 22 metres.
- 8.9.11 I consider that the combination with other existing and recommended provisions, such as those for height in relation to boundary/recession planes, building setbacks, maximum building lengths, and landscaping, collectively provide for an appropriate level of mitigation of effects as a result of the greater height enablement afforded to SPSZ sites located within HRZ.
- 8.9.12 For the reasons discussed above, I recommend that the proposed RD5 two tier height enabled consent pathway requirement is removed from the Activity Status Tables. However, the provision contained within that notified rule, relating to building length which, required buildings between 14 metres and 20 metres that had over 30 metres in exterior wall length to provide recesses, is supported to remain, albeit as a new built form standard within 13.6.4.2.4. This is supported in Ms Mackay’s evidence as retaining this requirement would, *‘mitigate potential adverse visual dominance of bulk of long and continuous building facades adjacent to HRZ’*, and *‘would help ensure there is a degree of modulation and a scale compatible with the residential zone adjacent (which typically have a finer grain of architectural detail).’* As such, I recommend that a new provision is inserted to within 13.6.4.2.4 read as:

**School sites where the additional activities and standards are from the zones listed in the Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:**

**High Density Residential (HRZ), Central City (CC), Central City Mixed Use (CCMU), or Future Urban Zones (FUZ).**

**a. The building shall either:**

**i. Not exceed 30m in continuous building length, or**

**ii. Provide a recess for every additional 30 m of building length or part thereof, with a minimum dimension of 4 metres in length, and 2 metres deep, for the full height of the building including the roof.**

- 8.9.13 This would be inserted into RD2, with discretion limited to Effects on the neighbourhood – 13.6.5.1 a., b., c., e., f., g., and h.
- 8.9.14 Given the above discussion, I will now review the submissions in relation to the activity status tables.
- 8.9.15 **Carter Group Limited (S814.117) and The Catholic Diocese of Christchurch (S823.88)**, support the notified changes made to the Activity Status tables. For the reasons given above for

recommending the above changes in relation to the activity status tables, I recommend that these submissions are **rejected**.

- 8.9.16 In addition to the above, specific submission points were received from **Carter Group Limited (S814.118)** and **The Catholic Diocese of Christchurch (S823.89)**, seeking an amendment to the Activity Status tables to move the proposed new RD activity rule (RD5) to be in the Controlled Activity status table. The proposed RD5 provide a trigger for a review of rule breaches of height for schools within the HRZs located within the centre enablement areas. In the current District Plan, rule breaches for height are located within the Discretionary Activity Table (D2), thus breaches of height of buildings are currently assessed with full discretion, whereas the proposed notified changes for PC14 would restrict this discretion to provide more certainty for review whilst still considering the impact of height rule breaches on neighbouring properties and the surrounding environment.
- 8.9.17 This requested move in activity status for height breaches from RD to be a Controlled Activity would mean that breaches of height in the school zones, where the school is not using the Ministry of Education designation for an Outline Plan Waiver process, could be reviewed but, unable to be declined, as per the Controlled Activity status. This would mean that surrounding residential sites would not be able to rely on the District Plan Matters of Discretion for an assessment of effects on their properties and neighbourhood due to buildings going above their maximum height for that site. As such, under that Controlled Activity scenario Council would have no ability to seek a remedy or decline the resource consent for breaches of the height rule.
- 8.9.18 Furthermore, neither the submissions from the Carter Group Limited nor The Catholic Diocese of Christchurch provide rationale for the requested amendment to the activity status for a breach of height. Nor do the submissions consider the impacts on the surrounding properties and the neighbourhood that might result from this amendment. I consider that the impact of such an amendment, that is, moving the trigger for review of a breach of height rule to a Controlled Activity, is not the most appropriate planning framework for managing the effects of providing for additional height enablement of the SPCZ. In relation the early discussion above on the recommended changes which further increase heights, I consider the existing Discretionary approach is the most appropriate method for review of heights over 22 metres. For these reasons, I recommend the submissions from **Carter Group Limited (S814.118)** and **The Catholic Diocese of Christchurch (S823.89)** are **rejected**.
- 8.9.19 **Te Tāhuhu o te Mātaraanga (Ministry of Education)** has made a submission (**S806.13**) seeking to amend the wording of the proposed RD5 to use '**adjoining**' as opposed to 'within', when referring to the alternative zone reference for SPSZ site, as per below:

**RD5 a. For schools-~~within~~ adjoining the High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential**



**Precincts), any building between 14 and 20 metres in height, when the following standards are met.**

8.9.20 The submission notes that the residential zone is adjacent to the SPSZ, so the wording should be amended to reflect this. However, the phrasing used in the provisions throughout the SPSZ chapter refers to the listed zone that a school site is located ‘within’. The use of the word ‘within’ is reference to the underlying land use zone for the school site and assists in the application of the SPSZ provisions, including those not amended through PC14. Furthermore, my understanding is that there has been no concerns raised with Council with the interpretation of the current SPSZ provisions and the use of this phraseology of ‘within’ when referring to the alternative zone for the school site. For the above reasons and previous discussion in relation to the recommended removal of the proposed RD5, I recommend that the submission from **Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.13)** is rejected.

***Built Form Standards (13.6.4.2) – School***

Sub. No.	Submitter name	Summary of relief sought	Recommendation
814.119	Carter Group Limited	Delete 13.6.4.2(a). [proviso for heritage sites]	Reject
814.127	Carter Group Limited	Oppose in part 13.6.4.2.1 Maximum site coverage [13.6.4.2.1a.iii]. Retain current provisions [No maximum percentage].	Accept
823.90	The Catholic Diocese of Christchurch	[13.6.4.2.1a.iii] Retain the status quo, insofar that the amendments propose greater constraints on building site coverage [50%] than the status quo [No maximum percentage].	Accept

806.14	Te Tāhuhu o te Mātaranga (Ministry of Education)	[13.6.4.2.2.a.ii] Seek amendment to the wording, to now read: a. No part of any building shall project beyond a building envelope contained by:  <b><u>ii. sites adjoining the High Density Residential (both within and outside of Intensification or Residential Precincts):</u></b>  <b><u>There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></b>	Accept in part
814.120	Carter Group Limited	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions.	Reject
823.91	The Catholic Diocese of Christchurch	[13.6.4.2.2.a.ii] Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo.	Reject
814.121	Carter Group Limited	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions.	Accept
823.92	The Catholic Diocese of Christchurch	[13.6.4.4.3] Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo.	Accept
814.122	Carter Group Limited	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions.	Accept in part
823.93	The Catholic Diocese of Christchurch	[13.6.4.2.4.a.i and iii.] The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This may limit	Accept in part

		development capacity in a manner that is inconsistent with the NPS-UD.	
814.123	Carter Group Limited	Support 13.6.4.2.5 Maximum building height. Retain as notified.	Accept in part
823.94	The Catholic Diocese of Christchurch	[13.6.4.2.5] Adopt	Accept in part
806.15	Te Tāhuhu o te Mātaranga (Ministry of Education)	[13.6.4.2.6] Oppose the proposed provisions for landscaping as applied to Specific Purpose (School) Zones.	Accept in part
814.124	Carter Group Limited	Oppose 13.6.4.2.6 Landscaping. Delete built form standard.	Accept in part
823.95	The Catholic Diocese of Christchurch	[13.6.4.2.6] Delete	Accept in part
842.22	Fire and Emergency NZ (FENZ)	[13.6.4.2.6] Retain as notified.	Accept

8.9.21 **Carter Group Limited (S814.119)** has sought that the exemption for heritage items and settings to the SPSZ rules be deleted, meaning that school sites containing heritage items and settings would need to comply with both Chapter 9.3 built form standards, and the Chapter 13.6.4.2 built form standards. Carter Group did not provide any justification for having two sets of built form standards apply, rather than the proposed one set (via Chapter 9.3 Historic Heritage). The rationale for the exemption is outlined in the Part 8 of the s32 report<sup>4</sup> and will not be repeated here. Notably however, the request for the deletion of this provision would not meet the District Plan Strategic Objective 3.3.2a.i.B relating to minimising the number, extent, and

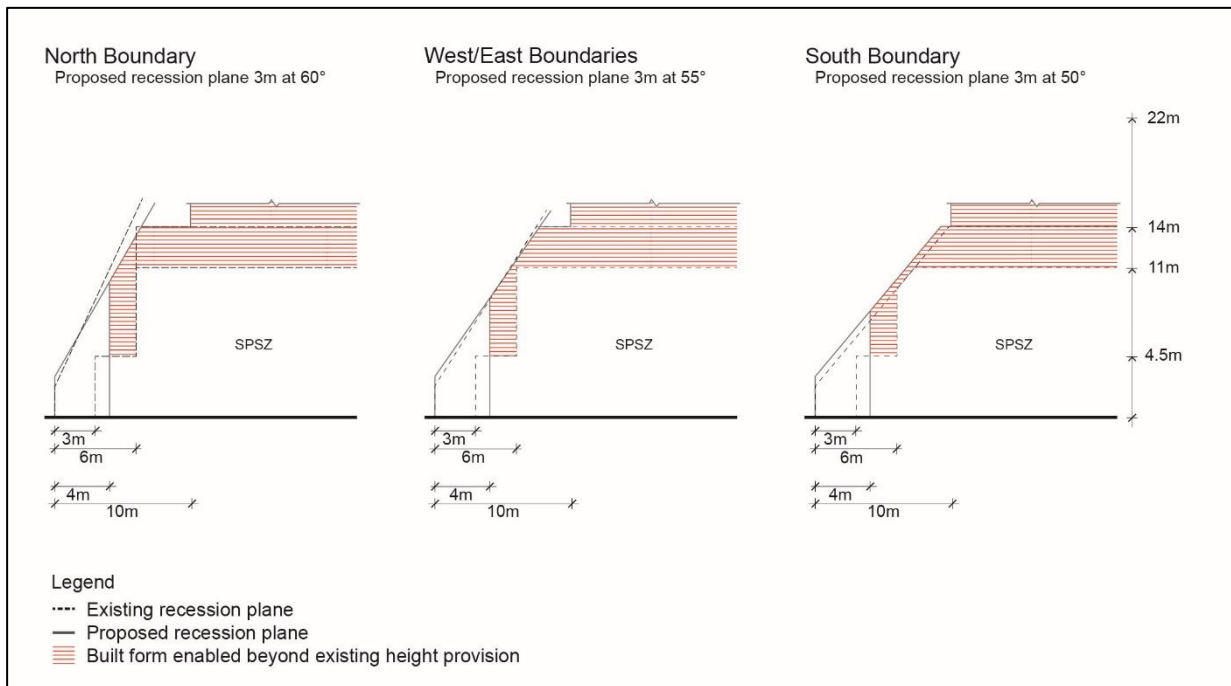
---

<sup>4</sup> <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Revised-provisions-for-SP-Schools-and-Hospitals2.pdf>

prescriptiveness of development controls. For the above reasons, I recommend the **Carter Group Limited submission (S814.119)** is rejected.

- 8.9.22 **Carter Group Limited (S814.127)** and **The Catholic Diocese of Christchurch (S823.90)** seek to remove the proposed maximum site coverage of 50% for school sites located within HRZ (Residential Precincts), City Centre, Central City Mixed Use or Industrial General zones. The current District Plan provides for no maximum percentage and was part of the implementation of the Central City Recovery Plan to support the recovery and regeneration of the Central City. The proposed change of 50% is more restrictive than the currently permitted 'no maximum' and has been proposed as a package of provisions to mitigate effects of further enablement of height now provided for those sites. I consider that the submitters' points are valid, that the proposed changes would impose a more restrictive approach to site coverage than currently permitted.
- 8.9.23 In the recent decision on Waikanae by the Environment Court raises issues of scope with the submitters request. However, regardless of the scope of these requests I consider the merits of the requests and whether the relief sought is the most appropriate way to achieve the objectives of the CDP.
- 8.9.24 I consider that the existing and recommended provisions, such as those for height in relation to boundary/recession planes, building setbacks, maximum building lengths, and landscaping, collectively provide for an appropriate level of mitigation of effects as a result of the greater height enablement afforded to SPSZ sites located within HRZ, without requiring a further provision to limit building site coverage. I rely on the evidence of Ms Mackay who discusses this at paragraphs 33 to 37 of her evidence. This aligns with the City Centre, Central City Mixed Use or Industrial General zones, which do not have a maximum site coverage.
- 8.9.25 While the HRZ has a maximum site coverage rule as per MDRS, there are additional controls for the Specific Purpose (Schools) zone that manage effects, namely a maximum building length. This reflects the anticipated scale and form of buildings on school sites.
- 8.9.26 For the reasons above I recommend that both submissions from the **Carter Group Limited (S814.127)** and **The Catholic Diocese of Christchurch (S823.90)** are **accepted**, and the existing provision for 'no maximum percentage' of building site coverage remains.
- 8.9.27 Three submissions were received in relation to recession planes/height in relation to boundary rules, with two of these opposing the proposed changes affecting SPSZ sites within the HRZ.
- 8.9.28 **Carter Group Limited (S814.120)** and **The Catholic Diocese of Christchurch (S823.91)**, have made submissions regarding the proposed changes to the recession planes and consider them to be more restrictive than that currently provided in the District Plan. A review of the existing

and proposed recession planes is provided in Ms Mackay's evidence, and provides the following diagram to show the impact of the proposed changes:



8.9.29 This shows that the proposed changes under PC14 are not more restrictive than that currently provided in the District Plan. In Ms Mackay's evidence she notes that the proposed recession planes 'are consistent with those proposed in the adjoining HRZs', and when combined with setbacks and greater height enablement this 'enables greater height closer to the boundary than the status quo',

8.9.30 Further to this, Ms McKay notes in her evidence that the proposed recession planes are, 'more restrictive recession planes than those from the Enabling Housing Act', but that as part of PC14, under the QM for Sunlight Access, these proposed recession planes have been designed for the different sun angles experienced in Christchurch. The SPSZ provisions have adopted the recommendations of the Residential s42A report for the QM Sunlight Access, and applied these recession planes at the boundaries in a way that is a commensurate response to the surrounding residential zone. However, these are dependent on the acceptance of recommendations in the Residential s42A report in relation to Residential zones.

8.9.31 For the reasons above, I recommend that the submissions from **Carter Group Limited (S814.120)** and **The Catholic Diocese of Christchurch (S823.91)** are **rejected**, and that the provisions for recession planes in the HRZ zone, once accepted by the IHP, are applied to the SPSZ provisions.

8.9.32 **Te Tāhuhu o te Mātaranga (Ministry of Education)** has made a submission (**S806.14**) seeking to amend the wording of the proposed recession plane rule to add in 'sites adjoining the' when referring to the alternative zone reference for SPSZ site, as per below:

**[13.6.4.2.2.a.ii]**

**ii. sites adjoining the High Density Residential ~~(both within and outside of Intensification or Residential Precincts):~~**

**There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.**

8.9.33 The submission notes that the residential zone is adjacent to the SPSZ, so the wording should be amended to reflect this. However, the phrasing used in the provisions throughout the SPSZ chapter refers to the listed zone that a school site is located 'within'. The use of the word 'within' is reference to the underlying land use zone for the school site and assists in the application of the SPSZ provisions, including those not amended through PC14. Furthermore, it is my understanding that no concerns have been raised with Council regarding the interpretation of the current SPSZ provisions that use this phraseology of 'within' when referring to the alternative zone for the school site.

8.9.34 However, the submission also recommends striking through the wording in brackets in reference to the type of HRZ this rule would apply, namely '~~both within and outside of intensification or residential precinct~~'. The removal of these words in brackets would not alter the application of this provision as it would still apply to all sites within the HRZ and removes any ambiguity in the reading of the rule. For the above reasons, I recommend that the submission from **Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.14)** is **accepted in part**, in that the wording amendment is **rejected**, however the strikethrough is **accepted**.

8.9.35 In consideration of the above and in review of the notified provisions for SPSZ, it is further recommended that when referencing all types of HRZ application in brackets this is simplified to just be 'HRZ' unless there are exceptions, for clarity of rule application. It is recommended that these changes are made as consequential changes, and would apply to all provisions in SPSZ, as per **Appendix B**

8.9.36 **Carter Group Limited (S814.121)** and **The Catholic Diocese of Christchurch (S823.92)**, oppose the changes to the minimum building setback from road boundaries, and seek to retain the existing provisions. The proposed change is for an increase in road boundary setback for sites located within HRZ, currently 2 metres to a proposed 4 metres. The rationale for this proposed

change was addressed in the Technical Review of Specific Purpose – School Provisions<sup>5</sup> and will not be repeated here while noting that the increased setback was intended to help manage the increase in overall built form and to provide space for tree planting at the street interface . However, I agree with the submitters that the increase in the road boundary is more restrictive than that currently provided for and is inconsistent with Objective 3.3.2. I also rely on Ms Mackay’s evidence at paragraph 47 which states, ‘*a minimum 2m building setback from the road may support a coherent street scene, where HRZ have a 1.5m building setback from the street*’. Furthermore, her analysis of existing school sites has found that buildings are setback 2m or greater to provide a formal entrance and which contributes to a high standard of visual amenity. This is consistent with Objective 13.6.2.1 of enabling education provides to efficiently use and develop their buildings while recognising the contribution of education buildings and sites to the character of neighbourhoods.

