

Chapter 21 Specific Purpose Zones

21.0 Introduction

a. The Specific Purpose Zones Chapter comprises a variety of disparate activity zones and sites within which a specialist or specific activity is undertaken. The land use zones are grouped together in this chapter because they don't easily fit in any of the mainstream land use zones such as industrial, residential or commercial. Some of these zones are on private land and others are public entities, including some that are also designated, meaning that, in addition to the zone rules, activities are also managed under the provisions of the designation. The Specific Purpose Zones covered in this chapter area as follows:

1. Defence Wigram;
2. Cemetery Zone
3. Airport Zone
4. Styx Mill Road Transfer Station Zone
5. Hospital Zone
6. School Zone
7. Tertiary Education Zone
8. Lyttelton Port Zone
9. Golf Resort Zone
10. Ruapuna Motorsport Zone

b. Neither the Specific Purpose (Ruapuna Motorsport) Zone nor the Specific Purpose (Airport) Zone have been included in this Draft Proposal. Both plan changes were notified under Schedule 1 of the Act (Plan Changes 52 and 84 respectively) prior to Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 coming into effect. These changes will be inserted into the Replacement District Plan pursuant to Clause 4(3) of the Order once they have been made operative by the Council.

c. The provisions of the Specific Purpose (Lyttelton Port) Zone have not been included in this Draft Proposal. These provisions are to be considered through the Lyttelton Port Recovery Plan process.

21.1 Specific Purpose (Defence Wigram) Zone

21.1.1 Objective: Specific Purpose (Defence Wigram) Zone

That RNZAF Base Wigram is safe and functional for defence purposes, recognising the historical significance of the site to Christchurch and New Zealand, and provides for a range of ancillary educational and recreational activities.

21.1.1.1 Policy: Use and development of RNZAF Base Wigram

To provide for the use and development of the land and buildings at the RNZAF Base Wigram in a manner that:

1. Recognises the historical significance of the site as the birthplace of land based commercial and military flying in New Zealand;
2. Recognises the special value and occupation by the RNZAF and its continued use for defence and search and rescue purposes, include aviation; and
3. Enables a range of educational and recreational activities.

21.1.1.2 Policy: Protection of character and amenity

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1. To protect the character and amenity of the areas within and adjoining RNZAF Base Wigram.
2. To maintain the heritage items and places within the site.

21.1.1.3 Policy: Air safety

To provide for the safe operation of aircraft using RNZAF Base Wigram.

21.1.2 Rules - Specific Purpose (Defence Wigram) Zone

21.1.2.1 Permitted activities

Activities provided for in [Chapter 10 Designations \('K2' Defence RNZAF Wigram\)](#) may occur within the Specific Purpose (Defence Wigram) Zone. The additional activities listed below are permitted if they comply with all relevant standards.

Activity	Standards
P1 Operation of any aircraft other than for defence or emergency purposes	1. Shall not occur between the hours of 2200 and 0700 hours.
P2 Temporary recreation activities or exhibitions	<ol style="list-style-type: none">1. Not more than 30 events per calendar year shall be held. For indoor events, music is to cease by 10pm and the venue closed by midnight. For outdoor events, music is to cease by 8pm and the venue closed by 10pm.2. For events involving the operation of powered aircraft there shall be no less than 9 days between events.3. Outdoor events shall not occur over more than 3 consecutive days.4. Compliance with the standards 21.1.2.3.1 <p>Note: the activities provided for above are in addition to the consented activities at the function or event venues.</p>
P3 <u>Retail activity</u>	1. Retail activities shall be restricted to those associated with and ancillary to defence purposes, and for educational and recreational activities related to the Air Force Museum, including open days and air shows, as well as temporary recreation activities or exhibitions.
P4 Building structures for recreational activities or retail activities	1. Standards at 21.1.2.3 .
P5 Activities provided for in Chapter 10 Designations ('K2' Defence RNZAF Wigram)	Nil

21.1.2.2 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity not complying with the standards at 21.1.2.2.1 shall be a restricted discretionary activity except as specified at 21.1.2.2.3 below.	Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 21.1.3

21.1.2.3 Non-complying activities

In the Specific Purpose (Defence Wigram) Zone the activities listed below are non-complying activities.

	Activity
NC1	Other than in cases of emergency or in accordance with the designation, where the take-off or landing of all types of aircraft is outside the hours of 07.00am and 22.00pm on any day.
NC2	Any activity not listed at 21.1.2.2.1 (or provided for by designation K2).

21.1.2.4 Standards: Specific Purpose (Defence Wigram) Zone

21.1.2.4.1 Parking provisions

Off-street parking shall be provided for any temporary activity in this Zone, to be assessed at the rate of 1 car space per 3 visitors anticipated to be in attendance during any such events. Such parking is not required to be sealed and formed.

21.1.2.4.2 Street scene

Buildings shall be set back a minimum distance of 10m from any road boundary

21.1.2.4.3 Sunlight and outlook for neighbours

Where buildings adjoin a Residential Zone, they shall not project beyond a building envelope constructed by recessions planes from points 2.3m above the site boundary measured in accordance with the relevant diagram marked in Chapter 14 Appendix [14.10.2](#).

21.1.2.4.4 Height

No building shall exceed 20m or protrude into the 'New Zealand Defence Force Wigram protections surfaces' set out in Chapter 6 Appendix [6.11.7.6](#).

21.1.2.4.5 Separation from neighbours

Buildings shall be set back a minimum of 10m from any boundary other than a road boundary.

21.1.2.5 Matters of Discretion: Specific Purpose (Defence Wigram) Zone

21.1.2.5.1 Parking provisions

1. The extent to which the proposed parking is related to a temporary activity or an on-going activity.
2. Whether informal car parking is safe, accessible and within easy walking distance.

21.1.2.5.2 Height, street scene, and sunlight and outlook for neighbours

1. The extent of overshadowing and impact on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected.
2. The visual impact on adjoining activities.
3. The effect on privacy of an adjoining site.
4. The extent and quality of any landscaping.
5. The scale, length, and size of walls, and appearance of buildings and the effect on amenity.
6. The mitigating effect of any landscaping and trees proposed on the boundary of the site.
7. The function or use to which the building is to be put and whether this dictates particular locational requirements.
8. The extent to which there would be increased noise intrusion as a result of a reduced setback.
9. The ability to provide adequate vehicle manoeuvring, loading or parking areas.

21.1.2.5.3 General

1. The extent to which the proposed land use would be likely to have any effects which would conflict with the primary purpose of the designation and the education, recreation and retail activities within the zone, or the use of any adjoining areas.

2. Whether the proposed land use is temporary and the period of such intended use.
3. The assessment matters in relation to noise shall be those set out in [Chapter 6](#).

21.2 Specific Purpose (Cemetery) Zone

21.2.1 Objectives and Policies

21.2.1.1 Objective - Cemeteries and crematoria

- a. Cemeteries and crematoria are provided in the Specific Purpose (Cemetery) Zone to enable cremation and interment services to meet the community's needs.

21.2.1.1.1 Policy - Provision of cremation and interment services

- a. The provision of cremation in a crematorium, interment and disinterment services, and its associated activities, shall ensure that risks and actual or potential adverse effects to people, property and the natural environment are minimised.

21.2.1.2 Objective - Natural and cultural heritage

- a. The cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria are, where appropriate, recognised, protected, enhanced and/or conserved.

21.2.1.2.1 Policy - Natural and cultural heritage

- a. The protection, enhancement and/or conservation of the cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria shall be, where appropriate, recognised, promoted and/or conserved in the development, operation and management of cemeteries.

21.2.1.3 Objective - Passive cemetery activities

- a. Cemeteries and crematoria are developed and managed to provide for passive cemetery activities in the City.

21.2.1.3.1 Policy - Compatibility

- a. The location, design, bulk and scale of buildings shall be compatible with the size and purpose of the activity.
- b. Any passive cemetery activities and its associated structures are secondary to the primary purpose of interment.

21.2.2 Rules - Specific Purpose (Cemetery) Zone

21.2.2.1 General Provisions

- a. The following rules apply to activities that involve the use of cemeteries and crematoria listed in [21.2.4](#) Appendices and shown on the Planning Maps.

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- b. Cemeteries are included in the Ministry for the Environment's Hazardous Activities and Industries List ([HAIL](#)). As such, certain activities within the Specific Purpose (Cemetery) Zone may require consent from the Canterbury Regional Council under the requirements of the Resource Management ([National Environmental Standards](#) for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- c. For existing and future cemeteries, where extensive works are expected to trigger consents from the Resource Management ([National Environmental Standards](#) for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, Canterbury Regional Council or Christchurch City Council, a comprehensive consent process shall be undertaken.
- d. Attention is drawn to the following chapters where relevant rules may apply in addition to the rules in this chapter. If the relevant provisions of the following chapters are not met then resource consent will be required in respect of that matter:
 - 4 Papakainga
 - 5 Natural Hazards
 - 6 General Rules and Procedures
 - 7 Transport
 - 8 Subdivision, Development and Earthworks
 - 9 Natural and Cultural Heritage
 - 11 Utilities, Energy and Infrastructure
 - 12 Hazardous Substances and Contaminated Land
 - 14 Residential
 - 17 Rural
 - 18 Public Open Space, Conservation and Recreation

21.2.2.2 Activity Status Tables

21.2.2.2.1 Permitted activities

The activities listed below are permitted activities, where not listed as a restricted discretionary activity in Rule [21.2.2.2](#).

Activity	Activity Specific Standards
P1 <u>Cremation, burial or interments, disinterments, and burial plots</u>	a. Rule 21.2.2.3 (2)(3) b. <u>Cremation</u> shall occur only within a <u>crematorium</u> . Note: This activity shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook (June 2013), relevant Cemetery Development Plans and the Christchurch City Council Cemeteries Master Plan (June 2013)
P2 Installation, repair and maintenance, and/or removal of <u>monuments, vaults, or mausolea, except in closed cemeteries</u> , listed in Appendix 21.2.4.2 . This rule does not apply to Addington Cemetery and Rutherford (Woolston) Cemetery, as permitted under RMA92028348.	a. Rule 21.2.2.3 (1-4) Note: Any work on <u>monuments</u> shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook (June 2013).

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Activity	Activity Specific Standards
P3 Installation of temporary markers	a. Temporary markers shall have a duration of only one year. b. Rule 21.2.2.3 (1-4) Note: This activity shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook , June 2013.
P4 Any single <u>building</u> , except for <u>cemeteries</u> and <u>crematoria</u> listed in Appendix 9.4 Schedule of Significant Historic Heritage Places	a. 21.2.2.3(1)(2)(4) b. Any single <u>building</u> shall not exceed 200m ² <u>gross floor area</u> . c. <u>Closed cemeteries</u> – Any single <u>building</u> shall not exceed 40m ² <u>gross floor area</u> , except that one residential unit that does not exceed 150m ² <u>gross floor area</u> may be erected on any one site for management or custodial purposes.
P5 General maintenance, including: a. top dressing of <u>graves</u> ; b. mowing, fertilising, aeration etc of lawn areas; c. all procedures to cover informal shrub planting to amenity planting of existing planting areas; d. pruning of trees; e. removal of planting areas (including native and exotic species), except for cemeteries listed in Appendix 9.4 Schedule of Significant Historic Heritage Places; f. removal of plants on graves (including native and exotic species); and g. removal of trees, except for those listed in Appendix 9.6 Schedule of Significant Trees or in cemeteries listed in Appendix 9.4 Schedule of Significant Historic Heritage Places.	a. 21.2.2.3(1)(2)(4) Note: This activity shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook , June 2013.
P6 Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas, except for cemeteries listed in Appendix 9.4 Schedule of Significant Historic Heritage Places	a. Nil Note: This activity shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook , June 2013.
P7 Graveyard services	a. Nil Note: This activity shall be undertaken in accordance with the Christchurch City Council Cemeteries Handbook , June 2013.

21.2.2.2.2 Restricted discretionary activities

The activities listed below are a restricted discretionary activity, where not listed as a permitted activity in Rule 21.2.2.2.1. Discretion to grant or decline consent and impose conditions is restricted to the matters set out in 21.2.3 for each standard, as set out in the following table.

