**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

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* 1. Specific Purpose (School) Zone
     1. Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

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.

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.

* + 1. Objectives and policies
       1. Objective – Use of education facilities

1. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:
2. education activity; and as
3. hubs for a diverse range of community activities,

while:

1. mitigating significant adverse effects on the **~~amenity values of~~** adjoining zones, and
2. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.
   * + - 1. Policy – Community use of education facilities
3. 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

Ensure adverse effects from education sites on neighbourhood**s** **~~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

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

* + - 1. Objective – Future use of surplus education land and buildings

1. Change of use of surplus education land and buildings to activities compatible with the surrounding area is facilitated.
   * + - 1. Policy – Additional development provisions
2. 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.
   * 1. How to interpret and apply the rules
3. 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.

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.

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.

* + 1. Rules – Specific Purpose (School) Zone
       1. Activity status tables
          1. Permitted activities

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.

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 Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3. |

* + - * 1. Controlled activities

There are no controlled activities.

* + - * 1. Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 13.6.5, as set out in the following table.

|  |  |  |
| --- | --- | --- |
|  | Activity | The Council’s discretion shall be limited to the following matters: |
| RD1 | Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.1. | 1. **~~Amenity of~~ Effects on** the Neighbourhood – 13.6.5.1 b., d., e. **~~and~~** h, **and i.** |
| RD2 | Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.2, **~~or~~** Rule 13.6.4.2.4, **or Rule 13.6.4.2.6.** | 1. **~~Amenity of~~ Effects on** the neighbourhood – 13.6.5.1 a., b., c., d. **~~and~~** e., **f., g., and h.**, 2. **For Rule 13.6.4.2.6, Effects on the neighbourhood – 13.6.5.1 e. and h.** |
| RD3 | Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.3. | 1. **~~Amenity of~~ Effects on** the neighbourhood – 13.6.5.1 b., c., d., e., f., g. **~~and~~** h, **and i.** 2. Traffic Issues – 13.6.5.2 a. and b. |
| RD4 | Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.**~~6~~7**. | 1. Water supply for firefighting – 13.6.5.3 a. |
| ~~RD5~~ | * 1. **~~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:~~**   2. **~~The building shall have a maximum height of 20 metres at 10 metres from a road boundary or internal boundary; and~~**   3. **~~The building shall either:~~**   **~~Not exceed 30m in continuous building length, or~~**  **~~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.~~**   * 1. **~~i. For schools within the High Density Residential zone (outside of Residential Precincts), standard a. ii. In RD5 also applies; and~~**       1. **~~The maximum height shall be 32 metres at 10 metres from a road or internal boundary.~~** | **~~For both a and b:~~**  **~~Effects on the neighbourhood – 13.6.5.1~~** |
| RD5~~6~~ | Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3. | The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3. |
| RD6~~7~~ | A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:   1. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and 2. The net contiguous site set aside for the major sports facility is no less than 6,000m² across both sites 3. A 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries which shall be planted with a minimum of 1 tree for every 10 metres of boundary. 4. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces.   shall be a restricted discretionary activity except as specified in Rule 13.6.4.1.4 D4. | 1. Major Sports Facility on Heaton Street Intermediate School – 13.6.5.4 a. and b. 2. Parking areas – 13.6.5.4 c. and d. 3. Traffic generation and access – 13.6.5.4 e. to g. 4. Landscaping and trees – 18.10.12 5. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. 6. **~~Amenity of~~** **Effects on** the neighbourhood – 13.6.5.1 a. to **~~hi~~**. |

* + - * 1. Discretionary activities

1. The activities listed below are discretionary activities.

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

* + - * 1. Non-complying activities

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

|  |  |
| --- | --- |
|  | Activity |
| NC1 | Any activity that is not listed above as a permitted, controlled, restricted discretionary, discretionary or prohibited activity. |
| NC2 | 1. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 10m of the centreline of the 66 KV electricity distribution line through the Kendal School, or within 10 metres of a foundation of an associated support structure. 2. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School). 3. Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network utility operator (absent its written approval).   Advice note:   1. The 66kV electricity distribution line through Kendal School is shown on Planning Map 23A. 2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of electricity distribution lines, which must be complied with. |

* + - * 1. Prohibited activities

There are no prohibited activities.