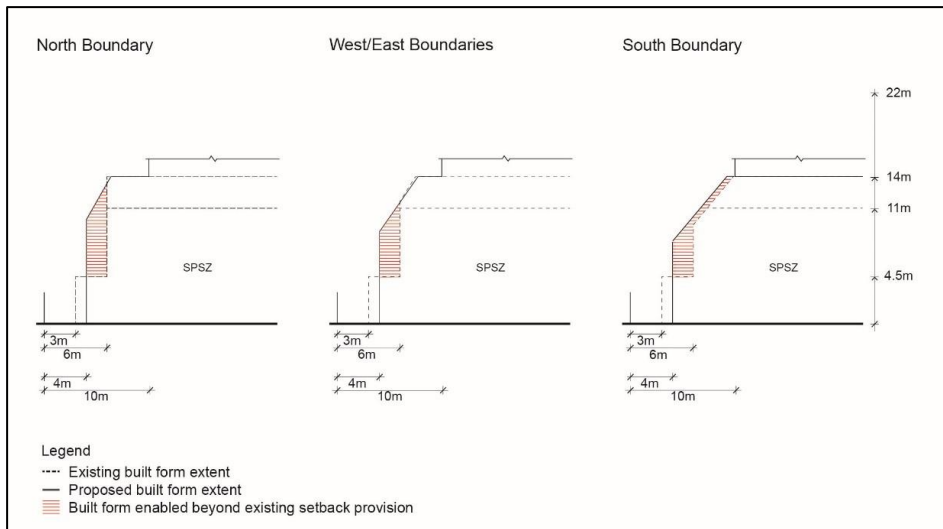
8.9.37 In the recent decision on Waikanae by the Environment Court raises issues of scope with the submitters request. However, regardless of the scope of these requests I consider the merits of the requests and whether the relief sought is the most appropriate way to achieve the objectives of the CDP.

8.9.38 For the above reasons, I recommend that the submissions from **Carter Group Limited (S814.121)** and **The Catholic Diocese of Christchurch (S823.92)** are accepted, and the existing provisions for the minimum road boundary setback of 2 metres for SPSZ sites in HRZ are maintained.

8.9.39 **Carter Group Limited (S814.122)** and **The Catholic Diocese of Christchurch (S823.93)** oppose the changes to the minimum internal boundary setbacks and building length and seek to retain the existing provisions. The proposed change is for an increase in internal boundary setback for sites located within HRZ or Future Urban Zones, currently 2 metres to a proposed 4 metres. Ms Mackay has reviewed the current and proposed internal boundary setbacks, in combination with the recession plan requirements, and has provided the following diagram in her technical evidence:

---

<sup>5</sup> <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/Updated-Specific-Purpose-Schools-Zone-Provisions-Technical-Review-10-March-20232.pdf>



8.9.40 This shows that the increase in the internal boundary setback, from 2 metres to 4 metres, enables greater height closer to the boundary that the current District Plan provisions, and does not propose a greater constraint on buildings or development for a site. This is shown in the diagram as a red shaded bulk, the increase in built form now enabled through the package of provisions, despite the increase in internal boundary setbacks.

8.9.41 This diagram also shows that the notified requirement building setback of 10 metres 'if a building is greater than 14 m in height', may not have the desired effect of mitigating the bulk and location of buildings due to height enablement. However, the recession plane provision could require any increase above 14m to be setback further from the boundary than 10m on the southern boundary.

8.9.42 I consider that simplifying this setback rule to only require a 4 metre setback, in combination with the recession plane, landscaping and building length provisions, collectively support the intent of the enablement anticipated by the NPS-UD whilst mitigating those effects.

8.9.43 For the above reasons, I recommend that the submissions from **Carter Group Limited (S814.122)** and **The Catholic Diocese of Christchurch (S823.93)** are **accepted in part**, in that the 4 metre setback remains, but the 10 metre setback to buildings over 14 metres is removed.

8.9.44 **Carter Group Limited (S814.123)** and **The Catholic Diocese of Christchurch (S823.94)** support the notified changes made to the maximum building heights, in that they are increased. As these submissions do not seek any changes and are supportive of the changes as notified, I recommend they are **accepted**.

8.9.45 **Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.15)**, **Carter Group Limited (S814.124)** and **The Catholic Diocese of Christchurch (S823.95)** collectively seek to have the proposed landscaping provisions removed. The submitters note that landscaping is currently provided on



school sites without the District Plan requiring it. . While this may be the case, the rules provide more certainty and transparency for neighbours and the community of the anticipated outcomes while recognising that there is a risk of adverse effects of the enabled built form without landscaping e.g. a school being established or a school operated by a different provider (beyond the interests of the submitters).

8.9.46 The provision for landscaping is part of a package of rules to support the enablement of height for sites within HDZ by mitigating the impacts of increased building heights. However, the landscaping rule as notified does not reflect that the effects associated with large buildings is at the interface with public space/ road and adjoining sites.

8.9.47 There are two options in my opinion for the IHP being:

- Option 1: Remove the proposed landscaping provisions all together as per requested by submitters; or,
- Option 2: Amend the landscaping provisions so they are clear to only apply to SPSZ sites within HRZ by amending the wording to be:

**13.6.4.2.6 Landscaping**

**a. The following built form standards apply to school sites within High Density Residential:**

**~~a. —~~ i. 10% of each the site shall be planted ~~including landscape strips along boundaries.~~**

**~~b. —~~ ii. At least ~~o~~One tree shall be planted within the relevant landscaping strip per 10 metres of road boundary or part thereof.**

**~~c. —~~ iii. At least ~~o~~One tree shall be planted within the relevant landscaping strip per 30 metres of internal boundary or part thereof.**

**~~d. —~~ Advice note: All landscaping/trees required under these rules shall be undertaken in accordance with the provisions in Appendix 6.11.6.**

8.9.48 The above changes for Option 2 simplify the landscaping provisions to be clearer in application to only HRZ height enabled SPSZ sites and are consistent with other landscaping provisions for Specific Purpose zones in the District Plan.

8.9.49 When considering the package of provisions for SPSZ sites located within HRZ, particularly in relation to the increase of height enabled buildings, I consider the requirement for landscaping as per Option 2 above would not be an onerous requirement to meet as many school sites provide landscaping. The provision for trees along the road and internal boundaries would not impact on development capacity, as these could be provided within the building setback areas. Ms Mackay's evidence on this matter notes that, *'In my opinion, a high number of schools host*

*mature trees, which contribute to the neighbourhood character including visual interest and amenity, visual softening of buildings, attractive outlook, as well as urban biodiversity and ecological benefits. Landscaping and tree planting (particularly along the street interfaces and internal boundaries) contributes to the character of the neighbourhoods and mitigate the adverse effects of intensification both on school and adjoining HRZ sites where intensification occurs.’.*

- 8.9.50 A requirement for landscaping at the boundaries can achieve a level of integration with the surrounding context and better achieves Objective 13.6.2.1 of “mitigating significant adverse effects on the adjoining zones” and “recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods”. Policy 13.6.2.1.2 implements objective 13.6.2.1 and seeks to “ensure adverse effects from education sites on neighbourhoods, including effects arising from building location and scale....are not significant”.
- 8.9.51 The requirement of landscaping and trees to be provided at the site boundary provides guidance for both schools, and residents at their boundaries, that landscaping amenity is anticipated and supported at that location and will contribute to mitigate the potential adverse effects of the increase in enablement the HRZ affords. Ms Mackay on this matter notes that this is, ‘particularly in relation to the internal boundary where HRZ is adjacent and the most significant change to the built form may occur’.
- 8.9.52 For the reasons above, I recommend that the landscaping provision are retained with amendments as outlined in Option 2 above, to apply only to the HDZ sites. For the preceding reasons, I recommend that the submissions from Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.15), Carter Group Limited (S814.124) and The Catholic Diocese of Christchurch (S823.95) are accepted in part.
- 8.9.53 **Fire and Emergency NZ (FENZ) (S842.22)** support the notified changes made to the water supply for firefighting, in that it removes the provision relating to limited notification to the New Zealand Fire Service Commission. As this submission does not seek any changes and are supportive of the changes as notified, I recommend it is **accepted**.

**Matters of discretion (13.6.5) - School**

Sub. No.	Submitter name	Summary of relief sought	Recommendation
806.16	Te Tāhuhu o te Mātaranga (Ministry of Education)	[13.6.5.1] Support proposed amended changes of provisions.	Accept
814.125	Carter Group Limited	Oppose 13.6.5.1 Effects on the neighbourhood. Delete built form standard.	Reject
823.96	The Catholic Diocese of Christchurch	[13.6.5.1] Delete	Reject

8.9.54 **Carter Group Limited (S814.125)** and **The Catholic Diocese of Christchurch (S823.96)** oppose the proposed changes to matters of discretion, in particular the proposed changes to 13.6.5.1. that:

- a. Remove the words '*amenity of*'.
- b. Insert further clarification to e. for the review of landscaping of sites in way that could mitigate visual dominance and contribute to amenity.
- c. Insert a new matter i. to provide for a review of CPTED principles.

8.9.55 Matters of Discretion are the matters reviewed and assessed when there are breaches of built form standards and are directed for review through the relevant activity status. In PC14 the proposed changes for the SPSZ to support height enablement provide that greater height is to be promoted in a way that is commensurate with the residential height response to the NPS-UD. Further, rule provisions are amended or proposed in the SPSZ, such as setbacks, recession planes and landscaping, to support this height enablement in a way seeks to mitigate and/or avoid further effects a result of the increase in height.

8.9.56 As such, when reviewing the changes proposed in the Matters of Discretion 13.6.5.1, I agree in part with the submitters that it could be argued that there is limited scope within PC14 to remove the words '*amenity of*'. This removal was proposed as a way to implement the NPS-UD,

in particular Policy 6, and is discussed in the s32 Report for SPSZ. This proposed change is also relevant to:

- a. Objective 13.6.2.1. a. iii – removal of ‘amenity value of’
- b. Policy 13.6.2.1.2 – removal of ‘amenity of’ and ‘amenity values’

8.9.57 Removing ‘amenity of’ in the Matters of Discretion and in the objective and policy for SPSZ as noted above will impact all SPSZ sites in the City not just those within the scope of PC14. I consider this is a consequential matter that supports the implementation of MDRZ and NPS-UD and is appropriate to also extend this change, being the ability to review effects (not just amenity) that this proposed amendment allows for, to include those sites outside of the MDRS and Policy 3 and 4 areas to ensure consistency of considering effects of developments within the SPSZ as a whole.

8.9.58 With regards to the two proposed insertions to 13.6.5.1 e. and i., these relate directly to the proposed build form standard changes to road boundary setbacks, and the new landscaping requirements (if recommendation to amend landscaping provisions is accepted by the IHP), to provide for assessment of those matters if breached. I therefore recommend that these two proposed insertions are retained.

8.9.59 For the above reasons, I recommend that the submission from Carter Group Limited (S814.125) and The Catholic Diocese of Christchurch (S823.96) are rejected.

8.9.60 **Te Tāhuhu o te Mātaraunga (Ministry of Education) (S806.16)** supports the proposed changes to the Matters of Discretion as notified. As above, I support the proposed insertions to 13.6.5.1 e. and i. For these reasons, I recommend that this submission is **accepted**.

## 8.10 RECOMMENDATION – PROVISIONS - SCHOOL

8.10.1 For the reasons as discussed above, I make the following recommendations on the submissions.

8.10.2 **Carter Group Limited (S814.116)** and **The Catholic Diocese of Christchurch (S823.87)** submissions supporting the notified changes made to Policy 13.6.2.1.2 removing ‘amenity’ be **accepted**. However, subsequent submission points from the same submitters **Carter Group Limited (S814.125)** and **The Catholic Diocese of Christchurch (S823.96)** oppose change to the Matters of Discretion 13.6.5.1 removing ‘amenity’, I recommend that these submissions are **rejected**, and changes as notified remain.

8.10.3 **Carter Group Limited (S814.117)** and **The Catholic Diocese of Christchurch (S823.88)** submissions supporting the notified changes made to the Activity Status tables are **rejected**, and that the proposed notified RD5 is to be removed (in response to changes recommended in the Residential s.42A Report) and a new provision to be inserted in to the built form standards,

13.6.4.24: Minimum building setback from internal boundaries and maximum building length, to be:

School sites where the additional activities and standards are from the zones listed in the Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

High Density Residential (HRZ), Central City (CC), Central City Mixed Use (CCMU), or Future Urban Zones (FUZ).

a. The building shall either:

i. Not exceed 30m in continuous building length, or

ii. Provide a recess for every additional 30 me of building length or part thereof, with a minimum dimension of 4 metres in length, and 2 metres deep, for the full height of the building including the roof.

8.10.4 This rules numbering would be inserted into the existing RD2, with discretion limited to Effects on the neighbourhood – 13.6.5.1 a., b., c., e., f., g., and h.

8.10.5 **Carter Group Limited (S814.118)** and **The Catholic Diocese of Christchurch (S823.89)**, submissions that seek an amendment to the Activity Status tables being to move the proposed new restricted discretionary activity rule (RD5) to be in the controlled activity status table, **are rejected**, and the existing activity status for building heights breaches to remain a Discretionary activity (D2)

8.10.6 Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.13) and (S806.14) submissions seeking wording changes to zone application of provisions are rejected.

8.10.7 **Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.14)** submission seeking strikethrough of wording of zone descriptions is **accepted** being '~~*both within and outside of intensification or residential precinct*~~', and this change to be made to relevant proposed provisions when referring to HRZ of all types, as a consequential change to simplify and clarify rule application.

8.10.8 **Carter Group Limited's (S814.119)** submission opposing the heritage exemption is **rejected**.

8.10.9 **Carter Group Limited (S814.127)** and **The Catholic Diocese of Christchurch (S823.90)** submissions seeking the removal of the 50% site coverage is **accepted**, and the existing provisions (Nil site coverage) to be retained.

8.10.10 **Carter Group Limited (S814.120)** and **The Catholic Diocese of Christchurch (S823.91)** submissions opposing changes to the recession planes are **rejected**, and the recommendations on the QM Sunlight Access to apply.

8.10.11 **Carter Group Limited (S814.121)** and **The Catholic Diocese of Christchurch (S823.92)** submissions opposing changes to the road boundary setbacks are **accepted**, and the 2 metre setback is retained.

8.10.12 **Carter Group Limited (S814.122)** and **The Catholic Diocese of Christchurch (S823.93)** submissions opposing changes to the internal boundary setbacks are **accepted** in part, in that the HRZ setback of 4 metres as notified remains, with the 10m setback or building over 14 metres is removed.

8.10.13 **Carter Group Limited (S814.123)** and **The Catholic Diocese of Christchurch (S823.94)** submissions supporting changes to building heights are **accepted**, and that further changes are made to the permitted maximum building height of HRZ sites to be 22 metres.

8.10.14 Te Tāhuhu o te Mātaranga (Ministry of Education) (S806.15), Carter Group Limited (S814.124) and The Catholic Diocese of Christchurch (S823.95) submissions in relation the proposed landscaping provisions are accepted in part, with amendments to the landscaping provisions recommended so they are clear to only apply to SPSZ sites within HRZ as follows:

**13.6.4.2.6 Landscaping**

**a. The following built form standards apply to school sites within High Density Residential:**

~~a. i.~~ **10% of each the site shall be planted including landscape strips along boundaries.**

~~b. ii.~~ **At least one tree shall be planted within the relevant landscaping strip per 10 metres of road boundary or part thereof.**

~~c. iii.~~ **At least one tree shall be planted within the relevant landscaping strip per 30 metres of internal boundary or part thereof.**

~~d.~~ **Advice note: All landscaping/trees required under these rules shall be undertaken in accordance with the provisions in Appendix 6.11.6.**

8.10.15 **Fire and Emergency NZ's (FENZ) (S842.22)** submission supporting changes to water supply for firefighting provisions as notified is **accepted**.

8.10.16 Te Tāhuhu o te Mātaranga's (Ministry of Education) (S806.16) submission supporting the Matters of Discretion as notified, are accepted.

8.10.17 It is acknowledged that the 13.6.4.2.5 Maximum building height rules for those sites within MRZ and HRZ will require amendments, subject to the acceptance of recommendations of the Residential s42A report by the IHP. The proposed heights for the respective SPSZ sites are proposed to be commensurate with the residential zones they are located within. Therefore, the proposed heights for the SPSZ will need to be consequentially changed to align with any

changes to the maximum building height rules – in particular HRZ. At the time of writing this report the changes proposed are namely:

- a. Sites within RS, RST, RHills will remain as per the current District Plan provisions, being, '10 metres within 20 metres of the internal boundary, otherwise 14 metres'. This is to support those SPSZ sites which will now be impacted by the QMs.
- b. Sites within MRZ to be as per the current District Plan provisions being, '14 metres within 10 metres of the internal boundary, otherwise 16 metres', is the most appropriate response for SPSZ to support the MDRS implementation. The existing RMD provisions provided for 16 metres maximum, whereas proposed MRZ was to be reduced to 10 metres, which would have been of lesser enablement than the surrounding proposed MRZ.
- c. Sites within HRZ (Centres intensification) and FUZ, 22 metres. Existing provisions provide for a range of 11m- 14 metres, whereas proposed 14 metres provides no greater enablement in consideration of the surrounding residential height enablement.
- d. Sites within HRZ (outside of residential precincts), Central City, CCMU to be as per the Central City Maximum Building Height Planning Map. Existing provisions provide for a range of heights in the Central City, whereas the proposed 14 metres provides a reduced height that is not considerate of the surrounding residential height enablement.

8.10.18 As a consequence of the above recommended proposed changes to height, it is further recommended that recession plane/height in relation to boundary requirements are now included for all school sites within both MRZ and HRZ as a way to mitigate potential shading effects from this increase in height as per the QM Sunlight Access. These would be the same recession plane standards as those within those residential zones, as applied at the site boundary.

8.10.19 It is recommended that changes to the notified provisions for school sites are made as a result of consequential changes not originally picked up at notification that support greater rule clarity, implementation of the intent of the MRDS and NPS-UD, and are as outlined in **Appendix B**. These changes are summarised as follows, namely:

#### **13.6.4.2.1 Maximum site coverage**

- a. i. and ii. to remain as current District Plan for RS, RSDT, RHills at 40%, and MRZ to be within ii at 45%. Existing DP provisions provided for 45% site coverage for RMD, whereas proposed reduced this for MRZ to 40%.

#### **13.6.4.2.3 Minimum building setback from road boundaries**

RS to be retained at 10 metres, and MRZ to be retained in a. ii as current District Plan of 4 metres. Existing required 4 metre setback with proposed to be increased to 10 metres road setback.

HRZ (all) to be add to the existing DP provision at 2 metre setbacks, and to include CC, CCMU, and FUZ zones.