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Activity	The Council's Discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 21.2.2.2.1 that does not meet one or more of the Built Form Standards in Rule 21.2.2.3	a. Street scene – 21.2.3.1 b. Height, separation from neighbours and daylight recession planes - 21.2.3.2 c. Site coverage – 21.2.3.3
RD2 Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed identified in Appendix 21.2.4.2	a. Street scene – 21.2.3.1 b. Height, separation from neighbours and daylight recession planes - 21.2.3.2 c. Site coverage – 21.2.3.3 Note: This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

21.2.2.2.3 Non-complying activities

The activities listed below are non-complying activities.

Activity
NC1 Any activity not provided as a permitted or restricted discretionary activity.

21.2.2.2.4 Prohibited activities

There are no prohibited activities.

21.2.2.3 Built Form Standards

The following Built Form Standards shall be met by the relevant permitted activities.

Standard	Parameter
1. Maximum height of any building	a. 8m b. 5m (closed cemeteries)
2. Minimum building setback	a. 5m from a road boundary b. 20m from the boundary with any zone other than a Transport Zone
3. Minimum setback for concrete beams and burial plots from internal boundaries	a. 10m

4. Daylight recession planes	<p>a. <u>Buildings</u> shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.10.2, from points 2.3 metres above internal boundaries adjoining a residential zone.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone. 2. The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
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21.2.3 Matters of Discretion

In assessing proposals for Specific Purpose (Cemetery) Zone, the Council will consider, but are not limited by, the following assessment matters:

21.2.3.1 Street scene

- Whether any reduction in setback would enable greater protection or retention of natural or heritage values within the site as a whole.
- Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- Any adverse visual or heritage impacts within the special purpose area itself and its value to the public, or on its natural character.

21.2.3.2 Height, separation from neighbours and daylight recession planes

- Any adverse effect of building height on adjacent residences or residential zones, particularly in terms of overshadowing.
- The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the special area.
- Any landscaping provided to reduce the visual impact of the building as seen from the street or adjoining residences.

21.2.3.3 Site coverage

- The amount of land required to be taken for the construction or maintenance of the building and its surrounds, and any relevant impacts on natural, cultural or heritage values or the degree to which the land is able to be enjoyed by the general public.
- Disturbance caused to vegetation or features on the site associated with construction of the building or access to it.
- The visual impacts of the building in terms of its height and scale, and any consequent impacts on the natural, cultural or heritage values of the area concerned.
- Any necessary functional relationship between the building and its intended use, with regard to the special purpose of the area.
- The proposed use of the building, the numbers of people or vehicles that may be generated, and the suitability of the building for the site.
- The colour, style and materials proposed in the design of the building.
- The quality, type and effectiveness of any landscaping proposed for screening purposes.

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- h. Where relevant, the extent to which the proposed building adds to the number and coverage of buildings already on site.
- i. Any effects on public access to or through the area, and appreciation of its values.
- j. Any adverse effects the buildings may cause on waterway and floodplain management and functions including erosion.

21.2.4 Appendices

21.2.4.1 List of cemeteries and crematoria

No.	Name	Address	Locality
1	Akaroa Anglican Cemetery (see also Appendix 9.6 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead
5	Belfast Cemetery	15 Guthries Road	Belfast
6	Bromley Cemetery	429 Linwood Avenue	Bromley
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.4 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay
12	Linwood Cemetery	25 Butterfield Avenue	Bromley
13	Little River Cemetery	30 Upper Church Road	Little River
14	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton
15	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton
16	Memorial Park Cemetery	31 Ruru Road	Bromley

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No.	Name	Address	Locality
17	Okains Bay Cemetery	11 Chorlton Road	Okains Bay
18	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay
19	Ruru Lawn Cemetery	63 Ruru Road	Bromley
20	Sydenham Cemetery	34 Roker Street	Spreydon
21	Waimairi Cemetery	195A Grahams Road	Burnside
22	Wainui Cemetery	43 Cemetery Road	Wainui
23	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.4 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley
24	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst

21.2.4.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.4 Schedule of Significant Historic Heritage Places)	410 Selwyn Street	Addington	Pt Rs 66, CT 380/104	2.0234	38
3	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
4	Rutherford (Woolston) Cemetery (see also Appendix 9.4 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

21.3 Specific Purpose (Airport) Zone

21.4 Specific Purpose (Styx Mill Road Transfer Station) Zone

21.4.1 Objectives and Policies

21.4.1.1 Objective: Specific Purpose (Styx Mill Road Transfer Station) Zone

A safe and efficient facility for disposing of household refuse for onward transmission to the landfill.

21.4.1.1.1 Policy 1

To ensure nuisance is avoided by containing all litter onsite, operating within the prescribed hours, removing all rubbish at the end of each business day and controlling birds and vermin.

21.4.1.1.2 Policy 2

To provide an opportunity for appropriate material to be sorted and recycled on this site.

21.4.2 Rules - Specific purpose (Styx Mill Road transfer station)

21.4.2.1 How to use the rules

- 21.4.2.1.1 The rules that apply to activities in the Specific Purpose (Styx Mill Transfer Station) Zone are contained in:
- The Activity Status Tables (incl. Activity Specific Standards) in Rule 21.4.2.2; and

- 21.4.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Specific Purpose (Styx Mill Transfer Station) Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures;
7	Transport;
8	Subdivision, Development and Earthworks;
11	Utilities and Energy; and
12	Hazardous Substances and Contaminated Land.

21.4.2.2 Activity Status Tables

21.4.2.2.1 Permitted activities

In the Styx Mill Road Transfer Station Zone the activities listed below are permitted activities if they comply with the relevant Activity Specific Standards set out in this table. The activities undertaken on the site must not be in breach of the current discharge to air consent from the Canterbury Regional Council.

Activity	Activity Specific Standards
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P1	Household refuse disposal	<ol style="list-style-type: none"> Any future development shall be generally in accordance with the Development Plan, Appendix 1; All landscaping areas as shown on Appendix 1 shall be maintained in good condition to provide the continuous screening of the site; The entry gate to the site shall be setback not less than 25m from the boundary with Styx Mill Road; A security perimeter fence of a minimum height of 2m shall be maintained at all times in the general location shown on the Development Plan, Appendix 1; All refuse at the site shall be deposited under the roof area except green waste and hardfill; All rubbish shall be removed from site at the end of each business day; The dumping floor and the surrounding yard shall be thoroughly cleaned at the end of each business day; Birds and vermin shall be controlled to avoid nuisance within and outside the site; Hours of operation shall be limited between 0700hrs and 1800hrs; The site shall be generally free of litter; and No toxic chemicals, liquid or other wastes shall be accepted at the site which can not be disposed of safely.
P2	Green refuse disposal and processing	<ol style="list-style-type: none"> No composting shall take place on site; Green waste shall be removed from site before causing odour nuisance; and Outdoor storage areas shall be setback a minimum distance of 30m from Styx Mill Road frontage and at least 6m from other boundaries.
P3	Erection of buildings	<ol style="list-style-type: none"> Only buildings or structures not more than 9m high, and which are for the purposes related to the operation of the transfer station; Buildings shall be setback at least 30m from Styx Mill Road frontage and 6m from other boundaries.
P4	Sorting of recycling material	<ol style="list-style-type: none"> All material shall be stored under roof not visible from the road.

21.4.2.2.3 Restricted discretionary activities

Activities listed below are restricted discretionary activities

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [21.4.3](#) for each standard as set out in the following table.

	Activity	Council's discretion shall be limited to the following matters:
RD1	Any permitted activity listed in Rule 21.4.2.2.1 that does not comply with the Activity Specific Standards.	Relevant Activity Specific Standard breach and the matters of discretion as outlined in 21.4.3 .

21.4.2.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any other activity not listed as permitted, restricted discretionary or non-complying activity.
D2	Disposal of hazardous and/or toxic substances.

21.4.3 Matters of Discretion

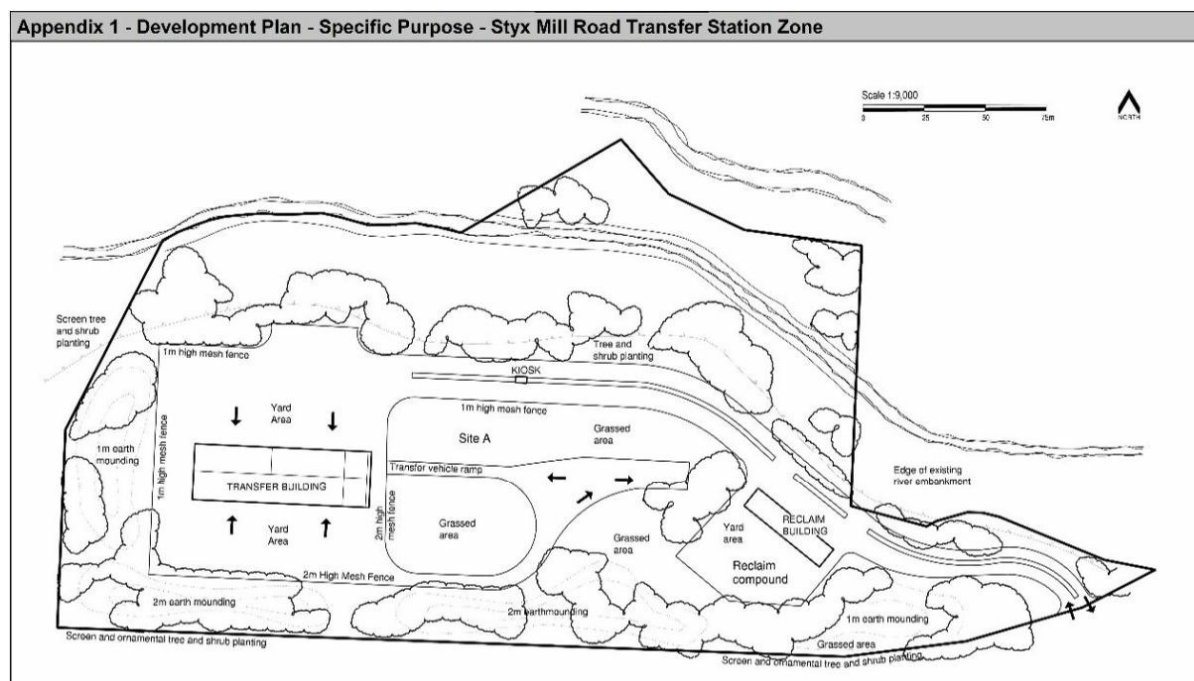
In considering whether or not to grant consent, the Council shall have regard to the following assessment matters:

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1. The extent to which any adverse impacts on residences outside the zone in terms of dust, noise, vermin or small nuisance, also taking account of the hours of operation.
2. The extent to which any adverse effects on the effectiveness of the vegetative buffer of the zone, and whether the refuse disposal and recycling activities remain not visible from outside the zone.
3. The extent to which any potential for windblown refuse creating detraction outside the zone.
4. The extent to which any visual impacts of additional or modified buildings and their scale, as seen from outside the zone.
5. The extent to which any impacts created by additional traffic in the vicinity of the site.

21.4.4 Appendices

Appendix 1. Development Plan - Specific Purpose (Transfer Station) Zone.



21.5 Specific Purpose (Hospital) Zone

21.5.1 Objectives and Policies

21.5.1.1 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 values of the surrounding environment.

21.5.1.1.1 Policy - Intensification

- a. Encourage more intensified and contained use of hospital sites in preference to expansion outside of existing site boundaries.

21.5.1.1.2 Policy - Comprehensive development

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- a. Ensure that hospital development is planned and designed to recognise and integrate with the local context by;

		Site Type	Site Name
i.	Ensuring that the landscape setting of suburban <u>hospital sites</u> is retained and enhanced, particularly in regards to external <u>boundaries</u> .	Suburban	Burwood Hillmorton
ii.	Locating larger scale <u>buildings</u> towards the centre of <u>sites</u> , away from more sensitive edges.	Suburban Services	Princess Margaret Lincoln Road (Hillmorton Service Site)
iii.	Encouraging pedestrian activity and higher quality amenity including planting along street frontages and in adjoining public and publicly accessible spaces.	Inner Urban	St Georges Nurse Maude Southern Cross
iv.	Providing visual interest and a human scale at the interface with the street, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.		
v.	Ensuring that the form and scale of <u>buildings</u> recognises the anticipated residential scale and form at <u>hospital site boundaries</u> of the <u>site</u> .		

