

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

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 as notified is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as **~~bold strikethrough in green~~**. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing 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. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as **~~bold strikethrough in blue~~**.

2. Text as Recommended in s42A Reports

Text as recommended to be added within s42A reports is shown as **purple bolded and underlined**.

Text as recommended to be deleted within s42A reports is shown as **~~purple bolded strikethrough~~**.

3. Text Amendments from Expert Conferencing/Joint Witness Statements

Text in **dark orange** font is recommended additional text from expert conferencing/joint witness statements.

Text in **~~dark orange strikethrough~~** is recommended deleted text from expert conferencing/joint witness statements.

4. Additional Text Amendments to s42A Reports in Response to Matters Raised During Hearings

Text in **bold dark orange underlined** indicates text recommended to be added.

Text in **~~bold dark orange strikethrough~~** indicates text recommended to be deleted.

Text in **bold orange text underlined in black** indicates text that was proposed to be deleted in the s42A report but is now recommended to be reinstated.

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.

Commented [CP1]: CCC Planner Amendment at Hearing - IHP requested

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.

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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. ii.~~ 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.

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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 Inner Urban</u>	St Georges Hospital, St Georges Heaton Overlay, Nurse Maude Hospital, Nurse Maude Mansfield, and Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
<u>Smaller Inner Urban</u>	Nurse Maude Hospital, Nurse Maude-Mansfield, former Pegasus Health 24hr, Wesley Care Hospital, former Christchurch Women's Hospital, and Montreal House.
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

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

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

13.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 13.5.4.1 and the built form standards in Rule 13.5.4.2.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) Zone:

- 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage; and
 - 11 Utilities and Energy.
- c. [Appendix 13.5.6.1](#) lists the alternative zones that apply to each of the [hospital](#) sites (except the Christchurch Hospital site). Rules within [13.5.4](#) provide for any additional activities or facilities on each of the [hospital](#) sites in accordance with the rules in the relevant alternative zone listed in [Appendix 13.5.6.1](#).

Advice note:

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

13.5.4 Rules – Specific Purpose (Hospital) Zone

13.5.4.1 Activity status tables

13.5.4.1.1 Permitted activities

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

	Activity	Activity specific standards
P1	Hospitals, including emergency service facilities .	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 Appendix 13.5.6.1 .
P9	Parking lot ancillary to the hospital activity.
P10	Parking building ancillary to the hospital activity.
P11	Within Suburban sites, any new buildings that are: <ul style="list-style-type: none"> a. set back 10 metres or more from a boundary with a maximum gross ground floor area of 500m²; or b. set back 20 metres or more from a road boundary with a maximum gross ground floor area of 1000m²; or c. set back 30 metres or more from a boundary with a maximum gross ground floor area of 2000m².

13.5.4.1.2 Controlled activities

- a. The activities listed below are controlled activities if they meet with the built form standards in [Rule 13.5.4.2](#).

	Activity	The matters over which Council reserves its control
C1	<ul style="list-style-type: none"> a. Within Suburban sites, any new building, set of contiguous buildings, or addition to a building, that is set back 30 metres or more from a boundary with a gross ground floor area over 2000m². b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site and building design i. and iv. – 13.5.5.2
C2	<ul style="list-style-type: none"> a. Within Suburban sites, any new buildings, set of contiguous buildings, or addition to a building, that are: <ul style="list-style-type: none"> i. set back 10 metres to 20 metres from a road boundary and are between 8 metres and 14 metres in height; or ii. set back 10 metres to 20 metres from a boundary with a gross ground floor area between 500m² to 1000m²; or iii. set back 20 metres to 30 metres from a boundary with a gross ground floor area between 1000m² and 2000m². b. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5

	metres in height above that of the building height specified above. c. Any application arising from this shall not be limited or publicly notified.	
C3	a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building greater than 20 metres in length, that is: <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and ii. is visible from a public space; and iii. is not subject to Rule 13.5.4.1.3 RD 13 and Rule 13.5.4.1.2 C4. 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 – 13.5.5.2 i., iv., vii. and ix.
C4	a. For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m ² and 2000m ² gross ground floor area, that is <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and ii. is visible from a public space. 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 13.5.5.2 i., iv., vi. and ix.
C5	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 13.5.6.1.	a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.5.6.1.