* + - 1. 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.**

* + - * 1. Maximum site coverage

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

|  |  |  |
| --- | --- | --- |
|  | Applicable to | Standard |
| i. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **Residential Suburban ~~Medium Density Residential,~~**  **Residential Suburban Density Transition,** **~~Residential Hills,~~**  Residential Banks Peninsula,  Residential Small Settlement or  Rural Zones. | 40% |
| ii. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **~~Residential Medium Density; or~~**  **Medium Density Residential**  **High Density Residential zone (outside the Central City) ~~(within Town Centre and Large Local Centre Intensification Precincts)~~,**  **~~Residential New Neighbourhood Future Urban~~** **Zones**, or  Open Space Community Parks Zone. | 45% |
| iii. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **~~Residential Central City~~ High Density Residential zone (within Central City) ~~(both within and outside of Residential Precincts)~~**~~,~~  **~~Commercial Central City Business~~ City Centre**,  **~~Commercial~~** Central City Mixed Use, **Future Urban** or  Industrial General Zone. | **No maximum percentage**  **~~50%~~** |
| iv. | Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3. | 50% |

* + - * 1. ~~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. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **Residential Suburban,**  **Residential Suburban Density Transition,**  **~~Residential Hills,~~**  **~~Residential Medium Density Medium Density Residential,~~**  **~~Residential New Neighbourhood Future Urban~~**~~,~~ or  Rural Zones,  **~~Residential Central City~~** or  Open Space Community Parks Zone. | Recession planesfrom points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.16.2 diagram A. |
| **ii.** | **Medium Density Residential**  **High Density Residential ~~(both within and outside of Intensification or Residential Precincts)~~**  **City Centre, or Future Urban Zones:**  **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.** | **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** |
| **~~ii.~~****iii** | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  Residential Banks Peninsula,  Residential Small Settlement. | 45 degree recession planes measured from points 2 metres above a boundary with a residential zone. |
| **~~iii~~**. **iv.** | For a major sports facility on Lot 1 DP 11232 and on any land in an adjoining Open Space Zone, where a site boundary adjoins the **~~Residential Suburban Zone~~ Medium Density Residential Zone**. | Recession planes from points 2.3 metres above the boundary, as shown in Appendix 14.16.2 diagram A. |

* + - * 1. Minimum building setback from road boundaries

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

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

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. | **School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:**  **Residential Suburban,**  **Residential Suburban Density Transition,**  **Medium Density Residential,**  **Residential Banks Peninsula,**  **Residential Small Settlement, or Rural Zones.**  From a boundary with any other zone, with the exception of ii., iii., and iv., **~~and v~~**. below. | 6 metres |
| ii. | **For the same school sites as in i. above,** if the building does not exceed 4.5 metres in height;  And either:   * 1. does not exceed 15 metres in length, or   2. a recess is provided for every additional 15 metres of building length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full height of the building including the roof. | 3 metres |
| **iii.** | **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:**  **High Density Residential ~~(within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts)~~**  **Central City Mixed Use, or**  **Future Urban Zones**  **From a boundary with any other zone,**  **if the building does not exceed 5 metres in height.**  **~~or~~**   1. **~~if the building is greater than 14m in height.~~**   **~~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.~~** | 1. **4 metres**   **~~or~~**   1. **~~10 metres~~** |
| **iv.** | **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,**  **Central City,**  **Central City Mixed Use, or**  **Future Urban Zones.** | **a. The building shall either:**  **i. Not exceed 30m in continuous building length, or**  **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.** |
| **~~iii.~~ v.** | **Accessory buildings for caretaking and storage purposes from a boundary with any other zone.** | **Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary;**  **Otherwise 6 metres.** |
| **~~iv~~**~~.~~  **vi** | For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street. | 6 metres, except that on the boundaries with Lot 1 DP12727, Elmwood Park no setback is required. |
| **~~v.~~**  **vii.** | **Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.** | 1. **metres** |

