

Chapter 21.7 Specific Purpose (Tertiary Education) Zone

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 (Tertiary Education) Zone as attached to Closing Legal submissions for the Specific Purpose Zones Stage 2 hearing (dated 11 November 2015). The provisions of 13.8.2 of the Central City Proposal have been integrated into this Revised Proposal.

The Central City Specific Purpose (Tertiary Education) Zone (**Central City Tertiary**) Objectives and Policies from 13.8.2 are very similar, or in some cases identical, to what was notified in Stage 2 Specific Purpose (Tertiary Education) Zone (**SPZ Tertiary**). Submitters have made the same, or similar, submissions on both the Central City Tertiary zone and the SPZ Tertiary Proposal. In Stage 2 the Objectives and Policies have been amended in response to those submissions. The Council considers the same, or similar, amendments would have been made in response to the Central City submissions to the Objectives and Policies as were made to the SPZ Tertiary Objectives and Policies. Therefore this Proposal marks in black the amended SPZ Tertiary Objectives and Policies and refers in comment bubbles to the relevant Central City Objectives and Policies. The submission points on the Central City Tertiary zone that seek the same or similar changes are identified in square brackets beside each Objective and Policy.

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]	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.

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	<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 <u>dark blue bold underlined text</u> (for additions) and dark blue strikethrough text (for deletions).</p>
<p><u>green text</u></p>	<p>Definitions that are relied on. (Note that only integrated text shows the definitions, ie grey text does not identify definitions).</p>

Index to location of Central City Provisions from 13.8.2 in Chapter 21

13.8.2 Central City Tertiary Zone provision number as notified	Chapter 21 Equivalent Provision
13.8.2.1.1 Objective - Use of Education Facilities	21.7.1.1
13.8.2.1.1.1 Policy - Community Use of Education Facilities	21.7.1.2.1
13.8.2.1.1.2 Policy - Amenity of Adjoining Zones	21.7.1.1.1.(i)
13.8.2.1.1.3 Policy - Contribution of Education Sites to the Character of the Area	21.7.1.1.1 (ii)
13.8.2.1.2 Objective - Future Use of Surplus Education Land and Buildings	21.7.1.2
13.8.2.1.2.1 Policy - Alternative Development Provisions	21.7.1.2.1
13.8.2.2.1 How to Use the Rules	21.7.2.1
13.8.2.2.2.1 Permitted Activities	21.7.2.2.1
13.8.2.2.2.2 Restricted Discretionary Activities	21.7.2.2.2
13.8.2.2.2.4 Non-Complying Activities	21.7.2.2.4
13.8.2.2.3.1 Site Coverage	21.7.2.3.1
13.8.2.2.3.2 Road Boundary Setback	21.7.2.3.3
13.8.2.2.3.3 Internal Boundary Setback	21.7.2.3.4
13.8.2.2.3.4 Height	21.7.2.3.5
13.8.2.2.3.5 Landscaping	21.7.2.3.6
13.8.2.3.1 Amenity of the Neighbourhood	21.7.3.1
13.8.2.3.2 Traffic Issues	21.7.3.1B
13.8.2.3.3 Adequacy of Landscaping	21.7.3.2
13.8.2.4.1 Appendix 1 - Alternative Zones	21.7.4.1
13.8.2.4.2 Appendix 2 - Rules and Guidance for Landscaping and Tree Planting	21.7.4.2

21.7 Specific Purpose (Tertiary Education) Zone

21.7.1 Objectives and Policies

21.7.1.1 Objective – Tertiary education and research activities

- a. Tertiary education and research activities are able to efficiently use tertiary education and research facilities, and are able to grow and diversify while having regard to the amenity and character of the surrounding environment. [#3277.8 CPIT]

Comment [DG1]: 13.8.2.1.1

21.7.1.1.1 Policy –Tertiary education and research activities and facilities and amenity and character of the surrounding environment

- a. Enable tertiary education and research activities and facilities to develop, while:
 - i. Minimising adverse effects from education sites on neighbourhood amenity; and
 - ii. Having regard to the benefits of open space, landscaping and mature trees on the streetscape, and on the character and visual amenity of the campus and the surrounding area. [#3277.10 & .11 CPIT]

Comment [DG2]: 13.8.2.1.1.2 and 13.8.2.1.1.3

21.7.1.2 Objective – The contribution of tertiary education and research institutions

- a. Tertiary education and research institutions make positive social and economic contributions to Christchurch, including as hubs for a diverse range of community activities. [#3277.8 CPIT]

Comment [DG3]: 13.8.2.1.

