

Chapter 21.5 Specific Purpose (Hospital) Zones

Key:

This Revised Proposal is prepared for the purposes of the Central City hearing.

The base of this Revised Proposal is the clean Stage 2 Specific Purpose (Hospital) Zone as attached to Closing Legal submissions for the Specific Purpose Zones Stage 2 hearing (dated 12 November 2015). The following provisions from 13.8.5 of the Central City Proposal have been integrated into this Revised Proposal.

Text is colour coded as follows:

grey text	Text considered in Stage 1 and 2 hearings. NOT open for consideration and provided in this proposal as context only.
black text	Text that combines provisions from the Specific Purpose Zones chapter with provisions from the Central City chapter. The provision of the Central City chapter that has been incorporated is in a comment bubble.
black underlined text	Amendments to ensure provisions make sense. These amendments do not change the effect of the provisions. In some cases there is a submission point giving scope to this change, and that is identified in square brackets.
dark blue text [provision number]	This text has been integrated into this Chapter from the Central City chapter. The relevant Central City provision that it has been taken from is in square brackets after the text.
dark blue bold underlined text or dark blue strikethrough text [submission number]	<p>This text has been integrated into this Chapter from the Central City chapter. This text indicates amendments (additions and deletions) as a result of submissions on the relevant Stage 3 Central City provision. The relevant submission giving scope for the amendment is in square brackets after the amendment.</p> <p>In some situations it is considered that an existing Stage 1 provision from the base of the Revised Proposal covers the corresponding provision from the Central City Proposal. Where this is the case the Specific Purpose Zones Stage 2 provision is in black text, and a comment has been inserted to identify the relevant Central City provision that is considered to correspond. This is also the case where the provisions from the Specific Purpose Zones 2 and Central City proposals are identical. In those situations, the black text can only be amended in respect of the Central City in response to a Central City submission point, such changes will be identified in dark blue bold underlined text (for additions) and dark blue strikethrough text (for deletions).</p>
green text	Definitions that are relied on. (Note that only integrated text shows the definitions, ie grey text does not identify definitions).

**Index to location of Central City Provisions from 13.8.5 in
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13.8.5.3.7 Outdoor Storage Areas	21.5.4.4(a)

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.

Comment [SG1]: Corresponds to Objective 13.8.5.1.1

21.5.1.1.1 Policy - Intensification

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

Comment [SG2]: Corresponds to Policy 13.8.5.1.1

21.5.1.1.2 Policy - Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites hospital development is planned and designed to recognise the amenity, character and coherence of the surrounding area at the site interfaces by; **(CCC) [Crown #2387 Evidence by Claire Ursula Kelly]**
- i. Ensuring that the landscape setting is maintained, at site boundaries. **[Crown #2387.1148 #2360.970 2360.60 CDHB] [Crown #2387 Evidence by Claire Ursula Kelly]**
 - ii. Locating taller buildings towards the centre of sites, away from more sensitive edges. **[#2387.1148 Crown]**
- b. Ensure that for Inner Urban sites hospital development is planned and designed to recognise and integrate with the local context by; **[CCC]**
- i. Encouraging pedestrian activity and higher quality amenity including planting along streetfrontages and in adjoining public and publicly accessible spaces.
 - ii. 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.
 - iii. Ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.

c. Ensure that the development of Christchurch Hospital:

- i. **Focuses landscaping and ground floor amenity at the interface with the street to encourage pedestrian activity and visual interest;**
- ii. **Ensures the form and scale of buildings and associated landscaping complements anticipated development in the adjacent zones;**
- iii. **Ensures that development recognizes the hospital's unique central city location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large**

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scale built development within the hospital site:

[Crown #3721.817, .818, .819, .820, .821]

For the purpose of these provisions the hospital sites are notated as the following: [CCC]

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital ,St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude- Mansfield, Southern Cross, Pegasus Health 24hr, [CCC, Pegasus Health (Charitable) Limited # 2085.5] Wesley Care Hospital
<u>Christchurch Hospital</u>	<u>Christchurch Hospital, Riccarton Avenue, Central City.</u>
<u>Former Christchurch Women's Hospital</u>	<u>Colombo/Durham Streets</u>
<u>Lyndhurst Hospital</u>	<u>Montreal/Bealey Avenues</u>

21.5.1.1.3 Policy - Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of suburban and inner urban hospital sites that are no longer required for hospital purposes [#2360.61 CDHB]

21.5.2 Rules - Specific Purpose (Hospital) Zone

21.5.2.1 How to use the rules

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

- a. The Activity Status Tables (incl. Activity Specific Standards) in Rule 21.5.2.2; and
- b. Built Form Standards in 21.5.2.3.