13.6.4.2.5 Maximum building height

The maximum height of any building shall be:

|  |  |  |
| --- | --- | --- |
|  | Applicable to | Standard |
| i. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  Residential Suburban; **~~Medium Density Residential,~~**  Residential Suburban Density Transition;  **~~Residential Hills;~~**  Residential Banks Peninsula,  Residential Small Settlement, or  Rural Zones. | 10 metres within 20 metres of an internal boundary, otherwise 14 metres. |
| ii. | School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **~~Residential Medium Density~~ Medium Density Residential**  **~~High Density Residential (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts~~**~~)~~ **~~or Central City Mixed Use zone~~**~~.~~  **~~Residential New Neighbourhood~~** or  **~~Residential New Neighbourhood Future Urban~~** Zones;  **~~with the exception of iii. below~~**. | **~~12~~** **14** metres within **~~20~~** **10** metres of internal boundary, otherwise 16 **~~20~~** metres. |
| iii. | School sites where the additional activities and standards are from the zones listed in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3**:~~,~~** **~~including Christ’s College east of Rolleston Avenue:~~**  **~~Residential Central City Zone~~ High Density Residential ~~(outside Residential Precincts)~~ (outside of Central City) zone, Future Urban or City Centre zone.** | **~~11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map~~**.  **14 metres within 10 metres of internal boundary, otherwise ~~32~~ 22 metres.** |
| **iv.** | School sites where the additional activities and standards are from the zones listed in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3:  **High Density Residential (Central City)**  **~~Commercial~~** Central City **~~Business~~** or  **~~Commercial~~** Central City Mixed Use Zone. | Refer to Central City Maximum Building Height Planning Map. |
| v.**~~iv~~** | The Phillipstown School site, where the additional activities and standards are from the **Mixed Use zone.** ~~I~~**~~ndustrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City High Density Residential Zone (buildings) and from the Open Space Community Park Zone (playing fields).~~** | 15 metres |
| vi.**~~v.~~** | For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street. | 1. 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 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.**

13.6.4.2.~~6~~7 Water supply for firefighting

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).

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.

**~~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).~~**

* + 1. Rules - Matters of discretion
       1. ~~Amenity of~~ Effects on the neighbourhood

1. Effects on **~~amenity of~~** adjoining properties, including daylight and sunlight admission.
2. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
3. Any loss of privacy for adjoining properties through overlooking.
4. Alternative practical locations for the building on the site.
5. 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.**
6. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
7. 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.
8. The balance of open space and buildings on the site, in the context of:
9. The character of the surrounding zone(s); and
10. The contribution of the buildings and grounds to local landscape character.
11. **Addresses Crime Prevention Through Environmental Design (CPTED) Principles, including achieving a positive street interface.**
    * + 1. Traffic issues
12. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.
13. 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.
    * + 1. Water supply for firefighting
14. 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.
    * + 1. Major sports facility on Heaton Street Intermediate School
15. With respect to a major sports facility on Heaton St Intermediate School, whether the site size will:
16. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on the school and adjoining residents;
17. Provide adequate public access and connectivity;
18. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
19. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the recreation facility; and
20. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
21. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
22. Whether the parking area within school zoned land will:
23. Significantly reduce open space and/or displace recreation activities;
24. Give rise to nuisance effects;
25. 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;
26. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED); and
27. Allow for better utilisation and improve the amenity of the sports facility.
28. 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.
29. 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.
    * 1. Appendices

a. The alternative zone that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:

i. Appendix 13.6.6.1 – State Schools;

ii. Appendix 13.6.6.2 – State Integrated Schools; and

iii. Appendix 13.6.6.3 – Private Schools.

b. For a full version of the zone abbreviations, refer to the legends for the planning maps.