21.7.1.2.1 Policy – Community use of tertiary education and research 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. [#3277.9 CPIT]

Comment [DG4]: 13.8.2.1.1.1 (i)

21.7.1.3 Objective – Changing needs for educational land and buildings

- a. Tertiary education and research providers have some flexibility, and the community some certainty, as to the future use of tertiary education and research facilities if land or buildings become surplus. [#3277.12 CPIT]

Comment [DG5]: 13.8.2.1.2

21.7.1.3.1 Policy – Additional development provisions

- a. Enable land or buildings no longer required for a tertiary education and research activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment. [#2387.8 Crown] [#3277.13 CPIT]

Comment [DG6]: 13.8.2.1.2.1

21.7.2 Rules – Specific Purpose (Tertiary Education) Zone

21.7.2.1 How to Use the Rules

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

- a. Activity Status Tables (including Activity Specific Standards) in Rule 21.7.2.2 and Built Form Standards in 21.7.2.3.

Comment [SG7]: 13.8.2.2.1.1

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.

Comment [SG8]: 13.8.2.2.1.2

21.7.2.1.3 Additional activities and standards for each of the tertiary education sites are referred to in the activity tables, with the relevant zones in which these additional activities and standards are found, being listed in Appendix 21.7.4.

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.

21.7.2.2.1 Permitted activities

Comment [DG9]: 13.8.2.2.2.1

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 controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 21.7.2.2.1A, 21.7.2.2.2, 21.7.2.2.3, 21.7.2.2.4, or 21.7.2.2.5.

	Activity	Activity Specific Standards
P1	Tertiary education and research activities and facilities except as in NC2 below.	a. Nil
P2	Community activities using tertiary education and research facilities.	a. Nil.
P3	Outside of Central City Area any additional activities or facilities which would be permitted activities in the zone listed for that site in Appendix 21.7.4.	a. Nil
P4	Use of student accommodation by persons not associated with the tertiary education and research activity.	a. Maximum length of stay is 30 days. b. Use by non-students must be outside of student residential agreement periods.
P5	Any activities which would be permitted activities in the	Nil

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	alternative zone for that site listed in Appendix 13.8.2.4 21.7.4.1 [13.8.2.2.2.1]	
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21.7.2.2.1A Controlled activities

(insertion of this rule will necessitate renumbering of subsequent rules)

	<u>Activity</u>	<u>The matters over which Council reserves its control:</u>
C1	<p>Any new building, part of a building or addition to a building, that is within 30m of a site boundary, and greater than 11m in height, and where the building as a whole has a gross ground floor area of greater than 1000m².</p> <p>This rule shall not apply to:</p> <ul style="list-style-type: none"> a. Repairs, maintenance, and building code upgrades; b. Refurbishment and reinstatement works. <p>Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.</p> <p>[Rebuttal evidence of Ms Schroder]</p>	<ul style="list-style-type: none"> a. Building Modulation -21.7.3.1A a and b

21.7.2.2.2 Restricted discretionary activities

	<u>Activity</u>	<u>The Council's discretion shall be limited to the following matters:</u>
RD1	Non-compliance with Rule 21.7.2.3.1 site coverage.	<ul style="list-style-type: none"> a. Amenity of the neighbourhood - 21.7.3.1a, b, c, d, e, f, g and h
RD2	Non-compliance with Rule 21.7.2.3.2 recession planes, or Rule 21.7.2.3.4 internal boundary setbacks .	<ul style="list-style-type: none"> a. Amenity of the neighbourhood - 21.7.3.1 a, b, c, d, e, f and g
RD3	Non-compliance with Rule 21.7.2.3.3 road boundary setbacks .	<ul style="list-style-type: none"> a. Amenity of the Neighbourhood 21.7.3.1 b, c, d, e, f, g and h
RD4	Non-compliance with Rule 21.7.2.3.6 landscaping . 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.	<ul style="list-style-type: none"> a. Adequacy of Landscaping - 21.7.3.24