13.5.4.1.3 Restricted discretionary activities

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

	Activity	The Council's discretion shall be limited to the following matters:
RD1	a. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in:	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2

	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> i. Rule 13.5.4.2.1 a.-b. (Suburban sites); ii. Rule 13.5.4.2.2 a.-b. (Suburban service sites); iii. Rule 13.5.4.2.3 a.-b. (Larger inner urban sites); and iv. Rule 13.5.4.2.4 a.-b. (Smaller inner urban sites). 	<ul style="list-style-type: none"> c. Landscaping - 13.5.5.5
RD2	<ul style="list-style-type: none"> b. Any activity listed in Rules 13.5.4.1.1 or 13.5.4.1.2 that does not meet one or more of the built form standards listed in: <ul style="list-style-type: none"> i. Rule 13.5.4.2.1 c.-g. (Suburban sites); ii. Rule 13.5.4.2.2 c.-f. (Suburban service sites); iii. Rule 13.5.4.2.3 c.-f.g. (Larger inner urban sites); and iv. Rule 13.5.4.2.4 c.-f.h. (Smaller inner urban sites). c. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5 d. <u>Fencing and screening – 13.5.5.3</u> e. Outdoor storage areas – 13.5.5.4
RD3	<ul style="list-style-type: none"> a. Within Small inner urban sites and Large inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone boundary where it adjoins public or publicly accessible space or a residential zone. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site and building design – 13.5.5.2 b. Landscaping – 13.5.5.5
RD4	<ul style="list-style-type: none"> a. Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m² (gross ground floor area) or more. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5
RD5	<ul style="list-style-type: none"> a. Within Suburban sites, any new building, set of contiguous buildings, or addition to a building set back: <ul style="list-style-type: none"> i. 10 to 20 metres from a boundary that is 1000m² gross ground floor area or more; or 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5

	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> ii. 10 to 20 metres from a road boundary and is over 14 metres in height; or iii. 20 to 30 metres from a boundary that is 2000m² gross floor area or more. <p>b. Any application arising from this shall not be limited or publicly notified.</p>	
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"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Landscaping – 13.5.5.5
RD7	Development and redevelopment of buildings in St Georges Heaton Overlay.	a. St Georges Heaton Overlay – 13.5.5.6
RD867	<ul style="list-style-type: none"> a. Development and redevelopment of buildings at Nurse Maude-Mansfield. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. City context and character – 13.5.5.1 b. Site and building design – 13.5.5.2 c. Fencing and screening – 13.5.5.3 d. Outdoor storage areas – 13.5.5.4 e. Landscaping – 13.5.5.5
RD978	<p>a. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:</p> <p>i. Christchurch Women's Hospital</p> <p>A. Rule 13.5.4.2.5 b. B. Rule 13.5.4.2.5 c.</p> <p>C. Rule 13.5.4.2.5 d.</p> <p>ii. Christchurch Hospital</p>	<p>a. City context and character – 13.5.5.1</p> <p>b. Site and building design – 13.5.5.2</p> <p>c. Landscaping – 13.5.5.5</p> <p>a. City context and character – 13.5.5.1</p> <p>b. Site and building design – 13.5.5.2</p>

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	A. i. Rule 13.5.4.2.65 b.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	ii. Montreal House	
	A. Rule 13.5.4.2.7 b. B. Rule 13.5.4.2.7 c.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
RD109	a. In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities that do not meet the built form standards listed in the following rules:	
	i. Christchurch Women's Hospital	
	A. Rule 13.5.4.2.5 a.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	B. Rule 13.5.4.2.5 e. i. v.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
	C. Rule 13.5.4.2.5 f.	a. Fencing and screening - 13.5.5.3
	D. Rule 13.5.4.2.5 g.	<ul style="list-style-type: none"> a. Fencing and screening - 13.5.5.3 b. Outdoor storage areas - 13.5.5.4
	ii. Christchurch Hospital	
	A. i. Rule 13.5.4.2.65 a.	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	B. ii. Rule 13.5.4.2.65 c. i. or ii.	a. City context and character - 13.5.5.1
	C. iii. Rule 13.5.4.2.65 d.	b. Site and building design - 13.5.5.2
	D. iv. Rule 13.5.4.2.65 e.	