**13.6.4.2.4 Minimum building setback from internal boundary and maximum building length:**

a.i to be retained as existing (all zones except for HRZ and FUZ), and advice note added for HRZ and FUZ sites to have (new) iii. apply. Proposed excludes all other zones where this is to apply.

(previous) iii. and v. to be retained and renumbered. Proposed sought to delete this provision that affects all SPSZ sites not within scope of PC14, and retention supports the ability for small accessory buildings (generally used for sports or caretaking storage) and spiritual activities to be supported on school sites, regardless of zone the school is within

***Section 32AA evaluation***

8.10.20 The following evaluation is of the appropriateness of the changes I am recommending from the notified plan change, under section 32AA of the Act. This includes those recommended changes described on the preceding pages. The alternative is to retain the provisions as notified which the notified s32 report provides an evaluation of.

***Effective and efficient***

8.10.21 The changes to built form standards will ensure adverse effects from building location and scale are not significant, which implements policy 13.6.2.1.2.

8.10.22 The package of changes enable the efficient use and development of land for education activities, with the opportunity for a greater level of development as a consequence of there being no site coverage and reduced road setback. This is aligned with Objective 13.6.2.1 of the District Plan and Objective 1 of the NPS UD in contributing to economic, social and cultural well-being.

8.10.23 In addition to the economic benefits this provides, the use and development of school sites has indirect social and cultural benefits through the provision of education and cultural spaces for learning and development. These benefits outweigh any costs arising, namely any effects which are considered to be mitigated by the package of provisions proposed.



### ***Benefits and costs***

8.10.24 The removal of a site coverage limit, reduction in the setback from the road from 4m to 2m, and removal of the setback of 10m for buildings over 14m in height enables more efficient use of land for development. The latter is tempered by the recession plane for all sites with an underlying zoning of MRZ and HRZ. Notwithstanding this, it enables utilization of school sites for educational activities.

8.10.25 The changes described in the previous point may be viewed as more enabling and giving rise to adverse effects for neighbours. However, the recession plane, height and building setback rules as a package mitigate any adverse effects that may otherwise arise.

8.10.26 The building setback of 2m rather than 4m contributes to a high standard of amenity based on examples of existing schools as referred to in Ms Mackay's evidence.

8.10.27 Indirect social and cultural benefits are derived from the provision of education and cultural spaces in schools.

### ***Risk of acting or not acting***

8.10.28 There are no gaps in information that would impact the risk of acting or not acting in response to the submissions.

### ***Decision about most appropriate option***

8.10.29 Having regard to the preceding analysis, it is my recommendation to amend the provisions in accordance with the preceding analysis in my evidence.

## **8.11 ISSUE 3 – SITE SPECIFIC MATTERS – HOSPITAL**

8.11.1 Amendments were made through PC14 to the various provisions relating to SPHZ in relation to objectives and policies, built form standards and matters of discretion.

8.11.2 This section will review the submissions received on the provisions for two specific Hospital sites, St. Georges and the former Christchurch Women's Hospital site, and recommendations will be made as to accept, accept in part or reject the submitter/submission requests.

## 8.12 ALL PROVISIONS – ST. GEORGES HOSPITAL SITE

Sub. No.	Submitter name	Summary of relief sought	Recommendation
194.1	St George's Hospital	Support wording changes in [Policy 13.5.2.1.2] clause d. - Insertion of <b>Larger</b> - Remove of the St. Georges Heaton Overlay	Accept
194.2	St George's Hospital	Supports removal of RD7 relating to St. Georges Heaton Overlay	Accept
194.3	St George's Hospital	Support changes as proposed for St. Georges Hospital	Accept
194.4	St George's Hospital	Supports the removal of the St. Georges Heaton Overlay	Accept
194.5	St George's Hospital	Supports the removal of the St. Georges Heaton Overlay	Accept

8.12.1 **St. Georges Hospital (S194.1, S.194.2, S.194.3, S.194.4, S.194.5)** has made a range of submissions that support all aspects of the proposed changes to provisions that remove the St. George's Heaton Overlay throughout the SPSZ. I recommend that these submissions are **accepted**, and no further change is required.

## 8.13 OBJECTIVE AND POLICY PROVISIONS – FORMER CHRISTCHURCH WOMEN'S HOSPITAL SITE

Sub. No.	Submitter name	Summary of relief sought	Recommendation
237.8	Marjorie Manthei	[Retain Policy 13.5.2.1.2]	Accept
61.1	Victoria Neighbourhood Association (VNA)	Amend Policy 13.5.2.1.3 to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital <u>and former Christchurch Women's Hospital</u> ) that are no longer required for hospital purposes.'	Reject
918.13	Geoff Banks	Draft Clause 13.5.2.1.3 be amended to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital <u>and former Christchurch Women's Hospital</u> ) that are no longer required for hospital purposes.'	Reject
237.9	Marjorie Manthei	[Retain Policy 13.5.2.1.3]	Accept
200.3	Robert J Manthei	[Regarding RD13] The building height should be reduced by 50%, from 32and 20m to 16 and 10m.	Accept in part
237.10	Marjorie Manthei	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m]  Retain RD13.a.i. and ii. as written	Accept in part
61.59	Victoria Neighbourhood Association (VNA)	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).	Accept

8.13.1 PC14 seeks to provide greater enablement for intensification of residential as a result of NPS-UD Policy 3 response with regards to centres. The rationale for greater enablement of residential development within walkable catchment of centres, such as increases in height provided for in HRZ, is discussed within the s42A report for that chapter and will not be repeated

here. Nonetheless, as this site located within a HRZ intensification precinct there is a commensurate height response. To mitigate effects of this greater enablement of height, the proposed notified planning framework sought to support a similar RD approach as that afforded in the residential environment, being a new RD rule for heights.

8.13.2 During the s42A review of Residential provisions, the proposed two-tier RD enablement approach for HRZ has been recommended to be removed, along with changes to the HRZ height provisions. The rationale for these changes is provided within the Residential s42A report and will not be repeated here. This now sees an increase of permitted maximum heights in the surrounding HRZ from 14 metres to 22 metres to the north of the site, and 39 metres to the south of the site, with different triggers for review of this enablement unable to now be applied to SPHZ (i.e. 4 or more units in HDZ),

8.13.3 While this section of the report is to review the activity status tables in relation to the submissions received on this, consideration of the height provisions as a whole needs to occur so as to provide a greater understanding of how to address the submissions points raised in relation to the notified RD activity rule and those notified height provisions. In addition to this, I have also reviewed the current District Plan provisions for height (and other provisions later discussed within this report) in light of the above changes to ensure the former Christchurch Women’s Hospital site has development enabled as per the intent of the Enabling Housing Amendment Act and NPS-UD.

8.13.4 When considering the former Christchurch Women’s site within the context of the above proposed recommended changes, these can be summarised as being:

Former Christchurch Women’s Site	Maximum building height	Activity Status
Existing DP provisions	14 metres, except for 38 and 40 Gracefield, where the maximum building height shall be 11 metres	Restricted discretionary (RD2)
Proposed notified (Small inner urban site)	<p><u>14 metres at 10 metres from either a road boundary or an internal boundary.</u></p> <p><b><u>Advice note: See Rule 13.5.4.1.3 RD13 for buildings between 14 metres and 20 metres in height, and in respect of the former Christchurch Women’s Hospital site, over 20 metres in height.</u></b></p>	(new) RD13 two tier enablement consent pathway (14m – 20m, and 32m)

Recommended	14 metres within 10 metres of the internal boundary, otherwise 22 metres.	RD 2 to apply, and retain RD3 for building length
-------------	---	---

8.13.5 As the height at the former Christchurch Women’s Hospital site has increased from 14 metres permitted, to now being 22 metres permitted – an increase of 8 metres (or approximately 2 ‘commercial’ storeys), along with the removal of the RD trigger for further height enablement up to 32 metres, I consider that it is appropriate to review the activity status tables alongside the rules to ensure the level of mitigation of effects as a result of the greater permitted height enablement are still valid, whilst noting the surrounding residential land has also been afforded this same enablement.

8.13.6 Through the consolidation of provisions that manage the former Christchurch Women’s Hospital site as part of PC14, I note that various restricted discretionary rules are proposed to be amended to remove the site from the application of these rules, as it is to be proposed be within the ‘Small inner urban site’ type. When reviewing how the RD matters would now apply for the former Christchurch Women’s Hospital site as recommended, I have noted that this site would not have a building length rule. This is because the site was located within RD 11, is proposed to be removed from this rule and replaced with the new RD13. Which meant RD3 was also removed as the new RD13 captured building length. However with the recommended removal of the RD13, whilst the height breaches remain covered under existing RD2, with the removal of RD3, continuous building length is not.

8.13.7 Given the above, I recommend that current RD3 now remains, so as to capture the review of larger, longer buildings – in this case longer than 20 metres as the status quo. RD3 would need to be amended to now apply to both the two new types, being Large and Small inner urban sites so as to ensure an appropriate level of mitigation of effects, such as bulk and visual dominance, as a result of the greater height enablement now afforded to these sites. As such, I recommend that an amended RD3 to now read as:

**RD3:**

*a. Within **Small inner urban sites and Large** inner urban sites, any building elevation which is greater than 20 metres in length and is visible from a Specific Purpose (Hospital) zone boundary, where it adjoint a public or publicly accessible space or a residential zone.*

*b. Any application arising from this rule shall not be limited or publicly notified.*

8.13.8 It is noted that some existing provisions for this site specifically have seen either a slight decrease in rules (i.e. internal boundary setback was 5 metres and proposed to be 4 metres) while others have had a slight increase (i.e. landscaping now requiring 1 tree every 15 metres

of internal boundary, and 10% of the site to be planted, and all landscaping to be provided within landscaping strips).

8.13.9 For the reasons above, I consider that in combination with other existing and recommended provisions, such as those related to height in relation to boundary/recession planes, building setbacks, landscaping, site coverage and the above amended RD3, there is collectively an appropriate level of mitigation of effects that these planning provisions provide as a result of the greater height enablement afforded to this site, and others in the SPHZ, in accordance with that anticipated by HRZ in the surrounding environment.

8.13.10 Given the above discussion, I will now review the submissions in relation to the activity status tables.

8.13.11 **Marjorie Manthei (S237.8 and S.237.9)** supports the proposed notified amendments to the policies for the SPHZ in regards to the changes concerning the former Christchurch Women's Hospital site and supporting residential use if the site is no longer required for hospital purposes. I recommend these submissions are **accepted**, and no further changes are required.

8.13.12 **Victoria Neighbourhood Association (S61.1)** and **Geoff Banks (S918.13)** seek to make an amendment to Policy 13.5.2.1.3 to include the former Christchurch Women's Hospital site within the exempted sites to this policy. The submitters seek the site to be retained for hospital purposes with no ability for future comprehensive residential development. This matter has been reviewed within this report, in response to the same submitters, being **Victoria Neighbourhood Association (S61.2)** and **G. Banks (S918.12)** found within the 'Alternative Zones – Hospital' section and will not be repeated here. As noted in that section, given the significant land area and its proximity to the Central City, retaining the ability for a comprehensive residential development of this site would provide for future development opportunities that may not yet be realised, and in a way that is reflective of the surrounding residential zones.

8.13.13 For the above reasons, I recommend that the submissions from **Victoria Neighbourhood Association (S61.1)** and **G. Banks (S918.13)** are **rejected**.

8.13.14 **Victoria Neighbourhood Association (S61.59)**, **Robert J. Manthei (S200.3)** and **Majorie Manthei (S237.10)** seek amendment to the proposed RD 13, in the RD activities table, to delete it (S61.59) and to reduce the maximum height of the former Christchurch Women's Hospital site of 16 metres (S200.3) and 18 metres (S237.10) respectively. As noted in earlier discussions above concerning height, it has been recommended that the proposed RD13 is to be removed, and that the permitted height is enabled to be commensurate with the surrounding enabled HRZ, being 22 metres for this site.

8.13.15 The submitters all request a height reduction to either 16 metres or 18 metres, that is more restrictive and less enabling than what is proposed to be provided for in the surrounding

residential HRZ being 22 metres. This would mean that the site would not be as commensurately enabled with the surroundings and may conflict with policy 3 of the NPS-UD. It is further noted that the proposed greater height enablement is dependent on the acceptance of recommendations by the s42A report in relation to Residential zones, in particular HRZ, and may be subject to change.

8.13.16 For the reasons above, I recommend that submission from **Victoria Neighbourhood Association** (S61.59), is **accepted**, while the submissions from **Robert J. Manthei (S200.3)** and **Marjorie Manthei (S237.10)** are **rejected**.

#### **8.14 BUILD FORM STANDARDS AND MATTERS OF DISCRETION – FORMER CHRISTCHURCH WOMEN’S HOSPITAL SITE**

Sub. No.	Submitter name	Summary of relief sought	Recommendation
237.11	Marjorie Manthei	[Retain a., e.-g. and h.]	Accept
61.16	Victoria Neighbourhood Association (VNA)	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.	Accept in part
200.2	Robert J Manthei	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]	Reject

61.60	Victoria Neighbourhood Association	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.	Reject
61.58	Victoria Neighbourhood Association (VNA)	Maintain the operative recession planes taken at 2.3m.	Reject
200.5	Robert J Manthei	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary	Reject
61.61	Victoria Neighbourhood Association (VNA)	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.	Accept
200.4	Robert J Manthei	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site	Reject
237.12	Marjorie Manthei	[Retain Matters of discretion]	Accept
61.62	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.	Accept
61.63	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.2 clause ix as notified.	Accept
61.64	Victoria Neighbourhood	Retain 13.5.5.2 x as notified.	Accept



	Association (VNA)		
61.17	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.5 (b) as notified.	Accept

8.14.1 **Marjorie Manthei (S237.11)** supports proposed changes to all SPHZ built form standards. I recommend this submission is **accepted**, and no further action is required.

8.14.2 **Victoria Neighbourhood Association (S61.16)** seeks to retain the 4 metre road boundary setback, whereas **Robert J Manthei (S200.2)** requests this is amended to be 10 metres. The current District Plan provides for a 5 metre road boundary setback for the former Christchurch Women’s Hospital site, and 4 metres is proposed.

8.14.3 While larger setbacks can mitigate the bulk and dominance visual effects at the street interface, and would provide more space for landscaping/planting, requiring a large setback greater than enabled by the existing provisions may not support the intent of the enablement of the NPS-UD and would reduce the development rights already provided for. To enable development up to 4m from the street will achieve a greater level of continuity in built form along the street, having regard to the road setback in the HRZ of 1.5m. It would also be inconsistent with Objective 3.3.2 to minimize additional development controls or requirements for resource consent.

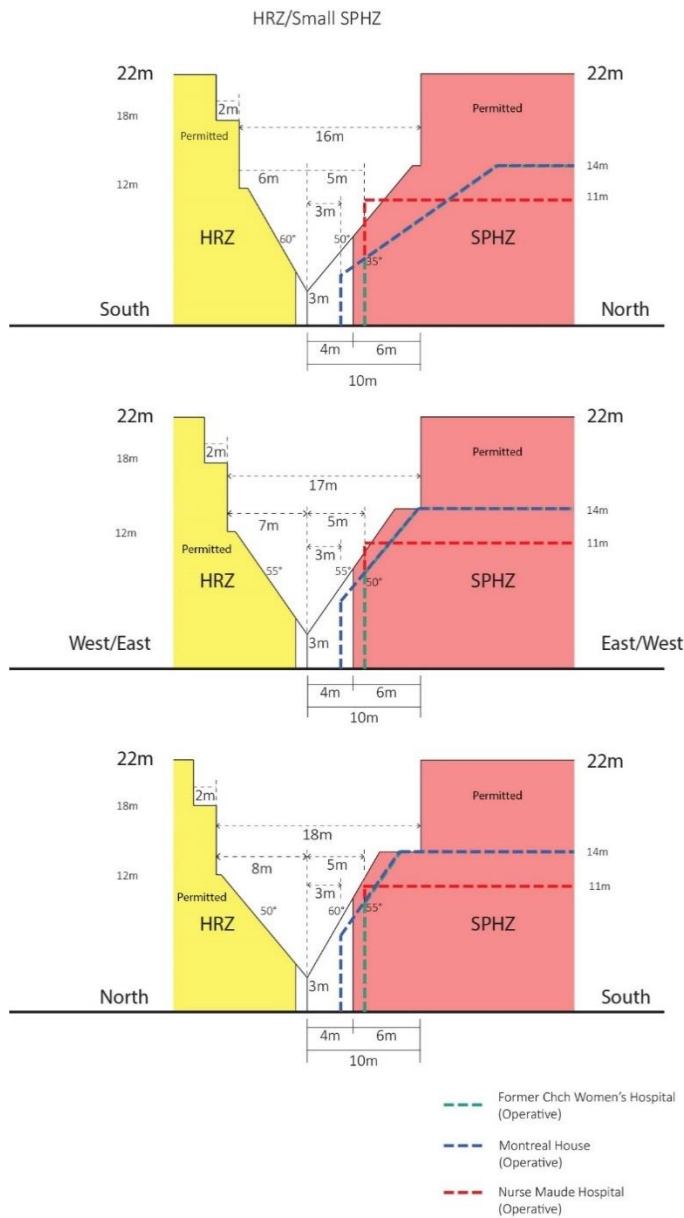
8.14.4 In the recent decision on Waikanae by the Environment Court raises issues of scope with the submitters request. However, regardless of the scope of these requests I consider the merits of the requests and whether the relief sought is the most appropriate way to achieve the objectives of the CDP.

8.14.5 For these reasons, I recommend the submission from **Victoria Neighbourhood Association (S61.16)** is **accepted**, and the submission from **Robert J Manthei (S200.2)** is **rejected**.

8.14.6 **Victoria Neighbourhood Association (S61.16)** supports the proposed maximum building height of 14 metres for the former Christchurch Women’s Hospital site. The current District Plan provides for a 14 metre maximum, and the proposed notified PC14 sought no change to this rule. In relation to the earlier discussion above on the recommended changes which further increase permitted heights to 22 metres, these heights are a commensurate response to the recommended changes proposed in the residential s42A Report in particular for HRZ (intensification precincts). As such, the proposed heights are dependent on the acceptance of

recommendations by the Residential s42A report and may be subject to change. For the reasons above, I recommend the submission from **Victoria Neighbourhood Association (S61.16)** is **rejected**.