Comment [DG10]: 13.8.2.2.2 and black lines below

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RD5	Non-compliance with Rule 13.8.2.3.1.4 height on the CPIT Madras St site	a. <u>Amenity of the neighbourhood - 21.7.3.1 a, b, and c. [13.8.2.2.2 RD4]</u>
RD6	Non-compliance with Rule 21.7.2.3.7 outdoor storage.	a. Amenity of the neighbourhood a, e
RD7	Non-compliance with Rule 21.7.2.3.8 water supply for firefighting	a. Water supply for firefighting - 21.7.3.3 a

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 height on all UC sites, and on CPIT Sullivan Avenue and Hassals Lane sites.	a. Amenity of the neighbourhood 21.7.3.1 a, b, c, d, e, f, g and h

21.7.2.2.4 Non-Complying Activities

	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.

Comment [DG11]: 13.8.2.2.2.4

21.7.2.2.5 Prohibited Activities

There are no prohibited activities

21.7.2.3 Tertiary Education and Research Activity Built Form Standards

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

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 site	60%
b.	UC west of Ilam Road site (not including Dovedale site)	30%
c.	UC Dovedale site	45%

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d.	CPIT Madras Street site .	90% [13.8.2.3.1]
e.	CPIT Sullivan Avenue, and CPIT Hassals Lane site	50%

21.7.2.3.2 Recession Planes

	Applicable to	Standard
a.	UC east of Ilam Road site, UC west of Ilam Road site, UC Dovedale site, CPIT Sullivan Avenue site, and CPIT Hassals Lane site.	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3m above a boundary with a residential zone as shown in Appendix 14.10. 2 - Diagram A.
b.	UC east of Ilam Road, and CPIT Hassals Lane site	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3m above a boundary with a Transport zone as shown in Appendix 14.10.2 - Diagram A.

21.7.2.3.3 Road Boundary Setback

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	UC site east of Ilam Road site, UC west of Ilam Road site; CPIT Sullivan Avenue site, and CPIT Hassals Lane site.	10m
b.	UC Dovedale site.	15m
c.	CPIT Madras Street site on all frontages except as in d below. [13.8.2.3.2]	4m
d.	CPIT Barbadoes Street frontage opposite the Catholic Cathedral building, with setback measured from facade of Catholic Cathedral. Advice note: The façade of the Cathedral is approximately 33m from the road boundary of the CPIT site on the opposite side of Barbadoes Street. [13.8.2.3.2]	75m

21.7.2.3.4 Internal Boundary Setback

Comment [DG12]: 13.8.2.3.3

The minimum [building setback](#) from an [internal boundary](#) shall be:

	Applicable to	Standard
a.	From a boundary with any other zone.	6m

21.7.2.3.5 Height

The maximum height of any building shall be:

	Applicable to	Standard
a.	UC east of Ilam Road site	30m
b.	UC west of Ilam Road site	16m
c.	UC Dovedale site	20m
d.	CPIT Madras Street site	30m [13.8.2.3.4]
e.	CPIT Sullivan Avenue site, and CPIT Hassals Lane site.	20m

21.7.2.3.6 Landscaping

Minimum requirements for landscaping are:

	Applicable to	Standard
a.	The area adjoining the road boundaries of all sites	<p>A landscaping strip in accordance with the following standards:</p> <p>a. Minimum width - Dovedale site - 5 metres</p> <p>b. Minimum width - UC east of Ilam Road site, UC west of Ilam Road site, CPIT Madras Street site [13.8.2.3.5], CPIT Sullivan Avenue site, and CPIT Hassals Lane site - 1.5 metres</p> <p>c. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.</p>
b.	On the shared boundary of sites adjoining a residential zone	Trees shall be planted adjacent to the shared boundary at a ratio of at

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		least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner's written approval.
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 <u>parking area</u> .
d.	In all <u>landscaping</u> areas listed in a to c above	<p>a. All <u>landscaping</u>/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.7.1.</p> <p>b. <u>Landscaping</u> required under clauses a to c above shall only be required to be indicated on application plans:</p> <p>i for all areas within 20m of proposed <u>buildings</u>, or additions to <u>buildings</u>, and</p> <p>ii for all areas between proposed <u>buildings</u> or additions to <u>buildings</u> and <u>road</u> or zone <u>boundaries</u>, unless intervening <u>buildings</u> result in proposed <u>buildings</u> or additions not being visible from the <u>road</u> or zone <u>boundaries</u>.</p>

