

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.

13.6 Specific Purpose (School) Zone

13.6.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

- c. This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.
- d. The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and buildings for education activities and as hubs for a diverse range of community activities. It also seeks to mitigate significant adverse effects on the amenity values of adjoining zones, and to recognise and enhance the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2 Objectives and policies

13.6.2.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:
 - i. education activity; and as
 - ii. hubs for a diverse range of community activities,
 while:
 - iii. mitigating significant adverse effects on the amenity values of adjoining zones, and
 - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

13.6.2.1.1 Policy – Community use of education facilities

- a. Provide for community use of education land and buildings, including use for active and passive recreation, where such use of land and buildings is compatible with, and secondary to, the use of the site for education activity.

13.6.2.1.2 Policy – Amenity of Effects on neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhoods amenity values, including effects arising from building location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of education activities and community activities occurring on school sites for the wider community.

13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods

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

13.6.2.2 Objective – Future use of surplus education land and buildings

- a. Change of use of surplus education land and **buildings** to activities compatible with the surrounding area is facilitated.

13.6.2.2.1 Policy – Additional development provisions

- a. Provide for land and **buildings** no longer required for an **education activity** to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

13.6.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in [Rule 13.6.4.1](#) and the built form standards in [13.6.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) Zone:
 - [4 Hazardous Substances and Contaminated land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#);
 - [11 Utilities and Energy](#).
- c. [Appendices 13.6.6.1, 13.6.6.2 and 13.6.6.3](#) list the alternative zones that apply to each of the school **sites**. [Rules 13.6.4.1.1, 13.6.4.1.2, 13.6.4.1.3, 13.6.4.1.4, 13.6.4.1.5 and 13.6.4.1.6](#) provide for any additional activities or facilities on each of the school **sites** in accordance with the rules in the relevant alternative zone listed in [Appendix 13.6.6.1, 13.6.6.2 and 13.6.6.3](#).

13.6.4 Rules – Specific Purpose (School) Zone

13.6.4.1 Activity status tables

13.6.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.6.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 13.6.4.1.2](#), [13.6.4.1.3](#), [13.6.4.1.4](#), [13.6.4.1.5](#) and [13.6.4.1.6](#).

	Activity	Activity Specific Standards
P1	Education activities and education facilities, and additions to such facilities.	a. Nil
P2	Spiritual activities established before 2 May 2015, which are not ancillary to an education activity, and additions to such activities.	
P3	Community activities (but not community facilities) occurring at education facilities or spiritual activities.	
P4	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendices 13.6.6.1 , 13.6.6.2 or 13.6.6.3 .	

13.6.4.1.2 Controlled activities

There are no controlled activities.

13.6.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 13.6.5](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.6.4.1.1 that does not meet the built form standard in Rule 13.6.4.2.1 .	a. Amenity of Effects on the Neighbourhood – 13.6.5.1 b., d., e. and h, <u>and i.</u>

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.	<p>a. Amenity of Effects on the neighbourhood – 13.6.5.1 a., b., c., d. and e., <u>f., g., and h.</u>,</p> <p>b. For Rule 13.6.4.2.6, Amenity of Effects on the neighbourhood – <u>13.6.5.1 e. and h.</u></p>
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.	<p>a. Amenity of Effects on the neighbourhood – 13.6.5.1 b., c., d., e., f., g. and h, <u>and i.</u></p> <p>b. Traffic Issues – 13.6.5.2 a. and b.</p>
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.	<p>a. Water supply for firefighting – 13.6.5.3 a.</p>
RD5	<p>a. For schools within High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met:</p> <p>i. The building shall have a maximum height of 20 metres at 10 metres from a road boundary or internal boundary; and</p> <p>ii. The building shall either:</p> <p style="padding-left: 40px;">A. Not exceed 30m in continuous building length, or</p> <p style="padding-left: 40px;">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> <p>b. i. For schools within the High Density Residential zone (outside of Residential Precincts), standard a. ii. In RD5 also applies; and</p>	<p>For both a and b:</p> <p>Effects on the neighbourhood – 13.6.5.1</p>