Appendix 13.6.6.1 State Schools

|  | School Name | Location | Map Ref | Alternative Zone |
| --- | --- | --- | --- | --- |
| 1 | Addington Primary School | Brougham Street, Addington | 38 | **~~RMD~~ MRZ** |
| 2 | Akaroa Area School | Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa | 77 | RBP |
| 3 | Allenvale School | Aorangi Road, Bryndwr | 24 | **~~RS~~ MRZ** |
| 4 | Aranui High School | Shortland Street, Aranui | 33 | **~~RS~~ MRZ** |
| 5 | Aranui Primary School | Breezes Road, Aranui | 33 | **~~RS~~ MRZ** |
| 6 | Avondale Primary School | Breezes Road, Wainoni | 33 | RS **~~MRZ~~** |
| 7 | Avonhead Primary School | Avonhead Road, Avonhead | 30 | RS |
| 8 | Avonside Girls' High School | Avonside Drive, Avonside | 32 | RS **~~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 Appendix 13.14.6.1. |
| 9 | Bamford Primary School | Gould Crescent, Woolston | 40 | RSDT **~~MRZ~~** |
| 10 | Banks Avenue Primary School | Banks Avenue, Dallington | 32 | RS |
| 11 | Beckenham Primary School | Sandwich Road, Beckenham | 46 | RS **~~MRZ~~** |
| 12 | Belfast Primary School | Main North Road, Belfast | 12 | **~~RS~~ MRZ** |
| 13 | Bishopdale Primary School | Greers Road, Bishopdale | 24 | **~~RS~~ MRZ** |
| 14 | Branston Intermediate School (Closed) | Amyes Road, Hornby | 37 | **~~RS~~ HRZ** |
| 15 | Breens Intermediate School | Breens Road, Bishopdale | 23/24 | **~~RS~~ MRZ** |
| 16 | Bromley Primary School | Keighleys Road, Bromley | 40 | RS |
| 17 | Burnside High School | Greers Road, Burnside | 23/24/30/31 | RS **~~MRZ~~** |
| 18 | Burnside Primary School | Memorial Avenue, Fendalton | 31 | **~~RS~~ MRZ** |
| 19 | Casebrook Intermediate School | Veitches Road, Casebrook | 18 | RS **MRZ** |
| 20 | Cashmere High School | Rose Street, Spreydon | 45/46 | **~~RS~~ MRZ** |
| 21 | Cashmere Primary School | Dyers Pass Road and Hackthorne Road, Cashmere | 46 | **~~RH~~ MRZ** |
| 22 | Central New Brighton Primary School (closed) | Seaview Road, New Brighton | 26 | **~~RSDT~~ MRZ** |
| 23 | Chisnallwood Intermediate School | Breezes Road, Avondale | 33 | RS |
| 24 | Christchurch Boys' High School | Kahu Road, Fendalton | 31 | **~~RS~~ MRZ** |
| 25 | Christchurch East Primary School | Gloucester Street, City | CC Zoning Map | **~~RCC~~ HRZ** |
| 26 | Christchurch Girls' High School | Matai Street, Fendalton and Papanui Road, Merivale | 31 | **~~RS~~ HRZ** |
| 27 | Christchurch South Intermediate School | Selwyn Street, Sydenham | 38/39 | **~~RSDT~~ MRZ** |
| 28 | Cobham Intermediate School | Ilam Road, Fendalton | 31 | **~~RS~~ MRZ** |
| 29 | Cotswold Primary School | Cotswold Avenue, Bishopdale | 18 | **~~RS~~ MRZ** |
| 30 | Diamond Harbour School | Hunters Road, Diamond Harbour | 58/59/61/62 | RBP |
| 31 | Duvauchelle School | Christchurch - Akaroa Road (SH75), Duvauchelle | 70 | RBP |
| 32 | Elmwood Normal Primary School | Aikmans Road, Merivale | 31 | **~~RSDT~~ MRZ** |
| 33 | Fendalton Open Air Primary School | Clyde Road, Fendalton | 31 | **~~RS~~ MRZ** |
| 34 | Ferndale School | Merivale Lane, Merivale | 31 | **~~RSDT~~ HRZ** |
| 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 | **~~RS~~ MRZ** |
| 38 | Governors Bay School | Jetty Road, Governors Bay | 57 | RSS |