	E. v. Rule 13.5.4.2.65 f.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
	F. vi. Rule 13.5.4.2.65 g.	a. Fencing and screening - 13.5.5.3
	G. vii. Rule 13.5.4.2.65 h.	b. Outdoor storage areas - 13.5.5.4
	iii. Montreal House	
	A. Rule 13.5.4.2.7 a.	a. City context and character - 13.5.5.1 b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
	B. Rule 13.5.4.2.7 d.	a. Site and building design - 13.5.5.2
	C. Rule 13.5.4.2.7 e. i. vi.	a. City context and character - 13.5.5.1 b. Landscaping - 13.5.5.5
	D. Rule 13.5.4.2.7 f.	a. Fencing and screening - 13.5.5.3
	E. Rule 13.5.4.2.7 g.	a. Fencing and screening - 13.5.5.3 b. Outdoor storage areas - 13.5.5.4
	b. Any application arising from this rule shall not be limited or publicly notified.	
RD119 10	a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building , set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is: <ul style="list-style-type: none"> i. within 30 metres of a site boundary; and ii. is visible from a public space; and iii. is not subject to RD12. 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 – 13.5.5.2 c. Landscaping – 13.5.5.5
RD12 1011	a. For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new building , set of contiguous	a. City context and character - 13.5.5.1

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	<p>buildings or addition to a building over 1000m² gross ground floor area:</p> <ul style="list-style-type: none"> i. that is within 30 metres of a site boundary; and ii. is visible from a public space. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> b. Site and building design - 13.5.5.2 c. Landscaping - 13.5.5.5
<p>RD13 <u>1412</u></p>	<p>a. For the former Christchurch Women's Hospital, and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m² gross ground floor area:</p> <ul style="list-style-type: none"> i. that is more than 30 metres from a site boundary; and ii. is visible from a public space. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 13.5.5.1 b. Site and building design i., iv., vi. and ix. - 13.5.5.2
<p>RD14 <u>1413</u></p>	<p>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.</p>	<p>The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 13.5.6.1.</p>
<p>RD13</p>	<p>a. Within Inner Urban sites, any building between 14 and 20 metres in height, when the following standards are met:</p> <ul style="list-style-type: none"> i. The building shall have a maximum height of 20 metres at 10 metres from a road boundary or internal boundary; and ii. The building shall either: <ul style="list-style-type: none"> A. Not exceed 30m in continuous building length, or 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. <p>b. i. Within the former Christchurch Women's Hospital site, standard a. ii. In RD13 also applies; and.</p>	<p>For both impact on neighbouring property -- Rule 14.12.3.a.</p> <p>City context and character -- 13.5.5.1, and</p> <p>Site and building design -- 13.5.5.2, and</p> <p>Landscaping -- 13.5.5.5.</p>

	<p>ii. The maximum height shall be 32 metres at 10 metres from a road boundary or internal boundary.</p>			
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13.5.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

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

13.5.4.1.5 Non-complying activities

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

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

13.5.4.1.6 Prohibited activities

There are no prohibited activities.

13.5.4.2 Built form standards

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 building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<p>i. The maximum height of any building shall be:</p> <p>A. 8 metres high at 10 to 20 metres from the internal boundary; and</p>

	<ul style="list-style-type: none"> B. 20 metres high at 20 metres or more from a boundary.
	<ul style="list-style-type: none"> ii. Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.
d.	<ul style="list-style-type: none"> i. The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be: <ul style="list-style-type: none"> A. 10 metres for road boundaries (except for vehicle and pedestrian access); and B. 10 metres along internal boundaries. ii. In addition the following tree planting shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and D. 10% of the site shall be planted including landscaping strips.
e.	<ul style="list-style-type: none"> i. The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except: <ul style="list-style-type: none"> A. at the boundary with Christchurch Southern Motorway; and B. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 13.5.6.2, where it is set back 2 metres from the road boundary.
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary , except where the residential zone is located across the road .
g.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the landscaping strips; and ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metres high fencing or planting.