Comment [DG13]: 13.8.2.3.5 - also black line below

21.7.2.3.7 Outdoor Storage

	Activity
a	<p>a) Outdoor storage areas shall be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing.</p> <p>b) Outdoor storage areas shall not be located within the setbacks specified in Rules 21.7.2.3.3 and 21.7.2.3.4.</p>

21.7.2.3.8 Water Supply for Firefighting

	Applicable to	Standard
a.	All buildings excluding accessory buildings	Buildings shall provide sufficient access for firefighting appliances and supply of water for firefighting consistent with the NZ Firefighting Water Supplies Code of Practice (SNZ PAS

	4509:2008).
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21.7.3 Matters of Discretion

21.7.3.1 Amenity of the **Neighbourhood**

Comment [DG14]: 13.8.2.4.1

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, as well as screening of buildings.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding zone(s);
 - ii. the contribution of the buildings and grounds to local landscape character.
- i. **Any other potentially adverse effects of the use on the surrounding environment and adjoining zones eg noise. [13.8.2.3.1(i)]**

Comment [SG15]: Advice Note: This Central City provision was the same as the notified Specific Purpose (Tertiary Education) zone provisions but the latter was deleted in evidence exchange. There is no Central City submission point to delete this clause.

21.7.3.2. Building Modulation

The extent to which:

- a. Architectural detailing, materials, architectural form and modulation of the building provide horizontal and vertical rhythms that break down the bulk and scale of the building; and
- b. Activities that engage and activate streets and public spaces are provided at ground and first floor levels.

21.7.3.1A Traffic Issues – Central City Only

- a. Whether the proposed new development is located on a main distributor or local distributor 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. [13.8.2.3.2]

21.7.3.2 Adequacy of **Landscaping**

Comment [DG16]: 13.8.2.4.3

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- 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, outdoor storage areas etc.
- 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.

21.7.3.3 Water Supply for Firefighting

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

21.7.4.1 Appendix 1 – ~~Alternative Zones~~ Additional Activities and Standards

Additional activities and standards applicable to activities other than tertiary education, research and laboratory activities or community activities in the Specific Purpose (Tertiary Education) Zone are shown in the following table, be reference to the name of the zone containing those additional activities and standard.

Comment [DG17]: I'm not sure what to do with this - having a title as notified is inconsistent with the other three versions - can we just ditch the title??
If we can't, is this OK? ie there isn't anything for it to be consistent with

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

	Tertiary Facilities Name	Location	Map Ref	Additional Activities and Standards for Activities other than tertiary education, research and laboratory activities or community activities are those for permitted activities for the following zones
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31	RSDT
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31	RS
3	UC Dovedale site	Dovedale Avenue, Ilam	30	RS
4	CPIT Madras Street site	Madras Street, Central City	CC Zoning Map	CMU [13.8.2.5.1]
5	CPIT Sullivan Avenue site	Sullivan Avenue, Opawa	39	RSDT
6	CPIT Hassals Lane site	Hassals Lane, Opawa	39	RSDT

Comment [SG18]: Advice note: in the notified version of the Central City Tertiary Zone, the Commercial Central City Mixed Use Zone was called the Central City Mixed Zone. Due to the integration of Central City into the Tertiary Zone chapter the names of the zones has been amended.

21.7.4.2 – Appendix 2 – Rules and Guidance for Landscaping and Tree Planting

1. Tree Size
 - a. Any tree required under Landscaped Area rules shall be:
 - i. not less than two metres high at the time of planting; and
 - ii. a species capable of reaching a minimum height at maturity of 8m.
2. Tree protection
 - a. Any trees required under Landscaped Area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5m.
 - b. No more than 10% of any landscaping strip required under Landscaped Area rules, or any planting protection area, shall be covered with any impervious surfaces.
 - c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a car parking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.
3. Maintenance of trees and landscaping
 - a. Any landscaping or trees required under Landscaped Area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced. [13.8.2.4]