

Part 7 Cultural Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 14 November 2005

The Cultural zones include a range of sites which are predominantly associated with a range of metropolitan and local facilities of a cultural, recreational, educational, research, artistic or heritage character. Because of their diversity and functions, these zones do not fall readily within business or open space zones.

The Cultural 1 Zone encompasses a number of precincts containing heritage places and settings in and around the central city.

The Cultural 2 Zone is a unique area containing a national marae of significant cultural importance, sited in Pages Road.

The Cultural 3 Zone includes the city's schools, public and private, some of which are also designated.

The Cultural 4 Zone comprises the campuses of tertiary education facilities in the city, these being Canterbury University, the Christchurch College of Education and Christchurch Polytechnic.

1.2 Cultural 1 (Central city heritage precincts) Zone

Updated 16 November 2009

Zone description and purpose

This zone comprises areas outside the Central City Zone containing significant heritage buildings and their surrounds, containing a range of associated and compatible activities.

The zone includes:

- (a) The Arts Centre on Worcester Boulevard, Montreal/Hereford Streets and Rolleston Avenue;
- (b) The Canterbury Museum, and Robert McDougall Art Gallery, Rolleston Avenue;
- (c) The Cranmer Centre on Montreal and Armagh Streets;
- (d) The Peterborough Centre on Peterborough and Montreal Streets;
- (e) The Roman Catholic Cathedral, Cathedral House, and the Music Centre of Christchurch on Barbadoes Street (excluding Cathedral College).

The purpose of the Cultural 1 Zone is to both recognise the heritage significance and character of these sites, and their use principally for a range of cultural, educational, spiritual, recreational and business activities, enhancing both the urban fabric and the city's cultural development.

The zone ensures that a diverse range of activities can establish on sites in this zone in a manner compatible with the integrity of the heritage buildings, their settings, and on the surrounding environment.

The built character of the sites is a record of the evolution and development of cultural, religious and educational architecture, sympathetically constructed over a considerable period of time and of a high quality. The character of the zone is derived not only from the historic buildings and their association with the early development of Christchurch, but also from the pattern of significant open spaces within the sites, landscaping, fencing and surface treatment.

The Cultural 1 Zone includes rules relating to the external appearance of new buildings, and external alterations to existing buildings, in addition to those applicable to special amenity areas in other zones.

(For rules relating to listed historic buildings, places and objects in this zone - refer Part 10)

Environmental results anticipated

- (a) Additions and alterations to existing buildings, or new buildings, and development of open spaces that are compatible with the existing heritage character and integrity of the sites.
- (b) Maintenance and enhancement of the special amenity values of these environments and their contribution to the general townscape.
- (c) Management of environmental effects of activities in the zone to minimise any noise, traffic and on-street parking congestion, with regard to roads and the surrounding zones.
- (d) A diverse range of arts, cultural, spiritual, educational, recreational and complementary activities (such as residential) which enhance the maintenance, restoration, and economic viability of the heritage buildings and sites.
- (e) Retail activities, offices and commercial services which are compatible with the use of the sites for arts, cultural, spiritual, educational, and recreational activities, and which do not have significant adverse effects beyond the zone boundary.

1.3 Cultural 2 (Nga Hau E Wha National Marae) Zone

Updated 14 November 2005

Zone description and purpose

This zone covers a 4.8ha site at the Nga Hau E Wha National Marae at Cuthberts Green, established as a national marae for the common use and benefit of the people of New Zealand and administered by the Nga Hau E Wha National Marae Trust. The site has social, cultural and spiritual significance and serves as a gathering place for all people and their visitors.

The purpose of the zone is to provide a place of common ground where the cultural and social activities of the Maori community can be given their fullest expression, assisting in promoting the cultural, social and general welfare of the people, and enhancing understanding between all people in the community.

Business activities associated with the marae concept and cultural activities, are accepted as a means for the Trust to create and maintain a financially viable and independent enterprise.

Business activity is to be associated with activities specific to the site, and should not adversely affect the amenities adjoining living and recreation zones.

The development of living accommodation is a recognised activity on the marae, compatible with special requirements of the facility and surrounding amenities.

Two allotments fronting Pages Road located between the two access points to the marae have been included within the zones. The land is currently subject to encumbrances.

Environmental results anticipated

- (a) The development of the Nga Hau E Wha National Marae as a major focal point for Maori and community cultural and social development, and to enhance understanding between all people, through understanding of Maori values.
- (b) Development of the marae and marae buildings as the principal, cultural, visual and functional focus of the site.
- (c) Reinforcement of the cultural significance of the wharenui (meeting house), whare whananga (house of learning) and proposed flagstaff (commemorating fallen Maori soldiers overseas) as built features of the site.
- (d) A diverse range of activities, providing a common focus for social and cultural benefits for the City's Maori community in particular.
- (e) Maintenance of a level of environmental effects in terms of visual character, noise and traffic generation, that is consistent with the zone's location adjoining suburban residential and open space areas.
- (f) Non residential activities consistent with the principal use of the site for marae-based cultural and social activities, and which are of a scale compatible with the principal marae buildings .

1.4 Cultural 3 (Schools) Zone

Updated 10 May 2010

Zone description and purpose

This zone includes primary, intermediate, secondary, and composite schools in Christchurch, both public or private. State (public) schools have traditionally been designated and currently remain so. The Minister, as requiring authority, could choose to designate state integrated schools. Having regard to the effects of school activities, no distinction is made in the Plan between the rules applicable to either state or private schools.

The purpose of the zone is to provide rules for school sites which reflect that of the surrounding zones (normally living zones). Generally, secondary schools are larger and have potentially greater levels of effects. Schools, apart from performing a vital role in education, also provide open space, a focus for community activities, and opportunities for multiple use of facilities.

Although designated schools are subject to the ongoing transitional provisions of the Act, the rules provide a framework for assessment of building proposals (through outline plans in the case of designated schools) on school sites. Only a small number of new state schools are envisaged which will be designated; the emphasis is expected to be on redevelopment or improvement of existing schools, or the creation of new private schools.

Particular effects considered in the plan are building scale, parking (high schools only), the amenity value of certain schools and their grounds, and the compatibility of other activities undertaken within schools, outside school hours, with the amenities of surrounding area.

In summary, the rules applicable in this zone are closely related to those in the surrounding zones, of which schools are an important part.

Environmental results anticipated

- (a) The continuing provision and improvement of physical infrastructure associated with schools in the city.
- (b) The provision of a conveniently distributed range of school facilities for children in all age groups and which can additionally provide for the further education of adults.
- (d) The development of existing and new school facilities which can serve a variety of technical and cultural needs in the city.
- (e) The development of school buildings and facilities in a manner compatible with maintaining the amenities of the adjoining zones.
- (f) The development of schools as multi-purpose facilities serving community needs and as open space, but consistent with maintenance of amenities, particularly in terms of noise and traffic.
- (g) The maintenance of the character of schools having important heritage or landscape values to the community.

1.5 Cultural 4 (Tertiary education) Zone

Updated 31 July 2012

Zone description and purpose

The Cultural 4 Zone includes four large sites within the city which provide for tertiary education. These institutions comprise large land areas and employ and educate large numbers of people. They are important to the cultural and business development, not only of the city, but of the region and country as a whole.

