

## SUMMARY STATEMENT – SPECIFIC PURPOSE SCHOOL ZONE

1. My full name is **Amanda Frances Mackay**. I am employed as an Urban Designer at Christchurch City Council (the **Council**).
2. I have prepared evidence on behalf of the Council in respect of urban design matters relating to the Specific Purpose (School) Zone (**SPSZ**) and related matters from the submissions on Plan Change 14 (**PC14**).
3. My evidence specifically relates to the provisions proposed under PC14 for the SPSZ within High Density Residential Zones (**HRZs**) and the Central City Zone (**CCZ**), where the rules allow for more development than under the operative District Plan zoning. This summary highlights key points relating to the SPSZ and provides further information.
4. The overarching approach taken in the SPSZs was to provide an urban form via built form standards and matters of discretion addressing scale, form, and massing of buildings, that aligns with the anticipated HRZs and broader Commercial Centres to coherently integrate these sites into the overall city form. The combination of proposed and amended provisions for the SPSZ as discussed in my evidence and rebuttal evidence aim to achieve this.
5. For the reasons discussed in my evidence I continue to support the reinstated site coverage and road boundary setback and the proposed height in relation to boundary, maximum building height and landscaping rules as amended in my primary evidence.
6. However, by way of update, following the urban design conferencing, there is now agreement to amend the SPSZ 'minimum building setback from internal boundaries' and 'maximum building length' provisions to achieve further clarification which is noted in my rebuttal evidence.
7. I will also take this opportunity to note three corrections required.
  - i. The first, is in reference to my primary evidence, page 5 paragraph 23.a, which implies the list of state-integrated schools are subject to the SPSZ provisions. However, these sites have a designation which controls what can be done on site. The SPSZ is the underlying zone and only relevant if the proposals do not meet the intent of their designations.

- ii. The second, is in relation to my primary evidence page 5 paragraph 23.b, which includes Christ's College (ii). However, given the proposed Qualifying Matter: Residential Heritage Area this school is within the Medium Design Residential Zone not the HRZ.
  - iii. The third, is in relation to my primary evidence page 5 paragraph 23.b (viii), which includes Westmount School. However, I understand this has permanently closed and therefore should not be included on this list.
8. Following these points, I want to clarify the SPSZ rules do not apply to any of the state or state-integrated schools as they have a designation and are regulated by the Te Tāhuhu o te Mātaranga (Ministry of Education).
9. I want to confirm, there are a total of six schools within the city which have an alternative zone of HRZ or CCZ and are therefore subject to the provisions proposed and amended as part of the SPSZ within those zones.
  - (a) Cathedral Grammar School;
  - (b) Rangī Ruru Girl's School;
  - (c) Selwyn House School;
  - (d) St Andrews College;
  - (e) St Margaret's College; and
  - (f) St Michael's School.
10. I otherwise retain my position as outlined in my primary and rebuttal evidence.
11. Attached as **Appendix 1** are diagrammatic cross-sections to illustrate the relationship between HRZs and SPSZ.

### **Conclusion**

12. Overall, I consider that the proposed and amended provisions collectively supports enablement on the school sites and a commensurate built form for the adjoining zones and therefore city urban form.

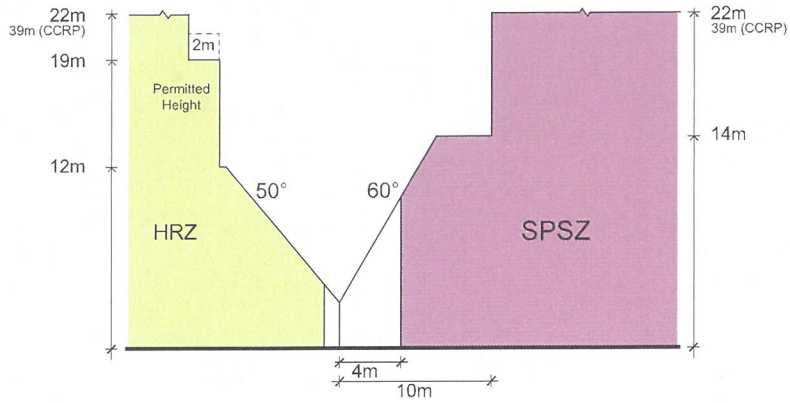
Date: 21 November 2023

Amanda Mackay

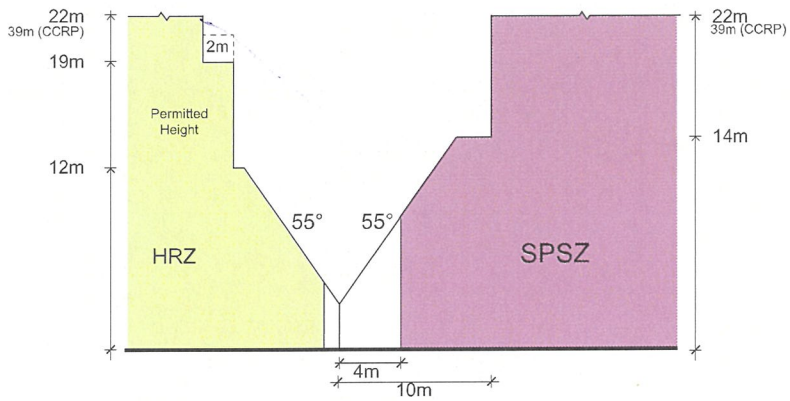
# Summary Statement - Specific Purpose School Zone Appendix 1

Relationship (internal boundary) between the Specific Purpose (School) Zone and High Density Residential

North Boundary  
Proposed recession plane 3m at 60°



West/East Boundaries  
Proposed recession plane 3m at 55°



South Boundary  
Proposed recession plane 3m at 50°