	ii. The maximum height shall be 32 metres at 10 metres from a road or internal boundary.	
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	<p>A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <p>a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and</p> <p>b. The net contiguous site set aside for the major sports facility is no less than 6,000m² across both sites</p> <p>c. 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.</p> <p>d. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces.</p> <p>shall be a restricted discretionary activity except as specified in Rule 13.6.4.1.4 D4.</p>	<p>a. Major Sports Facility on Heaton Street Intermediate School – 13.6.5.4 a. and b.</p> <p>b. Parking areas – 13.6.5.4 c. and d.</p> <p>c. Traffic generation and access – 13.6.5.4 e. to g.</p> <p>d. Landscaping and trees – 18.10.12</p> <p>e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property.</p> <p>f. Amenity of Effects on the neighbourhood – 13.6.5.1 a. to hi.</p>

13.6.4.1.4 Discretionary activities

- a. 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).

13.6.4.1.5 Non-complying activities

a. 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	<p>a. 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.</p> <p>b. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School).</p> <p>c. Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network utility operator (absent its written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 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.

13.6.4.1.6 Prohibited activities

There are no prohibited activities.

13.6.4.2 Built form standards

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

13.6.4.2.1 Maximum site coverage

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

	Applicable to	Standard

i.	School 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: <u>Residential Suburban-Medium Density Residential,</u> <u>Residential Suburban Density Transition,</u> <u>Suburban Hill Density Precinct,</u> <u>Residential Hills Precinct,</u> 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: <u>Residential Medium Density; or</u> <u>Medium Density Residential</u> <u>High Density Residential zone (outside the Central City) (within</u> <u>Town-Centre and Large Local Centre Intensification Precincts),</u> <u>Residential New Neighbourhood Future Urban Zones,</u> 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: <u>Residential Central City High Density Residential zone (within</u> <u>Central City) (both within and outside of Residential Precincts),</u> <u>Commercial Central City Business-City Centre,</u> <u>Commercial</u> -Central City Mixed Use, <u>Future Urban</u> or Industrial General Zone.	<u>No maximum</u> <u>percentage</u> <u>50%</u>
iv.	Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	50%

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

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

	Applicable to	Standard
i.	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: <u>Residential Suburban,</u> <u>Residential Suburban Density Transition,</u> <u>Suburban Hill Density Precinct,</u> <u>Residential Hills Precinct,</u>	Recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.16.2 diagram A.

	<p>Residential Medium Density Medium Density Residential, Residential New Neighbourhood Future Urban, or Rural Zones, Residential Central City or Open Space Community Parks Zone.</p>	
ii.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Medium Density Residential High Density Residential (both within and outside of Intensification or Residential Precincts) City Centre, or Future Urban Zones:</p> <p><u>There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</u></p>	<p><u>Recession planes from points 3 metres above a boundary with a residential zone, with a 60°, 55° or 50° recession plane angle, as shown in Appendix 14.16.2 diagram D</u></p>
iii. iii	<p>School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Banks Peninsula, Residential Small Settlement.</p>	<p>45 degree recession planes measured from points 2 metres above a boundary with a residential zone.</p>
iii. iv.	<p>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.</p>	<p>Recession planes from points 2.3 metres above the boundary, as shown in Appendix 14.16.2 diagram A.</p>

13.6.4.2.3 Minimum building setback from road boundaries

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

	Applicable to	Standard
i.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Suburban Medium Density Residential, Residential Suburban Density Transition, Suburban Hill Density Precinct, Residential Hills Precinct, Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.</p>	10 metres

	Applicable to	Standard
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 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.	6 metres
vi. v	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining Open Space Zone.	10 metres
vii.	Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.	6 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, Suburban Hill Density Precinct, Residential Hills Precinct, Medium Density Residential, Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.	6 metres