21.5.2 Rules - Specific Purpose (Hospital) Zone

21.5.2.1 How to use the rules

The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in:

- The Activity Status Tables (incl. Activity Specific Standards) in Rule [21.5.2.2](#); and
- Built Form Standards in [21.5.2.3](#).

21.6.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Specific Purpose (Hospital) Zone (where relevant):

- 5 Natural Hazards;
- 6 General Rules and Procedures - for noise standards for hospitals see Rule [6.1.4](#); for temporary activity, buildings or events rules see Rule [6.2.2](#); for outdoor lighting and glare rules see Rule [6.3.2](#);
- 7 Transport - for High Trip Generator rules, see Rule [7.2.3.10](#); for Parking standards (numbers) for hospitals/healthcare see Appendix [7.1](#); for Cycle Parking Standards (numbers) for hospitals/healthcare see Appendix [7.2](#);
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

21.5.2.2 Activity Status Tables

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21.5.2.2.1 Permitted activities

In the Specific Purpose (Hospital) Zone the activities listed below are permitted activities if they comply with the Built Form Standards in Rule 21.5.2.3. Note the Built Form Standards do not apply to an activity that does not involve development.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 21.5.2.2.2, 21.5.2.2.3, or 21.5.2.2.4 below.

Activity	Activity Specific Standards
P1 Hospitals, including <u>emergency service facilities</u>	Nil
P2 <u>Health care facilities</u>	Nil
P3 <u>Ancillary office activity</u>	Nil
P4 <u>Ancillary retail activity</u>	Nil
P5 Overnight accommodation for visitors	Nil
P6 Research and medical training facilities	Nil
P7 <u>Spiritual activities and facilities</u>	Nil
P8 Any activities or facilities which were be permitted activities in the alternative zone for those sites listed in 21.5.3	Nil

21.5.2.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activities not complying with the built form standards listed in: Rule 21.5.2.3.1.1 a & b (Suburban sites); Rule 21.5.2.3.1.2 a & b (Suburban service site); Rule 21.5.2.3.1.3 a & b (Inner urban) and Rule 21.5.2.3.1.4 a & b (Inner urban); or the Alternative Zone Rule 21.5.4.	21.5.4.1 City context and character 21.5.4.2 Site interfaces
RD2 Any activities not complying with the Built Form Standards listed in: Rule 21.5.2.3.1.1 c-f (Suburban sites); Rule 21.5.2.3.1.2 c-e (Suburban service site); Rule 21.5.2.3.1.3 c-e (Inner urban); and Rule 21.5.2.3.1.4 c-e (Inner urban); or the Alternative Zone Rule 21.5.4. Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.	21.5.4.1 City context and character 21.5.4.2 Site interfaces
RD3 Any activities not complying with the Built Form Standards listed in Rule 21.5.2.3.1.1 f (Suburban sites). Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.	21.5.4.3 Access, parking and servicing
RD4 Within suburban sites, any <u>building</u> to a maximum height of 9m within 20m of site <u>boundaries</u> . Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.	21.5.4.1 City context and character 21.5.4.2 Site interfaces

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RD5	Any <u>frontage</u> which is greater than 20m in length Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.	21.5.4.2 Site interfaces
RD6	Any <u>development</u> over 1000m ² Gross Ground Floor Area (GGFA). Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.	21.5.4.1 City context and character 21.5.4.2 Site interfaces 21.5.4.3 Access, parking and servicing
RD7	Within inner urban sites, any multi level car parking <u>building</u> or vehicular access within 15m of a residential <u>boundary</u> .	21.5.4.1 City context and character 21.5.4.2 Site interfaces 21.5.4.3 Access, parking and servicing

21.5.2.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	There are no discretionary activities

21.5.2.2.4 Non-complying activities

	Activity
NC1	Any activity not provided for as a permitted, restricted discretionary or discretionary activity

21.5.2.2.5 Prohibited activities

	There are no prohibited activities
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21.5.2.3 Built Form Standards

21.5.2.3.1 Permitted activities for built form

21.5.2.3.1.1 Suburban sites (Hillmorton, Burwood, Princess Margaret)

Rule	
a)	The minimum <u>building setback</u> from road <u>boundaries</u> shall be 20m.
b)	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 30m except where the <u>boundary interface</u> is with the Christchurch Southern Motorway corridor in which case the minimum <u>building setback</u> shall be 5m.
c)	<p>The maximum <u>height</u> of any <u>building</u> shall be:</p> <ul style="list-style-type: none"> i. 20m at 30m from the internal <u>boundary setback</u> except: <ul style="list-style-type: none"> A where a <u>building</u> to a maximum <u>height</u> of 8m is located within 20m of the site <u>boundary</u> and has a <u>gross floor area</u> of less than 500sqm. ii. 14m at 20m from the <u>road boundary setback</u>; iii. 20m at 30m from the <u>road boundary setback</u>. <p>Lift shafts, mechanical plant and other such equipment shall be included in the maximum <u>building height</u>.</p>

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d)	The minimum width of landscaping strips required adjacent to <u>boundaries</u> for the full length of the <u>boundary</u> is as follows: <ul style="list-style-type: none"> i. 10m along <u>road</u> (except for vehicle and pedestrian access); and ii. 10m along internal <u>boundaries</u> except: <ul style="list-style-type: none"> A 5m at the <u>boundary</u> with Christchurch Southern Motorway. In addition the following tree planting should be provided: <ul style="list-style-type: none"> iii. 1 tree per 10m of boundary or part thereof; iv. 1 tree for every 5 car parking spaces to be planted within the car <u>parking areas</u>; and v. 10% of the site shall be planted including landscaping strips.
e)	The maximum height of fencing in the <u>building setback</u> shall be 1.2m except at the <u>boundary</u> with Christchurch Southern Motorway.
f)	<u>Vehicle access</u> shall be established so that there is not <u>vehicle access</u> within 20m of a residential zone <u>boundary</u> , except where the residential zone is located across the street.

21.5.2.3.1.2 Suburban service sites (Hillmorton - Lincoln Road)

Rule	
a)	The minimum <u>building setback</u> from road <u>boundaries</u> shall be 10m.
b)	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 10m.
c)	The maximum <u>height</u> of any <u>building</u> shall be 14m.
d)	The minimum landscaping width of landscaping strips required adjacent to the respective <u>boundaries</u> for the full length of the boundary shall be is as follows: <ul style="list-style-type: none"> i. 10m along <u>road</u>(except for vehicle and pedestrian access); and ii. 4m along internal <u>boundaries</u>. In addition the following tree planting should be provided: <ul style="list-style-type: none"> iii. 1 tree per 10m of <u>boundary</u> or part thereof; iv. 1 tree for every 5 car parking spaces to be planted within the car <u>parking areas</u>; and v. 10% of the site shall be planted including landscaping strips.
e)	The maximum height of fencing in the <u>building setback</u> shall be 1.2m.

21.5.2.3.1.3 Inner urban sites (St Georges, Southern Cross)

Rule	
a)	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 10m except for <u>arterial roads</u> where it shall be 4m.
b)	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 10m.
c)	The maximum <u>height</u> of any <u>building</u> (including allowance for plant and lift shafts) shall be: <ul style="list-style-type: none"> i. 11m at 10m from the <u>boundary</u> except along an <u>arterial road</u> where the maximum <u>height</u> is 11m at a 4m <u>setback</u>; and ii. 18m at 16m from the <u>boundary</u>.

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d)	The minimum landscaping width of landscaping strips required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be: <ul style="list-style-type: none"> i. 4m (except for vehicle and pedestrian <u>access</u> along road <u>boundaries</u>); and ii. 4m along internal <u>boundaries</u>. In addition the following tree planting should be provided: <ul style="list-style-type: none"> i. 1 tree per 10m of <u>boundary</u> or part thereof; ii. 1 tree for every 5 car parking spaces to be planted within the car <u>parking areas</u>; and iii. 10% of the site shall be planted including landscaping strips.
e)	The maximum height of fencing in the building setback shall be 1.2m

21.5.2.3.1.4 Inner urban sites (Nurse Maude)

Rule	
a)	The minimum <u>building setback</u> from <u>road boundaries</u> shall be 4m.
b)	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 5m for the Nurse Maude <u>sites</u> .
c)	The maximum <u>height</u> of any <u>building</u> (including allowance for plant and lift shafts) shall be 11m.
d)	The minimum landscaping width of landscaping strips required adjacent to the respective <u>boundaries</u> for the full length of the <u>boundary</u> shall be: <ul style="list-style-type: none"> i. 4m (except for vehicle and pedestrian <u>access</u> along <u>road boundaries</u>); and ii. 4m along internal <u>boundaries</u>. In addition the following tree planting should be provided: <ul style="list-style-type: none"> i. 1 tree per 10m of <u>boundary</u> or part thereof; ii. 1 tree for every 5 car parking spaces to be planted within the car <u>parking areas</u>; and iii. 10% of the site shall be planted including landscaping strips.
e)	The maximum height of fencing in the building setback shall be 1.2m.

21.5.3 Alternative zone provisions applicable to activities other than hospital activities in the Specific Purpose (Hospital) Zone

Hospital Name	Location	Map ref	Alternative Zoning
Burwood	Burwood / Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RS
Hillmorton	Lincoln / Annex Roads	38	RS
Nurse Maude	McDougal Avenue / Mansfield Avenue	31	RS
St Georges	Papanui Road / Heaton Street / Leinster Road	31	RMD
Southern Cross	Bealey Avenue / Durham Street / Caledonian Road	32	RMD

21.5.4 Matters of Discretion - Specific Purpose (Hospital) Zones

21.5.4.1 City context and character

- a. Whether the development:
 - i. Addresses the local context including any natural, heritage and cultural assets.
 - ii. Retains and incorporates on-site protected heritage assets, existing character buildings and structures, and the landscape qualities of the site and surrounds.

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- iii. Integrates with and contributes to the existing urban structure of streets, blocks and open space.

21.5.4.2 Site interfaces

- a. Whether the development:
 - i. Address crime prevention through environmental design principles.
 - ii. Orientates active areas of building to the street and other publicly accessible spaces.
 - iii. Contributes to the overall landscape quality and amenity of the area.
 - iv. Uses articulation and modulation in the built form and design to generate visual interest in the street scene.
 - v. Incorporates site identification signage and wayfinding.
- b. Whether the development:
 - i. Minimises overshadowing, privacy and building dominance effects on residential neighbours.

21.5.4.3 Access, parking and servicing

- a. Whether the development:
 - i. Provides for safe, legible, efficient access for all transport users and site servicing which are accessible to people of all levels of mobility.
 - ii. Provides cycle parking and associated facilities.
 - iii. Minimises visual and nuisance effects of storage and service areas on neighbours and public space.

21.6 Specific Purpose (School) Zone

21.6.1 Objectives and Policies

21.6.1.1 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 adverse effects on the amenity of adjoining zones; and
 - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

21.6.1.1.1 Policy - Community use of education facilities

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

21.6.1.1.2 Policy - Amenity of neighbourhoods

- a. Minimise adverse effects from education sites on neighbourhood amenity, including effects arising from building location and scale, traffic, parking, and noise, with standards operating primarily at the boundaries of education sites.

21.6.1.1.3 Policy - Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to retain as much open space as practicable on sites, to achieve a high standard of visual amenity of buildings and sites, and to retain mature trees where possible.

21.6.1.2 Objective - Changing needs for educational land and buildings

- a. Education providers have some flexibility, and the community some certainty, as to the future use of education sites when land and/or buildings become surplus.

21.6.1.2.1 Policy - Alternative development provisions

- a. Allow land and buildings no longer required for an education activity to be developed in a manner which is compatible with the surrounding area and with any remaining part of the facility.

21.6.2 Rules - Specific Purpose (School) Zone

21.6.2.1 How to use the rules

21.6.2.1.1 The rules that apply to activities in the Specific Purpose (School) Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [21.6.2.2](#); and
- b. Built Form Standards in [21.6.2.3](#).