8.14.7 **Victoria Neighbourhood Association (S61.60 and S61.58)** and **Robert J Manthei (S200.5)** oppose the proposed recession plane clause and seek that the existing recession planes as applied to this site are retained. A review of the existing and proposed recession planes is provided in Mr Field’s evidence, and provides the following diagram to show the impact of the proposed changes for this site:



8.14.8 The proposed recession plane angles as applied to the different site boundaries are consistent with those proposed on the adjoining HRZ sites and have been designed for the different sun angles experienced in Christchurch. These are applied across the City via the QM Sunlight

Access. As the SPHZ provisions seek to have a commensurate response to the changes proposed in the residential chapter changes in PC14, these are dependent on the acceptance of recommendations by the s42A report in relation to Residential zones. For the reasons above, I recommend that the submissions from **Victoria Neighbourhood Association (S61.60 and S61.58)** and **Robert J Manthei (S200.5)** are **rejected**, and that the provisions for recession planes in the HRZ zone, once accepted by the IHP, are applied to the SPHZ provisions.

8.14.9 **Victoria Neighbourhood Association (S61.61)** supports the proposed new site coverage standard for the former Christchurch Women’s Hospital site of 60% and seeks that the standard states that this is to apply for hospital uses only. The current District Plan provides for no maximum building percentage coverage and was part of the implementation of the Central City Recovery Plan to support the recovery and regeneration of the Central City. The proposed change of 60% is more restrictive than currently permitted and has been proposed as a way to mitigate effects of further enablement of height to be provided for this site. The proposed site coverage is for activities that are permitted in the SPHZ, so would apply to hospital related activities or facilities.

8.14.10 Whilst PC14 seeks to not reduce the development rights enabled by the existing District Plan provisions where these align to the intent of the NPS-UD, I have adopted the previous assessment in the s32 report that having a more restrictive approach than the existing Plan is appropriate.

8.14.11 As noted in earlier discussions relating to the greater permitted height enablement, and in consideration of the size of the site, along with the development envelopes of what the proposed permitted provisions provide for in relation to building setbacks and recession planes, the overall site has considerable development opportunities which may be out of scale with the surrounding HRZ environment in relation to site coverage. This is in part due to the height enablement differential in the surrounding environment with the northern boundary having 22 metres permitted HRZ, and the southern boundary having 39 metres permitted.

8.14.12 In Mr Field’s evidence, he notes that ‘To manage potential impacts of large hospital buildings along the southern residential boundary, the provisions described above have been applied to this site including a special provision of a 60% site coverage rule to help mitigate the potential for large buildings adversely impacting on southern residents.’ I agree with Mr Field’s comments and consider a bespoke site coverage rule for this site is an appropriate planning response given the unique location between two HRZ heights, whilst providing for development opportunities that are considerate of these.

8.14.13 Whilst there is not a maximum site coverage rule for the Specific Purpose (Schools) zone, this reflects the broader package of built form standards for schools adequately mitigating potential adverse effects of the bulk associated with school buildings. In any case, a larger built form is

anticipated on the Christchurch Women's Hospital site. As Mr Field has noted at paragraph 170 of his evidence, there is a risk that hospital buildings could be potentially large with continuous facades and blank facades being constructed along streets and internal boundaries.

8.14.14 For the reasons above I recommend that the submission from **Victoria Neighbourhood Association (S61.61)** is **accepted**

8.14.15 **Robert J Manthei (S200.4)** seeks a new build form standard to require the site to provide any internal service road on the southern side of the site. There are currently no provisions in the District Plan requiring a hospital site to provide a service road, or internal road, at a specific location. Given the size of the site it would be likely that internal accessways are provided through the site. The only required provision for accessways in the District Plan are found in the Transport Chapter and relate to design standards (i.e width). Requiring the location of an internal accessway may impact on the future development opportunities for this site where this is currently unknown, is a greater restriction than that currently enabled in the District Plan and is not directly related to mitigation of effects of the height enablement.

8.14.16 For the above reasons, I recommend that the submission from **Robert J Manthei (S200.4)** is **rejected**.

8.14.17 **Marjorie Manthei (S237.12)** and **Victoria Neighbourhood Association (S61.62, S61.63, S61.64 and S61.17)** support the proposed changes to the Matters of Discretion as notified. I recommend that these submissions are **accepted**, and no further change is required.

## **8.15 RECOMMENDATION - PROVISIONS - HOSPITAL**

8.15.1 For the reasons as discussed above, I make the following recommendations on the submissions.

8.15.2 **St. Georges Hospital (S194.1, S.194.2, S.194.3, S.194.4, S.194.5)** submissions that support all aspects of the proposed changes to provisions that remove the St. George's Heaton Overlay throughout the SPSZ are **accepted**, and no further change is required.

8.15.3 **Marjorie Manthei's (S237.8 and S.237.9)** submission that supports proposed changes SPHZ policies, is **accepted**, and no further changes are required.

8.15.4 **Victoria Neighbourhood Association (S61.1)** and **Geoff Banks (S918.13)** submissions seeking to make an amendment to Policy 13.5.2.1.3 to include the former Christchurch Women's Hospital site within the exempted sites to this policy, are **rejected**, and no further changes are required.

8.15.5 **Victoria Neighbourhood Association (S61.59), Robert J. Manthei (S200.3)** and **Marjorie Manthei (S237.10)** submissions seeking amendment to the proposed RD 13, are **rejected**, and

that the proposed notified RD13 is to be removed (in response to changes recommended in the Residential s42A) and RD3 is amended to now read:

RD3:

- a. Within **Small inner urban sites and Large** inner urban sites, any building elevation which is greater than 20 metres in length and is visible from a Specific Purpose (Hospital) zone boundary, where it adjoins a public or publicly accessible space or a residential zone.
  - b. Any application arising from this rule shall not be limited or publicly notified.
- 8.15.6 **Marjorie Manthei's (S237.11)** submission supports proposed changes to all SPHZ built form standards and is **accepted**, and no further changes are required.
- 8.15.7 **Victoria Neighbourhood Association's (S61.16)** submission supporting 4 metre road boundary setback for the former Christchurch Women's site is **accepted**, and the submission from **Robert J Manthei (S200.2)** seeking a 10 metre road boundary setback is **rejected**.
- 8.15.8 **Victoria Neighbourhood Association's (S61.16)** submission supporting the 14 metre maximum building height for the former Christchurch Women's site is **rejected**, and note that provisions for heights in the HRZ zone, once accepted by the IHP, are to be applied to the SPHZ provisions.
- 8.15.9 **Victoria Neighbourhood Association (S61.60 and S61.58)** and **Robert J Manthei (S200.5)** submissions opposing the proposed amendments regarding recession planes for the former Christchurch Women's Hospital site are **rejected**, and that the provisions for recession planes in the HRZ zone, once accepted by the IHP, are applied to the SPHZ provisions.
- 8.15.10 **Victoria Neighbourhood Association's (S61.61)** submission supporting the proposed provision for 60% site coverage for the former Christchurch Women's Hospital site is **accepted**, and no further change is required.
- 8.15.11 **Robert J Manthei's (S200.4)** submission seeking to add a new provision to apply to the former Christchurch Women's Hospital site is **rejected**.
- 8.15.12 **Marjorie Manthei (S237.12)** and **Victoria Neighbourhood Association (S61.62, S61.63, S61.64 and S61.17)** submissions' support for the proposed changes to the Matters of Discretion as notified are **accepted**.
- 8.15.13 As a consequence of the above recommended proposed changes to height, it is further recommended that recession plane/height in relation to boundary requirements are now included for the Larger inner urban hospital sites as a way to mitigate potential shading effects from the increase in height permitted. These would be the same recession plane standards as

that within HRZ, as applied at the site boundary ensuring consistency of approach for adjacent HRZ residential environments.

8.15.14 I recommend that changes to the notified provisions for hospital sites are made as a result of other consequential changes that support greater rule clarity, or are regarded as not being required to address the effects of increase in height enablement and may reduce development rights enabled by the current District Plan provisions, as outlined in **Appendix B**. These changes are summarised as follows namely:

- 13.5.4.2.3 standard d.E. and 13.5.4.2.4 standard e – In reference to landscaping, for this to be an advice note, not a standard.
- 13.5.4.1.4 standard e and 13.5.4.2.4. standard f. – In reference to fencing and proposed additional requirements for visual transparency, for this to be removed and the existing rules to be retained.

### ***Section 32AA evaluation***

8.15.15 The following evaluation is of the appropriateness of the changes I am recommending from the notified plan change, under section 32AA of the Act. This includes those recommended changes described on the preceding pages.

### ***Efficiency and effectiveness***

8.15.16 The proposed changes provide a clear framework that provide a level of development that is commensurate with the surrounding receiving environment. To this extent, they are effective at giving effect to the NPS-UD Policy 3(d) and the objectives of the district plan.

8.15.17 The changes to built form standards will ensure adverse effects from building location and scale are not significant, which implements policy 13.6.2.1.2. This includes ensuring that additional height is mitigated through the implementation of a new site coverage control

8.15.18 The package of changes enable the efficient use and development of land for education activities, which is aligned with Objective 13.6.2.1

### ***Benefits and costs***

8.15.19 Redevelopment of the site will be able to be maximised in a manner that enables additional height to be realised for development on the site.

8.15.20 Inclusion of recession planes/height in relation to boundary controls will ensure that development minimises issues with access to sunlight for neighbouring properties adjacent to large inner urban hospital sites.

8.15.21 Additional height allowance may be perceived as a cost in terms of scale, however provides for more efficient use of the site, and is mitigated through the implementation of recession planes and coverage controls.

***Risk of acting or not acting***

8.15.22 There are no gaps in information that would impact the risk of acting or not acting in response to the submissions.

***Decision about most appropriate option***

8.15.23 I consider the most appropriate response to implement the objectives and policies of the plan is to include provision for additional height, and recession plane/height in relation to boundary controls, that reflect the surrounding controls for residential activity, in addition to a 60% limitation on coverage. This better protects amenity on surrounding sites that the notified provisions, and is considered more appropriate, in particular in relation to Policy 13.5.2.1.3.

**8.16 ALL SUBMISSIONS RECOMMENDATIONS**

8.16.1 A summary of submissions with recommendations is provided in **Appendix A**, and within the above sections of this report as follows:

- a. Issue 1: Alternative zones: 8.1.22 – 8.1.30
- b. Issue 2: Provisions - Schools: 8.2.37 – 8.2.56
- c. Issue 3: Site Specific – Hospital: 8.3.29 – 8.3.4

**9 MINOR AND INCONSEQUENTIAL AMENDMENTS**

9.1.1 Pursuant to Schedule 1, clause 16 (2) of the RMA, a local authority may make an amendment, without using the process in this schedule, to its proposed plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

9.1.2 Any minor and inconsequential amendments relevant to SPSZ, SPTZ and SPHZ provisions have been listed in the appropriate sections of this s42A report.

9.1.3 The recommended amendments are set out in the tracked changes versions of the applicable chapters, which are provided at **Appendix B**.

## 10 WAIKANAE

- 10.1.1 The section 42A report prepared by Ms Sarah Oliver provides a summary of her understanding of the principles to be applied in determining whether submission points are within scope of a plan change. I have read and agree with that summary. To assist the Panel, I have identified submission points that I consider fall, or potentially fall, outside of scope throughout this report
- 10.1.2 Ms Oliver also discusses the recent Environment Court decision, *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 (Waikanae), which addresses the scope of local authorities' powers in notifying an Intensification Planning Instrument in accordance with section 80E of the RMA, and the potential implications for PC14. I have read, and agree with, that discussion. To assist the Panel to identify provisions potentially affected by Waikanae throughout my report noted the provisions (matters) that impose additional controls or restrictions that affect status quo/pre-existing development rights (as per the Operative District Plan).

## 11 CONCLUSIONS AND RECOMMENDATIONS

- 11.1.1 Having considered all of the submissions and reviewed all relevant instruments and statutory matters, I am satisfied that the Plan Change 14 SPSZ, SPTZ and SPHZ provisions, with the amendments I am suggesting, will:
- a. result in amended objectives that better achieves the purpose of the RMA;
  - b. result in amended policies that better achieve the operative and proposed objectives;
  - c. result in amended rules that better implement the operative and proposed policies;
  - d. give effect to relevant higher order documents, in particular NPS-UD;
  - e. give regard to management plans and strategies prepared under other Acts; and,
  - f. more appropriately achieve the District Plan objectives and better meet the purpose of the Act than the current Plan provisions.
- 11.1.2 For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
- a. Achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
  - b. Achieve the relevant objectives of District Plan and as proposed by PC14, in respect to the proposed provisions.



11.1.3 I recommend therefore that:

- a. Submissions on PC14 be accepted or rejected as set out in **Appendix A** to this report.
- b. Plan Change 14 be approved with modifications as set out in the attached **Appendix B**.

**APPENDIX A - TABLE OF SUBMISSIONS WITH RECOMMENDATIONS AND REASONS**

Sub. No.	Submitter name	Summary of relief sought	Recommendation
Out of Scope submissions			
699.3	Christ's College	[Rezoning] Rezone 21 Gloucester Street from Medium Density Residential Zone (MRZ) to Specific Purpose (schools) zone.	Reject
823.205	The Catholic Diocese of Christchurch	[Rezoning] Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPSZ (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ).	Reject
Submissions coded to SP zones – not relevant to SP zone specifically			
870.11 870.12	Susanne Antill	Oppose increased height limits of buildings.	<i>Residential</i>
893.12 893.13	Susanne and Janice Antill	Oppose increased height limits of buildings.	<i>Residential</i>
26.10 26.11 26.12	Rosemary Fraser	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	<i>Residential</i>
63.9 63.10 63.11 63.12 63.13 63.14 63.15 63.16 63.17 63.18 63.19 63.20	Kathleen Crisley	Retain provisions in relation to recession planes in final plan decision.	<i>Residential</i>

121.3	Cameron Matthews	[Support]	All of plan
207.4	Mitchell Cocking	Reject the plan change	All of plan
Submissions coded to SP zones – related to SP zone/activity, but not within SP zone provisions			
497.2 497.3	Sydney John Kennedy	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m	<i>Residential</i>
484.1	Louise Tweedy	Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.	<i>Residential</i>
445.8 445.9	Alison Dockery	Oppose quarry activities with 10km of residential activities or schools.	<i>QM</i>
176.2 176.1	David Gibbons	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.	<i>Residential</i>
788.7	Marc Duff	Remove High Residential Zoning from areas adjacent to schools.	<i>Residential</i>
860.1	Sally & Declan Bransfield	Supports High Density Residential Zone in proximity to schools, shops, public transport routes, hospitals around Hagley Park.	<i>Residential</i>
815.1	The Board of Trustees of the Te Ara Koropiko West Spreydon School	Request that proximity to a Primary School is introduced as a Qualifying Matter.	<i>QM</i>
823.206	The Catholic Diocese of Christchurch	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.	<i>Commercial</i>
<b>Issue 1 – Alternative Zones for sites – School, Tertiary, Hospital</b>			

852.24 852.25 852.26	Christchurch International Airport Limited (CIAL)	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	Accept
823.97	The Catholic Diocese of Christchurch	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: - St Mary's School at Manchester Street is 'CCMUZ'; and - St Teresa's on Puriri Street is 'HRZ'  Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools.	Accept in part
699.6	Christ's College	Supports this alternate HRZ	Reject
67.22 67.23	Rachel Davies	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	Reject
886.3	Helen Broughton	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton.	Accept
823.208	The Catholic Diocese of Christchurch	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission] but delete the heritage listing/outline from the planning maps.	Accept
184.4	University of Canterbury	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone	Reject
704.5	WDL Enterprises Limited and Birchs Village Limited	[Rezoning] 257 Breezes Road (Lot 20 DP 3072, Part Lot 21 DP 3072, Section 1 SO 8411 – CB24A/599, 1013761) From Specific Purpose (School) zone to MRZ	Reject
2080.3 2080.4	NTP Development Holdings Limited	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]	
2080.8 2080.7	NTP Development Holdings Limited	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]	
61.2	Victoria Neighbourhood Association (VNA)	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'	Reject
918.12	Geoff Banks	Remove Former Christchurch Women's Hospital from Policy and Appendix	Reject

226.1	Graeme McNicholl	Rezone inner-city large blocks of land, such as Princess Margaret Hospital site, the old Christchurch Women's Hospital site on Colombo Street, current empty tracts of land such as along Moorhouse Avenue, for mixed use retail with apartment living above.	Accept in part
244.10 244.11	Harvey Armstrong	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	Reject
<b>Issue 2 – Provisions - School</b>			
814.116	Carter Group Limited	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified.	Accept
823.87	The Catholic Diocese of Christchurch	Adopt [Policy 13.6.2.1.2 as notified]	Accept
814.117	Carter Group Limited	Retain 13.6.4.1.3 RD Activities as notified	Reject
806.13	Te Tāhuhu o te Mātaranga (Ministry of Education)	RD5: Amend working of a. to read: <b><u>a. For schools <del>within</del> adjoining the High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met</u></b>	Reject
814.118	Carter Group Limited	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	Reject
823.88	The Catholic Diocese of Christchurch	Adopt [amendments as notified within the RD Activity Status tables]	Reject
823.89	The Catholic Diocese of Christchurch	13.6.4.1.3 RD5 – Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	Reject
842.22	Fire and Emergency NZ(FENZ)	[13.6.4.2.67] Retain as notified.	Accept
814.119	Carter Group Limited	Delete 13.6.4.2(a). [proviso for heritage sites]	Reject