The largest component of the zone is the campus of the University of Canterbury bounded generally by Waimairi Road in the west, Clyde Road in the east, Creyke Road in the north, and Kirkwood Avenue in the south. It has two parts - an area west of Ilam Road containing mainly sportsfields and hostels, and the area east of Ilam Road which is the core of the University. Also adjoining the University on Creyke Road, are several Crown Research Institutes occupying a small part of the zone. A small number of private residential properties remain within the zone, along with houses owned by the University and Crown Research Institutes.

The university includes a wide variety of functions including teaching, research, library, administration, ancillary retailing, student facilities, recreation facilities, accommodation and playing fields. Large institutional buildings are currently confined to the area between Ilam and Clyde Roads although much of the campus has a park like character and is bisected by the Avon River from west to east. The university is a major physical and cultural focal point in the west of the city, with over 10,000 staff and students on site during term.

A second area, west of the university, comprises the campus of Christchurch College of Education. Like the university, it is a relatively modern facility in a park-like setting bounded by Dovedale, Solway and Parkstone Avenues. Building scale, although significant, is considerably more modest than that of the university and the site much smaller, with only limited impacts on the surrounding Living 1 Zone.

The Christchurch Polytechnic is also a major educational institution, and comprises two separate sites, one adjacent to the Central City bounded by Barbadoes/Moorhouse/St Asaph Streets and the other in Ensors Road/Sullivan Avenue. The former site is adjoined to the west by the Central City Business Zone, while the latter adjoins the Living 2 Zone. Both sites include a wide variety of activities including teaching, research, library, administration, student and recreation facilities. Large institutional buildings dominate the inner city site, while the Ensors Road/Sullivan Ave site has a small number of large buildings located close to the eastern edge of the site adjoining a substantial open space for sports activities.

The polytechnic is an educational facility of increasing importance in the city, with over 5,000 staff and students on the two sites during the term. The relationship of the polytechnic central

site to the adjoining streets having high traffic volumes, and its physical relationship with High Street and the Catholic Cathedral, are important considerations. The Ensors Road/Sullivan Avenue site generally accords with the amenities of that area, and the living zone environments in Sullivan Avenue and Whittington Street.

Environmental results anticipated

- **University of Canterbury**
 - (a) A strong visual focal point provided by high rise buildings, but set back from living zone boundaries and with extensive surrounding landscaping.
 - (b) Generous building setbacks and landscaping along street frontages, river and living zone boundaries.
 - (c) Continued substantial on-site building development (some of large scale) east of Ilam Road but with retention of the current park like surroundings; with building development and carparking screened by planting; and with diminishing building scale towards the periphery of the site.
 - (d) Continued development of ancillary activities associated with university purposes including sports facilities, student accommodation (medium-high density) co-related research and scientific activities, student facilities and specialised business (retail/service) activities.
 - (e) Management of traffic impacts through on-site parking provision and direction of traffic to internal roading or to identified access points on to Creyke Road, Clyde Road, Kirkwood Avenue, Ilam Road and Waimairi Road.
 - (f) Confinement of the university area to the zone boundaries with scope for further growth to natural physical boundaries, but with a continued emphasis on protecting the residential integrity of the surrounding living zone.
- **Christchurch College of Education**
 - (g) Maintenance of building scale and development densities compatible with the surrounding living zones with some further building development.
 - (h) Maintenance of high standards of landscaping and visual amenity.
- **Christchurch Polytechnic**
 - (i) Reinforcement of the substantial building bulk and scale with further redevelopment of the inner city polytechnic site.
 - (j) Lower site coverage and building scale on the Ensors Road/Sullivan Avenue site than on the inner city site, and with a higher proportion of open space, setbacks and landscaping.
 - (k) Maintenance of residential amenity in the adjoining living zones in Sullivan Avenue and Whittington Street.
 - (l) Management of the traffic and pedestrian impacts of the inner city site, particularly on the adjoining arterial streets, through improved parking provision and direction of traffic and pedestrian crossings to identified access points on the surrounding road network.
 - (m) Recognition and reinforcement of the visual significance of the Catholic Cathedral in the layout and orientation of buildings on the inner city site of the polytechnic.

2.0 Rules - Cultural 1 and 2 Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard and if the site is within the Cultural 1 Zone, any alterations to the exterior of buildings or the erection of new buildings shall be a discretionary activity in respect to external appearance.

(If the building in the Cultural 1 Zone is a listed building, place or object, it shall be subject to the applicable rules in Part 10, Clause 1.)

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity .

Step 4: Check whether the proposed activity complies with all of the critical standards in the relevant zone. If not, application will need to be made for a resource consent, and assessed as a non complying activity.

Step 5: Check any relevant **city rules** (cross referenced in the zone standards) that may apply to the proposed activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

THEN If the proposed activity complies with all of the zone rules and city rules, it shall be a permitted activity.

2.1 Categories of activities - Cultural 1 and 2 Zones

Updated 14 November 2005

2.1.1 Cultural 1 and 2 Zones - All activities

Updated 14 November 2005

- (a) Any activity which complies with:
 - all of the development standards under Clause 2.2;
 - all of the community standards under Clause 2.3;
 - all of the critical standards under Clause 2.4

shall be a **permitted activity** .

- (b) Any activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the **development standards under Clause 2.2**, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which complies with all of the critical standards, but does not comply with any one or more of the **community standards under Clause 2.3** shall be a **discretionary activity** .

(d) Any activity which does not comply with any one or more of the **critical standards under Clause 2.4**, shall be a **non complying activity**.

2.1.2 Reference to City Rules

2.1.2 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.2 Development standards

Updated 14 November 2005

Any application arising from Clause 2.2.7 will not require the written consent of other persons and shall be non-notified.

2.2.1 Street scene

Updated 14 November 2005

Minimum building setback from road boundaries shall be:

(a)	Cultural 1 Zone	1.5m
	except:	
	for the Cultural 1 Zone with frontage to Barbadoes Street where the minimum setback from this road boundary shall be	20m
(b)	Cultural 2 Zone	120m

2.2.2 Separation from neighbours

Updated 14 November 2005

Minimum setback from internal boundaries for buildings and parking areas shall be:

(a)	Cultural 1 Zone	5m
	except:	
	at the Arts Centre the minimum setback shall be	1.8m
(b)	Cultural 2 Zone	1.8m
	except:	
	that the minimum building setback from the boundary with the Living 1 Zone shall be	12m

2.2.3 Visual amenity

Updated 14 November 2005

(a) Outdoor storage areas shall not be located within any setbacks specified in Clause 2.2.1 or 2.2.2.

(b) 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. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary.

2.2.4 Landscaping

Updated 14 November 2005

(a) Area to be Landscaped

The minimum percentage of the site area set aside as a landscaped area shall be as follows:

Cultural 1 Zone 5%

Cultural 2 Zone 20%

(b) Location of landscaped area

On sites other than rear sites, all required landscaped areas shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum average width of 1.5m and a minimum width of 0.6m along the road frontage except across vehicle crossings.

Note: The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

except that:

on sites, or parts of sites, on the opposite side of a road to a living zone, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the road frontage, except across vehicle crossings.

(c) Trees

(i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees etc.).

(ii) Where three or more trees are required these trees shall be planted no more than 15m apart, or closer than 5m apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)) or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.

(ii) No more than 10% of any landscaping strips (see subclause (b)) and planting protection areas shall be covered with any impervious surfaces.

(iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area, shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

2.2.5 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) Buildings and structures shall not project beyond a building envelope constructed by recession planes 2.3 metres above the boundary with any living zone, as shown in Appendix 1, Part 1.

Note , there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

(b) 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.