21.6.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Specific Purpose (School) Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures;
7	Transport;
8	Subdivision, Development and Earthworks;
9	Natural and Cultural Heritage;
11	Utilities and Energy; and
12	Hazardous Substances and Contaminated Land.

21.6.2.2 Activity Status Tables

Note that the schools within the Central City area are covered in the Central City Chapter.

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21.6.2.2.1 Permitted activities

The activities listed below are permitted activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule 21.6.2.3.

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 21.6.2.2.2, 21.6.2.2.3, 21.6.2.2.4, or 21.6.2.2.5.

Activity	Activity Specific Standards
P1 <u>Education activity and facilities</u> , and additions to such <u>facilities</u> .	a. NIL
P2 <u>Spiritual activities and facilities</u> established before 2 May 2015, which are not ancillary to an <u>education activity</u> , and additions to such <u>facilities</u> .	a. NIL
P3 <u>Community activities</u> occurring at <u>education</u> or <u>spiritual facilities</u> .	a. NIL
P4 Any activities or facilities which would be permitted activities in the alternative zone for that site listed in Appendices 21.6.4.1, 21.6.4.2 or 21.6.4.3.	a. NIL

21.6.2.2.2 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
RD1 Non-compliance with Rule 21.6.2.3.1 <u>Site coverage</u>	a. <u>Amenity</u> of immediate neighbours - 21.6.3.1 a. b. <u>Amenity</u> of the neighbourhood - 21.6.3.2 b. and c.
RD2 Non-compliance with Rule 21.6.2.3.2 <u>Recession planes</u> , or 21.6.2.3.4 <u>Internal boundary setbacks</u>	a. <u>Amenity</u> of immediate neighbours - 21.6.3.1 a, b, c. and f.
RD3 Non-compliance with Rule 21.6.2.3.3 <u>Road boundary setbacks</u>	a. <u>Amenity</u> of immediate neighbours - 21.6.3.1 c. and e. b. <u>Amenity</u> of neighbourhood - 21.6.3.2 a, c. and g. c. Traffic issues - 21.6.3.4 c.

21.6.2.2.3 Discretionary activities

Activity	The Council will consider any matters under s104 of the Act including:
D1 New <u>spiritual activities and facilities</u>	a. <u>Amenity</u> of immediate neighbours - 21.6.3.1 a. and c. b. <u>Amenity</u> of neighbourhood - 21.6.3.2 g. c. Traffic issues - 21.6.3.3 b.
D2 Non compliance with Rule 21.6.2.3.5 <u>Height</u>	a. <u>Amenity</u> of immediate neighbours - 21.6.3.1 a., b. and c. b. <u>Amenity</u> of the neighbourhood - 21.6.3.2 e. and f.

21.6.2.2.4 Non-complying activities

Activity
NC1 Any activity that is not listed above as a permitted, restricted discretionary, or discretionary activity.

21.6.2.2.5 Prohibited activities

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There are no prohibited activities.

21.6.2.3 Built Form Standards

Note that schools within the Central City area are covered in the Central City Chapter.

21.6.2.3.1 Site coverage

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

Applicable to:	Standard
a. School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1 , 21.6.4.2 or 21.6.4.3 is: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Conservation; or Rural Zones.	35%
b. School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1 , 21.6.4.2 or 21.6.4.3 is: Residential Medium Density; or Residential New Neighbourhood Zones.	45%
c. The Phillipstown School <u>site</u> , where the alternative zoning in Appendix 21.6.4.1 is Industrial General.	Nil

21.6.2.3.2 Recession planes

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

Applicable to:	Standard
a. School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1 , 21.6.4.2 or 21.6.4.3 is: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Medium Density; Residential New Neighbourhood; or Rural Zones.	Recession planes from points 2.3m above a <u>boundary</u> with a residential zone as shown in Appendix 14.10.2 .
b. School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1 , 21.6.4.2 or 21.6.4.3 is: Residential Banks Peninsula; or Residential Conservation Zones.	45 degree recession planes measured from points 2.0m above a <u>boundary</u> with a residential zone.

21.6.2.3.3 Road boundary setback

The minimum building setback from road boundaries shall be:

Applicable to:	Standard
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a.	School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1, 21.6.4.2 or 21.6.4.3. is: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Conservation; or Rural Zones.	10m
b.	School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1, 21.6.4.2 or 21.6.4.3. is: Residential Medium Density; or Residential New Neighbourhood Zones; with the exception of c. and d. below	4m
c.	The Merivale Lane frontage of the Rangī Ruru school <u>site</u> .	4.5m
d.	The Rossall St frontage of the Rangī Ruru school <u>site</u>	10m
e.	The Phillipstown school <u>site</u> , where the alternative zoning in Appendix 21.6.4.1 is Industrial General	6m

21.6.2.3.4 Internal boundary setback

The minimum building setback from an internal boundary shall be:

	Applicable to:	Standard
a.	From a <u>boundary</u> with any other zone, with the exception of b. below.	6m
b.	<u>Accessory buildings</u> for caretaking and storage purposes from a <u>boundary</u> with any other zone.	Nil, if the length of walls of <u>accessory buildings</u> within 6m of a <u>boundary</u> does not exceed a total of 9m for each 100m length of <u>boundary</u> ; otherwise 6m.

21.6.2.3.5 Maximum building height

	Applicable to:	Standard
a.	School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1, 21.6.4.2 or 21.6.4.3 is: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Conservation; or Rural Zones.	10m within 20m of an internal <u>boundary</u> , otherwise 14m.
b.	School <u>sites</u> where the alternative zoning in Appendices 21.6.4.1, 21.6.4.2 or 21.6.4.3. is: Residential Medium Density; or Residential New Neighbourhood Zones; with the exception of c. below.	12m within 20m of an internal <u>boundary</u> , otherwise 16m.
c.	The Phillipstown school <u>site</u> where the alternative zoning in Appendix 21.6.4.1 is Industrial General.	15m

21.6.3 Matters of Discretion

21.6.3.1 Amenity of immediate neighbours

- a. Any visual dominance over adjoining properties.

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- b. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Any adverse effects on the outlook to the street from, and privacy of, adjoining properties.
- e. Alternative practical locations for the building on the site.
- f. Opportunities for landscaping and tree planting, as well as screening of buildings.
- g. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.

21.6.3.2 Amenity of the neighbourhood

- a. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area.
- b. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding zone(s); and
 - ii. the contribution of the buildings and grounds to local landscape character.
- c. Any detracting from the openness of the site to the street, or any visual dominance over the street.
- d. Alternative practical locations for the building on the site.
- e. Whether increased height would result in buildings which:
 - i. visually dominate the outlook from nearby roads and public open space; or
 - ii. significantly contrast with the scale of surrounding development, both existing and permitted.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of the increased height.
- g. Any other potentially adverse effects of the use on the surrounding environment and adjoining zones e.g. noise.
- h. Opportunities for landscaping and tree planting, as well as screening of buildings.

21.6.3.3 Traffic issues

- a. Whether the proposed new development is located on a minor arterial or collector road, and availability or otherwise of space on the road for safe right hand turning into the site.
- b. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.
- c. Ability to provide safe drop-off areas for children.

21.6.4 Appendices

Alternative zones applicable to activities other than education, spiritual or community activities in the Specific Purpose (School) Zone are shown in the following appendices:

- Appendix [21.6.4.1](#) - State schools;
- Appendix [21.6.4.2](#) - State integrated schools; and
- Appendix [21.6.4.3](#) - Private schools.

21.6.4.1 State schools

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	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
1	Addington Primary School	Brougham Street, Addington	38	RMD
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS
4	Aranui High School	Shortland Street, Aranui	33	RS
5	Aranui Primary School	Breezes Road, Aranui	33	RS
6	Avondale Primary School	Breezes Road, Wainoni	33	RS
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS
9	Bamford Primary School	Gould Crescent, Woolston	40	RSdT
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS
12	Belfast Primary School	Main North Road, Belfast	12	RS
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30/31	RS
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS
20	Cashmere High School	Rose Street, Spreydon	45/46	RS
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH
22	Central New Brighton Primary School	Seaview Road, New Brighton	26	RSdT
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS
25	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS

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	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
26	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RSDT
27	Cobham Intermediate School	Ilam Road, Fendalton	31	RS
28	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS
29	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61/62	RBP
30	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
31	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RSDT
32	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS
33	Ferndale School	Merivale Lane, Merivale	31	RSDT
34	Freeville Primary School	Sandy Avenue, New Brighton	26	RS
35	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
36	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS
37	Governors Bay School	Jetty Road, Governors Bay	57	RSS
38	Halswell Primary School	Halswell Road, Halswell	49	RS
39	Halswell Residential College	Nash Road, Halswell	44	RS
40	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS
41	Harewood Primary School	Harewood Road, Harewood	17	RuUF
42	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
43	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS
44	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS
45	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
46	Hornby High School	Waterloo Road, Hornby	36/37	RS
47	Hornby Primary School	Waterloo Road, Hornby	36	RS
48	Ilam Primary School	Ilam Road, Ilam	31	RS
49	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD

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	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
50	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS
51	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS
52	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RSDT
53	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RSDT College; RS Playing Fields
54	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RSDT
55	Linwood North Primary School	Woodham Road, Avonside	32	RS
56	Little River School	Western Valley Road, Little River	69	RSS
57	Lyttelton Main School	Oxford Street, Lyttelton	52	RC/CBP
58	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
59	Mairehau High School	Hills Road, Mairehau	25	RS
60	Mairehau Primary School	Mahars Road, Mairehau	25	RS
61	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS
62	Marshland Primary School	Prestons Road, Marshland	19	RuUF - Marshland Rd site; RG- Prestons site
63	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
64	Merrin Primary School	Merrin Street, Avonhead	30	RS
65	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
66	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS
67	North New Brighton Primary School	Leaver Terrace, North New Brighton	26	RS
68	Northcote Primary School	Tuckers Road, Redwood	18	RS
69	Oaklands Primary School	Cunningham Place, Halswell	44	RS
70	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
71	Opawa Primary School	Ford Road, Opawa	39	RS
72	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF

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	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
73	Papanui High School	Langdons Road, Papanui	24	RSDT
74	Papanui Primary School	Winters Road, Papanui	24	RS
75	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS
76	Parkview Primary School	Chadbury Street, Parklands	20	RS
77	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
78	Queenspark Primary School	Queenspark Drive, Parklands	20	RS
79	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	48	RS
80	Redwood Primary School	Prestons Road, Redwood	18	RS
81	Riccarton High School	Vicki Street, Upper Riccarton	37	RS
82	Riccarton Primary School	English Street, Upper Riccarton	37	RS
83	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS
84	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
85	Russley Primary School	Cutts Road, Avonhead	30	RS
86	Shirley Boys' High School	North Parade, Shirley	32	RS
87	Shirley Intermediate School	North Parade, Shirley	32	RMD
88	Shirley Primary School	Shirley Road, Shirley	25	RS
89	Sockburn Primary School	Springs Road, Sockburn	37	RS
90	Somerfield Primary School	Studholme Street, Somerfield	46	RS
91	South Hornby Primary School	Shands Road, Hornby	36	RSDT
92	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
93	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS
94	St Albans Primary School	Sheppard Place, St Albans	25/32	RSDT
95	St Martins Primary School	Albert Terrace, St Martins	46	RH
96	Sumner Primary School	Colenso Street, Sumner	48	RS

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	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
97	Te Kura Kaupapa Maori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	RS
98	Te Kura Kaupapa Maori o Waitaha	Hassals Lane, Opawa. Temporary location Linwood Intermediate.	39	RSdT
99	Te Pa o Rakaihautu	Pavitt Street, Richmond	32	RMD
100	Templeton Primary School	Kirk Road, Templeton	35	RS
101	Thorrington Primary School	Colombo Street, Beckenham	46	RS
102	Unlimited Discovery School	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None	
103	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
104	Waimairi Primary School	Tillman Avenue, Papanui	24	RS
105	Wainoni Primary School	Eureka Street, Aranui	26	RS
106	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS
107	Waitaha School	Kirk Road, Templeton	35	RuT
108	Waitakiri Primary School	Burwood Road, Burwood	26	RS
109	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS
110	Waltham Primary School	Hastings Street East, Waltham	39	RSdT
111	West Spreydon Primary School	Lyttelton Street, Spreydon	45	RS
112	Westburn Primary School	Waimairi Road, Ilam	30	RS
113	Wharenuī Primary School	Matipo Street, Riccarton	38	RMD
114	Woolston Primary School	Ferry Road, Woolston	39	RS
115	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