814.127	Carter Group Limited	Oppose in part 13.6.4.2.1 Maximum site coverage [13.6.4.2.1a.iii]. Retain current provisions [No maximum percentage].	Reject
823.90	The Catholic Diocese of Christchurch	[13.6.4.2.1a.iii] Retain the status quo, insofar that the amendments propose greater constraints on building site coverage [50%] than the status quo [No maximum percentage].	Accept
806.14	Te Tāhuhu o te Mātaraunga (Ministry of Education)	[13.6.4.2.2.a.ii] Seek amendment to the wording, to now read: a. No part of any building shall project beyond a building envelope contained by:  <b><u>ii. sites adjoining the High Density Residential (both within and outside of Intensification or Residential Precincts):</u></b>  <b><u>There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></b>	Accept in part
814.120	Carter Group Limited	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions.	Reject
823.91	The Catholic Diocese of Christchurch	[13.6.4.2.2.a.ii] Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo.	Reject
814.121	Carter Group Limited	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions.	Accept
823.92	The Catholic Diocese of Christchurch	[13.6.4.4.3] Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo.	Accept
814.122	Carter Group Limited	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions.	Accept in part
823.93	The Catholic Diocese of Christchurch	[13.6.4.2.4.a.i and iii.] The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Accept in part
814.123	Carter Group Limited	Support 13.6.4.2.5 Maximum building height. Retain as notified.	Accept in part

823.94	The Catholic Diocese of Christchurch	[13.6.4.2.5] Adopt	Accept in part
806.15	Te Tāhuhu o te Mātaranga (Ministry of Education)	[13.6.4.2.6] Oppose the proposed provisions for landscaping as applied to Specific Purpose (School) Zones.	Accept in part
814.124	Carter Group Limited	Oppose 13.6.4.2.6 Landscaping. Delete built form standard.	Accept in part
823.95	The Catholic Diocese of Christchurch	[13.6.4.2.6] Delete	Accept in part
842.22	Fire and Emergency NZ (FENZ)	[13.6.4.2.6] Retain as notified.	Accept
806.16	Te Tāhuhu o te Mātaranga (Ministry of Education)	[13.6.5.1] Support proposed amended changes of provisions.	Accept
814.125	Carter Group Limited	Oppose 13.6.5.1 Effects on the neighbourhood. Delete built form standard.	Reject
823.96	The Catholic Diocese of Christchurch	[13.6.5.1] Delete	Reject
<b>Issue 3 – Site Specific Matters – Hospitals</b>			
194.1	St George's Hospital	Support wording changes in [Policy 13.5.2.1.2] clause d. - Insertion of <b>Larger</b> - Remove of the St. Georges Heaton Overlay	Accept
194.2	St George's Hospital	Supports removal of RD7 relating to St. Georges Heaton Overlay	Accept
194.3 194.4 194.5	St George's Hospital	Support changes as proposed for St. Georges Hospital and removal of the St. Georges Heaton Overlay	Accept
237.8	Marjorie Manthei	[Retain Policy 13.5.2.1.2]	Accept

61.1	Victoria Neighbourhood Association (VNA)	Amend Policy 13.5.2.1.3 to read:  'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital <u>and former Christchurch Women's Hospital</u> ) that are no longer required for hospital purposes.'	Reject
918.13	Geoff Banks	Draft Clause 13.5.2.1.3 be amended to read:  'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital <u>and former Christchurch Women's Hospital</u> ) that are no longer required for hospital purposes.'	Reject
237.9	Marjorie Manthei	[Retain Policy 13.5.2.1.3]	Accept
200.3	Robert J Manthei	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m.	Accept in part
237.10	Marjorie Manthei	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m]  Retain RD13.a.i. and ii. as written	Accept in part
61.59	Victoria Neighbourhood Association (VNA)	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).	Accept
237.11	Marjorie Manthei	[Retain a., e.-g. and h.]	Accept
61.16	Victoria Neighbourhood Association (VNA)	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.	Accept in part
200.2	Robert J Manthei	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]	Reject
61.60	Victoria Neighbourhood Association	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.	Reject
61.58	Victoria Neighbourhood Association (VNA)	Maintain the operative recession planes taken at 2.3m.	Reject
200.5	Robert J Manthei	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary	Reject



61.61	Victoria Neighbourhood Association (VNA)	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.	Accept
200.4	Robert J Manthei	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site	Reject
237.12	Marjorie Manthei	[Retain Matters of discretion]	Accept
61.62	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.	Accept
61.63	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.2 clause ix as notified.	Accept
61.64	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.2 x as notified.	Accept
61.17	Victoria Neighbourhood Association (VNA)	Retain 13.5.5.5 (b) as notified.	Accept

**APPENDIX B – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES**

## APPENDIX B – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES

### SPECIFIC PURPOSE (TERTIARY EDUCATION) ZONE

---

#### 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 purple underlined** indicates text recommended in the s42A report to be added and text recommended in the s42A report to be deleted in ~~**bold purple underlined**~~. Text in normal black font purple underlined indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

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 underlined text in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

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 ~~**light blue strikethrough shaded in grey**~~ is a Council Decision proposed to be deleted by this Plan Change.

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

---

## 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.	<p>a. Student accommodation buildings must not be used for more than 30 days per calendar year.</p> <p>b. Use by non-students must be outside of student residential agreement periods.</p>

#### 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 1000m<sup>2</sup>.</p> <p>This rule shall not apply to:</p> <p>a. Repairs, maintenance, and building code upgrades; and</p> <p>b. Refurbishment and reinstatement works.</p> <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:
<b>RD1</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.1</a> .	a. Amenity of the neighbourhood – <a href="#">13.7.5.1</a> a., b., c., d., e., f., g. and h.
<b>RD2</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet one or more of the built form standards in <a href="#">Rule 13.7.4.2.2</a> or <a href="#">Rule 13.7.4.2.4</a>	a. Amenity of the neighbourhood – <a href="#">13.7.5.1</a> a., b., c., d., e., f. and g.
<b>RD3</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.3</a> .	a. Amenity of the neighbourhood – <a href="#">13.7.5.1</a> b., c., d., e., f., g. and h.
<b>RD4</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.6</a> .  Any application arising from clauses a. or c. of <a href="#">Rule 13.7.4.2.6</a> shall not be limited or publicly notified.	a. Adequacy of Landscaping – <a href="#">13.7.5.3</a> .
<b>RD5</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.5</a> on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - <a href="#">13.7.5.1</a> a., b. and c.
<b>RD6</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.7</a> .	a. Amenity of the neighbourhood – <a href="#">13.7.5.1</a> a. and e.
<b>RD7</b>	Any activity listed in <a href="#">Rules 13.7.4.1.1</a> or <a href="#">13.7.4.1.2</a> that does not meet the built form standard in <a href="#">Rule 13.7.4.2.8</a> .	a. Water supply for firefighting – <a href="#">13.7.5.4</a> a.
<b>RD8</b>	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in <a href="#">Appendix 13.7.6.1</a> .	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in <a href="#">Appendix 13.7.6.1</a> .

### 13.7.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

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

#### 13.7.4.1.5 Non-complying activities

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

	<b>Activity</b>
<b>NC1</b>	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:

	<b>Applicable to</b>	<b>Standard</b>
i.	UC east of Ilam Road <a href="#">site</a> .	60%
ii.	UC west of Ilam Road <a href="#">site</a> (not including Dovedale <a href="#">site</a> ).	30%
iii.	UC Dovedale <a href="#">site</a> .	45%
iv.	Ara Institute of Canterbury Madras Street <a href="#">site</a>	90%
v.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane <a href="#">sites</a> .	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 <a href="#">site</a> ; UC west of Ilam Road <a href="#">site</a> ; UC Dovedale <a href="#">site</a> ; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane <a href="#">site</a> .	No part of any <a href="#">building</a> shall project beyond a <a href="#">building</a> envelope contained by recession planes from points 2.3 metres above a <a href="#">boundary</a> with a residential zone as shown in <a href="#">Appendix 14.16.2</a> – Diagram A.
ii.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane <a href="#">site</a> .	No part of any <a href="#">building</a> shall project beyond a <a href="#">building</a> envelope contained by recession planes from points 2.3 metres above a <a href="#">boundary</a> with a Transport zone as shown in <a href="#">Appendix 14.16.2</a> – 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 <a href="#">site</a> east of Ilam Road <a href="#">site</a> ; UC west of Ilam Road <a href="#">site</a> ; and Ara Institute of Canterbury Sullivan Avenue <a href="#">site</a> and Hassals Lane <a href="#">site</a> .	10 metres
ii.	UC Dovedale <a href="#">site</a> .	15 metres
iii.	Ara Institute of Canterbury Madras Street <a href="#">site</a> on all <a href="#">road boundaries</a> <del>except as in (d) below.</del>	4 metres
<del>iv.</del>	<del>Ara Institute of Canterbury Barbadoes Street road boundary opposite the Catholic Cathedral building, with setback measured from facade of Catholic Cathedral.</del>  <del>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.</del>	<del>75 metres</del>

### 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: <ul style="list-style-type: none"> <li>a. Minimum width – Dovedale site – 5 metres.</li> <li>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.</li> <li>c. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.</li> </ul>
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.	<ul style="list-style-type: none"> <li>a. All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.11.6.</li> <li>b. Landscaping required under clauses a. to c. above shall only be required to be indicated on application plans: <ul style="list-style-type: none"> <li>i. for all areas within 20 metres of proposed buildings, or additions to buildings, and</li> <li>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</li> </ul> </li> </ul>

	Applicable to	Standard
		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	<u>RSDT-MRZ</u>

	<b>Tertiary Facilities Name</b>	<b>Location</b>	<b>Map Ref</b>	<b>Alternative Zone</b>
<b>2</b>	UC west of Ilam Road <a href="#">site</a>	West of Ilam Road, Ilam	30/31A	<a href="#">RS-MRZ</a>
<b>3</b>	UC Dovedale <a href="#">site</a>	Dovedale Avenue, Ilam	30A	<a href="#">RS-MRZ</a>
<b>4</b>	Ara Institute of Canterbury Madras Street <a href="#">site</a>	Madras Street, <a href="#">Central City</a>	CC Zoning Map	<a href="#">CCMU</a>
<b>5</b>	Ara Institute of Canterbury Sullivan Avenue <a href="#">site</a>	Sullivan Avenue, Opawa	39A	<del><a href="#">RSDT</a></del> <a href="#">MRZ</a>
<b>6</b>	Ara Institute of Canterbury Hassals Lane <a href="#">site</a>	Hassals Lane, Opawa	39A	<del><a href="#">RSDT</a></del> <a href="#">MRZ</a>

## APPENDIX B – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES

### SPECIFIC PURPOSE (SCHOOL) ZONE

---

#### 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 purple underlined** indicates text recommended in the s42A report to be added and text recommended in the s42A report to be deleted in ~~**bold purple strikethrough**~~. Text in normal black font purple underlined indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

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** is a plan change proposal subject to Council Decision.

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 ~~**light blue strikethrough shaded in grey**~~ is a Council Decision proposed to be deleted by this Plan Change.

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

---

## 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~~ Effects on neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhoods ~~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.	a. 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 <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.</a>	

### 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 <a href="#">Rule 13.6.4.1.1</a> that does not meet the built form standard in <a href="#">Rule 13.6.4.2.1.</a>	a. <del>Amenity of Effects on</del> the Neighbourhood – <a href="#">13.6.5.1</a> b., d., e. <del>and h, and i.</del>
RD2	Any activity listed in <a href="#">Rule 13.6.4.1.1</a> that does not meet the built form standard in <a href="#">Rule 13.6.4.2.2, or Rule 13.6.4.2.4, or Rule 13.6.4.2.6.</a>	a. <del>Amenity of Effects on</del> the neighbourhood – <a href="#">13.6.5.1</a> a., b., c., d. <del>and e., f., g., and h.,</del> b. <u>For <a href="#">Rule 13.6.4.2.6</a>, Effects on the neighbourhood – <a href="#">13.6.5.1</a> e. and h.</u>
RD3	Any activity listed in <a href="#">Rule 13.6.4.1.1</a> that does not meet the built form standard in <a href="#">Rule 13.6.4.2.3.</a>	a. <del>Amenity of Effects on</del> the neighbourhood – <a href="#">13.6.5.1</a> b., c., d., e., f., g. <del>and h, and i.</del> b. Traffic Issues – <a href="#">13.6.5.2</a> a. and b.

RD4	Any activity listed in <a href="#">Rule 13.6.4.1.1</a> that does not meet the built form standard in <a href="#">Rule 13.6.4.2.67</a> .	a. Water supply for firefighting – <a href="#">13.6.5.3 a.</a>
RD5	<p><del>a. For schools within High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met:</del></p> <p><del>i. The building shall have a maximum height of 20 metres at 10 metres from a road boundary or internal boundary; and</del></p> <p><del>ii. The building shall either:</del></p> <p style="padding-left: 40px;"><del>A. Not exceed 30m in continuous building length, or</del></p> <p style="padding-left: 40px;"><del>B. Provide a recess for every additional 30m of building length or part thereof, with a minimum dimension of 4 metres in length and 2 metres deep, for the full height of the building including the roof.</del></p> <p><del>b. i. For schools within the High Density Residential zone (outside of Residential Precincts), standard a. ii. In RD5 also applies; and</del></p> <p><del>ii. The maximum height shall be 32 metres at 10 metres from a road or internal boundary.</del></p>	<p><del>For both a and b:</del></p> <p><del>Effects on the neighbourhood – 13.6.5.1</del></p>
RD5 6	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> .	The matters of discretion for the additional activity or facility in the alternative zone listed for that site in <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> .
RD6 7	A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:	a. Major Sports Facility on Heaton Street Intermediate School – <a href="#">13.6.5.4 a. and b.</a>

<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 <b>site</b> set aside for the <b>major sports facility</b> is no less than 6,000m<sup>2</sup> across both <b>sites</b></p> <p>c. A 3 metre wide <b>landscaped area</b> is established along all Residential Suburban Zone <b>boundaries</b> which shall be planted with a minimum of 1 tree for every 10 metres of <b>boundary</b>.</p> <p>d. In addition to (c), within on-site car <b>parking areas</b>, 1 tree shall be planted for every 5 car <b>parking spaces</b>.</p> <p>shall be a restricted discretionary activity except as specified in <a href="#">Rule 13.6.4.1.4</a> D4.</p>	<p>b. Parking areas – <a href="#">13.6.5.4</a> c. and d.</p> <p>c. Traffic generation and access – <a href="#">13.6.5.4</a> e. to g.</p> <p>d. Landscaping and trees – <a href="#">18.10.12</a></p> <p>e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property.</p> <p>f. <del>Amenity of Effects on</del> the neighbourhood – <a href="#">13.6.5.1</a> a. to <del>hi</del>.</p>
--	---

#### 13.6.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any new <b>spiritual activity</b> and facility.
<b>D2</b>	Any activity listed in <a href="#">Rule 13.6.4.1.1</a> that does not meet <a href="#">Rule 13.6.4.2.5</a> .
<b>D3</b>	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that <b>site</b> in <a href="#">Appendices 13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> .
<b>D4</b>	A <b>major sports facility</b> 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 <a href="#">Rule 13.6.4.1.3</a> RD6 (b), (c) or (d).

#### 13.6.4.1.5 Non-complying activities

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

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

#### 13.6.4.1.6 Prohibited activities

There are no prohibited activities.

#### 13.6.4.2 Built form standards

- a. **The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings (with the exception of [Rule 13.6.4.2.7 Water supply for firefighting, which does apply](#)). Development of heritage items and/or settings is controlled by [Chapter 9.3 Historic Heritage](#).**

##### 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.	School <b>sites</b> where the additional activities and standards are from the zones listed in <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> : <b><u>Residential Suburban-Medium Density Residential,</u></b> <b><u>Residential Suburban Density Transition, Residential Hills,</u></b> Residential Banks Peninsula, Residential Small Settlement or Rural Zones.	40%
ii.	School <b>sites</b> where the additional activities and standards are from the zones listed in <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> : <b><u>Residential Medium Density; or</u></b>	45%

	<p><u>Medium Density Residential</u></p> <p><del>High Density Residential zone (outside the Central City) (within Town Centre and Large Local Centre Intensification Precincts),</del>  <del>Residential New Neighbourhood Future Urban Zones,</del> or  Open Space Community Parks Zone.</p>	
iii.	<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><del>Residential Central City High Density Residential zone (within Central City) (both within and outside of Residential Precincts),</del>  <del>Commercial Central City Business City Centre,</del>  <del>Commercial Central City Mixed Use,</del> <u>Future Urban</u> or  Industrial General Zone.</p>	<p><b>No maximum percentage</b>  <b>50%</b></p>
iv.	<p>Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.</p>	<p>50%</p>

#### 13.6.4.2.2 ~~Daylight recession planes~~ Height in relation to boundary

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

	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><u>Residential Suburban,</u>  <u>Residential Suburban Density Transition,</u>  <u>Residential Hills,</u>  <del>Residential Medium Density</del> <u>Medium Density Residential,</u>  <del>Residential New Neighbourhood Future Urban,</del> or  Rural Zones,  <del>Residential Central City</del> or  Open Space Community Parks Zone.</p>	<p>Recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.16.2 diagram A.</p>
ii.	<p><u>Medium Density Residential</u></p> <p><u>High Density Residential (both within and outside of Intensification or Residential Precincts)</u>  <u>City Centre, or Future Urban Zones:</u></p> <p><u>There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></p>	<p><u>Recession planes from points 3 metres above a boundary with a residential zone, with a 60°, 55° or 50° recession plane angle, as shown in Appendix 14.16.2 diagram D</u></p>

<del>ii.</del> <b>iii.</b>	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.
<del>iii.</del> <b>iv.</b>	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 <del>Residential Suburban Zone</del> <b>Medium Density Residential Zone</b> .	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: <del>Residential Suburban</del> <b>Medium Density Residential,</b> <del>Residential Suburban Density Transition</del> <b>Residential Hills;</b> 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: <del>Residential Medium</del> <b>Medium Density Residential</b> <del>High Density Residential (within Town Centre and Large Local Centre Intensification Precincts), or High Density Residential (both within and outside of Residential Precincts) Zone, or Residential New Neighbourhood Zones Future Urban Zones.</del>	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
<b>iv.</b>	<b>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:</b> <b>High Density Residential,</b> <b>City Centre, or</b> <b>Future Urban Zones</b> <del>Residential Central City Zone</del>	<b>2 metres</b>
<del>v.</del> <b>iv.</b>	The Phillipstown School site, where the additional activities and standards are from the Industrial General Zone.	6 metres