| 39 | Haeata Community Campus | Breezes Road, Wainoni | 33 | RS **~~MRZ~~** |
| 40 | Hagley Community College | Hagley Avenue, City | CC Zoning Map | **~~RCC~~ HRZ** |
| 41 | Halswell Primary School | Halswell Road, Halswell | 49 | RS |
| 42 | Halswell Residential College | Nash Road, Halswell | 44 | **~~RS~~ MRZ** |
| 43 | Knights Stream School | Halswell Junciton Road, Halswell | 44 | **~~RS~~ MRZ** |
| 44 | Hammersley Park Primary School (Closed) | Quinns Road, Shirley | 25 | **~~RS~~ HRZ** |
| 45 | Harewood Primary School | Harewood Road, Harewood | 17 | RuUF |
| 46 | Heathcote Valley Primary School | Bridle Path Road, Heathcote, Christchurch | 47 | RS |
| 47 | Heaton Street Normal Intermediate School | Heaton Street, Merivale | 31 | **~~RS~~ MRZ** |
| 48 | Hillmorton High School | Tankerville Road, Hillmorton | 38/45 | **~~RS~~ MRZ** |
| 49 | Hoon Hay Primary School | Sparks Road, Hoon Hay | 45 | RS |
| 50 | Hornby High School | Waterloo Road, Hornby | 36/37 | **~~RS~~ HRZ** |
| 51 | Hornby Primary School | Waterloo Road, Hornby | 36 | **~~RS~~ HRZ** |
| 52 | Ilam Primary School | Ilam Road, Ilam | 31 | **~~RS~~ MRZ** |
| 53 | Isleworth Primary School | Farrington Avenue, Bishopdale | 24 | **~~RMD~~ MRZ** |
| 54 | Kendal Primary School (Closed) | Kendal Avenue, Burnside | 23 | **~~RS~~ MRZ** |
| 55 | Kirkwood Intermediate School | Riccarton Road, Riccarton | 31 | **~~RS~~ MRZ** |
| 56 | Linwood Avenue Primary School | Linwood Avenue, Linwood | 39 | **~~RSDT~~ HRZ** |
| 57 | Linwood College **~~and Linwood College Playing Fields~~** | Aldwins Road **~~and Ferry Road,~~** Linwood | 39 | RSDT College; RS Playing Fields **~~MRZ~~** |
| 58 | Linwood Intermediate School (Closed) | McLean Street, Linwood | 32 | **~~RSDT~~ HRZ** |
| 59 | Linwood North Primary School | Woodham Road, Avonside | 32 | RS **~~MRZ~~** |
| 60 | Little River School | Western Valley Road, Little River | 69 | RSS |
| 61 | Lyttelton Primary School | Oxford Street, Lyttelton | 52 | RBP all of site, except 1 Oxford2Street which is CBP |
| 62 | Lyttelton West School | Voelas Road, Lyttelton | 52 | RBP |
| 63 | Mairehau High School | Hills Road, Mairehau | 25 | **~~RS~~ MRZ** |
| 64 | Mairehau Primary School | Mahars Road, Mairehau | 25 | **~~RS~~ MRZ** |
| 65 | Manning Intermediate School (Closed) | Hoon Hay Road, Hoon Hay | 45 | **~~RS~~ MRZ** |
| 66 | Marshland Primary School | Prestons Road, Marshland | 19 | RuUF – Marshland Rd site;  **~~RNN~~** **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 | **~~RS~~ MRZ** |
| 71 | North New Brighton Primary School (closed) | Leaver Terrace, North New Brighton | 26 | RS |
| 72 | Northcote Primary School | Tuckers Road, Redwood | 18 | **~~RS~~ MRZ** |
| 73 | Oaklands Primary School | Cunningham Place, Halswell | 44 | **~~RS~~ MRZ** |
| 74 | Okains Bay School | Okains Bay Road, Okains Bay | 68 | RuBP |
| 75 | Opawa Primary School | Ford Road, Opawa | 39 | RS **~~MRZ~~** |
| 76 | Ouruhia Model Primary School | Turners Road, Ouruhia | 12 | RuUF |
| 77 | Papanui High School | Langdons Road, Papanui | 24 | **~~RSDT~~ HRZ** |
| 78 | Papanui Primary School | Winters Road, Papanui | 24 | **~~RS~~ MRZ** |
| 79 | Paparoa Street Primary School | Paparoa Street, Papanui | 24 | **~~RS~~ MRZ** |