2.2.6 Residential activities

Updated 14 November 2005

(a) Cultural 1 Zone

The construction of any new buildings for residential activities shall comply with the standards for residential activities in the Living 3 Zone.

(Note for clarification - the standards applicable to buildings generally in this zone apply to the conversion of existing buildings for residential activities.)

(b) Cultural 2 Zone

(i) Any accommodation shall be limited to residential activities, travellers' accommodation associated with hui or other special gatherings at the marae.

(ii) The minimum net site area for any residential unit shall be 270m² , except that where two or more residential units are designed and developed together, and at least 60% of the open space associated with the units is available for use by the residents of all units, the minimum net site area per residential unit may be averaged over the total site containing all residential units.

(iii) The minimum distance between residential units shall be 3.6m.

2.2.7 External appearance of buildings

Updated 14 November 2005

Within the Cultural 1 Zone, the erection of any new buildings or external alterations to any existing buildings, shall be a **discretionary activity** in respect to external appearance, **except where** any existing building is a listed building, place or object in Part 10, Appendix 1, in which case the rules in Clause 1, Part 10 shall apply.

Reference to other development standards

Updated 14 November 2005

Clarification to rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards

2.3 Community standards

Updated 14 November 2005

2.3.1 Retail activities

Updated 31 July 2012

(a) Cultural 1 Zone

Retail activities shall be limited to the Arts Centre, Canterbury Museum and Robert McDougall Art Gallery sites as follows:

- (i) The maximum indoor and outdoor space to be utilised for retail activities at the Museum shall not exceed 600m² and at the Art Gallery shall not exceed 250m².
- (ii) The maximum indoor or outdoor site area to be occupied by any individual retail activity **at the Museum or Art Gallery** shall be 200m².
- (iii) **The maximum indoor or outdoor site area to be occupied by any individual retail activity at the Arts Centre shall be 300m².**

(b) Cultural 2 Zone

Retail activities shall be limited to:

- (i) Craft items associated with marae activities and/or produced on the site, with sales confined to a maximum indoor and outdoor area of 500m², and/or
- (ii) Sale of goods through market places occupying a maximum outdoor area of 1000m² and confined to one day per week.

2.3.2 Commercial services and offices

Updated 31 July 2012

(a) Cultural 1 Zone (Arts Centre only)

Any single commercial service or office (and therefore excluding restaurants or licensed premises) shall not occupy more than **150 m²** of net floor area, except where related to arts, cultural, spiritual, educational or recreational activities.

(b) Other sites in Cultural 1 Zone, commercial services and offices shall be limited to those ancillary to the management of the site.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

2.4 Critical standards

Updated 14 November 2005

2.4.1 Height

Updated 14 November 2005

The maximum height of any building shall be:

(a)	Cultural 1 Zone	14m	
	except:		
	Cranmer Centre and Peterborough Centre	10m	
	Canterbury Museum	15m	
	Arts Centre	16m	
(b)	Cultural 2 Zone	9m	

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous Substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Rules - Cultural 3 (Schools) Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Determine whether the activity is an education activity. If not, it will be subject to the rules for the school and the zoning identified for that school as listed in Clause 3.6.

Example: If part of Aranui High School were to be used for an activity **not** defined as an Education activity, or part of the site were disposed of, the rules applicable to the site would be those for the Living 1 Zone (see Aranui High, Clause 3.6.1).

If the activity is an education activity;

Step 2: Check whether the education activity complies with all of the development standards.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the education activity complies with all of the community standards. If not, application will need to be made for a resource consent, assessed as a discretionary activity;

Step 4: Check whether the education activity complies with all of the critical standards. If not, application will need to be made for a resource consent, assessed as a non complying activity.

Step 5: Check any relevant city rules (cross referenced in the zone standards) that may apply to the proposed education activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the education activity complies with all of the zone rules and city rules, it shall be a permitted activity.

3.1 Activities not defined as education activities

Updated 14 November 2005

Any activities not within the definition of an education activity or any activities on a site which the school has disposed of, shall be subject to those rules applicable in the zones listed in Column B of Clauses 3.6.1 and 3.6.2.

(Example - an activity on the site of Aranui School which is not within the definition of an education activity, or is on a site which that school has disposed of, shall be subject to the standards applicable in the Living 1 Zone.)

3.2 Categories of activities

Updated 14 November 2005

3.2.1 Education activities

3.2.1 Education activities

Updated 14 November 2005

(a) Any education activity which complies with:

- all of the development standards under Clause 3.3;
- all of the community standards under Clause 3.4;
- all of the critical standards under Clause 3.5

shall be a **permitted activity**.

(b) Any education activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 3.3, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any education activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 3.4 shall be a **discretionary activity**.

(d) Any education activity which does not comply with any one or more of the critical standards under Clause 3.5, shall be a **non complying activity**.

Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.3 Development standards

Updated 14 November 2005

3.3.1 Open space

Updated 29 January 2015

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

(a)	On school sites subject to Living 1, H, 2, rural or open space zone provisions in Clauses 3.6.1 and 3.6.2, with the exception of (d) below	25%
(b)	On school sites subject to Living 3, 4B, 4C, and Central City Residential Zone , 5 and cultural zone provisions in Clauses 3.6.1 and 3.6.2	40%
(c)	On school sites subject to Business 3 zone provisions in Clauses 3.6.1 and 3.6.2	60%
(d)	On Lots 17-20 DP 6620 (inclusive) fronting Merivale Lane	40%

3.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) No building shall project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2.

Note, there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

(b) The level of internal 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.

3.3.3 Street scene

Updated 29 January 2015

(a) The minimum building setback from road boundaries shall be:

(i)	On school sites subject to Living 1, H, 2, open space and rural zone provisions in Clauses 3.6.1 and 3.6.2, with the exception of (iii) below	10m
(ii)	On school sites subject to Living 3, 4B, 4C, and Central City Residential Zone , 5, Business 3, and cultural zone provisions in Clauses 3.6.1 or 3.6.2	3m

except

- | | | |
|-------|--|------|
| | that Lots 1 and 2 DP6620 and Lots 7, 8, 9 and 10 DP6620 on Rossall Street shall be | 10m |
| (iii) | On Lots 17-20 DP 6620 (inclusive) fronting Merivale Lane | 4.5m |
- (b) On Lots 2, 3, 4 and 6 DP 44078, Pt Lot 18 DP 1921 and Lot 5 DP 45882 on Winchester Street, where 3m street scene setback is required this shall be landscaped along road boundaries, excluding that part of a road boundary used as a vehicle crossing, for a minimum depth of 2m.

3.3.4 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary with any other zone shall be 6m **except that** ;

- (a) accessory buildings the use of which are for caretaker sheds and/or storage sheds may be located within 6 m of the boundary with any other zone where the total length of walls of such accessory buildings facing and located within 6 m of each such boundary does not exceed 9 m in length.
- (b) where the boundary is with the Cultural 1 zone, the minimum building setback from that boundary shall be 1.8 m.