21.6.4.2 State integrated schools

	School Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS
2	Christ the King	Greers Road, Burnside	31	RS

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3	Christchurch Adventist	Grants Road, Papanui	24	RMD
4	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
5	Hillview Christian	Wilsons Road, St Martins	39/46	RS
6	Laidlaw College	Condell Avenue, Papanui	24	RS
7	Marian College	North Parade, Richmond. Temporary location: Barbadoes Street, City	32	RS
8	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS
9	New Brighton Catholic	Lonsdale Street, New Brighton	26	RS DT
10	Our Lady of Fatima	Innes Road, Mairehau.	25	RS
11	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
12	Our Lady of Victories	Main South Road, Sockburn	37	RS
13	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
14	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS
15	Sacred Heart	Spencer Street, Addington	38	RMD
16	St Albans Catholic	Rutland Street, St Albans	25	RS DT
17	St Anne's	Ferry Road, Woolston	40	RS
18	St Bede's	Main North Road, Redwood	18/24	RS
19	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS
20	St James'	Rowan Avenue, Aranui	33	RS
21	St Joseph's	Vagues Road, Papanui	24	RS
22	St Mark's	Cholmondeley Avenue, Opawa	39	RS
23	St Patrick's	Plynlimon Road, Bryndwr	31	RS
24	St Paul's	From 2016: Innes Road, Mairehau. In combination with Our Lady of Fatima..	25	RS
25	St Peter's	Fisher Avenue, Beckenham	46	RS
26	St Teresa's	Puriri Street, Riccarton	31	RS
27	St Thomas of Canterbury	Middlepark Road, Sockburn	30/37	RS
28	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH

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29	Tamariki	St Johns Street, Woolston	40	RS
30	Villa Maria	Peer Street, Upper Riccarton	30	RS

21.6.4.3 Private schools

	School Name	Location	Map Ref	Alternative zoning (refer to legend for planning maps)
1	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS
2	Jean Seabrook Memorial School	London Street, Richmond	32	RMD
3	Medbury	Clyde Road, Ilam	31	RS
4	Nova Montessori	Owles Terrace, New Brighton	33	RS
5	Rangi Ruru Girls'	Hewitts Road, Merivale	31	RMD
6	Selwyn House	Merivale Lane, Merivale	31	RSdT
7	St Andrew's College	Normans Road, Papanui	24/31	RS
8	St Margaret's	Winchester Street, Merivale	31	RMD
9	Westmount School	Kirk Road, Templeton	35	RuUF

21.7 Specific Purpose (Tertiary Education) Zone

21.7.1 Objectives and Policies

21.7.1.1 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 adverse effects on the amenity of adjoining zones; and
 - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

21.7.1.1.1 Policy - Community use of education facilities

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

21.7.1.1.2 Policy - Amenity of neighbourhoods

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- a. Minimise adverse effects from education sites on neighbourhood amenity, including effects arising from building location and scale, traffic, parking, and noise, with standards operating primarily at the boundaries of education sites.

21.7.1.1.3 Policy - Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to retain as much open space as practicable on sites, to achieve a high standard of visual amenity of buildings and sites, and to retain mature trees where possible.

21.7.1.2 Objective - Changing needs for educational land and buildings

- a. Education providers have some flexibility, and the community some certainty, as to the future use of education sites when land and/or buildings become surplus.

21.7.1.2.1 Policy - Alternative development provisions

- a. Allow land and buildings no longer required for an education activity to be developed in a manner which is compatible with the surrounding area and with any remaining part of the facility.

21.7.2 Rules - Specific Purpose (Tertiary Education) Zone

21.7.2.1 How to use the rules

The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in:

- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule [21.7.2.2](#); and
- b. Built Form Standards in [21.7.2.3](#).

- 21.7.2.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Specific Purpose (Tertiary Education) Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures;
7	Transport;
8	Subdivision, Development and Earthworks;
9	Natural and Cultural Heritage;
11	Utilities and Energy; and
12	Hazardous Substances and Contaminated Land.

21.7.2.2 Activity Status Tables

In the following tables, the University of Canterbury is abbreviated to UC, and the Christchurch Polytechnic and Institute of Technology is abbreviated to CPIT. Note that the CPIT Madras Street site is covered in the Central City Chapter.

21.7.2.2.1 Permitted activities

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The activities listed below are permitted activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule 21.7.2.3.

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 21.7.2.2.2, 21.7.2.2.3, 21.7.2.2.4, or 21.7.2.2.5.

Activity	Activity Specific Standard
P1 <u>Tertiary education activity and facilities</u> , and additions to such facilities, except as in NC2 below.	a. NIL
P2 Research and laboratory activities and facilities	a. NIL
P3 <u>Community activities using tertiary education facilities</u>	a. NIL
P4 Any activities or facilities which would be permitted activities in the alternative zone for that site listed in Appendix 21.7.4.	a. NIL

21.7.2.2.2 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
RD1 Non-compliance with Rule 21.7.2.3.1 <u>Site coverage</u>	a. <u>Amenity</u> of immediate neighbours - 21.7.3.1 a. b. <u>Amenity</u> of the neighbourhood - 21.7.3.2 b. and c.
RD2 Non-compliance with Rule 21.7.2.3.2 <u>Recession planes</u> , or Rule 21.7.2.3.4 <u>Internal boundary setbacks</u>	a. <u>Amenity</u> of immediate neighbours - 21.7.3.1 a, b, c, and f.
RD3 Non-compliance with Rule 21.7.2.3.3 <u>Road boundary setbacks</u>	a. <u>Amenity</u> of immediate neighbours - 21.7.3.1 c. and e. b. <u>Amenity</u> of the neighbourhood - 21.7.3.2 a, c. and g.
RD4 Non-compliance with Rule 21.7.2.3.6 <u>Landscaping</u> . Any application arising from non-compliance with clauses a. and c. of Rule 21.7.2.3.6 will not require written approvals and shall not be publicly or limited notified.	a. <u>Adequacy of landscaping</u> - 21.7.3.4.

21.7.2.2.3 Discretionary activities

Activity	The Council will consider any matters under s104 of the Act including:
D1 Non-compliance with Rule 21.7.2.3.5 <u>Height</u> on all UC sites, and on CPIT Sullivan Avenue and Hassals Lane <u>sites</u> .	a. <u>Amenity</u> of immediate neighbours - 21.7.3.1 a, b, and c. b. <u>Amenity</u> of the neighbourhood - 21.7.3.2 e, and f.

21.7.2.2.4 Non-complying activities

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	Activity
NC1	Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2	Sale or supply of alcohol between the hours of 11pm and 7am from any part of the UC Dovedale campus.

21.7.2.2.5 Prohibited activities

There are no prohibited activities.

21.7.2.3 Built Form Standards - Tertiary education and research activity

In the following tables, the University of Canterbury is abbreviated to UC, and the Christchurch Polytechnic and Institute of Technology is abbreviated to CPIT.

Note that the CPIT Madras Street site is covered in the Central City Chapter.

21.7.2.3.1 Site coverage

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

	Applicable to	Standard
a.	UC east of Ilam Road <u>site</u>	60%
b.	UC west of Ilam Road <u>site</u> (not including Dovedale site)	30%
c.	UC Dovedale <u>site</u>	45%
d.	CPIT Sullivan Avenue, and CPIT Hassals Lane <u>site</u>	50%

21.7.2.3.2 Recession planes

	Applicable to	Standard
a.	UC east of Ilam Road; UC west of Ilam Road; UC Dovedale <u>site</u> ; CPIT Sullivan Avenue <u>site</u> ; and CPIT Hassals Lane <u>site</u> .	No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by recession planes from points 2.3m above a <u>boundary</u> with a residential zone as shown in Appendix 14.10.2.

21.7.2.3.3 Road boundary setback

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	UC <u>site</u> east of Ilam Road <u>site</u> ; UC west of Ilam Road <u>site</u> ; CPIT Sullivan Avenue <u>site</u> ; and CPIT Hassals Lane <u>site</u> .	10m
b.	UC Dovedale <u>site</u>	15m

21.7.2.3.4 Internal boundary setback

The minimum building setback from an internal boundary shall be:

	Applicable to	Standard
a.	From a <u>boundary</u> with any other zone.	6m

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21.7.2.3.5 Height

The maximum height of any building shall be:

Applicable to	Standard
a. UC east of Ilam Road <u>site</u>	a. 8m within 20m of a residential zone <u>boundary</u> ; b. 16m between 20m and 30m of a residential zone <u>boundary</u> ; otherwise c. 30m.
b. UC west of Ilam Road <u>site</u>	a. 8m within 20m of a residential zone <u>boundary</u> ; otherwise b. 16m.
c. UC Dovedale <u>site</u>	a. 8m within 20m of a residential zone or external road <u>boundary</u> ; b. 14m between 20m and 30m of a residential zone or external <u>road boundary</u> , otherwise c. 20m.
d. CPIT Sullivan Avenue <u>site</u> , and CPIT Hassals Lane <u>site</u>	a. 12m max <u>height</u> within 20m of a residential zone <u>boundary</u> , otherwise b. 20m.

21.7.2.3.6 Landscaping

Minimum requirements for landscaping are:

Applicable to	Standard
a. The area <u>adjoining</u> the <u>road boundaries</u> of all <u>sites</u> .	A <u>landscaping strip</u> in accordance with the following standards: a. Minimum width - 1.5m; and b. Minimum density of tree planting – one tree for every 10m of <u>road frontage</u> or part thereof.
b. On the shared <u>boundary</u> of <u>sites adjoining a residential zone</u> .	Trees shall be planted adjacent to the shared <u>boundary</u> at a ratio of at least one tree for every 10 metres of the <u>boundary</u> or part thereof.
c. Where car parking is located at the <u>road boundary</u> of a <u>site</u> .	In addition to clauses a. and b. above, one tree shall be planted for every five car parking spaces within any car parking area.
d. In all <u>landscaping areas</u> listed in a. to c. above.	a. All <u>landscaping</u> /trees required for these rules shall be sized, protected and maintained in accordance with Appendix 6.11.6. b. <u>Landscaping</u> required under clauses a. to c. above shall only be required to be indicated on application plans: i. for all areas within 20m of proposed <u>buildings</u> , or additions to <u>buildings</u> ; and ii. for all areas between proposed <u>buildings</u> or additions to <u>buildings</u> and road or zone <u>boundaries</u> , unless intervening buildings result in proposed <u>buildings</u> or additions not being visible from the road or zone <u>boundaries</u> .

21.7.3 Matters of Discretion

21.7.3.1 Amenity of immediate neighbours

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- a. Any visual dominance over adjoining properties.
- b. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Any adverse effects on the outlook to the street from, and privacy of, adjoining properties.
- e. Alternative practical locations for the building on the site.
- f. Opportunities for landscaping and tree planting, as well as screening of buildings.
- g. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.

21.7.3.2 Amenity of the neighbourhood

- a. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area.
- b. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding zone(s); and
 - ii. the contribution of the buildings and grounds to local landscape character including the park-like character of the University of Canterbury's sites.
- c. Any detracting from the openness of the site to the street, or any visual dominance over the street.
- d. Alternative practical locations for the building on the site.
- e. Whether increased height would result in buildings which:
 - i. visually dominate the outlook from nearby roads and public open space; or
 - ii. significantly contrast with the scale of surrounding development, both existing and permitted.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of the increased height.
- g. Any other potentially adverse effects of the use on the surrounding environment and adjoining zones e.g. noise.
- h. Opportunities for landscaping and tree planting, as well as screening of buildings.

21.7.3.3 Traffic issues

- a. Whether the proposed new development is located on a minor arterial or collector road, and availability or otherwise of space on the road for safe right hand turning into the site.
- b. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.