21.5.2.1.2 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. |

21.5.2.1.3 Additional activities and standards for each of the hospital sites (except the Christchurch Hospital site) are referred to in the permitted activity table, with the relevant zones in which these additional activities and standards are found, being listed in 21.5.3.

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

21.5.2.2 Activity Status Tables

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 **Activity Specific Standards below, and 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 controlled, restricted discretionary, discretionary, non-complying, or **prohibited** as specified in Rules 21.5.2.2.2, 21.5.2.2.3, 21.5.2.2.4, 21.5.2.2.5 or 21.5.2.2.6 below.

	Activity	Activity Specific
P1	Hospitals, including <u>emergency service facilities</u>	Nil

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P2	Health care facilities	Nil
P3	Ancillary office activity	Nil
P4	Ancillary retail activity	Nil
P5	Overnight accommodation for staff and visitors [#2360.69 CDHB Crown 2387.971, 2387.941]	Nil
P6	Research and medical training facilities	Nil
P7	Spiritual activities and facilities	Nil
P8	Any activities or facilities which would be permitted activities in the zone listed for that site in 21.5.3.	Nil
P9	Parking lot ancillary to the hospital activity [#2360.971 CDHB]	Nil
P10	Parking building ancillary to the hospital activity. [#2360.972 CDHB]	Nil
P11	Within suburban sites any new buildings that are: i. set back 10m or more from a boundary with a maximum gross ground floor area of 500m ² ; or ii. set back 20m or more from a road boundary a with a maximum gross ground floor area of 1000m ² ; or iii. set back 30m or more from a boundary with a maximum gross ground floor area of 2000m ² .	Nil
P12	Parking lots and Parking buildings not visible from a hospital site boundary where it adjoins a public or publicly accessible space or residential zone.	Nil
P13	Any activities or facilities which would be permitted activities in the alternative zone for those sites listed in 21.5.3. Refer to the underlying zones for relevant Rules and Built Form Standards.	Nil

21.5.2.2.2 Controlled activities

The activities listed below are controlled activities.

	Activity	Activity Specific

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C1	<p>Within suburban sites any new building, set of contiguous buildings, or addition to a building that is set back 30m or more from a boundary with a gross ground floor area over 2000m².</p> <p>Excluding:</p> <p>a. Repairs, maintenance, and seismic, fire/and/or access building code upgrades; or</p> <p>b. Refurbishment, reinstatement works.</p> <p>Any application arising from non compliance with these rules will not require written approvals and shall not be limited or publicly notified. [#2360CDHB]</p>	21.5.4.2 Site and building design (i) and (iv) [#2360 CDHB]
C2	<p>Within suburban sites any new buildings, set of contiguous buildings, or addition to a building that are:</p> <p>i. set back 10m to 20m from a road boundary and are between 8m and 14m in height; or</p> <p>ii. set back 10m to 20m from a boundary with a gross ground floor area between 500m² to 1000m²; or</p> <p>iii. set back 20m to 30m from a boundary with a gross ground floor area between 1000m² and 2000m².</p> <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4m in height above that of the building height specified above.</p> <p>Any application arising from non compliance with these rules will not require written approvals and shall not be limited or publicly notified. [#2360CDHB]</p>	<p>21.5.4.1 City context and character</p> <p>21.5.4.2 Site and building design</p> <p>21.5.4.5 Landscaping</p> <p>[#2360 CDHB]</p>

21.5.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

	Activity	The Council's discretion shall be limited to the following
RD1	<p>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);</p> <p>[#2123.237CCC]</p>	<p>21.5.4.1 City context and character</p> <p>21.5.4.2 Site and building design</p> <p>[#2360 CDHB]</p> <p>21.5.4.5 Landscaping</p>

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RD2	<p>Any activities not complying with the Built Form Standards listed in: Rule 21.5.2.3.1.1 c (Suburban sites); Rule 21.5.2.3.1.2 c- (Suburban service site); Rule 21.5.2.3.1.3 c- (Inner urban); and Rule 21.5.2.3.1.4 c- (Inner urban);</p> <p>[#2123.238CCC]</p> <p>Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p> <p>[</p>	<p>21.5.4.1 City context and character</p> <p>21.5.4.2 Site and building design [#2360 CDHB]</p> <p>21.5.4.5 Landscaping</p> <p>21.5.4.4 - Outdoor Storage Areas [#2123.232CCC]</p>
RD3	<p>Within inner urban sites any building elevation, including roof, which is greater than 20m in length and is visible from a hospital site boundary where it adjoins public or publicly accessible space or a residential zone. [#2360CDHB]</p> <p>Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>21.5.4.2 Site and building design [#2360 CDHB]</p> <p>21.5.4.5 Landscaping [#2280 Nurse Maude]</p>
RD4	<p>Within inner urban sites any new building, set of contiguous buildings, or addition to a building of 1000m² (gross ground floor area) or more excluding:</p> <p>a. Repairs, maintenance, and seismic, fire/and/or access building code upgrades; or</p> <p>b. Refurbishment, reinstatement works. [#2280.3 Nurse Maude]</p> <p>Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>21.5.4.1 City context and character</p> <p>21.5.4.2 Site and building design [#2360 CDHB]</p> <p>21.5.4.5 Landscaping [#2280 Nurse Maude]</p>