3.3.5 Noise from pre-schools

Updated 14 November 2005

Any pre-school which adjoins or has a common boundary with a living zone shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
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Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.4 Community standards

Updated 10 May 2010

3.4.1 Special landscape provisions for existing schools

3.4.1 Special landscape provisions for existing schools

- (a) For the College at 322 Sawyers Arms Road, Lot 1 DP82630:
 - (i) landscaping established in accordance with the approved landscape plan for the resource consent 92007219 (labelled 92007219/2) and 992520 (labelled 992520/4) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.
 - (ii) all fences adjacent to residential properties, with the exception of the northern boundary of those properties located at 320 and 316 Sawyers Arms Road, Lot 1 DP24794 and Lot 1 DP55156, are to be maintained to ensure there is a continuous structure with no gaps.
- (b) For the Learning Centre at 221 Kirk Road, Lot 1 DP301335:
 - (i) landscaping established in accordance with the approved landscape plan for the resource consent 20002716 (labelled 20002716/2) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.
- (c) For the School at 27-31 Cholmondeley Avenue and 48 and 52 Locarno Street, Lot 5 DP25742, Lots 13-15 DP2011 and Lots 1-2 DP26032:
 - (i) landscaping established in accordance with the approved landscape plan for the resource consent 20016766 (labelled 20016766/6) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

3.5 Critical standards

Updated 14 November 2005

3.5.1 Building height

Updated 29 January 2015

The maximum height of any building shall be as specified below:

(a)	On school sites subject to Living 1, H, 2, open space, and rural zone provisions in Clause 3.6.1 and 3.6.2	9m
(b)	On school sites subject to Living 3, 5, Business 3 and Cultural 1 Zone provisions in Clauses 3.6.1 and 3.6.2 except that the maximum height of any building on Lot 7, DP 45882 on Andover Street shall be 8 metres, when located within 10 metres of the road boundary.	12m
(c)	On school sites subject to Living 4B, 4C Zone and Central City Residential Zone , rules, in Clauses 3.6.1 and 3.6.2, refer to Planning Maps 39B and 39D maximum height controls.	

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.6 List of schools

Updated 14 November 2005

Any activities not within the definition of an education activity, or any activities on a site which the school has disposed of, shall be subject to those rules listed in Column B of Clauses 3.6.1 and 3.6.2 (refer Clause 3.1).

3.6.1 Secondary or composite

Updated 31 July 2012

Column A	Location	Map	Column B
Aidanfield Christian School	Aidanfield Drive, Aidanfield	45	Living 3
Aranui High	Shortland Street, Aranui	33	Living 1
Avonside Girls' High	Avonside Drive, Avonside	40	Open Space 2
Burnside High	Greers Road, Burnside	31	Living 1
Cashmere High	Rose Street, Spreydon	53	Living 1
Catholic Cathedral College (RC)	Barbadoes Street, City	39A & 39C	Cultural 1
Christchurch Adventists School	Grants Road, Papanui	32	Rural 2
Christchurch Boys' High Sports Ground	Kahu Road, Fendalton	38	Open Space 2
Christchurch Boys' High	Kahu Road, Fendalton	38	Open Space 2
Christchurch Girls' High	Matai Street East, Fendalton	39	Open Space 2
Christ's College	Rolleston Avenue, City	39C	Cultural 1
Former Christchurch Girls' High School (also known as the Cranmer Centre)	Montreal Street, City	39C	Living 4C
Hagley Community College	Hagley Avenue, City	39A	Living 4B
Hillmorton High	Tankerville Road, Hoon Hay	45	Open Space 2
Hillview Christian School	Wilson's Road, St Martins	46	Living 1
Hohepa Canterbury	Barrington Street, Spreydon	53	Living 1
Hornby High	Waterloo Road, Hornby	37	Living 1
Jean Seabrook Memorial School	London Street, Richmond	40	Living 3
Kingslea	Horseshoe Lake Road, Burwood	33	Living 1
Laidlaw College Inc	Condell Avenue, Papanui	31	Living 1
Linwood College	Aldwins Road, Linwood	40	Living 2
Linwood College Lower Field	Aldwins Road, Linwood	40	Open Space 2
Mairehau High	Hills Road, Mairehau	25	Living 1
Marian College	North Parade, Richmond	33	Living 1
Middleton Grange	Acacia Avenue, Upper Riccarton	38	Living 1
Papanui High	Langdons Road, Papanui	25	Living 2 (1)
Rangi Ruru Girls'	Hewitts Road, Merivale	39A	Living 3, Living 2 (2)
Riccarton High	Vicki Street, Upper Riccarton	38	Living 2
Rudolf Steiner	Ombersley Terrace, Opawa	47	Living 1
St Andrew's College	Normans Road, Papanui	32	Open Space 2
St Bede's College	Main North Road, Redwood	25	Open Space 2
St Margaret's College except for a depth of 95m from Papanui Road which is:	Papanui Road, Merivale	32	Living 3 Living 5
St Thomas of Canterbury (R.C.)	Middlepark Road, Sockburn	37	Living 1
Shirley Boys' High	North Parade, Richmond	33	Living 1
Te Kura Kaupapa Maori O Te Whanau	Lytelton Street, Spreydon	53	Living 1
Te Kura Whakapumau	Hassals Lane, Opawa	47	Living 2
Te Wai Pounamu Maori Girls' College	Ferry Road, Phillipstown	47	Open Space 2
Van Asch College	Truro Street, Sumner	56	Open Space 2
Villa Maria College (R.C.)	Brodie Street, Upper Riccarton	38	Living 1
Waitaha Learning Centre	Kirk Road, Templeton	35	Rural 2
Youth Education Centre	Champion Street	32	Living 2

(1) except that in relation to the land indicated on the map shown in Appendix 1 to this section, the zone rules applicable to activities other than education activities, shall be those

applying to the Business 2 Zones.

(2) Living 2 Zone applies only to Lots 1 & 2 DP 7774 and Lots 15-20 (inclusive) DP 6620.

3.6.2 Primary and Intermediate

Updated 29 January 2015

Column A	Location	Map	Column B
Addington	Brougham Street, Spreydon	46	Living 3
Allenvale (I.H.C.)	Aorangi Road, Bryndwr	31	Living 1
Aranui	Breezes Road, Wainoni	34	Living 1
Avondale	Breezes Road, Wainoni	33	Living 1
Avonhead	Avonhead Road, Avonhead	37	Living 1
Bamford	Gould Crescent, Woolston	47	Living 2
Banks Avenue	Banks Avenue, Dallington	33	Living 1
Beckenham	Sandwich Road, Beckenham	46	Living 1
Belfast	Main North Road, Belfast	18	Living 1
Birch Grove Primary School	Briggs Road, Shirley	25	Living 1
Bishopdale	Greers Road, Bishopdale	24A	Living 1
Branston Intermediate	Amyes Road, Hornby	44	Living 1
Breens Intermediate	Breens Road, Bishopdale	24A	Living 1
Bromley	Keighleys Road, Bromley	40	Living 1
Burnside	Memorial Avenue, Fendalton	31	Living 1
Burwood	New Brighton Road, Burwood	33	Living 1
Casebrook Intermediate	Veitches Road, Casebrook	24	Living 1
Cashmere	Hackthorne Road, Cashmere	53	Living H
Cathedral Grammar	Park Terrace, City	39C	Central City Residential
Central New Brighton	Seaview Road, New Brighton	34	Living 1
Chisnallwood Intermediate	Breezes Road, Wainoni	33	Living 1
Christchurch Adventists	Grants Road, Papanui	32	Living 2
Christchurch East	Gloucester Street, City	39A	Central City Residential
Christchurch South Intermediate	Selwyn Street, Spreydon	46	Living 2
Christ the King (R.C.)	Memorial Avenue, Burnside	31	Living 1
Cobham Intermediate	Ilam Road, Fendalton	31	Living 1
Cotswold	Cotswald Avenue, Bishopdale	24	Living 1
Elmwood Normal	Aikmans Road, Merivale	32	Living 2
Emmanuel Christian	Sawyers Arms Road, Bishopdale	24	Rural 3
Fendalton	Clyde Road, Fendalton	31	Living 1
Ferndale	Merivale Lane, Merivale	32	Living 2
Freeville	Sandy Avenue, New Brighton	34	Living 1
Gilberthorpe	Gilberthorpes Road, Hei Hei	37	Living 1
Glenelg Health Camp	Glenelg Spur, St Martins	47	Living H
Glenmoor	Philpotts Road, Mairehau	25	Living 1
Halswell	Halswell Road, Halswell	59	Living 1
Halswell Residential College	Nash Road, Oaklands	45	Living 1
Hammersley Park	Quinns Road, Shirley	33	Living 1