	Applicable to	Standard
<b>vi.v</b>	For a <b>major sports facility</b> on Lot 1 DP 11232, and on any land in an <b>adjoining</b> Open Space Zone.	10 metres
<b>vii.</b>	<b>Spiritual activities</b> on school sites listed in <b>Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.</b>	<b>6 metres</b>

#### 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building length

a. The minimum **building setback** from an internal **boundary** and maximum **building length** shall be:

	Applicable to	Standard
i.	<p><b>School sites</b> where the additional activities and standards are from the zones listed in <b>Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:</b></p> <p><b>Residential Suburban,</b>  <b>Residential Suburban Density Transition,</b>  <b>Medium Density Residential,</b>  <b>Residential Banks Peninsula,</b>  <b>Residential Small Settlement, or Rural Zones.</b></p> <p>From a <b>boundary</b> with any other zone, with the exception of ii., iii., and iv., <del>and v.</del> below.</p>	6 metres
ii.	<p><b>For the same school sites as in i. above,</b> if the building does not exceed 4.5 metres in height;</p> <p>And either:</p> <ol style="list-style-type: none"> <li>does not exceed 15 metres in length, or</li> <li>a recess is provided for every additional 15 metres of <b>building</b> length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full <b>height</b> of the <b>building</b> including the roof.</li> </ol>	3 metres
iii.	<p><b>School sites</b> where the additional activities and standards are from the zones listed in <b>Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:</b></p> <p><b>High Density Residential</b> (<del>within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts</del>)  <b>Central City Mixed Use, or</b>  <b>Future Urban Zones</b></p> <p><b>From a boundary with any other zone,</b></p>	<del>a-</del> <b>4 metres</b>

	Applicable to	Standard
	<p><del>a.</del> <u>if the building does not exceed 5 metres in height.</u></p> <p><del>or</del></p> <p><del>b.</del> <u>if the building is greater than 14m in height.</u></p> <p><del>Advice note: See also RD5 for buildings between 14 metres and 20 metres in height, and for buildings above 20 metres in height within the High Density Residential (outside of Residential Precincts) zone.</del></p>	<p><del>or</del></p> <p><del>b.</del> <u>10 metres</u></p>
iv.	<p><u>School sites where the additional activities and standards are from the zones listed in the Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:</u></p> <p><u>High Density Residential,</u></p> <p><u>Central City,</u></p> <p><u>Central City Mixed Use, or</u></p> <p><u>Future Urban Zones.</u></p>	<p><u>a. The building shall either:</u></p> <p><u>i. Not exceed 30m in continuous building length, or</u></p> <p><u>ii. Provide a recess for every additional 30 metres of building length or part thereof, with a minimum dimension of 4 metres in length, and 2 metres deep, for the full height of the building including the roof.</u></p>
<del>iii.</del> v.	<p><u>Accessory buildings for caretaking and storage purposes from a boundary with any other zone.</u></p>	<p><u>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;</u></p> <p><u>Otherwise 6 metres.</u></p>
<del>iv.</del> vi	<p>For a <u>major sports facility</u> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.</p>	<p>6 metres, except that on the <u>boundaries</u> with Lot 1 DP12727, Elmwood Park no <u>setback</u> is required.</p>
<del>v.</del> vii.	<p><u>Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.</u></p>	<p><u>5 metres</u></p>



### 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 <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> : <del>Residential Suburban; Medium Density Residential,</del> <del>Residential Suburban Density Transition;</del> <del>Residential Hills;</del> Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.	10 metres within 20 metres of an internal boundary, otherwise 14 metres.
ii.	School sites where the additional activities and standards are from the zones listed in <a href="#">Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> : <del>Residential Medium Density</del> <u>Medium Density Residential</u> <del>High Density Residential (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts) or Central City Mixed Use zone.</del> <del>Residential New Neighbourhood</del> or <del>Residential New Neighbourhood Future Urban</del> Zones; <del>with the exception of iii. below.</del>	<del>12</del> <b>14</b> metres within <del>20</del> <b>10</b> metres of internal boundary, otherwise <del>16</del> <b>20</b> metres.
iii.	School sites where the additional activities and standards are from the zones listed in <a href="#">Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> ; <del>including Christ's College east of Rolleston Avenue:</del> <del>Residential Central City Zone High Density Residential (outside Residential Precincts) (outside of Central City) zone, Future Urban or City Centre zone.</del>	<del>11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.</del>  <u>14 metres within 10 metres of internal boundary, otherwise 32-22 metres.</u>
iv.	School sites where the additional activities and standards are from the zones listed in <a href="#">Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3</a> : <u>High Density Residential (Central City)</u> <del>Commercial Central City Business or</del> <del>Commercial Central City Mixed Use Zone.</del>	Refer to <a href="#">Central City Maximum Building Height Planning Map</a> .
v. <u>iv</u>	The Phillipstown School site, where the additional activities and standards are from the <u>Mixed Use zone. Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City High</u>	15 metres

	Applicable to	Standard
	<del>Density Residential Zone (buildings) and from the Open Space Community Park Zone (playing fields).</del>	
vi. <del>v.</del>	For a <b>major sports facility</b> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	11 metres

#### **13.6.4.2.6 Landscaping**

- a. The following built form standards apply to school sites within High Density Residential:
- a. ~~i. 10% of each site shall be planted including landscape strips along boundaries.~~
  - b. ~~ii. At least one tree shall be planted within the relevant landscaping strip per 10 metres of road boundary or part thereof.~~
  - c. ~~iii. At least one tree shall be planted within the relevant landscaping strip per 30 metres of internal boundary or part thereof.~~
  - d. **Advice note: All landscaping/trees required under these rules shall be undertaken in accordance with the provisions in [Appendix 6.11.6](#).**

#### **13.6.4.2.67 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 Effects on 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~~ **that reduce the visual dominance of buildings, vehicle access and parking areas and contributes to the amenity of neighbouring sites and to public and publicly accessible space.**
- 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.
- i. **Addresses Crime Prevention Through Environmental Design (CPTED) Principles, including achieving a positive street interface.**

#### **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	<del>RMD</del> <b>MRZ</b>
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	<b>RBP</b>
3	Allenvale School	Aorangi Road, Bryndwr	24	<del>RS</del> <b>MRZ</b>

	School Name	Location	Map Ref	Alternative Zone
4	Aranui High School	Shortland Street, Aranui	33	<del>RS</del> -MRZ
5	Aranui Primary School	Breezes Road, Aranui	33	<del>RS</del> -MRZ
6	Avondale Primary School	Breezes Road, Wainoni	33	<del>RS</del> -MRZ
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	<del>RS</del> MRZ 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 <a href="#">Appendix 13.14.6.1</a> .
9	Bamford Primary School	Gould Crescent, Woolston	40	<del>RS</del> DT MRZ
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS
11	Beckenham Primary School	Sandwich Road, Beckenham	46	<del>RS</del> -MRZ
12	Belfast Primary School	Main North Road, Belfast	12	<del>RS</del> -MRZ
13	Bishopdale Primary School	Greers Road, Bishopdale	24	<del>RS</del> -MRZ
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	<del>RS</del> -HRZ
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	<del>RS</del> -MRZ
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30/31	<del>RS</del> -MRZ
18	Burnside Primary School	Memorial Avenue, Fendalton	31	<del>RS</del> -MRZ
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	<del>RS</del> MRZ
20	Cashmere High School	Rose Street, Spreydon	45/46	<del>RS</del> -MRZ
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	<del>RH</del> -MRZ

	School Name	Location	Map Ref	Alternative Zone
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	<del>RS</del> <u>MRZ</u>
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	<del>RS</del> <u>MRZ</u>
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	<del>RCC</del> <u>HRZ</u>
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	<del>RS</del> <u>HRZ</u>
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	<del>RS</del> <u>MRZ</u>
28	Cobham Intermediate School	Ilam Road, Fendalton	31	<del>RS</del> <u>MRZ</u>
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	<del>RS</del> <u>MRZ</u>
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	<del>RS</del> <u>MRZ</u>
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	<del>RS</del> <u>MRZ</u>
34	Ferndale School	Merivale Lane, Merivale	31	<del>RS</del> <u>HRZ</u>
35	Freeville Primary School (closed)	Sandy Avenue, New Brighton	26	RS
36	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
37	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	<del>RS</del> <u>MRZ</u>
38	Governors Bay School	Jetty Road, Governors Bay	57	RSS
39	Haeata Community Campus	Breezes Road, Wainoni	33	<del>RS</del> <u>MRZ</u>
40	Hagley Community College	Hagley Avenue, City	CC Zoning Map	<del>RCC</del> <u>HRZ</u>

	School Name	Location	Map Ref	Alternative Zone
41	Halswell Primary School	Halswell Road, Halswell	49	RS
42	Halswell Residential College	Nash Road, Halswell	44	<del>RS</del> -MRZ
43	Knights Stream School	Halswell Junciton Road, Halswell	44	<del>RS</del> -MRZ
44	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	<del>RS</del> -HRZ
45	Harewood Primary School	Harewood Road, Harewood	17	RuUF
46	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
47	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	<del>RS</del> -MRZ
48	Hillmorton High School	Tankerville Road, Hillmorton	38/45	<del>RS</del> -MRZ
49	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
50	Hornby High School	Waterloo Road, Hornby	36/37	<del>RS</del> -HRZ
51	Hornby Primary School	Waterloo Road, Hornby	36	<del>RS</del> -HRZ
52	Ilam Primary School	Ilam Road, Ilam	31	<del>RS</del> -MRZ
53	Isleworth Primary School	Farrington Avenue, Bishopdale	24	<del>RMD</del> -MRZ
54	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	<del>RS</del> -MRZ
55	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	<del>RS</del> -MRZ
56	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	<del>RS</del> DT-HRZ
57	Linwood College <b>and</b> <del>Linwood College Playing Fields</del>	Aldwins Road <b>and Ferry Road,</b> Linwood	39	<del>RS</del> DT College; RS Playing Fields-MRZ
58	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	<del>RS</del> DT-HRZ
59	Linwood North Primary School	Woodham Road, Avonside	32	<del>RS</del> -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

	School Name	Location	Map Ref	Alternative Zone
62	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
63	Mairehau High School	Hills Road, Mairehau	25	<del>RS</del> MRZ
64	Mairehau Primary School	Mahars Road, Mairehau	25	<del>RS</del> MRZ
65	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	<del>RS</del> MRZ
66	Marshland Primary School	Prestons Road, Marshland	19	RuUF – Marshland Rd site; <del>RNN</del> FUZ– Prestons site MRZ
67	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
68	Merrin Primary School	Merrin Street, Avonhead	30	RS
69	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
70	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	<del>RS</del> MRZ
71	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS
72	Northcote Primary School	Tuckers Road, Redwood	18	<del>RS</del> MRZ
73	Oaklands Primary School	Cunningham Place, Halswell	44	<del>RS</del> MRZ
74	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
75	Opawa Primary School	Ford Road, Opawa	39	<del>RS</del> MRZ
76	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
77	Papanui High School	Langdons Road, Papanui	24	<del>RS</del> DT HRZ
78	Papanui Primary School	Winters Road, Papanui	24	<del>RS</del> MRZ
79	Paparoa Street Primary School	Paparoa Street, Papanui	24	<del>RS</del> MRZ
80	Parkview Primary School	Chadbury Street, Parklands	20	RS
81	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
82	Queenspark Primary School	Queenspark Drive, Parklands	20	RS



	School Name	Location	Map Ref	Alternative Zone
83	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS
84	Redcliffs Primary School	Main Road, Redcliffs. <del>Temporary location: Van Asch Deaf Education Centre, Sumner</del>	41 and 48	OCP
85	Redwood Primary School	Prestons Road, Redwood	18	<del>RS</del> <u>MRZ</u>
86	Riccarton High School	Vicki Street, Upper Riccarton	37	<del>RS</del> <u>MRZ</u>
87	Riccarton Primary School	English Street, Upper Riccarton	37	<del>RS</del> <u>MRZ</u>
88	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	<del>RS</del> <u>MRZ</u>
89	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
90	Russley Primary School	Cutts Road, Avonhead	30	<del>RS</del> <u>MRZ</u>
91	Shirley Boys' High School	North Parade, Shirley	32	<del>RS</del> <u>MRZ</u>
92	Shirley Intermediate School	North Parade, Shirley	32	<del>RMD</del> <u>HRZ</u> <u>MRZ</u>
93	Shirley Primary School	Shirley Road, Shirley	25	<del>RS</del> <u>MRZ</u>
94	Sockburn Primary School	Springs Road, Sockburn	37	<del>RS</del> <u>MRZ</u>
95	Somerfield Primary School	Studholme Street, Somerfield	46	<del>RS</del> <u>MRZ</u>
96	South Hornby Primary School	Shands Road, Hornby	36	<del>RSDT</del> <u>HRZ</u>
97	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
98	Spreydon Primary School	Halswell Road, Hoon Hay	38	<del>RS</del> <u>MRZ</u>
99	St Albans Primary School	Sheppard Place, St Albans	25/32	<del>RSDT</del> <u>MRZ</u>
100	St Martins Primary School	Albert Terrace, St Martins	46	RH
101	Sumner Primary School	Colenso Street, Sumner	48	RS
102	Te Kura Kaupapa Māori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	<del>RS</del> <u>MRZ</u>
103	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa	39	<del>RSDT</del> <u>MRZ</u>
104	Te Pa o Rakaihautu	McLean Street, Linwood	32	<del>RSDT</del> <u>HRZ</u>
105	Templeton Primary School	Kirk Road, Templeton	35	RS
106	Thorrington Primary School	Colombo Street, Beckenham	46	<del>RS</del> <u>MRZ</u>

	School Name	Location	Map Ref	Alternative Zone
107	Te Waka Unua Primary School	Ferry Road, Woolston	39	<del>RS</del> -MRZ
108	Ao Tawhiti Unlimited Discovery	<del>Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahan Drive, Aidanfield</del>	None	
109	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
110	Waimairi Primary School	Tillman Avenue, Papanui	24	<del>RS</del> -MRZ
111	Wainoni Primary School	Eureka Street, Aranui	26	RS
112	Wairakei Primary School	Wairakei Road, Bryndwr	24	<del>RS</del> -MRZ
113	Waitaha School	Kirk Road, Templeton	35	RuT
114	Waitakiri Primary School	Burwood Road, Burwood	26	RS
115	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS
116	Waltham Primary School	Hastings Street East, Waltham	39	<del>RSDT</del> -MRZ
117	West Spreydon Primary School	Lyttelton Street, Spreydon	45	<del>RS</del> -MRZ
118	Westburn Primary School	Waimairi Road, Ilam	30	RS
119	Wharenui Primary School	Matipo Street, Riccarton	38	<del>RMD</del> -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	<del>RS</del> -HRZ
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	<del>RS</del> -MRZ
4	Christchurch Adventist	Grants Road, Papanui	24	<del>RMD</del> -HRZ
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilson's Road, St Martins	46	<del>RS</del> -MRZ

	School Name	Location	Map Ref	Alternative Zone
7	Laidlaw College	Condell Avenue, Papanui	24	<del>RS</del> -MRZ
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	<del>RS</del> -MRZ
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	<del>RS</del> DT-MRZ
11	St Francis of Assisi Catholic	Innes Road, Mairehau	25	<del>RS</del> -MRZ
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
13	Our Lady of Victories	Main South Road, Sockburn	37	<del>RS</del> -MRZ
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	<del>RS</del> -MRZ
16	Sacred Heart	Spencer Street, Addington	38	<del>RMD</del> -MRZ
17	St Albans Catholic	Rutland Street, St Albans	25	<del>RS</del> DT-MRZ
18	St Anne's	Ferry Road, Woolston	40	<del>RS</del> -MRZ
19	St Bede's	Main North Road, Redwood	18/24	<del>RS</del> -MRZ
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	<del>RS</del> -MRZ
21	St James'	Rowan Avenue, Aranui	33	<del>RS</del> -MRZ
22	St Joseph's	Vagues Road, Papanui	24	<del>RS</del> -HRZ
23	St Mark's	Cholmondeley Avenue, Opawa	39	<del>RS</del> -MRZ
24	St Mary's	Manchester Street, City	CC Zoning Maps	<del>RCC</del> -HRZ
25	St Patrick's	Plynlimon Road, Bryndwr	31	<del>RS</del> -MRZ
26	St Peter's	Fisher Avenue, Beckenham	46	<del>RS</del> -MRZ
27	St Teresa's	Puriri Street, Riccarton	31	<del>RS</del> -MRZ
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	<del>RS</del> -MRZ
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH
30	Tamariki	St Johns Street, Woolston	40	<del>RS</del> -MRZ
31	Villa Maria	Peer Street, Upper Riccarton	30	<del>RS</del> -MRZ

### Appendix 13.6.6.3 Private Schools

	School Name	Location	Map Ref	Alternative Zone
--	-------------	----------	---------	------------------

<del>1</del>	<del>The Academy</del>	<del>Manchester Street, City, and Aberdeen Street, City</del>	<del>CC Zoning Map</del>	<del>RCC-HRZ</del> – Manchester St site; <del>CCMU</del> – Aberdeen St site
<del>21</del>	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	<del>RS</del> - <del>MRZ</del>
<del>32</del>	Cathedral Grammar	Park Terrace, City	CC Zoning Map	<del>RCC</del> - <del>HRZ</del>
43	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	<del>RCC</del> - <del>HRZ</del> except playing field which are <del>OCP</del>
<del>54</del>	Jean Seabrook Memorial School	London Street, Richmond	32	<del>RMD</del> - <del>MRZ</del>
<del>65</del>	Medbury	Clyde Road, Ilam	31	RS
<del>76</del>	Nova Montessori	Owles Terrace, New Brighton	33	<del>RS</del> - <del>MRZ</del>
<del>87</del>	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	<del>RMD</del> - <del>HRZ</del>
<del>98</del>	Selwyn House	Merivale Lane, Merivale	31	<del>RS</del> <del>DT</del> - <del>HRZ</del>
<del>109</del>	Seven Oaks School	Quaifes Road, Halswell	49	<del>RNN</del> - <del>MRZ</del>
<del>1110</del>	St Andrew's College	Normans Road, Papanui	24/31	<del>RS</del> - <del>HRZ</del>
<del>1211</del>	St Margaret's	Winchester Street, Merivale	<del>3231</del>	<del>RMD</del> - <del>HRZ</del>
<del>1312</del>	St Michael's	Durham Street, City	CC Zoning Map	<del>CCB</del> - <del>CCZ</del>
<del>1413</del>	Westmount School	Kirk Road, Templeton	35	RuUF

## APPENDIX B – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES

### SPECIFIC PURPOSE (HOSPITAL) ZONE

---

#### 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 purple underlined** indicates text recommended in the s42A report to be added and text recommended in the s42A report to be deleted in ~~**bold purple strikethrough**~~. Text in normal black font purple underlined indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

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** is a plan change proposal subject to Council Decision.