13.5.4.2.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.

c.	The maximum height of any building shall be 14 metres.
d.	<ul style="list-style-type: none"> i. The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be: <ul style="list-style-type: none"> A. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and B. 4 metres along internal boundaries. ii. In addition, the following tree planting shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscaping strip; C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and D. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

13.5.4.2.3 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 building setback from road boundaries shall be 10 metres except for Papanui Road, and Bealey Avenue arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building (including allowance for plant and lift shafts) shall be: <ul style="list-style-type: none"> A. 11-14 22 metres at 10 metres from the a boundary, except along an arterial road for Papanui Road and Bealey Avenue where the maximum height is shall be 11-14 metres at a 4 metres from the a boundary. <p>Advice note: See Rule 13.5.4.1.3 RD13 for buildings between 14 metres and</p>

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

13.5.4.2.4 ~~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 building setback from road boundaries shall be 4 metres, except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres except for the Montreal Street road boundary of Montreal House, where the minimum building setback shall be 2 metres.
b.	The minimum building setback from an internal boundary shall be 5.4 metres, except for Nurse Maude Mansfield, where the internal boundary set back shall be 4 metres.
c.	<p>i. The maximum height of any building shall be 11 metres, except:</p> <p>A. For St Georges Heaton Overlay the maximum building height shall be 8 metres; and</p> <p>B. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p> <p>i. The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <p>A. <u>14-22 metres at 10 metres from either a road boundary or an internal boundary.</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>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 <u>Appendix 14.16.2 diagram D.</u></p> <p>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.</p>
d-e	<p>i. The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>A. 4 metres along road boundaries (except for vehicle and pedestrian access); and 2 metres for Montreal Street road boundary, (except for vehicle and pedestrian access).</p> <p>B. 4 metres along internal boundaries, except for Nurse Maude-Mansfield, where a vehicle access or parking area is adjacent to an internal boundary a minimum 1 metre wide landscaping strip shall be provided immediately adjacent to that boundary.</p> <p>ii. In addition, the following tree planting shall be provided:</p>

	<p>A. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscaping strip;</p> <p>B. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscaping strip;</p> <p>C. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>D. 10% of the site shall be planted including landscaping strips.</p> <p>Advice note: All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
e.f	The maximum height of fencing located within the road boundary landscaping strip 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.
f.g	<p>i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>
h.	For the former Christchurch Women's Hospital site only, the maximum building coverage shall be 60%.

13.5.4.2.5 Former Christchurch Women's Hospital

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

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<p>i. The maximum height of any building (including plant and lift shafts) shall be 14 20 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 22 metres.</p> <p>ii. Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.</p>
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 4 metres above the internal boundaries with other sites as shown in Appendix 14.163.2 Recession planes for the Residential Medium Density Zone.
e.	<p>i. The minimum planting strips required adjacent to boundaries shall be as follows:</p> <p style="padding-left: 20px;">A. road boundary – 4 metres (except for vehicle and pedestrian access); and</p> <p style="padding-left: 20px;">B. internal boundaries – 4 metres.</p> <p>ii. In addition, the following landscaping shall be provided:</p>

	<p>A. 1 tree per 10 metres of frontage or part thereof;</p> <p>B. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