| 80 | Parkview Primary School | Chadbury Street, Parklands | 20 | RS |
| 81 | Phillipstown Primary School | Nursery Road, Phillipstown | 39 | IG |
| 82 | Queenspark Primary School | Queenspark Drive, Parklands | 20 | RS |
| 83 | Rawhiti Primary School | Leaver Terrace, North New Brighton | 26 | RS |
| 84 | Redcliffs Primary School | Main Road, Redcliffs.  **~~Temporary location: Van Asch Deaf Education Centre, Sumner~~** | 41 and 48 | OCP |
| 85 | Redwood Primary School | Prestons Road, Redwood | 18 | **~~RS~~ MRZ** |
| 86 | Riccarton High School | Vicki Street, Upper Riccarton | 37 | **~~RS~~ MRZ** |
| 87 | Riccarton Primary School | English Street, Upper Riccarton | 37 | **~~RS~~ MRZ** |
| 88 | Rowley Avenue School | Rowley Avenue, Hoon Hay | 45 | **~~RS~~ MRZ** |
| 89 | Roydvale Primary School | Roydvale Avenue, Burnside | 23 | RS |
| 90 | Russley Primary School | Cutts Road, Avonhead | 30 | **~~RS~~ MRZ** |
| 91 | Shirley Boys' High School | North Parade, Shirley | 32 | RS **~~MRZ~~** |
| 92 | Shirley Intermediate School | North Parade, Shirley | 32 | **~~RMD HRZ~~ MRZ** |
| 93 | Shirley Primary School | Shirley Road, Shirley | 25 | **~~RS~~ MRZ** |
| 94 | Sockburn Primary School | Springs Road, Sockburn | 37 | **~~RS~~ MRZ** |
| 95 | Somerfield Primary School | Studholme Street, Somerfield | 46 | **~~RS~~ MRZ** |
| 96 | South Hornby Primary School | Shands Road, Hornby | 36 | **~~RSDT~~ HRZ** |
| 97 | South New Brighton Primary School | Estuary Road, South New Brighton | 34 | RS |
| 98 | Spreydon Primary School | Halswell Road, Hoon Hay | 38 | **~~RS~~ MRZ** |
| 99 | St Albans Primary School | Sheppard Place, St Albans | 25/32 | **~~RSDT~~ MRZ** |
| 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 Tahi | Lyttelton Street, Spreydon | 45 | **~~RS~~ MRZ** |
| 103 | Te Kura Kaupapa Māori o Waitaha | Hassals Lane, Opawa | 39 | **~~RSDT~~ MRZ** |
| 104 | Te Pa o Rakaihautu | McLean Street, Linwood | 32 | **~~RSDT~~ HRZ** |
| 105 | Templeton Primary School | Kirk Road, Templeton | 35 | RS |
| 106 | Thorrington Primary School | Colombo Street, Beckenham | 46 | **~~RS~~ MRZ** |
| 107 | Te Waka Unua Primary School | Ferry Road, Woolston | 39 | RS **~~MRZ~~** |
| 108 | Ao Tawhiti Unlimited Discovery | **~~Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield~~** | None |  |
| 109 | Van Asch Deaf Education Centre | Heberden Avenue, Sumner | 48 | RS |
| 110 | Waimairi Primary School | Tillman Avenue, Papanui | 24 | **~~RS~~ MRZ** |
| 111 | Wainoni Primary School | Eureka Street, Aranui | 26 | RS |
| 112 | Wairakei Primary School | Wairakei Road, Bryndwr | 24 | **~~RS~~ MRZ** |
| 113 | Waitaha School | Kirk Road, Templeton | 35 | RuT |
| 114 | Waitakiri Primary School | Burwood Road, Burwood | 26 | RS |
| 115 | Waitakiri Primary School River Site | New Brighton Road, Burwood | 26 | RS |
| 116 | Waltham Primary School | Hastings Street East, Waltham | 39 | **~~RSDT~~ MRZ** |
| 117 | West Spreydon Primary School | Lyttelton Street, Spreydon | 45 | RS**~~MRZ~~** |
| 118 | Westburn Primary School | Waimairi Road, Ilam | 30 | RS |
| 119 | Wharenui Primary School | Matipo Street, Riccarton | 38 | **~~RMD~~ HRZ** |
| 120 | Yaldhurst Model Primary School | School Road, Yaldhurst | 29 | RuUF |