Harewood	Harewood Road, Harewood	23	Rural 5
Heathcote Valley	Bridle Path Road, Heathcote	55	Living 1
Heaton Intermediate	Heaton Street, Merivale	32	Living 1
Hillview Christian	Wilson's Road, St Martins	46	Living 1
Hoon Hay	Sparks Road, Hoon Hay	52	Living 1
Hornby	Waterloo Road, Hei Hei	37	Living 1
Ilam	Ilam Road, Ilam	38	Living 1
Isleworth	Farrington Road, Bishopdale	24	Living 1
Kendal	Kendal Avenue, Burnside	31	Living 1
King's Christian			Rural 2
Kirkwood Intermediate	Riccarton Road, Riccarton	38	Living 1
Linwood Avenue	Linwood Avenue, Linwood	40	Living 2
Linwood Intermediate	McLean Street, North Linwood	40	Living 2
Linwood North	Woodham Road, Avonside	40	Living 1
Mairehau	Mahars Road, St Albans	32	Living 1
Manning Intermediate	Hoon Hay Road, Hoon Han	45	Living 1
Marshland	Prestons Road, Marshland	19	Rural 3
McKenzie Residential	Yaldhurst Road, Yaldhurst	30	Rural 5
Medbury	Clyde Road, Ilam	38	Living 1
Merrin	Merrin Street, Avonhead	30	Living 1
Mt Pleasant	Major Hornbrook Road, St Andrews Hill	48	Living H
New Brighton Catholic (R.C.)	Lonsdale Street, New Brighton	34	Living 2
North New Brighton	Leaver Terrace, North New Brighton	27	Living 1
Northcote	Tuckers Road, Northcote	25	Living 1
Oaklands	Cunningham Place, Oaklands	52	Living 1
Our Lady of the Assumption (R.C.)	Sparks Road, Hoon Hay	52	Living 1
Our Lady of Fatima (R.C.)	Innes Road, St Albans	32	Living 1
Our Lady of Victories (R.C.)	Craven Street, Sockburn	37	Living 1
Ouruhia	Turners Road, Ouruhia	11	Rural 3
Opawa	Ford Road, Opawa	47	Living 1
Our Lady Star of the Sea (R.C.)	Colenso Street, Sumner	56	Living 1
Papanui	Winters Road, Redwood	25	Living 1
Paparoa Street	Paparoa Street, Papanui	32	Living 1
Parkview	Queenspark Drive, Parklands	27	Living 1
Phillipstown	Nursery Road, Phillipstown	40	Business 3B
Queenspark	Queenspark Drive, Parklands	19	Living 1
Redcliffs	Main Road, Redcliffs	48	Living 1
Redwood	Prestons Road, Redwood	18	Living 1
Riccarton	Main South Road, Upper Riccarton	38	Living 1
Richmond	Pavitt Street, Richmond	39A and 40	Living 3
Rowley	Rowley Avenue, Hoon Hay	45	Living 1
Roydvale	Roydvale Avenue, Burnside	31 and 24	Living 1
Russley	Cutts Road, Russley	30	Living 1
St Albans	Sheppard Place, St Albans	32	Living 2

St Albans Catholic (R.C.)	Somme Street, St Albans	32	Living 2
St Anne's (R.C.)	Ferry Road, Woolston	47	Living 1
St Bernadette's (R.C.)	Hei Hei Road, Hei Hei	37	Living 1
St James (R.C.)	Rowan Avenue, Aranui	33	Living 1
St Joseph's (R.C.)	Main North Road, Papanui	25	Living 1
St Marks	Cholmondeley Avenue, Opawa	47	Living 1
St Martins	Albert Terrace, St Martins	54	Living H
St Mary's (R.C.)	Manchester Street, City	39C	Central City Residential
St Michael's	Durham Street South, City	39C	Business 3
St Patrick's (R.C.)	Jeffreys Road, Bryndwr	31	Living 1
St Paul's (R.C.)	Gayhurst Road, Dallington	40	Living 1
St Peter's (R.C.)	Fisher Avenue, Beckenham	46	Living 1
St Theresa's (R.C.)	Puriri Street, Riccarton	38	Living 1
Sacred Heart (R.C.)	Spencer Street, Addington	46	Living 3
Selwyn House	Papanui Road, Merivale	32	Living 2
Shirley	Shirley Road, Shirley	25	Living 1
Shirley Intermediate	Shirley Road, Shirley	33	Living 1
Sockburn	Springs Road, Hornby	44	Living 1
Somerfield	Studholme Street, Somerfield	46	Living 1
South Hornby	Shands Road, Hornby	44	Living 1
South New Brighton	Estuary Road, South New Brighton	41	Living 1
Spreydon	Halswell Road, Addington	45	Living 1
Sumner	Colenso Street, Sumner	56	Living 1
Sydenham	Huxley Street, Sydenham	46	Business 3
Tamariki	St Johns Street, Woolston	47	Living 1
Templeton	Kirk Road, Templeton	43	Living 1
Thorrington	Colombo Street, Beckenham	53	Living 1
Waimairi	Tillman Avenue, Papanui	31	Living 1
Wainoni	Eureka Street, Aranui	34	Living 1
Wairakei	Wairakei Road, Bryndwr	31	Living 1
Waltham	Waltham Road, Waltham	46	Living 3
West Spreydon	Lyttelton Street, Spreydon	46	Living 1
Westburn	Waimairi Road, Ilam	31	Living 1
Wharenui	Matipo Street, Riccarton	38	Living 1
Windsor	Burwood Road, Windsor	26	Living 1
Woolston	Ferry Road, Woolston	47	Living 1
Yaldhurst	School Road, Yaldhurst	29	Rural 5

4.0 Rules - Cultural 4 Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Determine whether the activity is a tertiary education and research activity. If not, it will be subject to separate zone rules for each specified part of the Cultural 4 Zone, as set out in Clause 4.1.

(e.g. an activity which is not a tertiary education and research activity and which is proposed to be undertaken on the site of the Christchurch College of Education, will be subject to Living 1 Zone provisions)

If the activity is a tertiary education activity:

Step 2: Check whether the proposed activity complies with all of the development standards.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check whether the proposed activity complies with all of the critical standards. If not, application will need to be made for a resource consent, assessed as a non complying activity.

Step 5: Check any relevant city rules (cross referenced in the zone standards) that may apply to the proposed activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the proposed activity complies with all of the zone rules and city rules, it shall be a permitted activity.