13.5.4.2.65 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.	<p>i. The minimum building setback from an internal boundary shall be as follows:</p> <p>A. Avon River and Central City Avon River Precinct - 30 metres;</p> <p>B. Open Space Community Park (Hagley Park) - 4 metres; and</p> <p>C. Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.</p>
c.	<p>i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height, except that:</p> <p>ii. The maximum number of encroachments per frontage shall be as follows:</p> <p>A. 1 in total, for the frontage with Open Space Community Park (Hagley Park); and</p> <p>B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.</p>
d.	<p>i. The maximum building height shall be 60 metres, except that</p> <p>A. The maximum wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback.</p> <p>ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>

e.	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"> i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 13.5.4.2.65 f. ii. A.. All other required landscaped areas shall have a minimum depth of 2 metres. ii. In addition, the following landscaping shall be provided: <ul style="list-style-type: none"> A. 1 tree per 10 metres of frontage or part thereof; B. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.
g.	The maximum height of fencing in the boundary setbacks shall be 1.2 metres.
h.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site , shall be screened by a minimum of 1.5 metre high fencing or planting.

13.5.4.2.7 Montreal House

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

Standard	
a.	<ul style="list-style-type: none"> i. The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> A. 6 metres along Bealey Avenue; and B. 2 metres in all other areas.
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	<ul style="list-style-type: none"> i. The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. ii. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.163.2 Recession planes for the Residential Medium Density Residential Zone.
e.	<ul style="list-style-type: none"> i. Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows:

	<p>A. Bealey Avenue road boundary – 4 metres (except for vehicle and pedestrian access);</p> <p>B. Montreal Street road boundary – 2 metres (except for vehicle and pedestrian access); and</p> <p>C. Internal boundaries – 3 metres.</p> <p>ii. In addition the following landscaping shall be provided:</p> <p>A. 1 tree per 10 metres of frontage or part thereof;</p> <p>B. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>C. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.

13.5.5 Rules - Matters of discretion

13.5.5.1 City context and character

- a. Whether the development:
- i. Addresses the local context including any natural, heritage and cultural assets;
 - ii. Retains and incorporates existing character **buildings and 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_xiii.~~ Minimises visual and nuisance effects of traffic movement on neighbours and public space; and

~~ix_xiv.~~ Takes into account the operational, **accessibility** and security requirements of the **hospital**.

Commented [CP7]: CCC Planner Amendment - Consequential for rule clarity (numbering)

13.5.5.3 Fencing and screening

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

13.5.5.4 Outdoor storage areas

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

13.5.5.5 Landscaping

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

~~13.5.5.6 St Georges Heaton Overlay~~

~~a. Area context~~

- ~~i. Whether development recognises the landscape setting and development patterns in respect to:~~

~~A. Integrating with the existing pattern and grain of **subdivision** and **building**;~~

- ~~B. The extent and scale of vegetation retained and/or provided; and~~
- ~~C. The relationship with adjoining sites and buildings, particularly in respect to historic heritage and character values of Character Area 13 – Heaton.~~

b. Site character and road interface

- i. Whether the development complements the character and enhances the amenity of the area by:
 - A. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
 - B. Retaining the front yard for open space, tree and garden planting;
 - C. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
 - D. Orientating building on the site to face the road.

c. Built character

- i. Whether the building supports the built character values of Character Area 7 – Heaton and the residential area more widely in regard to:
 - A. The scale and form of the building;
 - B. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
 - C. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs; and
 - D. Architectural detailing including features such as front entry porches, materials, window design and placement.

d. Design guidelines

- i. Whether the development has been designed with consideration given to the CA7 – Heaton Character Area Design Guideline.

13.5.6 Appendices

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

Appendix 13.5.6.1 Alternative Zone Table

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20, 26	RS-MRZ

Princess Margaret	Cashmere Road	46	RSDT-MRZ
Hillmorton	Lincoln/Annex Roads	38	RS-MRZ
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD-HRZ
St Georges	Papanui Road/Leinster Road	31	RMD-HRZ
St Georges-Heaton-Overlay	Heaton-Street	31	RS-HRZ
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD-HRZ
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD-HRZ
Wesley Care	Harewood Road	24	RSDT-HRZ
Former Christchurch Women's Hospital	Colombo/Durham Streets	32-Central City Zoning Map	RCC-HRZ
Montreal House	Montreal/ Bealey Avenues	32-Central City Zoning Map	RCC-HRZ

Appendix 13.5.6.2 Hillmorton Hospital Site Plan