21.7.3.4 Adequacy of landscaping

- a. The visual effects of buildings or other works as a result of reduced landscaping, taking into account the scale and appearance of the buildings or works and associated car parking, and outdoor storage areas.
- b. The extent to which the site is visible from adjoining sites, and any decreased amenity for those sites as a result of the reduction in landscaping or screening.
- c. Any compensating factors for reduced landscaping or screening, including distance from adjoining properties and buildings, alternative planting proposed, and the location of parking or outdoor storage areas.

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Alternative zones applicable to activities other than education, research and laboratory activities or community activities in the Specific Purpose (Tertiary Education) Zone are shown in the following table:

Sullivan Avenue, Opawa

	Tertiary Facilities Name	Location	Map ref	Alternative zoning (refer to legend for planning maps)
1	UC east of Ilam Road <u>site</u>	East of Ilam Road, Ilam	31	RSDT
2	UC west of Ilam Road <u>site</u>	West of Ilam Road, Ilam	30/31	RS
3	UC Dovedale <u>site</u>	Dovedale Avenue, Ilam	30	RS
4	CPIT Sullivan Avenue <u>site</u>	39	RSDT	
5	CPIT Hassals Lane <u>site</u>	Hassals Lane, Opawa	39	RSDT

21.8 Specific Purpose (Lyttelton) Zone

Note to Plan users: The provisions of the Specific Purpose (Lyttelton Port) Zone are to be considered through the Lyttelton Port Recovery Plan process.

21.9 Specific Purpose (Golf Resort) Zone

21.9.1 Objectives and Policies

21.9.1.1 Objective - Golf resort development

For the Clearwater Golf Resort and Christchurch Golf Resorts to provide golfing and associated facilities (including resort facilities) of an international standard, which can bring economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.

21.9.1.1.1 Policy - Benefits to the community

Recognise the economic and social benefits that the Clearwater Golf Resort and Christchurch Golf Resorts can provide to the City and region, and assist in enabling the potential benefits of these resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.

21.9.1.1.2 Policy - Limit on scale of development and types of activity

Limit urban development detached from the remainder of the Christchurch urban area, and for the Clearwater Golf Resort, within the 50 dB Ldn noise contour for Christchurch International Airport, by:

- Ensuring that the scale and nature of resort hotel, residential and commercial development associated with golf resorts is complementary and subsidiary to the primarily recreational function of the resorts;
- Adopting a clear distinction between resort hotel and residential development, both in terms of the nature of each type of development and its location within the overall site; and
- Ensuring that noise sensitive activities within the 55 dB Ldn airport noise contour are acoustically insulated, and that the scale and location of further development within the 50 dB Ldn contour is limited to that provided for in the previous City Plan, or authorised by resource consent prior to the notification of this Plan.

21.9.1.1.3 Policy - Visual integration and mitigation of effects

Ensure that built development is well integrated visually into the open rural environments within which each golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse effects of the

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resorts such as noise and traffic.

21.9.1.1.4 Policy - Careful siting

Ensure that earthworks and buildings in the two golf resorts are carefully designed, located and constructed; for the Christchurch Golf Resort to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area; and for both resorts, to reduce potential flood damage to buildings in a major flood event, and to mitigate potential effects of development on groundwater.

21.9.2 Rules - Specific Purpose (Golf Resort) Zone - Clearwater

21.9.2.1 How to use the rules

This section provides rules for an existing golf resort at Clearwater. Rules for the proposed Christchurch Golf Resort are at 21.9.3.

21.9.2.1.1 The rules that apply to activities in the Specific Purpose (Golf Resort) Zone - Clearwater are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 21.9.2.2;
- b. Built Form Standards in 21.9.2.3; and
- c. Area Specific Standards in 21.9.2.4.

21.9.2.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Specific Purpose (Golf Resort) Zone (where relevant):

- | | |
|----|--|
| 5 | Natural Hazards; |
| 6 | General Rules and Procedures; |
| 7 | Transport; |
| 8 | Subdivision, Development and Earthworks; |
| 9 | Natural and Cultural Heritage; |
| 11 | Utilities and Energy; |
| 17 | Rural Zones; and |
| 18 | Open Space Zones. |

21.9.2.2 Activity Status Tables - Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort

21.9.2.2.1 Permitted activities - Clearwater Golf Resort

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 21.9.2.2.2, 21.9.2.2.3, 21.9.2.2.4, or 21.9.2.2.5.

Activity	Activity Specific Standards
All activities in the Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort shall be located within the relevant Activity Areas shown in the <u>Outline Development Plan</u> (ODP) for this resort at Appendix 21.9.5.1.	
Activities listed below but not located in the relevant Activity Areas are discretionary activities; see Rule 21.9.2.3.	
Permitted activities must also comply with the Built Form Standards set out in Rule 21.9.2.3, and the Area Specific Standards set out in Rule 21.9.2.4.	

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	Golf Course and Open Space Activity Areas, and Resort Community Area 5 only	
P1	Golf course and Golf Course activity and accessory buildings.	Nil
	Golf Course and Open Space Activity Areas only	
P2	Outdoor recreation activity other than golf and associated facilities.	Nil
	Clubhouse and Facility Area only	
P3	Clubhouse facilities, Restaurants, Gym and spa facilities, Indoor sports complex and accessory buildings.	Nil
P4	Food and beverage outlets	Nil
P5	Retailing other than P4, servicing recreation activities and visitor needs within the zone.	The total GLFA for retailing other than of food and beverages (existing, approved and proposed), shall be no greater than 2000m ² .
P6	Conference/Convention facilities	Conference facilities shall be limited to a maximum of 200 people.
P7	Offices	The total GFA of offices shall be no greater than 2000m ² .
	All Resort Community Activity Areas	
P8	Residential activity	Up to 111 residential units in total, with up to 32 units within the 55 dB Ldn airport noise contour
	All Resort Community Activity Areas, and Clubhouse and Facility Area	
P9	Resort hotel bedrooms and associated activities	<p>a. Up to 350 bedrooms in total, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p>b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months in total per calendar year.</p>
	Resort Community Area 7 only	
P10	Restaurants associated with the resort hotel	Nil

21.9.2.2.2 Restricted discretionary activities - Clearwater Golf Resort

	Activity	The Council's Discretion shall be limited to the following matters:
	Clubhouse and Facility Area only	
RD1	Retailing other than P4, which results in an aggregate GLFA (existing, approved and proposed) of between 2000m ² and 3000m ²	a. Retail Activity 21.9.4.1 a. - e.
RD2	Non-compliance with Rule 21.9.2.3.1 Site coverage.	<p>a. Amenity of Immediate Neighbours - 21.9.4.2 a.</p> <p>b. Amenity of the Neighbourhood - 21.9.4.3 a.</p>
RD3	Non-compliance with Rule 21.9.2.3.2 Recession planes, or Rule 21.9.2.3.4 Internal and zone boundary setbacks.	a. Amenity of Immediate Neighbours 21.9.4.2 a. - d.
RD4	Non-compliance with Rule 21.9.2.3.3 Road boundary setbacks.	a. Amenity of the Neighbourhood - 21.9.4.2 b. - f.

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RD5	Non-compliance with Rule 21.9.2.3.6 Visual <u>amenity</u> adjoining the Groynes Open Space - Natural Zone.	a. Visual <u>Amenity</u> adjoining the Groynes - 21.9.4.7 a. - c.
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21.9.2.2.3 Discretionary activities - Clearwater Golf Resort

Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1 Location of activities listed in P1-P10 outside the relevant Activity Areas shown on the <u>Outline Development Plan</u> for the Clearwater Golf Resort at Appendix 21.9.5.1 .	a. Location of Activities outside of areas specified in <u>Outline Development Plans</u> - 21.9.4.5 a. - i.
D2 Creation of <u>water bodies</u> and new stormwater management facilities.	a. Creation of <u>Waterbodies</u> etc - 21.9.4.6 a. - c.
D3 Non-compliance with Rule 21.9.2.3.5 <u>Height</u> .	a. <u>Height</u> 21.9.4.4 a. - b.

21.9.2.2.4 Non-complying activities - Clearwater Golf Resort

Activity
NC1 Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2 Additional <u>vehicle accesses</u> to the Clearwater Golf Resort or use of the service <u>access</u> for full <u>vehicular access</u> . See Rule 21.9.2.4.1 .
NC3 <u>Ground levels</u> which do not comply with Rule 21.9.2.4.2 .

21.9.2.2.5 Prohibited activities - Clearwater Golf Resort

There are no prohibited activities.

21.9.2.3 Specific Purpose (Golf Resort) Zone Built Form Standards - Clearwater Golf Resort

21.9.2.3.1 Site coverage and building sizes - Clearwater Golf Resort

- The maximum total area of the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be 5% of the zone area.
- The maximum net area of any site at Clearwater Golf Resort which may be covered by buildings or impervious surfaces shall be as follows:

Activity Area or Type	Max <u>Net Area</u> Covered by <u>Buildings</u>	Maximum <u>Building Footprint</u>	Max <u>Net Area</u> Covered by <u>Impervious Surfaces</u> excluding <u>Buildings</u>
a. Golf Course Activity Areas	800m ² total	N/A	N/A
b. Clubhouse and Facility Area	100%	N/A	N/A

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c.	Resort Community Areas 1-6 with <u>site size</u>		N/A	
	i. Less than 150m ²	i. 100%		i. N/A
	ii. 150 - 249m ²	ii. 75%		ii. N/A
	iii. 250 - 399m ²	iii. 50%		iii. 30%
	iv. 400 - 999m ²	iv. 40%		iv. 20%
	v. 1000 - 1999m ²	v. 30%		v. 15%
	vi. 2000 - 4000m ²	vi. 20%		vi. 10%
	vii. More than 4000m ²	vii. 10% or 2000m ² (whichever is less)		vii. 5% or 400m ² (whichever is less)
d.	Multi Unit <u>Residential</u> or <u>Resort Hotel</u> Units in Resort Community Activity Areas 1-6.	As above in c.	600m ² for a single <u>building</u> .	As above in c.

21.9.2.3.2 Recession planes - Clearwater Golf Resort

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

Sites

	<u>Applicable to</u>	<u>Activity Standard</u>
a.	Resort Community Activity Areas 1-7, except where <u>building</u> s on adjoining <u>sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3m above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.10.2.
b.	<u>Sites</u> in other Activity Areas adjoining sites within Resort Community Areas 1-6, along the adjoining boundary only.	
c.	<u>Sites</u> at the Clearwater Golf Resort which do not adjoin Resort Community Activity Areas.	Nil

21.9.2.3.3 Road boundary setback - Clearwater Golf Resort

The minimum building setback from road boundaries shall be:

	<u>Applicable to</u>	<u>Standard</u>
a.	<u>Residential activity</u> within Resort Community Activity Areas, except as located in b. below.	4.5m.
b.	<u>Residential activity</u> within Resort Community Activity Areas, where a garage has a vehicle door generally facing a private or public <u>road</u> or shared <u>access lot</u> or <u>access strip</u> .	5m from <u>road</u> , <u>access lot</u> or <u>access strip boundary</u> .

21.9.2.3.4 Internal boundary and zone boundary setbacks - Clearwater Golf Resort

The minimum building setback from an internal or zone boundary other than a Transport Zone shall be:

<u>Applicable to</u>	<u>Setback from internal boundaries</u>	<u>Setback from zone boundaries</u>

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a.	Within Resort Community Activity Areas 1-7 only, except that where <u>buildings</u> on adjoining <u>sites</u> have a common wall along an internal <u>boundary</u> , no <u>setback</u> is required along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	3m	As below for c. and d.
b.	Sites in other Activity Areas adjoining the Resort Community Activity Areas.	3m	As below for c.
c.	Within all Activity Areas except Resort Community Activity Area 4.	As above for a. and b.	20m
d.	Within Resort Community Activity Area 4.	As above for a.	12m

21.9.2.3.5 Building height - Clearwater Golf Resort

The maximum height of any building shall be:

	Applicable to	Standard
a.	Resort Community Activity Area 7 <ul style="list-style-type: none"> i. <u>Resort hotel</u> bedrooms; ii. <u>Resort hotel</u> chimney; iii. Other <u>buildings</u>. 	<ul style="list-style-type: none"> i. 20m ii. 24m iii. 8m
b.	Clubhouse and Facility Area	11m
c.	Resort Community Areas 1-6 - all <u>buildings</u>	8m
d.	All areas other than Clubhouse and Facility Areas and other than all Resort Community Areas	4m

21.9.2.3.6 Visual amenity adjoining the Groynes Open space - Natural Zone - Clearwater Golf Resort

Applicable to	Standard
a. Resort Community Activity Area 5 only, when <u>buildings</u> or <u>impervious surfaces</u> are located within 50m of a <u>boundary</u> with the Groynes Open Space - Natural Zone.	<ul style="list-style-type: none"> a. Trees or shrubs shall be planted for a minimum depth of 8m along these <u>boundaries</u>. b. Trees or shrubs shall be not less than 2m high at the time of planting and capable of reaching a height of at least 8m at maturity.