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RD5	<p>Within suburban sites any new building, set of contiguous buildings, or addition to a building set back:</p> <ul style="list-style-type: none"> i. 10m to 3 20m from a boundary that is 1000m² gross ground floor area or more; or ii. 10m to 20m from a road boundary and is over 14m in height; or iii. 20 to 30m from a boundary that is 2000m² gross floor area or more. [Crown #2387] <p>excluding:</p> <ul style="list-style-type: none"> a. Repairs, maintenance, and seismic, fire/and/or access building code upgrades; or b. Refurbishment, reinstatement works. <p>Any application arising from noncompliance with these rules will not require written approvals and shall not be limited or publicly notified. [#2360CDHB]</p>	<p>21.5.4.1 City context and character 21.5.4.2 Site and building design 21.5.4.5 Landscaping [#2360 CDHB]</p>
RD6	<p>Within inner urban sites, any multi level car parking building ancillary to the hospital activity or vehicular access within 15m of a residential boundary or boundary with public or publically accessible space. [#2360CDHB]</p>	<p>21.5.4.1 City context and character 21.5.4.2 Site and building design [#2360 CDHB] 21.5.4.5 Landscaping [#2280 Nurse Maude]</p>
RD7	<p>Development and redevelopment of buildings in St Georges-Heaton Overlay. [#2296 St Georges Hospital]</p>	<p>21.5.4.6 St Georges Heaton Overlay [#2296 St Georges Hospital]</p>
RD8	<p>Development and redevelopment of buildings at Nurse Maude-Mansfield. [#2280 Nurse Maude]</p> <p>Any application arising from noncompliance with these rules will not require written approvals and shall not be limited or publicly notified. [#2280 Nurse Maude]</p>	<p>21.5.4.1 City context and character 21.5.4.2 Site and building design 21.5.4.3 Fencing and screening 21.5.4.4 Outdoor storage areas 21.5.4.5 Landscaping [#2280 Nurse Maude]</p>
RD9 [13.8.5.2.2.2 RD1]	<p>In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites any activities not complying with the Built Form Standards listed in the following rules: 21.5.2.3.1.5 b for Former Christchurch Women's Hospital; and 21.5.2.3.1.7b for Lyndhurst Hospital Minimum <u>building setback</u> from an internal boundary.</p>	<p>21.5.4.1 b Context and Character. 21.5.4.7 Interface (a) ii and iii and iv. 21.5.4.5 b Landscaping and trees.</p>

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	21.5.2.3.1.5c and 21.5.2.3.1.7c Maximum <u>building height</u> .	21.5.4.1 b Context and Character i, iv. and v. 21.5.4.7 Interface (a)ii, iii, and iv 21.5.4.5 b Landscaping and trees 21.5.4.9 Height
	21.5.2.3.1.6 for Christchurch Hospital a minimum <u>building setback</u> from Riccarton Avenue and Oxford Terrace	21.5.4.1 b Context and Character i., iii., iv. and v. 21.5.4.7 Interface 21.5.4.5 b Landscaping and trees
	21.5.2.3.1.6b Minimum <u>building setback</u> from an internal <u>boundary</u>	21.5.4.1 b Context and Character i., iii., iv. and v. 21.5.4.7 Interface (a)i, ii, and iii 21.5.4.5 b Landscaping and trees
RD10 [13.8.5.2.2.1 RD2]	In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites any activities not complying with the following Built Form Standards will not require written approvals and shall not be limited or publicly notified 21.5.2.3.1.5a for Christchurch Former Women's Hospital and 21.5.2.3.1.7a for Lynhurst Hospital Minimum <u>building setback</u> from a <u>road boundary</u>	21.5.4.1 b Context and Character i., iii., iv. and v. 21.5.4.5 b Landscaping and trees
	21.5.2.3.1.5 d i-v; and 21.5.2.3.1.7 e i-v Minimum planting and <u>landscaping</u>	21.5.4.1 b Context and Character i. A and i. C 21.5.4.5 b Landscaping and trees