	Applicable to	Standard
	From a boundary with any other zone, with the exception of ii., iii., and iv., and v. below.	
ii.	<p>For the same school sites as in i. above, if the building does not exceed 4.5 metres in height;</p> <p>And either:</p> <ul style="list-style-type: none"> a. does not exceed 15 metres in length, or b. 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.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:</p> <p>High Density Residential (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts)</p> <p>Central City Mixed Use, or</p> <p>Future Urban Zones</p> <p><u>From a boundary with any other zone,</u></p> <ul style="list-style-type: none"> a. if the building does not exceed 5 metres in height. or b. if the building is greater than 14m in height. <p>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.</p>	<p>a. 4 metres</p> <p>or</p> <p>b. 10 metres</p>
iv.	<p>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:</p> <p>High Density Residential,</p> <p>Central City,</p> <p>Central City Mixed Use, or</p> <p>Future Urban Zones.</p>	<p>a. The wall of any building which is parallel to, and within 15m of an internal boundary, shall either:</p> <ul style="list-style-type: none"> i. Not exceed 30m in continuous building length, or ii. Provide a recess for every additional 30 metres of building

	Applicable to	Standard
		<u>length or part thereof, with a minimum dimension of 4 metres in length, and 2 metres deep, for the full height of the building including the roof.</u>
iii. v.	<u>Accessory buildings for caretaking and storage purposes from a boundary with any other zone.</u>	Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary; 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.	<u>Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3.</u>	5 metres

13.6.4.2.5 Maximum building height

- a. The maximum **height** of any **building** shall be:

	Applicable to	Standard
i.	School sites where the additional activities and standards are from the zones listed in 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:	12 14 metres within 20 10 metres of internal boundary , otherwise 16 20 metres.

	Applicable to	Standard
	<p>Residential Medium Density <u>Medium Density Residential</u></p> <p>High Density Residential (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts) or Central City Mixed Use zone.</p> <p>Residential New Neighbourhood or</p> <p>Residential New Neighbourhood Future Urban Zones; with the exception of iii. below.</p>	
iii.	<p>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:</p> <p>Residential Central City Zone <u>High Density Residential (outside Residential Precincts) (outside of Central City) zone, Future Urban or City Centre zones.</u></p>	<p>11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.</p> <p><u>14 metres within 10 metres of internal boundary, otherwise 32-22 metres.</u></p>
iv.	<p>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:</p> <p><u>High Density Residential (Central City)</u></p> <p>Commercial Central City Business or</p> <p>Commercial Central City Mixed Use Zone.</p>	Refer to Central City Maximum Building Height Planning Map.
v. iv	<p>The Phillipstown School site, where the additional activities and standards are from the <u>Mixed Use zone.</u></p> <p>Industrial 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).</p>	15 metres
vi. v	<p>For a <u>major sports facility</u> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.</p>	11 metres

13.6.4.2.6 Landscaping

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

- a. ~~i. 10% of the each site shall be planted including landscape strips along boundaries.~~
- b. ~~ii. At least one tree shall be planted within the relevant landscaping strip per 10 metres of road boundary or part thereof.~~
- c. ~~iii. At least one tree shall be planted within the relevant landscaping strip per 30 metres of internal boundary or part thereof.~~

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

13.6.4.2.67 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with SNZ PAS: 4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.
- ~~c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).~~

13.6.5 Rules - Matters of discretion

13.6.5.1 Amenity of Effects on the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, ~~as well as screening of buildings~~ that reduce the visual dominance of buildings, vehicle access and parking areas and contributes to the amenity of neighbouring sites and to public and publicly accessible space.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
- The character of the surrounding zone(s); and
 - The contribution of the buildings and grounds to local landscape character.
- i. Addresses Crime Prevention Through Environmental Design (CPTED) Principles, including achieving a positive street interface.

13.6.5.2 Traffic issues

- a. Any potentially adverse effects on the surrounding environment and **adjoining** zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

13.6.5.3 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

13.6.5.4 Major sports facility on Heaton Street Intermediate School

- a. With respect to a **major sports facility** on Heaton St Intermediate School, whether the **site** size will:
 - i. Provide sufficient separation to mitigate the effects of activities, **buildings** and car parking on the school and **adjoining** residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of **Crime Prevention through Environmental Design (CPTED)**;
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the **recreation facility**; and
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the **parking area** within school zoned land will:
 - i. Significantly reduce open space and/or displace **recreation activities**;
 - ii. Give rise to nuisance effects;
 - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, **Appendix 6.11.6**, Part B for guidance and information on tree species;
 - iv. Promote a safe physical environment and reflect principles of **Crime Prevention through Environmental Design (CPTED)**; and
 - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the **road** network, and/or the **amenity values** of the surrounding environment.