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 ~~**light blue strikethrough shaded in grey**~~ is a Council Decision proposed to be deleted by this Plan Change.

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 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 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 internal boundaries** 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. **Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the High Density Residential Zone; and**
  - iv. Ensuring that the form and scale of **buildings and associated landscaping** 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)
<u>Larger</u> Inner Urban	St Georges Hospital, <del>St Georges Heaton Overlay, Nurse Maude Hospital, Nurse Maude Mansfield, and Southern Cross,</del> <del>Pegasus Health 24hr, Wesley Care Hospital</del>
<u>Smaller Inner Urban</u>	<u>Nurse Maude Hospital, Nurse Maude-Mansfield, former Pegasus Health 24hr, Wesley Care Hospital, former Christchurch Women's Hospital, and Montreal House.</u>
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
<del>Former Christchurch Women's Hospital</del>	<del>Colombo/Durham Streets</del>
<del>Montreal House</del>	<del>Montreal Street/Bealey Avenue</del>

### 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.	Nil
P2	Health care facilities.	
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 <a href="#">Appendix 13.5.6.1</a> .	
P9	Parking lot ancillary to the hospital activity.	
P10	Parking building ancillary to the hospital activity.	



<b>P11</b>	<p>Within Suburban sites, any new <b>buildings</b> that are:</p> <ol style="list-style-type: none"> <li>a. set back 10 metres or more from a <b>boundary</b> with a maximum gross <b>ground floor area</b> of 500m<sup>2</sup>; or</li> <li>b. set back 20 metres or more from a <b>road boundary</b> with a maximum gross <b>ground floor area</b> of 1000m<sup>2</sup>; or</li> <li>c. set back 30 metres or more from a <b>boundary</b> with a maximum gross <b>ground floor area</b> of 2000m<sup>2</sup>.</li> </ol>
------------	---

### 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](#).

	<b>Activity</b>	<b>The matters over which Council reserves its control</b>
<b>C1</b>	<ol style="list-style-type: none"> <li>a. Within Suburban sites, any new <b>building</b>, set of contiguous <b>buildings</b>, or addition to a <b>building</b>, that is set back 30 metres or more from a <b>boundary</b> with a gross <b>ground floor area</b> over 2000m<sup>2</sup>.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ol>	<ol style="list-style-type: none"> <li>a. Site and building design i. and iv. – <a href="#">13.5.5.2</a></li> </ol>
<b>C2</b>	<ol style="list-style-type: none"> <li>a. Within Suburban sites, any new <b>buildings</b>, set of contiguous <b>buildings</b>, or addition to a <b>building</b>, that are: <ol style="list-style-type: none"> <li>i. set back 10 metres to 20 metres from a <b>road boundary</b> and are between 8 metres and 14 metres in <b>height</b>; or</li> <li>ii. set back 10 metres to 20 metres from a <b>boundary</b> with a gross <b>ground floor area</b> between 500m<sup>2</sup> to 1000m<sup>2</sup>; or</li> <li>iii. set back 20 metres to 30 metres from a <b>boundary</b> with a gross <b>ground floor area</b> between 1000m<sup>2</sup> and 2000m<sup>2</sup>.</li> </ol> </li> <li>b. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in <b>height</b> above that of the <b>building height</b> specified above.</li> <li>c. Any application arising from this shall not be limited or publicly notified.</li> </ol>	<ol style="list-style-type: none"> <li>a. City context and character – <a href="#">13.5.5.1</a></li> <li>b. Site and building design – <a href="#">13.5.5.2</a></li> <li>c. Landscaping – <a href="#">13.5.5.5</a></li> </ol>
<b>C3</b>	<ol style="list-style-type: none"> <li>a. For <del>the former Christchurch Women's Hospital and</del> Christchurch Hospital, any new <b>building</b>, set</li> </ol>	<ol style="list-style-type: none"> <li>a. City context and character – <a href="#">13.5.5.1</a></li> </ol>

	<p>of contiguous <b>buildings</b> or addition to a <b>building</b> greater than 20 metres in length, that is:</p> <ul style="list-style-type: none"> <li>i. more than 30 metres from a <b>site boundary</b>; and</li> <li>ii. is visible from a public space; and</li> <li>iii. is not subject to <b>Rule 13.5.4.1.3</b> RD 13 and <b>Rule 13.5.4.1.2</b> C4.</li> </ul> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>b. Site and building design – <b>13.5.5.2</b> i., iv., vii. and ix.</p>
<b>C4</b>	<p>a. For <del>the former Christchurch Women's Hospital and</del> Christchurch Hospital, any new <b>building</b>, set of contiguous <b>buildings</b> or addition to a <b>building</b> between 1000m<sup>2</sup> and 2000m<sup>2</sup> gross <b>ground floor area</b>, that is</p> <ul style="list-style-type: none"> <li>i. more than 30 metres from a <b>site boundary</b>; and</li> <li>ii. is visible from a public space.</li> </ul> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> <li>a. City context and character - <b>13.5.5.1</b></li> <li>b. Site and building design <b>13.5.5.2</b> i., iv., vi. and ix.</li> </ul>
<b>C5</b>	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that <b>site</b> in <b>Appendix 13.5.6.1</b>.</p>	<p>a. The matters of control for the additional activity or facility in the alternative zone listed for that <b>site</b> in <b>Appendix 13.5.6.1</b>.</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.

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD1</b>	<p>a. Any activity listed in <b>Rules 13.5.4.1.1</b> or <b>13.5.4.1.2</b> that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> <li>i. <b>Rule 13.5.4.2.1</b> a.-b. (Suburban sites);</li> <li>ii. <b>Rule 13.5.4.2.2</b> a.-b. (Suburban service sites);</li> <li>iii. <b>Rule 13.5.4.2.3</b> a.-b. (<del>Larger-l</del>inner urban sites); and</li> <li>iv. <b>Rule 13.5.4.2.4</b> a.-b. (<del>Smaller-l</del>inner urban</li> </ul>	<ul style="list-style-type: none"> <li>a. City context and character - <b>13.5.5.1</b></li> <li>b. Site and building design - <b>13.5.5.2</b></li> <li>c. Landscaping - <b>13.5.5.5</b></li> </ul>

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
	sites).	
<b>RD2</b>	<p>b. Any activity listed in Rules <a href="#">13.5.4.1.1</a> or <a href="#">13.5.4.1.2</a> that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> <li>i. <a href="#">Rule 13.5.4.2.1</a> c.-g. (Suburban sites);</li> <li>ii. <a href="#">Rule 13.5.4.2.2</a> c.-f. (Suburban service sites);</li> <li>iii. <a href="#">Rule 13.5.4.2.3</a> c.-<del>f</del><b>g</b>. (<del>Larger</del> <u>Larger</u> inner urban sites); and</li> <li>iv. <a href="#">Rule 13.5.4.2.4</a> c.-<del>f</del> <b>h</b> (<del>Smaller</del> <u>Smaller</u> inner urban sites).</li> </ul> <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> <li>a. City context and character – <a href="#">13.5.5.1</a></li> <li>b. Site and building design – <a href="#">13.5.5.2</a></li> <li>c. Landscaping – <a href="#">13.5.5.5</a></li> <li><b>d. Fencing and screening – <a href="#">13.5.5.3</a></b></li> <li>e. Outdoor storage areas – <a href="#">13.5.5.4</a></li> </ul>
<b>RD3</b>	<p>a. <u>Within <b>Small inner urban sites and Large inner urban sites</b>, 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.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<ul style="list-style-type: none"> <li>a. <u>Site and building design – <a href="#">13.5.5.2</a></u></li> <li>b. <u>Landscaping – <a href="#">13.5.5.5</a></u></li> </ul>
<b>RD43</b>	<p>a. Within Inner urban sites, any new <b>building</b>, set of contiguous <b>buildings</b>, or addition to a <b>building</b> of 1000m<sup>2</sup> (gross <b>ground floor area</b>) 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"> <li>a. City context and character – <a href="#">13.5.5.1</a></li> <li>b. Site and building design – <a href="#">13.5.5.2</a></li> <li>c. Landscaping – <a href="#">13.5.5.5</a></li> </ul>
<b>RD54</b>	<p>a. Within Suburban sites, any new <b>building</b>, set of contiguous <b>buildings</b>, or addition to a <b>building</b> set back:</p> <ul style="list-style-type: none"> <li>i. 10 to 20 metres from a <b>boundary</b> that is 1000m<sup>2</sup> gross <b>ground floor area</b> or more; or</li> <li>ii. 10 to 20 metres from a <b>road boundary</b> and is over 14 metres in <b>height</b>; or</li> <li>iii. 20 to 30 metres from a <b>boundary</b> that is 2000m<sup>2</sup> <b>gross floor area</b> or more.</li> </ul> <p>b. Any application arising from this shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> <li>a. City context and character – <a href="#">13.5.5.1</a></li> <li>b. Site and building design – <a href="#">13.5.5.2</a></li> <li>c. Landscaping – <a href="#">13.5.5.5</a></li> </ul>

	Activity	The Council's discretion shall be limited to the following matters:
RD65	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"> <li>a. City context and character – 13.5.5.1</li> <li>b. Site and building design – 13.5.5.2</li> <li>c. Landscaping – 13.5.5.5</li> </ul>
RD7	<del>Development and redevelopment of buildings in St Georges Heaton Overlay.</del>	<del>a. St Georges Heaton Overlay – 13.5.5.6</del>
RD867	<ul style="list-style-type: none"> <li>a. Development and redevelopment of buildings at Nurse Maude-Mansfield.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. City context and character – 13.5.5.1</li> <li>b. Site and building design – 13.5.5.2</li> <li>c. Fencing and screening – 13.5.5.3</li> <li>d. Outdoor storage areas – 13.5.5.4</li> <li>e. Landscaping – 13.5.5.5</li> </ul>
RD978	a. In regard to the <del>former Christchurch Women's Hospital, Montreal House and</del> Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	<del>iv. Christchurch Women's Hospital</del>	
	<ul style="list-style-type: none"> <li><del>A. Rule 13.5.4.2.5 b.</del></li> <li><del>B. Rule 13.5.4.2.5 c.</del></li> </ul>	<ul style="list-style-type: none"> <li><del>a. City context and character – 13.5.5.1</del></li> <li><del>b. Site and building design – 13.5.5.2</del></li> <li><del>c. Landscaping – 13.5.5.5</del></li> </ul>
	<ul style="list-style-type: none"> <li><del>C. Rule 13.5.4.2.5 d.</del></li> </ul>	<ul style="list-style-type: none"> <li><del>a. City context and character – 13.5.5.1</del></li> <li><del>b. Site and building design – 13.5.5.2</del></li> </ul>
	<ul style="list-style-type: none"> <li><del>ii.i. Christchurch Hospital</del></li> </ul>	
	<ul style="list-style-type: none"> <li><del>A. Rule 13.5.4.2.65 b.</del></li> </ul>	<ul style="list-style-type: none"> <li>a. City context and character - 13.5.5.1</li> <li>b. Site and building design - 13.5.5.2</li> <li>c. Landscaping - 13.5.5.5</li> </ul>
<del>ii. Montreal House</del>		

	<p><del>A. Rule 13.5.4.2.7 b.</del>  <del>B. Rule 13.5.4.2.7 c.</del></p>	<p><del>a. City context and character 13.5.5.1</del>  <del>b. Site and building design 13.5.5.2</del>  <del>c. Landscaping 13.5.5.5</del></p>
RD108 9	a. In regard to the <del>former Christchurch Women's Hospital, Montreal House, and</del> Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
<b><del>i. Christchurch Women's Hospital</del></b>		
	<del>A. Rule 13.5.4.2.5 a.</del>	<del>a. City context and character 13.5.5.1</del> <del>b. Site and building design 13.5.5.2</del> <del>c. Landscaping 13.5.5.5</del>
	<del>B. Rule 13.5.4.2.5 e. i. v.</del>	<del>a. City context and character 13.5.5.1</del> <del>b. Landscaping 13.5.5.5</del>
	<del>C. Rule 13.5.4.2.5 f.</del>	<del>a. Fencing and screening 13.5.5.3</del>
	<del>D. Rule 13.5.4.2.5 g.</del>	<del>a. Fencing and screening 13.5.5.3</del> <del>b. Outdoor storage areas 13.5.5.4</del>
<b><del>ii. Christchurch Hospital</del></b>		
	A. Rule 13.5.4.2.65 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 13.5.4.2.65 c. i. or ii.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2
	C. Rule 13.5.4.2.65 d.	
	D. Rule 13.5.4.2.65 e.	
	E. Rule 13.5.4.2.65 f.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
	F. Rule 13.5.4.2.65 g.	a. Fencing and screening - 13.5.5.3 b. Outdoor storage areas - 13.5.5.4
	G. Rule 13.5.4.2.65 h.	

	<b>iii. Montreal House</b>	
	<del>A. Rule 13.5.4.2.7 a.</del>	<del>a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5</del>
	<del>B. Rule 13.5.4.2.7 d.</del>	<del>a. Site and building design – 13.5.5.2</del>
	<del>C. Rule 13.5.4.2.7 e. i. vi.</del>	<del>a. City context and character – 13.5.5.1 b. Landscaping – 13.5.5.5</del>
	<del>D. Rule 13.5.4.2.7 f.</del>	<del>a. Fencing and screening – 13.5.5.3</del>
	<del>E. Rule 13.5.4.2.7 g.</del>	<del>a. Fencing and screening – 13.5.5.3 b. Outdoor storage areas – 13.5.5.4</del>
	b. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD19 10</b>	<p>a. For the <del>former Christchurch Women's Hospital, Montreal House and</del> Christchurch Hospital, any new <b>building</b>, set of contiguous <b>buildings</b> or addition to a <b>building</b> with an elevation greater than 20 metres in length that is:</p> <ol style="list-style-type: none"> <li>i. within 30 metres of a <b>site boundary</b>; and</li> <li>ii. is visible from a public space; and</li> <li>iii. is not subject to RD12.</li> </ol> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ol style="list-style-type: none"> <li>a. City context and character – 13.5.5.1</li> <li>b. Site and building design – 13.5.5.2</li> <li>c. Landscaping – 13.5.5.5</li> </ol>
<b>RD12 1011</b>	<p>a. For the <del>former Christchurch Women's Hospital, Montreal House and</del> Christchurch Hospital, any elevation of a new <b>building</b>, set of contiguous <b>buildings</b> or addition to a <b>building</b> over 1000m<sup>2</sup> gross <b>ground floor area</b>:</p> <ol style="list-style-type: none"> <li>i. that is within 30 metres of a <b>site boundary</b>; and</li> <li>ii. is visible from a public space.</li> </ol>	<ol style="list-style-type: none"> <li>a. City context and character - 13.5.5.1</li> <li>b. Site and building design - 13.5.5.2</li> <li>c. Landscaping - 13.5.5.5</li> </ol>

	b. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD13</b> <u>1112</u>	a. For the <del>former Christchurch Women's Hospital,</del> and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m <sup>2</sup> gross ground floor area: <ul style="list-style-type: none"> <li>i. that is more than 30 metres from a site boundary; and</li> <li>ii. is visible from a public space.</li> </ul> b. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 13.5.5.1 b. Site and building design i., iv., vi. and ix. - 13.5.5.2
<b>RD14</b> <u>1213</u>	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.
<b>RD13</b> <u>1213</u>	<del>a. Within Inner Urban sites, any building between 14 and 20 metres in height, when the following standards are met: <ul style="list-style-type: none"> <li>i. The building shall have a maximum height of 13.5.5.1, metres at 10 metres from a road boundary or internal boundary; and</li> <li>ii. The building shall either: <ul style="list-style-type: none"> <li>A. Not exceed 30m in continuous building length, or</li> <li>B. Provide a recess for every additional 30m of building length or part thereof, with a minimum dimension of 4 metres in length and 2 metres deep, for the full height of the building including the roof.</li> </ul> </li> </ul> b. i. Within the former Christchurch Women's Hospital site, standard a. ii. In RD13 also applies; and. <ul style="list-style-type: none"> <li>ii. The maximum height shall be 32 metres at 10 metres from a road boundary or internal boundary.</li> </ul> </del>	<del>For both impact on neighbouring property – Rule 14.12.3.a. City context and character – 13.5.5.1, Site and building design – 13.5.5.2, and Landscaping – 13.5.5.5.</del>

#### 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 <a href="#">Appendix 13.5.6.1</a> .

#### 13.5.4.1.5 Non-complying activities

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

	Activity
NC1	For <a href="#">hospital</a> sites outside of the <a href="#">Central City</a> , 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

- a. The built form standards below apply to all hospital sites, but do not apply to those parts of hospital sites occupied by heritage items and settings. Development of heritage items and/or settings is controlled by [Chapter 9.3 Historic Heritage](#).

#### 13.5.4.2.1 Suburban sites

The following built form standards apply to Suburban [hospital](#) sites.