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<p>21.5.2.3.1.5e and 21.5.2.3.1.7f Maximum fencing <u>height</u></p>	<p>21.5.4.1 Context and Character iii 21.5.4.3 b Fencing and Screening</p>
<p>21.5.2.3.1.5f 21.5.2.3.1.7g Outdoor storage areas</p>	<p>21.5.4.1 Context and Character iii 21.5.4.5 b Landscaping and trees ii 21.5.4.3 b Fencing and Screening 21.5.4.4 Outdoor Storage Areas</p>
<p>21.5.2.3.1.7 d for Lyndhurst Hospital Recession Plane standards</p>	<p>21.5.4.1 Context and Character i. and iv. 21.5.4.9 Height</p>
<p>21.5.2.3.1.6 For Christchurch Hospital c i Maximum scale of <u>setback</u> intrusions;</p>	<p>21.5.4.1 Context and Character i., iv. and v. 21.5.4.7 Interface (a)i, ii and iii</p>
<p>21.5.2.3.1.6cii maximum number of encroachments per frontage</p>	<p>21.5.4.1 Context and Character i., iv. and v. 21.5.4.7 Interface (a)i, ii and iii</p>

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<p>21.5.2.3.1.6 d Maximum <u>building height</u></p>	<p>21.5.4.1b Context and Character i., iv. and v. 21.5.4.7 Interface 21.5.4.5 b Landscaping and trees 21.5.4.9 Height</p>
<p>21.5.2.3.1.6 e Recession plane standards</p>	<p>21.5.4.1 Context and Character i., iv. and v. 21.5.4.9 Height</p>
<p>21.5.2.3.1.6 f Minimum planting and <u>landscaping</u></p>	<p>21.5.4.1b Context and Character i. B and C, and iii. 21.5.4.5 b Landscaping and trees.</p>
<p>21.5.2.3.1.6 g Maximum <u>fencing height</u></p>	<p>21.5.4.1 b Context and Character i. C and iii. 21.5.4.5 b Landscaping and trees iii. 21.5.4.3 b Fencing and screening</p>
<p>21.5.2.3.1.6 h <u>Outdoor storage areas</u></p>	<p>21.5.4.1 b Context and Character iii 21.5.4.5 b Landscaping and Trees ii 21.5.4.3 b Fencing and screening 21.5.4.4 Outdoor Storage Areas.</p>

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<p>RD11 [13.8.5.2.2.1 RD3]</p>	<p>In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites any elevation greater than 20m in length which is visible from a <u>hospital site boundary</u> where it adjoins public or publicly accessible space or a residential zone. Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>21.5.4.1 b Context and Character i. and iii. 21.5.4.7 Interface</p>
<p>RD12 [13.8.5.2.2.1 RD4]</p>	<p>In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites any <u>development</u> over 1000m² <u>GGFA</u>. Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>21.4.5.1 b Context and Character 21.5.4.7 Interface 21.5.4.8 Access and parking 21.5.4.5 b Landscaping and trees</p>
<p>RD13 [13.8.5.2.2.1 RD5]</p>	<p>In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites any <u>parking buildings</u> visible from a hospital site boundary where it adjoins a public or publicly accessible space or a residential zone. Any application arising from non-compliance with these rules will not require written approvals and shall not be limited or publicly notified.</p>	<p>21.5.4.1 b Context and Character 21.5.4.7 Interface 21.4.5.8 Access and parking 21.5.4.5 b Landscaping and trees</p>

21.5.2.2.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	There are no discretionary activities

21.5.2.2.5 Non-complying activities

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

Comment [SG3]: 13.8.5.2.2.4

21.5.2.2.6 Prohibited activities

There are no prohibited activities

21.5.2.3 Built Form Standards

21.5.2.3.1 Permitted activities for built form

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21.5.2.3.1.1 Suburban sites [CCC]

Rule	
a)	The minimum building setback from road boundaries shall be 10m. [#2360 CDHB]
b)	The minimum building setback from an internal boundary shall be 10m except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5m. [#2360 CDHB]
c)	<p>The maximum height of any building shall be:</p> <ul style="list-style-type: none"> i. 8m high buildings at 10m – 20m from the internal boundary; [#2360CDHB] ii. 20m high buildings at 20m or more from a boundary. <p style="text-align: center;">[#2360CDHB]</p> <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4m in height above that of the building height specified above [#2360 CDHB].</p>
d)	<p>The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary is as follows:</p> <ul style="list-style-type: none"> i. 10m for road boundaries (except for vehicle and pedestrian access); and ii. 10m along internal boundaries. <p>In addition the following tree planting should be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10m of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15m of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and [#2360.84 / .92 CDHB] vi. 10% of the site shall be planted including landscaping strips.
e)	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2m except</p> <ul style="list-style-type: none"> i. at the boundary with Christchurch Southern Motorway; and ii. for the part of the Hillmorton Hospital site as identified on the Site Plan in 21.5.5.1, where it is set back 2m from the road boundary. <p>[#213.227 CCC and #2360 CDHB]</p>
f)	Vehicle access shall be established so that there is not vehicle access within 20m of a residential zone boundary, except where the residential zone is located across the street.

