**Appendix B – PC14 - District Plan text amendments with recommended changes**

**specific Purpose (Tertiary education) Zone**

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**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 (Tertiary Education) 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 (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.

* + 1. Objectives and policies
       1. Objective – Tertiary education and research activities

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.

* + - * 1. Policy – Tertiary education and research activities and facilities and amenity and character of the surrounding environment

Enable tertiary education and research activities and facilities to develop, while:

1. Minimising adverse effects from education sites on neighbourhood amenity values; and
2. 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.
   * + 1. Objective – The contribution of tertiary education and research institutions

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

* + - * 1. Policy – Community use of tertiary education and research facilities

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.

* + - 1. Objective – Changing needs for educational land and buildings

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.

* + - * 1. Policy – Additional development provisions

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.

* + 1. How to interpret and apply the rules

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.

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.

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.

In the following tables, the University of Canterbury is abbreviated to UC.

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

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. | 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. | 1. Student accommodation buildings must not be used for more than 30 days per calendar year. 2. Use by non-students must be outside of student residential agreement periods. |

* + - * 1. 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 | Any new building, part of a building or addition to a building, that is within 30 metres of a site boundary, and greater than 11 metres in height, and where the building as a whole has a gross ground floor area of greater than 1000m2.  This rule shall not apply to:   1. Repairs, maintenance, and building code upgrades; and 2. Refurbishment and reinstatement works.   Any application arising from this rule shall not be limited or publicly notified. | 1. 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. | 1. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.7.6.1. |

* + - * 1. Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 13.7.5, as set out in the following table.

|  |  |  |
| --- | --- | --- |
|  | Activity | The Council’s discretion shall be limited to the following matters: |
| RD1 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.1. | 1. Amenity of the neighbourhood – 13.7.5.1 a., b., c., d., e., f., g. and h. |
| RD2 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet one or more of the built form standards in Rule 13.7.4.2.2 or Rule 13.7.4.2.4 | 1. Amenity of the neighbourhood – 13.7.5.1 a., b., c., d., e., f. and g. |
| RD3 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.3. | 1. Amenity of the neighbourhood – 13.7.5.1 b., c., d., e., f., g. and h. |
| RD4 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.6.  Any application arising from clauses a. or c. of Rule 13.7.4.2.6 shall not be limited or publicly notified. | 1. Adequacy of Landscaping – 13.7.5.3. |
| RD5 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.5 on the Ara Institute of Canterbury Madras Street site. | 1. Amenity of the neighbourhood - 13.7.5.1 a., b. and c. |
| RD6 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.7. | 1. Amenity of the neighbourhood – 13.7.5.1 a. and e. |
| RD7 | Any activity listed in Rules 13.7.4.1.1 or 13.7.4.1.2 that does not meet the built form standard in Rule 13.7.4.2.8. | 1. Water supply for firefighting – 13.7.5.4 a. |
| RD8 | Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 13.7.6.1. | 1. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendix 13.7.6.1. |

* + - * 1. Discretionary activities

1. The activities listed below are discretionary activities.

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

* + - * 1. Non-complying activities

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

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

* + - * 1. Prohibited activities

There are no prohibited activities

* + - 1. Built form standards
         1. Maximum site coverage

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

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

* + - * 1. Daylight recession planes

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

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

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

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

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

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

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

* + - * 1. 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 |

* + - * 1. 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:   1. Minimum width – Dovedale site – 5 metres. 2. 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. 3. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof. |
| ii. | On the shared boundary of sites adjoining a residential zone. | Trees shall be planted adjacent to the shared boundary at a ratio of at least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner’s written approval. |
| iii. | Where car parking is located at the road boundary of a site. | In addition to clauses (a) and (b) above, one tree shall be planted for every five car parking spaces within any car parking area. |
| iv. | In all landscaping areas listed in (a) to (c) above. | 1. All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.11.6. 2. Landscaping required under clauses a. to c. above shall only be required to be indicated on application plans:    1. for all areas within 20 metres of proposed buildings, or additions to buildings, and    2. for all areas between proposed buildings or additions to buildings and road or zone boundaries, unless intervening buildings result in proposed buildings or additions not being visible from the road or zone boundaries. |

* + - * 1. Outdoor storage

Outdoor storage areas shall:

1. 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
2. not be located within the setbacks specified in Rules 13.7.4.2.3 and 13.7.4.2.4.
   * + - 1. 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.

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).

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

Effects on amenity of adjoining properties, including daylight and sunlight admission.

Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.

Any loss of privacy for adjoining properties through overlooking.

Alternative practical locations for the building on the site.

Opportunities for landscaping and tree planting, as well as screening of buildings.

Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.

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.

The balance of open space and buildings on the site, in the context of:

1. the character of the surrounding zone(s);
2. the contribution of the buildings and grounds to local landscape character.
   * + 1. Building modulation

The extent to which:

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

Activities connect with streets and public spaces at ground and first floor levels.

* + - 1. Adequacy of landscaping

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.

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.

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.

* + - 1. Water supply for firefighting

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. 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 | RSDT **~~MRZ~~** |
| 2 | UC west of Ilam Road site | West of Ilam Road, Ilam | 30/31A | RS **~~MRZ~~** |
| 3 | UC Dovedale site | Dovedale Avenue, Ilam | 30A | RS **~~MRZ~~** |
| 4 | Ara Institute of Canterbury Madras Street site | Madras Street, Central City | CC Zoning Map | CCMU |
| 5 | Ara Institute of Canterbury Sullivan Avenue site | Sullivan Avenue, Opawa | 39A | **~~RSDT~~ MRZ** |
| 6 | Ara Institute of Canterbury Hassals Lane site | Hassals Lane, Opawa | 39A | **~~RSDT~~ MRZ** |