21.9.2.4 Area Specific Standards - Clearwater Golf Resort

21.9.2.4.1 Vehicle access - Clearwater Golf Resort

Applicable to	Standard
a. All activities	<ul style="list-style-type: none"> a. <u>Vehicle access</u> from State Highway 1 (Johns Road) shall be limited to Clearwater Avenue. b. An alternative service <u>access road /right of way</u> from Coutts Island Road shall be limited to use by service vehicles only.

b. Additional vehicle accesses or use of the service access for full vehicular access shall be non-complying activities. See Rule 21.9.2.2.4.

21.9.2.4.2 Flood protection - Ground levels at Clearwater Golf Resort

Applicable to	Standard
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a. Resort Community Activity Areas 5 and 6.	<p>a. <u>Ground levels</u> shall be at or above the minimum levels defined by a plane sloping west to east over the area, where the westernmost and easternmost points are set out in Columns B and C in Table 21.9.2.4.2.a. below and the height and slope of the plane is defined by the levels in Column D; and</p> <p>b. <u>Building</u> floor levels shall be a minimum of 250mm above minimum <u>ground levels</u> required by a.</p>
b. Other Resort Community Activity Areas - Clearwater.	<p>a. <u>Ground levels</u> shall be shaped and maintained so that in the event of a flood resulting from a primary stopbank breach, flood depths on land in adjacent zones downstream will not be increased by more than 100mm, compared to pre-development levels.</p>

Table 21.9.2.4.2.a - Specifications of Ground Level Plane for RC Areas 5 and 6

Location	NZMS Grid Reference Northing (Column B)	NZMS Grid Reference Easting (Column C)	Mean Finished <u>Ground Level</u> (Metres above CCC Datum) (Column D)
a. Resort Community Area 5A			
1. Westernmost extent	1. 5751420 N	1. 2477660 E	1. 3.01m
2. Easternmost extent	2. 5751719 N	2. 2477909 E	2. 2.86m
b. Resort Community Area 5B			
1. Westernmost extent	1. 5751568 N	1. 2478180 E	1. 2.03m
2. Easternmost extent	2. 5751870 N	2. 2478449 E	2. 1.42m
c. Resort Community Area 5C			
1. Westernmost extent	1. 5751034 N	1. 2478238 E	1. 3.81m
2. Easternmost extent	2. 5751611 N	2. 2478525 E	2. 1.36m
d. Resort Community Area 6	1. 5751014 N	1. 2477695 E	1. 4.76m

- c. Ground levels which do not comply with the levels specified in this Rule 21.9.2.4.2 shall be non-complying activities. See Rule [21.9.2.2.4](#).

Advice Note: Raisedground levels across all areas covered by this rule will result in a total of 400m freeboard above modelled water levels in a 1 in 10,000 year flood event.

21.9.3 Rules - Specific Purpose (Golf Resort) Zone - Christchurch Golf Resort

21.9.3.1 How to use the rules

This section provides rules for the proposed Christchurch Golf Resort. Rules for the existing golf resort at Clearwater are at [21.9.2](#).

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21.9.3.1.1 The rules that apply to activities in the Specific Purpose (Golf Resort) Zone - Christchurch Golf Resort are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule [21.9.3.2](#);
- b. Built Form Standards in [21.9.3.3](#); and.
- c. Area Specific Standards in Rule [21.9.3.4](#).

21.9.3.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Specific Purpose (Golf Resort) Zone - Christchurch Golf Resort (where relevant):

- | | |
|-----------|--|
| 5 | Natural Hazards; |
| 6 | General Rules and Procedures; |
| 7 | Transport; |
| 8 | Subdivision, Development and Earthworks; |
| 9 | Natural and Cultural Heritage; |
| 11 | Utilities and Energy; |
| 17 | Rural Zones; and |
| 18 | Open Space Zones. |

21.9.3.2 Activity Status Tables - Specific Purpose (Golf Resort) Zone - Christchurch Golf Resort

21.9.3.2.1 Permitted activities - Christchurch Golf Resort

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [21.9.3.2.2](#), [21.9.3.2.3](#), [21.9.3.2.4](#), or [21.9.3.2.5](#).

Activity		Activity Specific Standards
All activities in the Specific Purpose (Golf Resort) Zone at the Christchurch Golf Resort shall be located within the relevant Activity Areas shown in the Outline Development Plan (ODP) for this resort at Appendix 21.9.5.2.		
Activities listed below but not located in the relevant Activity Areas are discretionary activities; see Rule 21.9.3.2.3 .		
Permitted activities must also comply with the Built Form Standards set out in Rule 21.9.3.3 , and the Area Specific Standards set out in Rule 21.9.3.4 .		
	All Activity Areas	
P1	All activities permitted in the Rural Urban Fringe Zone, P1 - P14.	Activity Specific Standards and other standards as for the Rural Urban Fringe Zone.
	Golf Course and Open Space Activity Areas only	
P2	Establishment and maintenance of <u>wetlands</u>	Nil
	Clubhouse and Facility Area only	

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P3	Outdoor <u>recreation activity</u> other than golf and associated facilities	Nil
Area 1 only		
P4	Clubhouse facilities, <u>Restaurants</u> , Gym and spa facilities, Indoor sports complex and <u>accessory buildings</u> .	Nil
P5	<u>Food and beverage outlets</u>	<p>a. 1000m² maximum <u>GFA</u> at Christchurch Golf Resort</p> <p>b. <u>Food and beverage outlets</u> at the Christchurch Golf Resort shall only operate between the hours of 7am and 10pm</p>
P6	<u>Retailing</u> other than P5, servicing <u>recreation activities</u> and visitor needs within the zone.	<p>a. The total <u>GLFA</u> for <u>retailing</u> other than of <u>food and beverages</u> (existing, approved and proposed), shall be no greater than 500m².</p>
Activity Areas A, A1 and A2		
P7	Golf Academy, and associated <u>education activities</u>	Above-ground carparking may not be located in Area A2.
P8	Academy dormitory	Maximum of 160 bedrooms
P9	<u>Resort apartments</u>	<p>a. Up to 330 bedrooms.</p> <p>b. No more than 170 <u>resort apartments</u> shall be constructed before the completion of the golf course and the construction of the Academy building.</p>
All Resort Community Activity Areas		
P10	<u>Residential activity</u>	<p>a. Maximum of 150 units, with no more than one unit per site.</p> <p>b. Before any <u>building</u> is erected in the Resort Community Areas, <u>boundary</u> planting along all zone <u>boundaries</u> except that between the Golf Resort Zone and the Open Space – Water and Margins Zone shall be completed in accordance with the Management Plan required in RD5 for the golf course.</p>
Activity Areas D and D1		
P11	Driving range fairway and greens and associated lighting, in Activity Area D.	<p>a. Areas D or D1: Noise must not exceed 50 dB L_{max} when measured at the notional boundary of any dwelling existing as at 15 August 2011. A report from a person qualified in acoustics shall be submitted to the Council confirming that the <u>building</u> design and construction will achieve this standard.</p> <p>b. Driving range activities shall only be undertaken from within or from tees immediately in front of the <u>building</u> located in Activity Area D1.</p> <p>c. The driving range shall be closed and all associated lighting shall be turned off between the hours of 10pm and 7am.</p> <p>d. Lighting of the driving range fairway shall be limited to ground-mounted lighting, and any elevated lighting of the driving range <u>building</u> shall have a maximum <u>height</u> of 8m to the underside of the light.</p>
P12	Driving range <u>building</u> and tees and associated lighting in Activity Area D1.	

21.9.3.2.2 Restricted discretionary activities - Christchurch Golf Resort

Activity and Location	The Council's discretion shall be limited to the following matters:
All Activity Areas	

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RD1	Activities listed as RD1 and RD2 in the Rural Urban Fringe Zone	Activity Specific Standards and other standards as for the Rural Urban Fringe Zone.
RD2	Non-compliance with Rule 21.9.3.3.1 site coverage	a. <u>Amenity</u> of Immediate Neighbours - 21.9.4.2 a. b. <u>Amenity</u> of the Neighbourhood - 21.9.4.3 a.
RD3	Non-compliance with Rule 21.9.3.3.2 recession planes, or Rule 21.9.3.3.4 zone boundary and other boundary setbacks	a. <u>Amenity</u> of Immediate Neighbours 21.9.4.2 a. - d.
RD4	Non-compliance with Rule 21.9.3.3.3 road boundary setbacks	a. <u>Amenity</u> of the Neighbourhood - 21.9.4.2. b.- f.
	Golf Course and Open Space Activity Areas only	
RD5	Construction of the golf course and establishment of planting. Any application arising from this rule will not require written approvals and shall not be publicly or limited notified.	a. A Management Plan to be provided to Council prior to any construction or planting, dealing with the matters in 21.9.4.8 a.- e.
	Academy Activity Areas A, A1 and A2	
RD6	Any <u>subdivision</u> or <u>development</u> in these areas. A Concept Plan is not required wher <u>subdivision</u> consent is being sought or has already been granted for that Activity Area.	a. A Concept Plan to be provided to the Council prior to any activity taking place in that Activity Area, or a group of those activity areas, dealing with the matters in 21.9.4.10 a. - h.

21.9.3.2.3 Discretionary activities - Christchurch Golf Resort

Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act
D1 Location of activities listed in P1-P12 outside the relevant Activity Areas shown on the <u>Outline Development Plan</u> for the Christchurch Golf Resort at Appendix 21.9.5.2.	a. Location of activities outside areas specified in <u>Outline Development Plans</u> - 21.9.4.5.a. - i.
D2 <u>Resort apartments</u> which result in a total of between 331 and 380 bedrooms.	a. More than 330 bedrooms in <u>resort apartments</u> - 21.9.4.9 a. - d.
D3 Non compliance with Rule 21.9.3.3.5 <u>height</u> , with a maximum <u>height</u> of 12m in the Christchurch Golf Resort Academy Activity Area.	a. <u>Height</u> - 21.9.4.4 a. - b.

21.9.3.2.4 Non-complying activities

Activity
NC1 Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2 Additional <u>vehicle accesses</u> or use of the service <u>access</u> for full <u>vehicular access</u> to the Christchurch Golf Resort. See Rule 21.9.3.4.1.
NC3 Activities in the Academy Activity Area, except approved <u>earthworks</u> , <u>landscaping</u> and planting, and the construction and use of <u>access roads</u> , before the Lower Styx/Marshland Road intersection has been signalised. See Rule 21.9.3.4.1.

21.9.3.2.5 Prohibited activities - Christchurch Golf Resort

There are no prohibited activities.

21.9.3.3 Specific Purpose (Golf Resort) Zone Built Form Standards - Christchurch Golf Resort

21.9.3.3.1 Site coverage and building sizes - Christchurch Golf Resort

- The maximum total area of the Specific Purpose (Golf Resort) at Christchurch Golf Resort which may be covered by buildings shall be 5.5% of the zone area.
- Within the Christchurch Golf Resort Academy Activity Area, the maximum area which may be covered by buildings shall be 30%.
- Within the Christchurch Golf Resort, the maximum building footprint of the following buildings, shall not exceed the figures in Column C of the table following.
- Each resort apartment shall not exceed the minimum internal floor areas in Column D of the following table.