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g)	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the landscaping strips; and ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5m of fencing or planting. [#2123.232] CCC
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21.5.2.3.1.2 Suburban service sites

Rule	
a)	The minimum building setback from road boundaries shall be 10m except; the building setback from Lincoln Road shall be 5m measured from the line of the 5m wide designation. [#2360 CDHB]
b)	The minimum building setback from an internal boundary shall be 10m.
c)	The maximum height of any building shall be 14m.
d)	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be as follows: [CCC]</p> <ul style="list-style-type: none"> i. 10m for road boundaries (except for vehicle and pedestrian access) except 5m along Lincoln Road from the line of the 5m designation; and ii. 4m along internal boundaries. <p>In addition the following tree planting should be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10m of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15m of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and [#236084 / .92 CDHB] vi. 10% of the site shall be planted including landscaping strips.
e)	The maximum height of fencing in located within the landscaping strip <u>from the road boundary</u> shall be 1.2m. [#2123.228 CCC]
f)	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened by a minimum 1.5m of fencing or planting from any adjoining site. [#2123.233 CCC]

21.5.2.3.1.3 Inner urban sites - St Georges Hospital, Southern Cross, Pegasus Health 24hr, [#2085 Pegasus Health],

Rule	
a.	The minimum building setback from road boundaries shall be 10m except for arterial roads where it shall be 4m.
b.	The minimum building setback from an internal boundary shall be 10m
c.	The maximum height of any building (including allowance for plant and lift shafts) shall

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	<p>be:</p> <ul style="list-style-type: none"> i. 11m at 10m from the boundary except along an arterial road where the maximum height is 11m at a 4m setback; and ii. 18m at 16m from the boundary.
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be: [CCC]</p> <ul style="list-style-type: none"> i. 4m for road boundaries (except for vehicle and pedestrian access); and ii. 4m for internal boundaries. <p>In addition the following tree planting should be provided_1 tree per 10m of boundary or part thereof, planted within the respective landscape strip;</p> <ul style="list-style-type: none"> iii. 1 tree per 15m of internal boundary or part thereof, planted within the respective landscape strip; iv. 1 tree for every 5 at grade_car parking spaces to be planted within the car parking areas; and [#2360.84 / .92CDHB] <p>10% of the site shall be planted including landscaping strips.</p>
e.	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2m [#2123.229 CCC and #2360 CDHB]</p>
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened by a minimum 1.5m of fencing or planting from any adjoining site. [#2123.234 CCC]

21.5.2.3.1.4 Inner urban sites - Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care [#2296 St Georges] [2082 Christchurch Central Methodist Mission]

Rule	
a)	<p>The minimum building setback from road boundaries shall be 4m, except</p> <ul style="list-style-type: none"> i. For the St Georges Heaton Overlay the road boundary setback shall be 8m. [#2296 St Georges]
b)	<p>The minimum building setback from an internal boundary shall be 5m, except</p> <ul style="list-style-type: none"> i. for Nurse Maude-Mansfield the internal boundary set back shall be 4m. [#2280 Nurse Maude]

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c)	<p>The maximum height of any building shall be 11m, except</p> <p style="padding-left: 40px;">i. For St Georges-Heaton Overlay the maximum building height shall be 8m;</p> <p>In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4m in height above that of the building height specified above [#2280 Nurse Maude].</p>
d)	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p style="padding-left: 40px;">i. 4m (except for vehicle and pedestrian access along road boundaries); and</p> <p style="padding-left: 40px;">ii. 4m along internal boundaries except</p> <p style="padding-left: 80px;">for Nurse Maude-Mansfield, where a vehicle access or parking area is adjacent to an internal boundary a minimum 1m wide landscape strip shall be provided immediately adjacent to that boundary.</p> <p>In addition the following tree planting should be provided:</p> <p style="padding-left: 40px;">i. 1 tree per 10m of boundary or part thereof;</p> <p style="padding-left: 40px;">ii. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and [#2360CDHB]</p> <p style="padding-left: 40px;">iii. 10% of the site shall be planted including landscaping strips.</p>
e)	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2m. [#2123.30 CCC]</p>
f)	<p>i) Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and</p> <p>ii) Any outdoor storage area shall be screened by a minimum 1.5m of fencing or planting from any adjoining site. [#2123.235CCC]</p>