4.1 Activities not defined as tertiary education and research activities: Cultural 4 (Tertiary education) Zone

Updated 31 July 2012

Any activities not defined as tertiary education and research activities shall be subject to the following provisions:

- (i) University of Canterbury - West of Ilam Road : as for Living 1 Zone (residential activities and other activities.)
- (ii) University of Canterbury - East of Ilam Road : as for Living 2 Zone (residential activities and other activities).
- (iii) Christchurch College of Education: As for Living 1 Zone (residential activities and other activities).
- (iv) Christchurch Polytechnic central site : as for **Central City Business Zone** .
- (v) Christchurch Polytechnic - Sullivan Avenue Site : as for Living 2 Zone (residential activities and other activities).
- (vi) Avonmore Tertiary Academy - Cowlshaw Street as for the Living 1 Zone (residential and other activities).

4.2 Categories of activities

4.2 Categories of activities

Updated 14 November 2005

4.2.1 Cultural 4 Zone - tertiary education and research activities

Updated 14 November 2005

- (a) Any tertiary education and research activity which complies with:
- all of the development standards under Clause 4.3;
 - all of the community standards under Clause 4.4;
 - all of the critical standards under Clause 4.5

shall be a **permitted activity** .

(b) Any tertiary education and research activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 4.3, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any tertiary education and research activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 4.4 shall be a **discretionary activity** .

(d) Any tertiary education and research activity which does not comply with any one or more of the critical standards under Clause 4.5, shall be a **non complying activity**.

Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.3 Development standards

Updated 14 November 2005

4.3.1 Street scene

Updated 14 November 2005

The minimum setback from road boundaries for buildings and parking area shall be:

University of Canterbury (east of Ilam Road),	
Christchurch College of Education,	
Christchurch Polytechnic (Sullivan Avenue Site):	15m
University of Canterbury (west of Ilam Road)	8m
Avonmore Tertiary Academy (Cowlshaw Street)	6m
Christchurch Polytechnic (central city site)	3m
except	
that part of the site opposite the Cultural 1 Zone on Barbadoes Street where the setback from the facade of the Catholic Cathedral shall be	75m

4.3.2 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary with any other zone shall be 6m.

4.3.3 Sunlight and outlook for neighbours

Updated 14 November 2005

(All sites, except Christchurch Polytechnic, central site)

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2 (living zones).

Note, there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

- (b) The level of internal 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 the lower level shall be adopted.

4.3.4 Open space

Updated 14 November 2005

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

University of Canterbury - east of Ilam Road	60%
University of Canterbury - west of Ilam Road	25%
Christchurch College of Education	40%
Christchurch Polytechnic - central site	90%
Christchurch Polytechnic, Sullivan Avenue site	50%
Provided that for Avonmore Tertiary Academy - Cowlshaw Street site, such site area coverage is in relation to building coverage only	40%

4.3.5 Visual amenity

Updated 14 November 2005

- (a) Any outdoor storage must be screened so it is not visible from any public space, or from a site in a living, conservation or open space zone, and shall not be located within any setbacks specified in Clauses 4.3.1 or 4.3.2.

- (b) 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. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

4.3.6 Landscaping

Updated 14 November 2005

- (a) Trees

- (i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees, etc.)

- (ii) In addition to (i) above, if the site adjoins another zone, other than a road zone, the zone boundary shall be planted with a minimum of 1 tree for every 10m of zone boundary.

- (iii) Any trees required by (i) above, shall be planted along the road frontage and in front of any buildings on the site.

- (iv) Any trees required by (ii) above shall be planted along the zone boundary and between the zone boundary and any buildings on the site.

(v) Where three or more trees are required, these trees shall be planted no more than 15m apart, or closer than 5m apart.

(vi) In addition to (i) and (ii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(vii) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(b) Landscaping information

Details of compliance with (a) above in respect of the erection of new buildings, additions or alterations to existing buildings, or other works, shall be required:

(i) for all areas within 20m of new buildings, additions or alterations to existing buildings, or other works; and

(ii) for all areas between new buildings, additions or alterations to existing buildings, or other works, and road boundaries and/or zone boundaries, except where there are intervening buildings which screen the new buildings, additions or alterations to existing buildings, or other works so they are not visible from the road boundary and/or zone boundary.

(c) Protection of trees and landscaping

(i) Any trees required under Clause (a) above shall be located within a landscaping strip or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.

(ii) No more than 10% of any landscaping strips and planting protection areas shall be covered with any impervious surfaces.

(iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(d) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

4.3.7 Building Height

4.3.7 Building Height

Updated 14 November 2005

The maximum height of any building shall be:

Avonmore Tertiary Academy (Cowlishaw Street) 8m

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

4.4 Community standards

Updated 14 November 2005

4.4.1 Retailing

Updated 14 November 2005

Any retailing shall be ancillary to the tertiary education and research activities on site, and derive the majority of custom from staff or students.

4.4.2 Vehicular access

Updated 14 November 2005

Any vehicular access for staff, students or visitors to land in the zone shall be from internal roading, or to public roads from vehicular access points existing as at 24 June 1995 .

4.4.3 Traffic Generation and Parking

Updated 14 November 2005

For Avonmore Tertiary Academy

- (a) The maximum number of vehicle movements per day shall be 500.
- (b) There shall be one parking space per two students that the activity is designed to accommodate at any one time.

4.4.4 Hours of Operation

Updated 14 November 2005

Avonmore Tertiary Academy (Cowlshaw Street):

The hours of operation shall be limited to between the hours of:

0700-2300 Monday to Friday, and

0800-2300 Saturday, Sunday and Public Holidays.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

4.5 Critical standards

Updated 14 November 2005

4.5.1 Height

Updated 14 November 2005

The maximum height of any building shall be:

University of Canterbury - west of Ilam Road	12m
University of Canterbury - east of Ilam Road	30m
Christchurch College of Education	20m
Christchurch Polytechnic - Sullivan Avenue site	20m
Christchurch Polytechnic - central site	30m
Avonmore Tertiary Academy - Cowlshaw Street	9m

Reference to other critical standards

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

5.0 Assessment matters for resource consents

5.1 General

Updated 14 November 2005

5.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

5.1.2

Updated 14 November 2005

In addition to the matters covered in 5.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 5.2 - 5.4 below:

5.2 Assessment matters - Cultural 1 and 2 Zones

Updated 14 November 2005

5.2.1 Street scene

Updated 14 November 2005

- (a) The scale of buildings within the setback and any adverse impacts on surrounding zones and on the character and visual appearance of buildings in the zones.
- (b) In respect to the Cultural 2 Zone, the relationship of buildings within the setback and the dominance and visibility of the marae building.
- (c) Any additional landscaping proposed, and its adequacy in reducing the visual impacts of any building within the setback.
- (d) The likely effects of reduced setbacks on the visual quality of the streetscape in the vicinity, particularly in the Cultural 1 Zone.
- (e) The proposed use of buildings within the setback.
- (f) Whether any reduced setback would assist in making better use of the site, or assist in retaining or enhancing heritage buildings.

5.2.2 Separation from neighbours

Updated 14 November 2005

- (a) The impacts of a reduced separation distance with respect to the visual effects of buildings, parking or storage areas viewed from any adjoining residential or rural properties.
- (b) In the case of buildings in the Cultural 1 Zone, the effect of any reduction in setback on the integrity of protected buildings, or the ability to enhance or protect such buildings.
- (c) Any additional landscaping or screening proposed to reduce the impacts of reduced setback and the adequacy of these measures.
- (d) The scale of buildings within the reduced separation distance in terms of amenities and outlook of adjoining properties.
- (e) The nature of the use of the buildings within the setback, and any likely effects on the amenities of adjoining properties.