	Building	Maximum Building Footprint (Column C)	Minimum Internal Floor Area (Column D)
a.	Golf Clubhouse	1000m ²	N/A
b.	Indoor Sports Complex	2000m ²	N/A
c.	Driving Range Activity Area	800m ²	N/A
d.	Dormitory/ Education Facilities	1600m ²	N/A
e.	Each <u>Residential Unit</u>	400m ²	N/A
f.	Each <u>Resort Apartment Building</u> (Column C) or <u>Resort Apartment</u> (Column D)	i. Area A 1300m ² ii. Area A1 6500m ²	i. 2 bedroom apartments 100m ² ii. 3 bedroom apartments 130m ²

- Within the Christchurch Golf Resort only, no roof in the Academy, Resort Community or Driving Range Activity Areas shall have a reflectivity value greater than 35%.

21.9.3.3.2 Recession planes - Christchurch Golf Resort

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

Location	Permitted Activity Standard
a. Christchurch Golf Resort Community Activity Areas, except where <u>buildings</u> on adjoining <u>sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall. On sites of 250m ² to 400m ² this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3m above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.10.2.

21.9.3.3.3 Road boundary setback - Christchurch Golf Resort

The minimum building setback from road boundaries shall be:

Location	Standard
a. Academy Activity Areas and Resort Community Areas	100m from Turners Road, Spencerville Road and from Teapes Road adjoining 138 Turners Road (Lot 1, DP23116).

21.9.3.3.4 Zone boundary and other boundary setbacks - Christchurch Golf Resort

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The minimum building setback from a zone or other boundary shall be:

	Location	Setback from zone boundaries	Setback from other boundaries
a.	All <u>Buildings</u>	20m from any rural zone <u>boundary</u> which is not also a <u>road boundary</u> .	As below in b. and c.
b.	All <u>Buildings</u> in the Academy and Resort Community Activity Areas except golf clubhouse.	As above in a.	15m from the Lower Styx Ponding Area <u>boundary</u> .
c.	Golf clubhouse	As above in a.	10m from the Lower Styx Ponding Area <u>boundary</u>

21.9.3.3.5 Building height - Christchurch Golf Resort

The maximum height of any building shall be:

	Location	Standard
a.	Sports Complex in Academy Activity Area	9m
b.	<ul style="list-style-type: none"> i. All Resort Community Activity Areas, except for <u>accessory buildings</u>; ii. Academy Activity Area, except for sports complex; iii. Golf and Open Space Activity Area; iv. Maintenance Activity Area; and v. Driving Range Activity Areas. 	8m
c.	<u>Accessory buildings</u> in all Resort Community Activity Areas	5m

21.9.3.4 Area Specific Standards - Christchurch Golf Resort

21.9.3.4.1 Access and roading improvements - Christchurch Golf Resort

Applicable to	Standard
a. All activities	<ul style="list-style-type: none"> a. <u>Vehicle access</u> to the Christchurch Golf Resort shall be limited to one <u>access</u> from each of Lower Styx Road and Spencerville Road. b. An alternative service <u>access</u> from Teapes Road shall be limited to use by service vehicles only.
b. Academy Activity Areas	<ul style="list-style-type: none"> a. No activity shall be permitted in the Academy Activity Areas, except approved <u>earthworks, landscaping</u> and planting, and the construction and use of <u>access roads</u>, until the Lower Styx/ Marshland Road intersection has been signalised.

- c. Additional vehicle accesses or use of the service access for full vehicular access shall be non-complying activities. See Rule 21.9.3.2.4.
- d. Any other activity in the Academy Activity Area ahead of signalisation of the Lower Styx/ Marshland Road intersection shall be a non-complying activity. See Rule 21.9.3.2.4.

21.9.4 Matters of Discretion - Clearwater Golf Resort and Christchurch Golf Resort

21.9.4.1 Retail activity

- a. Extent to which the proposed activity would complement recreation and visitor activities in the zone.

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- b. Any adverse effects on traffic movement and safety.
- c. Significant adverse effects on existing retail centres outside the Golf Resort zone.

21.9.4.2 Amenity of immediate neighbours

- a. Any visual dominance over adjoining properties.
- b. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Opportunities for landscaping and tree planting, as well as screening of buildings.

21.9.4.3 Amenity of neighbourhood

- a. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding rural and open space zones; and
 - ii. a golf resort which is not located in a standard urban setting.
- b. Alternative practical locations for the building on the site.
- c. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area.
- d. Any adverse effects on the outlook and privacy of adjoining properties.
- e. Any detracting from the openness of the site to the street.
- f. Ability to provide opportunities for landscaping and tree planting.

21.9.4.4 Height

- a. Whether the increased height would result in buildings which:
 - i. are not compatible with the character of the surrounding area;
 - ii. visually dominate the outlook from adjoining sites, roads and public open space, or significantly contrast with the scale of surrounding development, both existing and permitted; or
 - iii. compromise the amenity of adjoining properties, including in respect of daylight and sunlight admission or privacy.
- b. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of the increased height.

21.9.4.5 Location of activities outside of areas specified in Outline Development Plans

- a. Compatibility of the proposed development pattern with the remainder of the zone and with the open space, and rural character of the wider locality.
- b. Any adverse effects on the amenity of the Groynes Recreation area (Clearwater Golf Resort only) and surrounding rural zones (both resorts)
- c. Ability to continue to provide an effective and ecologically sensitive stormwater management system.
- d. Connectivity within the zone and with adjacent open space zones, where appropriate, in terms of vehicular, cycle and pedestrian access.
- e. Proximity of higher density development to open space for passive and active recreation, while avoiding higher density development being located immediately adjoining rural areas.
- f. Application of the principles of Crime Prevention Through Environmental Design.
- g. Ability to create and preserve viewshafts to the golf course and beyond.

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- h. Whether the proposed revised location(s) for activities better mitigates risks from natural hazards, including flooding, seismicity and liquefaction.
- i. Any effect either positive or adverse on tangata whenua values.

21.9.4.6 Creation of waterbodies and new stormwater management facilities

- a. Extent to which the scale, design and construction of the water bodies or stormwater facilities deters birds which could pose a risk to aircraft from roosting and nesting.
- b. Existence of a birdstrike hazard management programme with appropriate measures for ongoing management of water bodies and birds so as to reduce the potential risk of birdstrike, and evidence of consultation with Christchurch International Airport Limited in the preparation of this programme.
- c. Extent to which the scale, design, construction, management and maintenance of water bodies and stormwater facilities avoids or minimises the entry of contaminants into groundwater.

21.9.4.7 Visual amenity adjoining the Groynes - Clearwater Golf Resort Only

- a. The extent to which the design and layout of landscaping proposed reinforces separation and provides screening of buildings from the adjacent Groynes Open Space – Natural zone.
- b. The extent to which the design and layout of landscaping will incorporate existing landscape and water features eg existing trees (excluding noxious species) along watercourses.
- c. Any contribution of the proposed planting to ecological and habitat values.

21.9.4.8 Construction of the golf course - Christchurch Golf Resort Only

- a. Biodiversity and its enhancement in waterways and wetland areas, as well as measures to mitigate any adverse effects on biodiversity.
- b. Details of design, construction and operation of the golf course drainage system and wetlands, including proposed excavation and filling, and potential effects on sediment discharges and water quality.
- c. Storage capacity in the Lower Styx Ponding Area and effective management of stormwater and flood discharges in the zone, with consideration of tidal influences and the effects of sea level rise.
- d. Amenity planting around the zone boundary and its ability to screen and soften built development.
- e. Appropriate management of any archaeological sites.

21.9.4.9 More than 330 bedrooms in resort apartments - Christchurch Golf Resort Only

- a. The degree of variation in form, profile and height of the resort apartment buildings, and the avoidance of large expanses of wall or repetitive building forms.
- b. The extent of landscape buffer and treatment proposed to mitigate the overall bulk and appearance of buildings.
- c. The visibility of additional built development from beyond the boundaries of the zone.
- d. Any effects of extra buildings on the amenity of the adjoining rural or Open Space – Margins and Water Zones.

21.9.4.10 Concept plan for Christchurch Golf Resort only

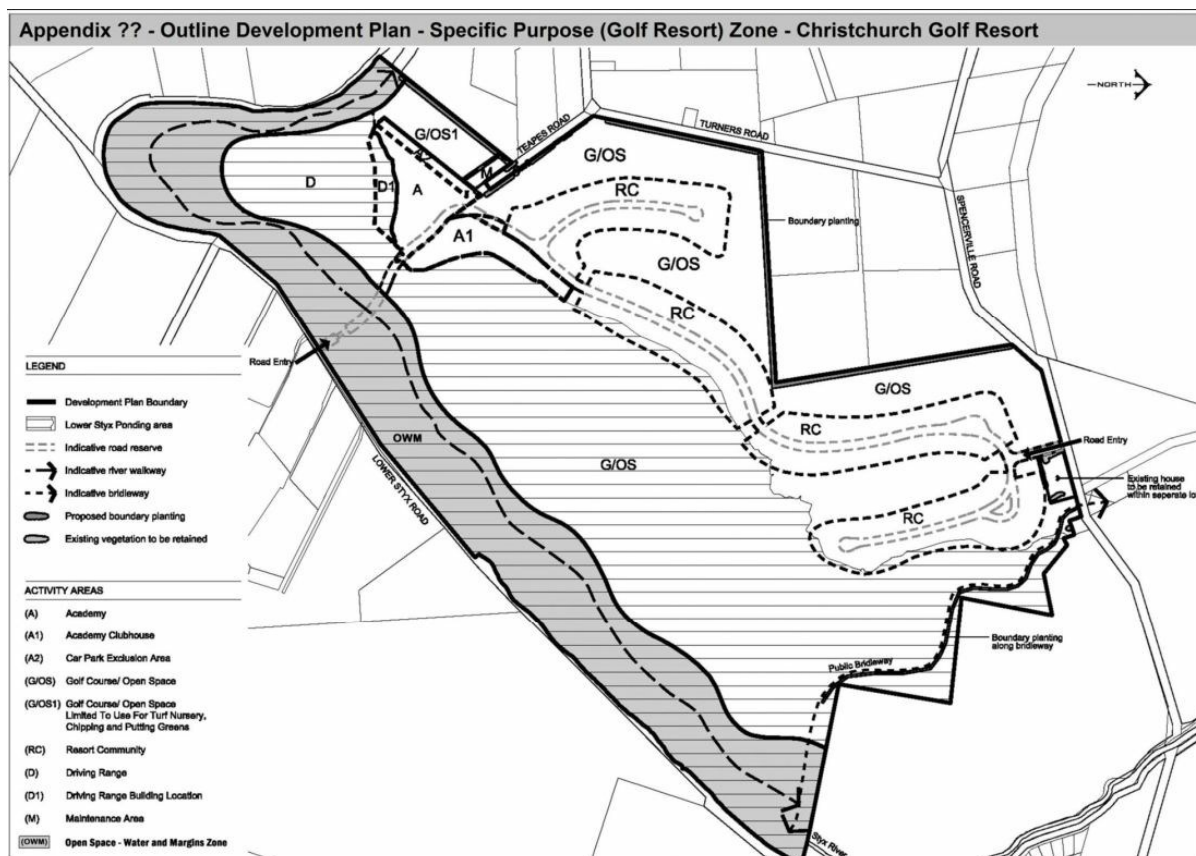
- a. Indicative subdivision layout including indicative densities and distribution and indicative road layout.
- b. Location of sites for built development in relation to golf course and open space areas within the zone and to the open space and rural character of the wider locality.
- c. Any area specific measures for mitigating risks from natural hazards, including flooding, seismicity and liquefaction

- d. Connectivity with other parts of the zone and with adjacent open space and other zones, in terms of carparking locations, walkways and cycleways.
- e. Provisions for stormwater management.
- f. Application of the principles of Crime Prevention Through Environmental Design.
- g. Ability to create and preserve viewshafts to areas across and beyond the site.
- h. Any effect either positive or adverse on tangata whenua values.

21.9.5.1 Outline Development Plan for Clearwater



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21.10 Specific Purpose (Ruapuna Motorsport) Zone