21.5.2.3.1.5 Former Christchurch Women's site [13.8.2.3.1]

	Rule
a.	The minimum <u>building setback from a road boundary</u> shall be 4m.
b.	The minimum <u>building setback from an internal boundary</u> shall be 5m
c.	<p>The maximum <u>height of any building</u> (including allowance for plant and lift shafts) shall be:</p> <p style="padding-left: 40px;">i. Internal Boundaries</p> <p style="padding-left: 80px;">A 11m at 5m from the <u>internal boundary</u>;</p> <p style="padding-left: 80px;">B 18m at 10m from the <u>internal boundary</u>.</p> <p style="padding-left: 40px;">ii. Road boundaries</p>

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	<p>A 11m at 4m from the road <u>boundary</u>;</p> <p>B 18m at 10m from the road <u>boundary</u>.</p> <p>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum <u>building height</u></p>
d.	<p>The minimum planting strips are required adjacent to boundaries as follows:</p> <ul style="list-style-type: none"> i. <u>road boundary</u> 4m (except for vehicle and pedestrian access); ii. internal boundaries 4m. <p>In addition the following landscaping should be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10m of <u>frontage</u> or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car <u>parking areas</u>. <p>all landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1</p>
e.	The maximum <u>height of fencing within the road setbacks</u> shall be 1.2m.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space; and ii. any <u>outdoor storage area</u> shall be screened by a minimum of 1.5m of fencing or planting from any adjoining <u>site</u>.

21.5.2.3.1.6 Christchurch Hospital [13.8.5.2.3.2]

	Rule
a.	The minimum <u>building setback</u> from Riccarton Ave and Oxford Terrace shall be 10m.
b.	<p>The minimum <u>building setback</u> from an internal <u>boundary</u> shall be as follows:</p> <ul style="list-style-type: none"> i. Avon River and Central City Avon River Precinct - as per Central City General Rules and Procedures 13.14.6.2.2 (Downstream Waterways); ii. Central City Open Space Community Park (Hagley Park) - 4m; iii. Central City Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage IDNumber 460) - 10m.
c.	<ul style="list-style-type: none"> i. Intrusions into a <u>setback</u> of up to 3m width for a maximum length of 10m and a maximum height of 9m per encroachment will be permitted for entrance canopies, building detail and decoration. ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> A 1 in total, for the <u>frontage</u> with Central City Open Space Community Park (Hagley Park); B 2 in total, for the extent of the Riccarton Ave and Oxford Terrace road <u>frontage</u>.

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d.	<ul style="list-style-type: none"> i. The maximum <u>building height</u> shall be 60m; ii. Except that the maximum road wall height of any <u>building</u> along Riccarton Avenue or Oxford Terrace shall be 30m at the <u>road boundary setback</u>. <p>Lift shafts, mechanical plant and any other such equipment, shall be included in the maximum building height.</p>
e.	Buildings shall not project beyond a recession plane of 45 degree applying from the maximum wall <u>height</u> and angling into the site.
f.	<ul style="list-style-type: none"> i. A 4m minimum planting strip is required adjacent to all <u>boundaries</u>. In addition: ii. 1 tree per 10m of <u>frontage</u> or part thereof; iii. 1 tree per every 5 car parking spaces provided between <u>buildings</u> and all <u>boundaries</u>; iv. All <u>landscaping/trees</u> required under these rules shall be in accordance with the provisions in Appendix 16.6.1 (Rules and guidance for <u>landscaping</u> and tree planting).
g.	The maximum height of fencing in the <u>building setbacks</u> shall be 1.2m.
h.	<ul style="list-style-type: none"> i. <u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space; and ii. any <u>outdoor storage area</u> shall be screened by a minimum of 1.5m of fencing or planting from any adjoining site.