Appendix 13.6.6.2 State Integrated Schools

|  | School Name | Location | Map Ref | Alternative Zone |
| --- | --- | --- | --- | --- |
| 1 | Aidanfield Christian | Nash Road, Aidanfield | 44 | **~~RS~~ HRZ** |
| 2 | Catholic Cathedral College | Ferry Road, City | CC Zoning Map | CCMU |
| 3 | Christ the King | Greers Road, Burnside | 31 | **~~RS~~ MRZ** |
| 4 | Christchurch Adventist | Grants Road, Papanui | 24 | **~~RMD~~ HRZ** |
| 5 | Emmanuel Christian | Sawyers Arms Road, Bishopdale | 18 | RuUF |
| 6 | Hillview Christian | Wilsons Road, St Martins | 46 | **~~RS~~ MRZ** |
| 7 | Laidlaw College | Condell Avenue, Papanui | 24 | **~~RS~~ MRZ** |
| 8 | Marian College | Barbadoes Street, City | 39 and CC | CCMU |
| 9 | Middleton Grange | Acacia Avenue, Upper Riccarton | 37/38 | **~~RS~~ MRZ** |
| 10 | New Brighton Catholic | Lonsdale Street, New Brighton | 26 | RSDT **~~MRZ~~** |
| 11 | St Francis of Assisi Catholic | Innes Road, Mairehau | 25 | **~~RS~~ MRZ** |
| 12 | Our Lady of the Assumption | Sparks Road, Hoon Hay | 45 | RS |
| 13 | Our Lady of Victories | Main South Road, Sockburn | 37 | **~~RS~~ MRZ** |
| 14 | Our Lady Star of the Sea | Colenso Street, Sumner | 48 | RS |
| 15 | Rudolf Steiner | Ombersley Terrace, Opawa | 46 | RS **~~MRZ~~** |
| 16 | Sacred Heart | Spencer Street, Addington | 38 | **~~RMD~~ MRZ** |
| 17 | St Albans Catholic | Rutland Street, St Albans | 25 | **~~RSDT~~ MRZ** |
| 18 | St Anne's | Ferry Road, Woolston | 40 | RS **~~MRZ~~** |
| 19 | St Bede's | Main North Road, Redwood | 18/24 | **~~RS~~ MRZ** |
| 20 | St Bernadette's | Hei Hei Road, Hei Hei | 36/37 | **~~RS~~ MRZ** |
| 21 | St James’ | Rowan Avenue, Aranui | 33 | RS **~~MRZ~~** |
| 22 | St Joseph's | Vagues Road, Papanui | 24 | **~~RS~~ HRZ** |
| 23 | St Mark’s | Cholmondeley Avenue, Opawa | 39 | **~~RS~~ MRZ** |
| 24 | St Mary's | Manchester Street, City | CC Zoning Maps | **~~RCC~~ HRZ** |
| 25 | St Patrick's | Plynlimon Road, Bryndwr | 31 | **~~RS~~ MRZ** |
| 26 | St Peter's | Fisher Avenue, Beckenham | 46 | **~~RS~~ MRZ** |
| 27 | St Teresa's | Puriri Street, Riccarton | 31 | **~~RS~~ MRZ** |
| 28 | St Thomas of Canterbury | Middlepark Road, Sockburn | 37 | **~~RS~~ MRZ** |
| 29 | Stand Childrens’ Services Village | Glenelg Spur, St Martins | 46 | RH |
| 30 | Tamariki | St Johns Street, Woolston | 40 | RS**~~MRZ~~** |
| 31 | Villa Maria | Peer Street, Upper Riccarton | 30 | **~~RS~~ MRZ** |

Appendix 13.6.6.3 Private Schools

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | School Name | Location | Map Ref | Alternative Zone |
| ~~1~~ | **~~The Academy~~** | **~~Manchester Street, City; and Aberdeen Street, City~~** | **~~CC Zoning Map~~** | **~~RCC HRZ - Manchester  St site;~~**  **~~CCMU - Aberdeen St site~~** |
| ~~2~~1 | Birch Grove Montessori | Birchgrove Gardens, Mairehau | 25 | **~~RS~~ MRZ** |
| ~~3~~2 | Cathedral Grammar | Park Terrace, City | CC Zoning Map | **~~RCC~~ HRZ** |
| ~~4~~3 | Christ's College | Rolleston Avenue, City & Montreal Street, City (former Girls High site) | CC Zoning Map | **~~RCC~~ HRZ** except playing fields  which are OCP |
| ~~54~~ | Jean Seabrook Memorial School | London Street, Richmond | 32 | **~~RMD~~ MRZ** |
| ~~6~~5 | Medbury | Clyde Road, Ilam | 31 | RS |
| ~~7~~6 | Nova Montessori | Owles Terrace, New Brighton | 33 | RS**~~MRZ~~** |
| ~~8~~7 | Rangi Ruru Girls' School | Hewitts Road, Merivale | 31 | **~~RMD~~ HRZ** |
| ~~9~~8 | Selwyn House | Merivale Lane, Merivale | 31 | **~~RSDT~~ HRZ** |
| ~~10~~9 | Seven Oaks School | Quaifes Road, Halswell | 49 | **~~RNN~~ MRZ** |
| ~~11~~10 | St Andrew’s College | Normans Road, Papanui | 24/31 | **~~RS~~ HRZ** |
| ~~12~~11 | St Margaret’s | Winchester Street, Merivale | **~~32~~31** | **~~RMD~~ HRZ** |
| ~~13~~12 | St Michael's | Durham Street, City | CC Zoning Map | **~~CCB~~ CCZ** |
| ~~14~~13 | Westmount School | Kirk Road, Templeton | 35 | RuUF |