Standard	
a.	The minimum <a href="#">building setback</a> from <a href="#">road boundaries</a> shall be 10 metres.
b.	The minimum <a href="#">building setback</a> from an internal <a href="#">boundary</a> shall be 10 metres except where the <a href="#">boundary</a> interface is with the Christchurch Southern Motorway corridor in which case the minimum <a href="#">building setback</a> shall be 5 metres.
c.	<p>i. The maximum <a href="#">height</a> of any <a href="#">building</a> shall be:</p> <p>A. 8 metres high at 10 to 20 metres from the internal <a href="#">boundary</a>; and</p> <p>B. 20 metres high at 20 metres or more from a <a href="#">boundary</a>.</p> <p>ii. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in <a href="#">height</a> above that of the <a href="#">building height</a> specified above.</p>
d.	<p>i. The minimum width of <a href="#">landscaping strips</a> required adjacent to <a href="#">boundaries</a> for the full length of the <a href="#">boundary</a> shall be:</p> <p>A. 10 metres for <a href="#">road boundaries</a> (except for vehicle and pedestrian <a href="#">access</a>); and</p>



	<p>B. 10 metres along internal <b>boundaries</b>.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <b>road boundary</b> or part thereof, planted within the respective landscape strip;</p> <p>B. 1 tree per 15 metres of internal <b>boundary</b> or part thereof, planted within the respective landscape strip;</p> <p>C. 1 tree for every 5 at grade car <b>parking spaces</b> to be planted within the car <b>parking areas</b>; and</p> <p>D. 10% of the site shall be planted including <b>landscaping strips</b>.</p>
e.	<p>i. The maximum <b>height</b> of fencing located within the <b>landscaping strip</b> from the <b>road boundary</b> shall be 1.2 metres except:</p> <p>A. at the <b>boundary</b> with Christchurch Southern Motorway; and</p> <p>B. for the part of the Hillmorton Hospital <b>site</b> as identified on the Site Plan in <b>Appendix 13.5.6.2</b>, where it is set back 2 metres from the <b>road boundary</b>.</p>
f.	<p><b>Vehicle access</b> shall be established so that there is not <b>vehicle access</b> within 20 metres of a residential zone <b>boundary</b>, except where the residential zone is located across the <b>road</b>.</p>
g.	<p>i. <b>Outdoor storage areas</b> shall not be located within the <b>landscaping strips</b>; and</p> <p>ii. Any <b>outdoor storage area</b> visible from a public space or <b>adjoining site</b> shall be screened by a minimum 1.5 metres 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 <b>building setback</b> from <b>road boundaries</b> shall be 10 metres, except that the <b>building setback</b> from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum <b>building setback</b> from an internal <b>boundary</b> shall be 10 metres.
c.	The maximum <b>height</b> of any <b>building</b> shall be 14 metres.
d.	<p>i. The minimum width of <b>landscaping strips</b> required adjacent to the respective <b>boundaries</b> for the full length of the <b>boundary</b> shall be:</p> <p>A. 10 metres for <b>road boundaries</b> (except for vehicle and pedestrian <b>access</b>) except 5 metres along Lincoln Road from the line of the 5 metre designation; and</p> <p>B. 4 metres along internal <b>boundaries</b>.</p> <p>ii. In addition, the following tree planting shall be provided:</p>

	<p>A. 1 tree per 10 metres of <b>road boundary</b> or part thereof, planted within the respective landscape strip;</p> <p>B. 1 tree per 15 metres of internal <b>boundary</b> or part thereof, planted within the respective <b>landscaping strip</b>;</p> <p>C. 1 tree for every 5 at grade car <b>parking spaces</b> to be planted within the car <b>parking areas</b>; and</p> <p>D. 10% of the site shall be planted including <b>landscaping strips</b>.</p>
e.	The maximum <b>height</b> of fencing located within the <b>road boundary landscaping strip</b> shall be 1.2 metres.
f.	<p>i. <b>Outdoor storage areas</b> shall not be located within the <b>road boundary building setbacks</b> or other public space; and</p> <p>ii. Any <b>outdoor storage area</b> shall be screened from any <b>adjoining site</b> by a minimum 1.5 metre high fencing or planting.</p>

### 13.5.4.2.3 Larger inner urban sites – St Georges Hospital, and Southern Cross Pegasus Health 24hr,

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

Standard	
a.	The minimum <b>building setback</b> from <b>road boundaries</b> shall be 10 metres except for <b>Papanui Road, and Bealey Avenue arterial roads</b> where it shall be 4 metres.
b.	The minimum <b>building setback</b> from an internal <b>boundary</b> shall be 10 metres.
c.	<p>i. The maximum <b>height</b> of any <b>building</b> (including allowance for plant and lift shafts) shall be:</p> <p>A. <del>11-14 22</del> metres at 10 metres from <del>the a</del> <b>boundary</b> except <del>along an</del> <b>arterial road for Papanui Road and Bealey Avenue</b> where the maximum <b>height is shall be 11-14</b> metres at <del>a</del> 4 metres from <del>the a</del> <b>boundary</b>.</p> <p><b>Advice note: See Rule 13.5.4.1.3 RD13 for buildings between 14 metres and 20 metres in height.</b></p> <p><del>B. 18 metres at 16 metres from the boundary</del></p>
d.	<p>i. <u>Buildings shall not breach a recession plane from points 3 metres above a boundary with a residential zone, with a 60°, 55° or 50° recession plane angle, as shown in Appendix 14.16.2 diagram D.</u></p> <p>ii. <u>There shall be no height in relation to boundary rule above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></p>

<p>d. e.</p>	<p>i. The minimum width of <b>landscaping strips</b> required adjacent to the respective <b>boundaries</b> for the full length of the <b>boundary</b> shall be:</p> <p>A. 4 metres for <b>road boundaries</b> (except for vehicle and pedestrian <b>access</b>); and</p> <p>B. 4 metres for internal <b>boundaries</b>.</p> <p>ii. In addition the following tree planting shall be provided:</p> <p>A. 1 tree per 10 metres of <b>road boundary</b> or part thereof, planted within the respective <b>landscaping strip</b>;</p> <p>B. 1 tree per 15 metres of internal <b>boundary</b> or part thereof, planted within the respective <b>landscaping strip</b>;</p> <p>C. 1 tree for every 5 at grade car <b>parking spaces</b> to be planted within the car <b>parking areas</b>; and</p> <p>D. 10% of the <b>site</b> shall be planted including <b>landscaping strips</b>.</p> <p><b><u>E. Advice note: All landscaping/trees required under these rules shall be undertaken in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</u></b></p>
<p>e. f.</p>	<p>The maximum height of fencing located within the <b>road boundary landscaping strip</b> shall be 1.2 metres, <del>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.</del></p>
<p>f. g.</p>	<p>i. <b>Outdoor storage areas</b> shall not be located within the <b>road boundary building setbacks</b> or other public space; and</p> <p>ii. Any <b>outdoor storage area</b> shall be screened from any <b>adjoining site</b> by a minimum 1.5 metre high fencing or planting.</p>

**13.5.4.2.4 Smaller-inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women’s Hospital and Montreal House.**

a. The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, ~~St Georges-Heaton Overlay and~~ Wesley Care, **former Pegasus Health 24 hour, former Christchurch Women’s Hospital and Montreal House.**

**b. The built form standards below do not apply to 38 and 40 Gracefield Avenue, where the built form standards shall be those from the High Density Residential (~~outside of Residential Precinct~~) zone.**

Standard	
a.	The minimum <b>building setback</b> from <b>road boundaries</b> shall be 4 metres, <del>except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres</del> <b><u>except for the Montreal Street road boundary of Montreal House, where the minimum building setback shall be 2 metres.</u></b>

b.	The minimum <b>building setback</b> from an internal <b>boundary</b> shall be <del>5</del> <b>4</b> metres. <del>except for Nurse Maude Mansfield, where the internal boundary set back shall be 4 metres.</del>
c.	<p><del>i. The maximum <b>height</b> of any <b>building</b> shall be 11 metres, except:</del></p> <p><del>A. For St Georges Heaton Overlay the maximum <b>building height</b> shall be 8 metres; and</del></p> <p><del>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 <b>building height</b> specified above.</del></p> <p><u>i. The maximum <b>height</b> of any <b>building</b> (including allowance for plant and lift shafts) shall be:</u></p> <p><u>A. <b>14-22</b> metres at 10 metres from either a road boundary or an internal <b>boundary</b>.</u></p> <p><u>Advice note: See Rule 13.5.4.1.3 RD13 for buildings between 14 metres and 20 metres in height, and in respect of the former Christchurch Women's Hospital site, over 20 metres in height.</u></p>
d.	<p><u>i. Buildings shall not breach a recession plane from points 3 metres above a boundary with a residential zone, with a 60°, 55° or 50° recession plane angle, as shown in <b>Appendix 14.16.2</b> diagram D.</u></p> <p><u>ii. There shall be no height in relation to boundary rule above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></p>
d-e	<p><u>i. The minimum width of <b>landscaping strips</b> required adjacent to the respective <b>boundaries</b> for the full length of the <b>boundary</b> shall be:</u></p> <p><u>A. 4 metres along <b>road boundaries</b> (except for vehicle and pedestrian <b>access</b>) ; and <b>2 metres for Montreal Street road boundary, (except for vehicle and pedestrian access).</b></u></p> <p><u>B. 4 metres along internal <b>boundaries</b>, except for Nurse Maude-Mansfield, where a <b>vehicle access</b> or <b>parking area</b> is adjacent to an internal <b>boundary</b> a minimum 1 metre wide <b>landscaping strip</b> shall be provided immediately adjacent to that <b>boundary</b>.</u></p> <p><u>ii. In addition, the following tree planting shall be provided:</u></p> <p><u>A. 1 tree per 10 metres of <b>road boundary</b> or part thereof, <b>planted within the respective landscaping strip;</b></u></p> <p><u>B. <b>1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscaping strip;</b></u></p> <p><u>C. 1 tree for every 5 at grade car <b>parking spaces</b> to be planted within the car <b>parking areas</b>; and</u></p> <p><u>D. 10% of the site shall be planted including <b>landscaping strips</b>.</u></p>

	<b>Advice note: All landscaping/trees required under these rules shall be in accordance with the provisions in <a href="#">Appendix 6.11.6</a> of Chapter 6.</b>
<b>e.f</b>	The maximum height of fencing located within the <b>road boundary landscaping strip</b> shall be 1.2 metres, <del>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.</del>
<b>f.g</b>	<ul style="list-style-type: none"> <li>i. <b>Outdoor storage areas</b> shall not be located within the <b>building setbacks</b> with a <b>road boundary</b> or other public space; and</li> <li>ii. Any <b>outdoor storage area</b> shall be screened from any <b>adjoining site</b> by a minimum 1.5 metre high fencing or planting.</li> </ul>
<b>h.</b>	<b><u>For the former Christchurch Women’s Hospital site only, the maximum building coverage shall be 60%.</u></b>

#### 13.5.4.2.5 Former Christchurch Women's Hospital

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

Standard	
<b>a.</b>	<del>The minimum <b>building setback</b> from a <b>road boundary</b> shall be 4 metres.</del>
<b>b.</b>	<del>The minimum <b>building setback</b> from an internal <b>boundary</b> shall be 5 metres.</del>
<b>c.</b>	<ul style="list-style-type: none"> <li>i. <del>The maximum <b>height</b> of any <b>building</b> (including plant and lift shafts) shall be 14 <u>20</u> metres, except for 38 and 40 Gracefield Avenue, where the maximum <b>building height</b> shall be 11 <u>32</u> metres.</del></li> <li>ii. <del>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum <b>building height</b>.</del></li> </ul>
<b>d.</b>	<del><b>Buildings</b> shall not project beyond a <b>building envelope</b> constructed by recession planes from points <u>2.3</u> 4 metres above the internal <b>boundaries</b> with other <b>sites</b> as shown in <a href="#">Appendix 14.163.2</a> <del>Recession planes for the Residential Medium Density Zone.</del></del>
<b>e.</b>	<ul style="list-style-type: none"> <li>i. <del>The minimum planting strips required adjacent to <b>boundaries</b> shall be as follows:</del> <ul style="list-style-type: none"> <li>A. <del><b>road boundary</b> 4 metres (except for vehicle and pedestrian <b>access</b>); and</del></li> <li>B. <del><b>internal boundaries</b> 4 metres.</del></li> </ul> </li> <li>ii. <del>In addition, the following <b>landscaping</b> shall be provided:</del> <ul style="list-style-type: none"> <li>A. <del>1 tree per 10 metres of <b>frontage</b> or part thereof;</del></li> <li>B. <del>1 tree for every 5 at grade car <b>parking spaces</b> to be planted within the car <b>parking areas</b>; and</del></li> <li>C. <del>All <b>landscaping/trees</b> required under these rules shall be in accordance with the provisions in <a href="#">Appendix 6.11.6</a> of Chapter 6.</del></li> </ul> </li> </ul>

f.	<del>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.</del>
g.	<del>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.</del>

#### 13.5.4.2.65 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"> <li>i. The minimum building setback from an internal boundary shall be as follows: <ul style="list-style-type: none"> <li>A. Avon River and Central City Avon River Precinct - 30 metres;</li> <li>B. Open Space Community Park (Hagley Park) - 4 metres; and</li> <li>C. Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.</li> </ul> </li> </ul>
c.	<ul style="list-style-type: none"> <li>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:</li> <li>ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> <li>A. 1 in total, for the frontage with Open Space Community Park (Hagley Park); and</li> <li>B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.</li> </ul> </li> </ul>
d.	<ul style="list-style-type: none"> <li>i. The maximum building height shall be 60 metres, except that <ul style="list-style-type: none"> <li>A. The maximum wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback.</li> </ul> </li> <li>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</li> </ul>
e.	Buildings shall not project beyond a recession plane of 45 degrees applying from the top of the maximum wall height specified in Rule 13.5.4.2.65 d. and angling into the site.
f.	<ul style="list-style-type: none"> <li>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 16m<sup>2</sup> with a minimum dimension of 3 metres shall surround every tree required under Rule 13.5.4.2.65 f. ii.</li> </ul>

	<p>A.. All other required <b>landscaped areas</b> shall have a minimum depth of 2 metres.</p> <p>ii. In addition, the following <b>landscaping</b> shall be provided:</p> <p>A. 1 tree per 10 metres of <b>frontage</b> or part thereof;</p> <p>B. 1 tree per every 5 at grade car <b>parking spaces</b> provided between <b>buildings</b> and all <b>boundaries</b>; and</p> <p>C. All <b>landscaping/trees</b> required under these rules shall be in accordance with the provisions in <b>Appendix 6.11.6</b> of Chapter 6.</p>
g.	The maximum <b>height</b> of fencing in the <b>boundary setbacks</b> shall be 1.2 metres.
h.	<b>Outdoor storage areas</b> shall not be located within the <b>building setbacks</b> with a <b>road boundary</b> or other public space, and where visible from a public space or <b>adjoining site</b> , shall be screened by a minimum of 1.5 metre high fencing or planting.

#### 13.5.4.2.7 Montreal House

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

Standard	
a.	<p><del>i. The minimum <b>building setback</b> from a <b>road boundary</b> shall be:</del></p> <p><del>A. 6 metres along Bealey Avenue; and</del></p> <p><del>B. 2 metres in all other areas.</del></p>
b.	<del>The minimum <b>building setback</b> from an internal <b>boundary</b> shall be 3 metres.</del>
c.	<p><del>i. The maximum <b>height</b> of any <b>building</b> (including an allowance for plant and lift shafts) shall be 14 metres.</del></p> <p><del>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum <b>building height</b>.</del></p>
d.	<del><b>Buildings</b> shall not project beyond a <b>building</b> envelope constructed from recession planes from point 2.3 metres above internal <b>boundaries</b> with other <b>sites</b> as shown in <b>Appendix 14.163.2</b> Recession planes for the Residential Medium Density Residential Zone.</del>
e.	<p><del>i. <b>Landscaping strips</b> shall be provided adjacent to <b>boundaries</b> with minimum dimensions as follows:</del></p> <p><del>A. Bealey Avenue <b>road boundary</b> 4 metres (except for vehicle and pedestrian access);</del></p> <p><del>B. Montreal Street <b>road boundary</b> 2 metres (except for vehicle and pedestrian access); and</del></p> <p><del>C. Internal <b>boundaries</b> 3 metres.</del></p>

	<p>ii. <del>In addition the following landscaping shall be provided:</del></p> <p>A. <del>1 tree per 10 metres of frontage or part thereof;</del></p> <p>B. <del>1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</del></p> <p>C. <del>All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</del></p>
f.	<p><del>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.</del></p>
6.	<p><del>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.</del></p>

## 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 heritage items** and the landscape qualities of the **site** and surrounds, **including retaining mature trees or natural features on the site**; 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**.
  - iv. **Contributes to or provides for a sense of local identity, and in respect of the St Georges Hospital site, addresses the character and heritage values of the adjoining Character Area and Residential Heritage Area, where relevant.**

### 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. **Is designed to manage visual bulk by limiting any continuous lengths of buildings and rooflines;**
- vi. Provides for legible **access** to **and around** the **site** for all transport users and incorporates **site** identification **signage** and wayfinding;
- vii. **Provides for good, safe access and integration of space for servicing and parking (where provided).**
- viii. **When parking areas are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from adjacent residential areas, the street or other public open spaces.**
- ix. Minimises overshadowing, privacy and **building** dominance effects on residential neighbours **including on habitable rooms or outdoor living spaces**, or public spaces;
- x. 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;
- xi. **In terms of an increase in building height, provides modulation or design features of the facades and roof form to reduce their visual impact, e.g. upper floor setbacks above 14 metres, and integration of any rooftop plant and servicing into the roof-form;**
- xii. **Enables more efficient, cost effective and/or practical use of the site as a result of the increased height, and whether the increased height facilitates the long term protection of significant trees or natural features on the site;**
- viii.x. Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
- ix.xi. 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	<b>RS-MRZ</b>
Princess Margaret	Cashmere Road	46	<b>RSDT-MRZ</b>
Hillmorton	Lincoln/Annex Roads	38	<b>RS-MRZ</b>

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

# Appendix 13.5.6.2 Hillmorton Hospital Site Plan