21.5.2.3.1.7 Lyndhurst Hospital [13.8.5.2.3.3]

	Rule
a.	The minimum <u>building setback</u> from a <u>road boundary</u> shall be: <ul style="list-style-type: none"> i. 6m along Bealey Avenue ii. 2m in other instances
b.	The minimum <u>building setback</u> from an internal <u>boundary</u> shall be 4m
c.	The maximum <u>height</u> of any <u>building</u> (including an allowance for plant and lift shafts) shall be 14m
d.	Buildings shall not project beyond a <u>building envelope</u> constructed by recession planes from points 2.3m above internal <u>boundaries</u> with other <u>sites</u> as shown in diagram 13.6.1.2.3.2 (Central City residential - Sunlight and outlook for neighbours).
e.	<p>The minimum planting strips are required adjacent to boundaries as follows:</p> <ul style="list-style-type: none"> i. Bealey Avenue <u>road boundary</u> 4m (except for vehicle and pedestrian access); ii. Montreal Avenue <u>road boundary</u> 2m (except for vehicle and pedestrian access); iii. Internal boundaries 4m. <p>In addition the following <u>landscaping</u> should be provided:</p> <ul style="list-style-type: none"> i. 1 tree per 10m of <u>frontage</u> or part thereof; ii. 1 tree for every 5 at grade car parking spaces to be planted within the car <u>parking areas</u>; <p>All <u>landscaping/trees</u> required under these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>
f.	The maximum height of fencing within the <u>road setbacks</u> shall be 1.2m.
g.	<ul style="list-style-type: none"> i. <u>Outdoor storage areas</u> shall not be located within the <u>building setbacks</u> with a <u>road boundary</u> or other public space; and

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ii. any outdoor storage area shall be screened by a minimum of 1.5m of fencing or planting from any adjoining site.

21.5.3 Additional activities and standards

Hospital Name	Location	Map ref	Additional Activities and Standards for Activities other than hospital activities are those for permitted activities for the following zones
Burwood	Burwood / Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RSDT
Hillmorton	Lincoln / Annex Roads	38	RS
Nurse Maude and Nurse Maude - Mansfield	McDougal Avenue / Mansfield Avenue	31	RMD [# 2280 Nurse Maud]
St Georges	Papanui Road / Leinster Road	31	RMD [#2296 St Georges Hospital]
St Georges-Heaton Overlay	Heaton Street	31	RS [#2296 St Georges Hospital]
Southern Cross	Bealey Avenue / Durham Street / Caledonian Road	32	RMD
Pegasus Health 24hr	Bealey Avenue / Caledonian Road	32	RMD [#2085 Pegasus]
Wesley Care	Harewood Road	24	RSDT [#2082 Christchurch Methodist Central Mission]
Former Christchurch Women's Hospital	Colombo/Durham Streets	32	CCR
Lyndhurst Hospital	Montreal/Bealey Avenues	32	CCR

Additional activities and standards applicable to activities other than hospital activities in the Specific Purpose (Tertiary Education) Zone are shown in the following table, by reference to the name of the zone containing those additional activities and standard.

For a full version of the zone names, refer to the legends for the Planning Maps.

21.5.3.1 City context and character

- a. **In regard to sites other than the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital W-w** whether the development:

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- i. Addresses the local context including any natural, heritage and cultural assets.
- ii. Retains and incorporates existing character buildings and the landscape qualities of the site and surrounds; and [#2360 CDHB]
- iii. Provides for intensification of services within the existing site, and enables greater efficiency of use of the existing hospital facilities, rather than requiring expansion beyond the site boundaries. [#2360 CDHB]

b. In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites:

- i. the extent to which the design of hospital development is in keeping with of complements the:
 - A. location scale and form of building anticipated for the surrounding area;
 - B. relevant built, natural, heritage and cultural features; and
 - C. built and landscape character of the surrounding area.
- ii. is integrated with and supports connectivity and accessibility with adjoining streets, sites and open spaces;
- iii. Addresses CPTED principles;
- iv. Overshadows and creates nuisance effects on public space;
- v. Meets functional and operational requirements of the hospital activities. [13.8.5.3.1]

21.5.3.2 Site and building design

- a. Whether the development:
 - i. Addresses Crime Prevention Through Environmental Design (CPTED) principles; [CCC]
 - ii. Orientates active areas of building to the street and other publicly accessible spaces;
 - iii. In terms of its built form and design, generates visual interest in the street scene and contributes to the amenity values of the surrounding area;
 - iv. Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with public and private space; [32387 Crown]
 - v. Provides for legible access to the site for all transport users and incorporates site identification signage and wayfinding;
 - vi. Minimises overshadowing, privacy and building dominance effects on residential neighbours;
 - vii. In terms of an increase in building height, increases the bulk and scale of the building such that it results in adverse visual and amenity effects on adjoining residential neighbours and public space. [#2387 Crown]
 - viii. Minimises visual and nuisance effects of traffic movement on neighbours and public

- space; and
- ix. Takes into account the operational, accessibility and security requirements of the hospital. [#2360 CDHB]