- e. Whether traffic generation and **vehicle access** will adversely affect character and **amenity values** of the surrounding area and/or safety and efficient functioning of the **road** network.

13.6.6 Appendices

- a. The alternative zone that applies to each of the school **sites** included within the Specific Purpose (School) Zone are shown in the following appendices:
- i. [Appendix 13.6.6.1](#) – State Schools;
 - ii. [Appendix 13.6.6.2](#) – State Integrated Schools; and
 - iii. [Appendix 13.6.6.3](#) – Private Schools.
- b. For a full version of the zone abbreviations, refer to the legends for the planning maps.

Appendix 13.6.6.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	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

	School Name	Location	Map Ref	Alternative Zone
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 Suburban Hill Density Precinct, Residential Hills Precinct
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	RS-DT-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	RS-DT-MRZ

	School Name	Location	Map Ref	Alternative Zone
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	58/59/6 1/62	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

	School Name	Location	Map Ref	Alternative Zone
49	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
50	Hornby High School	Waterloo Road, Hornby	36/37	RS - <u>HRZ</u>
51	Hornby Primary School	Waterloo Road, Hornby	36	RS - <u>HRZ</u>
52	Ilam Primary School	Ilam Road, Ilam	31	RS - <u>MRZ</u>
53	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD - <u>MRZ</u>
54	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS - <u>MRZ</u>
55	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS - <u>MRZ</u>
56	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RS DT - <u>HRZ</u>
57	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RS DT College; RS Playing Fields- MRZ
58	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RS DT - <u>HRZ</u>
59	Linwood North Primary School	Woodham Road, Avonside	32	RS- MRZ
60	Little River School	Western Valley Road, Little River	69	<u>RSS</u>
61	Lyttelton Primary School	Oxford Street, Lyttelton	52	<u>RBP</u> all of site, except 1 Oxford2Street which is <u>CBP</u>
62	Lyttelton West School	Voelas Road, Lyttelton	52	<u>RBP</u>
63	Mairehau High School	Hills Road, Mairehau	25	RS - <u>MRZ</u>
64	Mairehau Primary School	Mahars Road, Mairehau	25	RS - <u>MRZ</u>
65	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS - <u>MRZ</u>
66	Marshland Primary School	Prestons Road, Marshland	19	RuUF – Marshland Rd site; RNN <u>FUZ</u> – Prestons site MRZ
67	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	<u>RuUF</u>

	School Name	Location	Map Ref	Alternative Zone
68	Merrin Primary School	Merrin Street, Avonhead	30	RS
69	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH <u>Suburban Hill Density Precinct, Residential Hills Precinct</u>
70	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS <u>MRZ</u>
71	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS
72	Northcote Primary School	Tuckers Road, Redwood	18	RS <u>MRZ</u>
73	Oaklands Primary School	Cunningham Place, Halswell	44	RS <u>MRZ</u>
74	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
75	Opawa Primary School	Ford Road, Opawa	39	RS <u>MRZ</u>
76	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
77	Papanui High School	Langdons Road, Papanui	24	RS <u>DT</u> <u>HRZ</u>
78	Papanui Primary School	Winters Road, Papanui	24	RS <u>MRZ</u>
79	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS <u>MRZ</u>
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 <u>MRZ</u>
86	Riccarton High School	Vicki Street, Upper Riccarton	37	RS <u>MRZ</u>
87	Riccarton Primary School	English Street, Upper Riccarton	37	RS <u>MRZ</u>
88	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS <u>MRZ</u>