5.2.3 Visual amenity and landscaping

Updated 14 November 2005

- (a) The effect of any reduction or departure from the visual amenities standards taking account of whether storage or parking areas may be more visible from adjoining zones or from streets.
- (b) The relative importance of landscaping to the outlook of the buildings in the zone and their setting.
- (c) The effectiveness of landscaping proposed in terms of screening the bulk of buildings.
- (d) The quality and scale of existing landscaping in the immediate vicinity of the site.

5.2.4 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) Any adverse effects on the amenities on any adjoining living zone taking account of the building setback from the zone boundary.

- (b) The scale and appearance of any part of a structure exceeding the standard.

5.2.5 Residential activities

5.2.5 Residential activities

Updated 14 November 2005

Cultural 1 Zone

For new buildings refer to assessment matters for the Living 3 Zone (Part 2 - Living Zones).

Cultural 2 Zone

- (a) The provision of adequate open space for the needs of occupants.
- (b) The adequacy of open space for planting for visual enhancement.
- (c) The appearance of buildings from outside the site.
- (d) The adequacy of privacy between units and separation from noisy activities.
- (e) The ability to better meet the specialised needs of housing for the Maori community on the site, and for short term visitors.

5.2.6 External appearance of buildings - Cultural 1 Zone

Updated 14 November 2005

- (a) The extent to which the building takes account of and acknowledges its relationship with the recognised historic and architectural style of adjoining and nearby buildings, particularly in respect of:
 - the relative relationship and proportion of solid, window and void in the facade;
 - the use and qualities of the existing materials and colours;
 - the balance or relationship of horizontal and vertical features in the facade;
 - the effects of facade modulation, depth and shadowing on decorative or structural features;
- (b) Where sites have been aggregated, or the building is on a large site, the extent to which the design elements of the building are in scale with the relatively fine grained and individual site development which has been a traditional characteristic of Christchurch.
- (c) The extent to which the building reflects, respects or complements its relationship with adjoining or nearby areas of important open spaces, particularly in respect of:
 - the formal (i.e. axial and symmetrical) and informal (i.e. open and free flowing) qualities of any adjoining public open space;
 - any impacts of the building on the use of adjoining public open space (e.g. shadowing and wind funnelling);
 - any visual focal points or features (e.g. statues, memorials, water features or specimen trees);
 - any vistas or pedestrian linkages;
 - the impact of the building on the definition or containment of any adjoining public open space.
- (d) The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.
- (e) Any conservation plan for the building, site or complex.

5.2.7 Retail Activities, commercial services and offices

Updated 16 November 2009

- (a) The likely impacts in terms of traffic generation and parking demand, particularly on the roading network in the central city and any effects on increased carparking within and around the zone.
- (b) The scale of retail activities, commercial services or offices proposed, and its compatibility with the primary purpose and character of the Cultural 1 and 2 Zones.

5.3 Assessment matters - Cultural 3 (Schools) Zone

Updated 14 November 2005

5.3.1 Open space

Updated 14 November 2005

- (a) The visual effects of additional building development, taking account of the character of buildings on adjoining land.
- (b) The extent and appearance of open space and of landscaping around school buildings, and its appearance from residential properties and public places.
- (c) The extent to which the school grounds, and related building scale, form an important part of local landscape character.
- (d) The importance of the land surrounding the school buildings in providing an opportunity for open space and recreation through multiple and community use.
- (e) The importance of building expansion to the educational needs and viability of the school, educational programs for adults or other specific groups, and benefits to the community.
- (f) The scale and quality of landscaping and its ability to screen building scale.
- (g) The quality and design of the buildings proposed.

5.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) The relative height of the building, and the extent to which it may be obtrusive, or cause shading, to any adjoining residential properties.

- (b) The bulk of the building and its location and orientation on the site, in terms of shading and visual impacts on adjoining properties.
- (c) The extent of landscaping proposed and its effectiveness in reducing the visual impacts of building.
- (d) The distance of the building from the site boundary, and the size of the site with regard to the potential adverse effects to the building on adjoining land.
- (e) The extent to which a higher structure would result in an improved building in terms of design and appearance, operational needs, or an ability to reduce building coverage.

5.3.3 Street scene and separation from neighbours

Updated 14 November 2005

- (a) Any adverse visual impact of building scale as seen from the street or adjoining residences.
- (b) The degree of landscaping provided, and its effectiveness in screening the buildings or parking areas.
- (c) Rossall Street 10 metre setback only; the extent to which the building is of a small scale and is able to be adequately screened from the street and from properties across the road.

5.3.4 Noise from pre-schools

Updated 14 November 2005

- (a) The extent to which the proximity of the pre-school's outdoor activities and facilities to the outdoor living spaces and main indoor living area on adjoining living zone properties will result in noise levels which are unreasonable in the respective living environments.
- (b) The alternative locations available on the pre-school site for the outdoor activities and facilities, which would be more compatible with the layout and use of the adjoining living zone properties.
- (c) The scale of the pre-school, in particular the number of children on the site.
- (d) The frequency and timing of the use of the pre-school's outdoor areas and facilities and the extent to which these would not conflict with the pleasant use and enjoyment of adjoining living zone properties by their occupants.

5.4 Assessment matters - Cultural 4 (Tertiary education) Zone

Updated 14 November 2005

5.4.1 Street scene

Updated 14 November 2005

- (a) The scale of buildings within the setback and their impact on surrounding zones.
- (b) Any additional landscaping proposed to reduce the visual impacts of building within the setback.
- (c) Any compensating landscaping or reduced building scale in the vicinity of the site.
- (d) The proposed use of buildings within the setback.
- (e) The likely effects on the visual quality of the streetscape, should the setback be reduced.

5.4.2 Separation from neighbours

5.4.2 Separation from neighbours

Updated 14 November 2005

- (a) The impacts of a reduced separation distance with respect to the visual effects of buildings, parking or storage areas, as viewed from any adjoining residential properties.
- (b) Any additional landscaping or screening proposed to reduce the impacts of reduced setback.
- (c) The nature of the use of the buildings within the setback, and any likely effects on the amenities of adjoining properties.

5.4.3 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) The amenities of adjoining living zones taking account of the building setback from the zone boundary.
- (b) Any potential loss of privacy or visual intrusion on any residential properties.
- (c) The bulk and design of the buildings and their visual qualities as seen from within and outside the zone.
- (d) The extent and duration of any areas of overshadowing on residential properties, public spaces or heritage buildings.

5.4.4 Open space

Updated 14 November 2005

- (a) The visual effects of additional building development, parking or access, taking account of the character of buildings on adjoining land.
- (b) The extent and appearance of open space and of landscaping around buildings, parking or access, and its appearance from residential properties and public places.
- (c) The extent to which the site and related building scale, form an important part of local landscape character.
- (d) The importance of the land surrounding the buildings, parking or access, in providing an opportunity for open space and recreation through multiple and community use.
- (e) The importance of building, parking or access expansion to the educational needs and viability of educational programs for specific groups.
- (f) The scale and quality of landscaping and its ability to screen parking, access, and building scale.
- (g) The quality and design of the buildings proposed.

5.4.5 Visual amenity and landscaping

Updated 14 November 2005

- (a) Any reduction or departure from the visual amenity standards, taking account of whether storage or parking areas may be more visible from adjoining zones or from streets.
- (b) Any alternative height, scale, location or species of planting proposed.
- (c) The effectiveness of landscaping proposed in terms of screening the bulk of buildings.
- (d) The quality and scale of existing landscaping in the immediate vicinity of the site.