21.5.4.3 - Fencing and Screening

- a. **In regard to sites other than the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital** **Whether** the development:
- i. Maintains visibility between the building and the street or public space
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence;
 - iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or landscaping to avoid long blank and solid facades. [#2123.231 CCC]
 - iv. Takes into account the operational, accessibility and security requirements of the hospital. [#2360 CDHB]
- b. **In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites** **the extent to which:**
- i. visibility at ground level is maintained between then building and public space;
 - ii. long, blank solid fences are avoided. [13.8.5.3.6]

21.5.4.4- Outdoor Storage Areas

- a. **Whether** the development:
- i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces.
 - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the site or the area. [#2123.236 CCC]
 - iii. Takes into account the operational, accessibility and security requirements of the hospital. [#2360 CDHB]

Comment [SG4]: Corresponds to 13.8.5.3.7

21.5.4.5 Landscaping **and trees**

- a. **In regard to sites other than the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital** **Whether** the development:
- i. Provides for tree planting and other landscaping that reduces the visual dominance of buildings, vehicle access and parking and contributes to the

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- amenity of neighbouring sites and to public and publicly accessible space.
- ii. Provides for the distribution of large scale tree planting and landscaping across the site, while giving priority to locating landscaping within the building setbacks. [#2280 Nurse Maude]
 - iii. In respect to suburban sites and considering the extent to which the site is visible from adjoining sites, whether large scale tree planting is provided that visually mitigates the scale and bulk of building and contributes to a landscape setting for the built development when viewed from the site boundaries. [#2387 Crown] [#2360 CDHB]
 - iv. Takes into account the operational, accessibility and security requirements of the hospital. [#2360 CDHB]

b. In regard to the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites

- i. The extent to which the proposed landscaping and tree planting:
 - A. achieves a high level of on-site amenity while minimizing the visual and nuisance effects of activities and buildings on the surrounding area
 - B. supports the longevity of vegetation through the provision of sufficient space for growth and other methods;
- ii. The extent to which non-compliance is mitigated through the location, scale and type of landscaping proposed;
- iii. The appropriateness of the landscape design having regard to the potential adverse effects on pedestrian and vehicle safety. [13.8.5.3.5]

21.5.4.6 St Georges- Heaton Overlay [#2296 St Georges Hospital]

a. Area Context

Whether development recognises the landscape setting and development patterns in respect to:

- i. integrating with the existing pattern and grain of subdivision and building;
- ii. the extent and scale of vegetation retained and/or provided;
- iii. the relationship with adjoining sites and buildings, particularly in respect to heritage and character values of Character Area 13 - Heaton.

b. Site Character and Street Interface

Whether the development complements the character and enhances the amenity of the area by:

- i. providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 - Heaton;
- ii. retaining the front yard for open space, tree and garden planting;
- iii. avoiding the location of vehicle parking and garaging within the front yard, or

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- where it visually dominates the streetscene;
- iv orientating building on the site to face the street.

c. Built Character

Whether the building supports the built character values of Character Area 13 - Heaton and the residential area more widely in regard to:

- i. the scale and form of the building
- ii. ensuring that any increase in building height is not visible from a public place and is contained within the building form;
- iii. the predominance of hip and gable roofs and the avoidance of flat or monopitch roofs;
- iv. architectural detailing including features such as front entry porches, materials, window design and placement.

d. Design Guidelines

Whether the development has been designed with consideration given to the CA13- Heaton Character Area Design Guideline.

21.5.4.7 Interface at the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites

- a. The extent to which the hospital development:
 - i. orientates buildings and activity to the street and other publicly accessible spaces;
 - ii. manages the adverse effects of building bulk and visual dominance and contributes to an attractive urban environment;
 - iii. uses architectural detail and landscaping, or other methods, to provide a high level of amenity and manage effects on the surrounding area;
 - v. overshadows or compromises the privacy of outdoor and internal living spaces of adjacent residential development. [13.8.5.3.2]

21.5.4.8 Access and parking at the Former Women's Hospital site, Lyndhurst Hospital and Christchurch hospital sites

- b. The extent to which the hospital development:
 - i. incorporates access, parking and servicing that is convenient, easy to locate and is safe, that addresses multi modal transport needs
 - ii. minimises visual and nuisance effects of car parking and servicing areas on the surrounding area. [13.8.5.3.3]

**21.5.4.9 Height at the Former Women's Hospital site, Lyndhurst Hospital and
Christchurch hospital sites**

- a. The extent to which an increase in height of the hospital development:
- i. is visually mitigated through the location, design and appearance of the building and associated landscaping;
 - ii. reflects functional requirements of the activity;
 - iii. allows a better and more efficient use of the site. [13.8.5.3.4]