	School Name	Location	Map Ref	Alternative Zone
89	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
90	Russley Primary School	Cutts Road, Avonhead	30	RS <u>MRZ</u>
91	Shirley Boys' High School	North Parade, Shirley	32	RS MRZ
92	Shirley Intermediate School	North Parade, Shirley	32	RMD HRZ <u>MRZ</u>
93	Shirley Primary School	Shirley Road, Shirley	25	RS <u>MRZ</u>
94	Sockburn Primary School	Springs Road, Sockburn	37	RS <u>MRZ</u>
95	Somerfield Primary School	Studholme Street, Somerfield	46	RS <u>MRZ</u>
96	South Hornby Primary School	Shands Road, Hornby	36	RS DT <u>HRZ</u>
97	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
98	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS <u>MRZ</u>
99	St Albans Primary School	Sheppard Place, St Albans	25/32	RS DT <u>MRZ</u>
100	St Martins Primary School	Albert Terrace, St Martins	46	RH <u>Suburban Hill Density Precinct, Residential Hills Precinct</u>
101	Sumner Primary School	Colenso Street, Sumner	48	RS
102	Te Kura Kaupapa Māori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	RS <u>MRZ</u>
103	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa	39	RS DT <u>MRZ</u>
104	Te Pa o Rakaihautu	McLean Street, Linwood	32	RS DT <u>HRZ</u>
105	Templeton Primary School	Kirk Road, Templeton	35	RS
106	Thorrington Primary School	Colombo Street, Beckenham	46	RS <u>MRZ</u>
107	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS MRZ
108	Ao Tawhiti Unlimited Discovery	Temporary locations: UC, Parkstone Avenue, Ham and Halswell Residential College, McMahon Drive, Aidanfield	None	
109	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS

	School Name	Location	Map Ref	Alternative Zone
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	Wilson's 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

	School Name	Location	Map Ref	Alternative Zone
13	Our Lady of Victories	Main South Road, Sockburn	37	RS <u>MRZ</u>
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 <u>MRZ</u>
17	St Albans Catholic	Rutland Street, St Albans	25	RSDT <u>MRZ</u>
18	St Anne's	Ferry Road, Woolston	40	RS MRZ
19	St Bede's	Main North Road, Redwood	18/24	RS <u>MRZ</u>
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS <u>MRZ</u>
21	St James'	Rowan Avenue, Aranui	33	RS MRZ
22	St Joseph's	Vagues Road, Papanui	24	RS <u>HRZ</u>
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS <u>MRZ</u>
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC <u>HRZ</u>
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS <u>MRZ</u>
26	St Peter's	Fisher Avenue, Beckenham	46	RS <u>MRZ</u>
27	St Teresa's	Puriri Street, Riccarton	31	RS <u>MRZ</u>
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS <u>MRZ</u>
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH <u>Suburban Hill Density Precinct,</u> <u>Residential Hills Precinct</u>
30	Tamariki	St Johns Street, Woolston	40	RS MRZ
31	Villa Maria	Peer Street, Upper Riccarton	30	RS <u>MRZ</u>

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 <u>HRZ</u> – Manchester St site; <u>CCMU</u> – Aberdeen St site

21	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS - <u>MRZ</u>
32	Cathedral Grammar	Park Terrace, City	CC Zoning Map	RCC - <u>HRZ</u> , except for 17 Armagh St which is MRZ.
43	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	RCC - <u>HRZ</u> - <u>MRZ</u> except playing fields which are <u>OCP</u>
54	Jean Seabrook Memorial School	London Street, Richmond	32	RMD - <u>MRZ</u>
65	Medbury	Clyde Road, Ilam	31	RS
76	Nova Montessori	Owles Terrace, New Brighton	33	RS- MRZ
87	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	RMD - <u>HRZ</u>
98	Selwyn House	Merivale Lane, Merivale	31	RSDT - <u>HRZ</u>
109	Seven Oaks School	Quaifes Road, Halswell	49	RNN - <u>MRZ</u>
1110	St Andrew's College	Normans Road, Papanui	24/31	RS- <u>HRZ</u>
1211	St Margaret's	Winchester Street, Merivale	3231	RMD - <u>HRZ</u>
1312	St Michael's	Durham Street, City	CC Zoning Map	CCB - <u>CCZ</u>
1413	Westmount School	Kirk Road, Templeton	35	<u>RuUF</u>