5.4.6 Retailing

Updated 16 November 2009

- (a) The impacts of any additional retail activity or commercial service with respect to increased retailing activity on traffic generation to and from the site, in terms of traffic safety and efficiency.
- (b) Any effects of traffic generation to and from the site having regard to the amenities of residences in adjoining living zones.
- (c) The likelihood that additional retail provisions may have for creating demand for further land outside the zone, or for reduced landscaping or greater building scale.
- (d) Any potential adverse impacts on public and private infrastructure in the central city or district centres.

5.4.7 Vehicular access

Updated 14 November 2005

- (a) The effect of any additional access points in terms of the safety and efficiency of the adjoining road network, or the capacity of the road to accommodate traffic entering or leaving the site.
- (b) The quality of amenities enjoyed by adjoining residents, in respect to potential disturbance from traffic movement.

6.0 Reasons for rules

6.1 General

Updated 14 November 2005

The character of the Cultural 1 Zone is determined to a large extent by existing buildings, and as these are generally protected buildings and places, major change to them is not expected. Accordingly the setting of standards is largely related to protection of this character, rather than in anticipation of major ongoing building development. The diversity of existing buildings, and activities within them (educational, recreational, business, cultural, spiritual, etc.) is such that the setting of similar standards for each site is difficult.

The Cultural 2 Zone is unique in terms of its function in zoning terms, applying only to the National Marae site.

The Cultural 3 and 4 Zones (Schools and tertiary education and research) comprise in total, a substantial land and infrastructural resource, based primarily on education resources, but also with importance in terms of amenity, open space, and multiple use of facilities.

The highly specialised, yet diverse group of activities contained in cultural zones, has resulted in rules which address, in particular, the protection of surrounding amenities. Accordingly there is a particular cross relationship with the rules of adjoining (particularly living) zones.

6.2 Cultural 1 and 2 Zones

Updated 14 November 2005

6.2.1 Street scene and Separation from neighbours

Updated 14 November 2005

A minimal street setback has been required in the Cultural 1 Zone as buildings are commonly sited almost up to the street frontage. An exception is the Catholic Cathedral and adjoining buildings which has a much larger setback. This reflects the scale of its buildings and especially the importance of an unobstructed setting reflecting the grandeur of the Cathedral as seen from Barbadoes Street.

A large setback has been required from the frontage of Pages Road for the National Marae to protect the significance and dominance of the marae and its entrance.

Setbacks for neighbours in the Cultural 1 Zone are to allow for protection of adjoining properties and for any planting and access. Supported by landscaping, a substantial setback of 12m on the National Marae site along the Living 1 Zone boundary has been set to assist in protecting neighbours from the intensive activities that can take place in the Cultural 2 Zone.

It is acknowledged that the Cultural 1 Zone at the Arts Centre is unusual in that all its buildings and activities are contained within an easily defined site surrounded on three sides by road boundaries. Because of this, and because the Arts Centre buildings straddle title boundaries, the internal boundary separations are not as restrictive as in other parts of the Cultural 1 Zone.

6.2.2 Visual amenity and landscaping

6.2.2 Visual amenity and landscaping

Updated 14 November 2005

As is common in the City Plan, outdoor storage is required to be screened to protect the visual amenities of neighbours or the outlook from public places and roads. Only a small proportion of sites in the Cultural 1 Zone are required to be landscaped, as they are generally dominated by the heritage buildings and their surrounds. Landscaping of the National Marae reflects to a large extent the dominance of the road setback and the visual prominence of the marae buildings and entrance, as well as the landscaping required along the Living 1 Zone boundary.

Requirements for carparks, tree planting and maintenance reflect requirements in other zones, although deficiencies in the Cultural 1 Zones are accepted, as full compliance within the

zones is impractical without a loss of heritage buildings, or impact on adjoining amenities.

6.2.3 Sunlight and outlook of neighbours

Updated 14 November 2005

This control is strongly related to the critical standard on height, and is incorporated to protect any adjoining living zone properties from adverse effects of loss of sunlight from buildings that are in some instances substantial. The rule does not apply to a number of sites in the zones, or on all boundaries, as many do not adjoin living zones.

6.2.4 Residential activities

Updated 14 November 2005

The rules on conversion of existing buildings for residential activities in the Cultural 1 Zone are minimal, as firstly compliance with normal standards is often impractical, and secondly weight has to be given to the need to make economic use of (and hence enhance the survival of) heritage buildings. Any new buildings are appropriately subject to the relatively high density Living 3 Zone provisions, which are compatible with the character of the Cultural 1 Zone. Successful residential conversion of parts of some Cultural 1 Zone buildings have already occurred.

In the Cultural 2 Zone flexible provision, consistent with on-site and adjoining amenities, has been provided to allow for housing Maori people and their guests on the National Marae site for the benefit of members of a marae community and may include comprehensive housing development, including if necessary, provision for kaumatua housing.

6.2.5 External appearance of buildings - Cultural 1 Zone

Updated 14 November 2005

The external appearance of buildings in the Cultural 1 Zone is important as their character is such that they strongly resemble the special amenity groups of buildings in the Central City Zone.

The Cultural 1 Zone is one of a number of areas of particular quality which create a series of distinctive precincts and linked urban spaces. The Cultural 1 Zone contributes significantly to the sense of identity and historical continuity of Christchurch. The character of this area is associated with the visual quality of the group of buildings.

Maintaining these qualities, while still providing for sympathetic new development is an important aspect of urban design.

No controls are proposed which would necessarily require duplication, emulation or specific visual references to existing character features in new developments. Innovative designs are encouraged to increase the contrast, liveliness, historical development and visual interest of the urban streetscape. In the Cultural 1 Zone, a greater contextual sympathy to identified qualities of the existing environment are required in new development. The design development of new proposals in this zone should be influenced by a greater contextual sympathy, but the resolution of this wider perspective does require a dialogue concerning building, urban design and heritage.

6.2.6 Retail activities, commercial services and offices

Updated 16 November 2009

The potential range of retailing activities that could be anticipated in the cultural zones (particularly the Arts Centre) is highly diverse but is dominated by craft activities, souvenirs and food for on-site consumption. Offices and commercial services normally have a cultural or educational purpose. Rules relating to retailing aim to promote these activities at a scale consistent with retaining the heritage characteristics and values of many of the established buildings and their settings. In addition, as many areas surrounding sites within the Cultural 1 Zone are predominantly residential, size limitations will assist, in association with other standards to protect and enhance amenity values, to minimise the potential for adverse effects on the surrounding environment. Size limitations for the Museum and Art Gallery reflect the extent of existing retailing in support of the predominant cultural facilities on these sites.

Rules in relation to commercial services and offices enable larger single facilities to establish where related to arts, cultural, educational or recreational activities, recognising existing situations in the zone and the often important function of such associated uses in ensuring the continued enjoyment and viability of many of the established cultural activities.

Provision is made in the Cultural 2 Zone for business activities necessary for the functioning of the National Marae and its financial viability limited only in order to protect adjoining residential amenities and reduce potential detrimental traffic effects.

6.2.7 Height

Updated 14 November 2005

The height provision for the Cultural 1 Zone has been set with a view to (a) ensuring existing building scale is not exceeded and (b) to reflect the amenities of any surrounding living zones (except the Peterborough Centre where the surrounding area has a high rise height provision) and compatible building scale is important.

The Cultural 2 Zone height limit reflects the maximum normally acceptable in the adjoining living zone.

Height is a particularly important element of the physical and heritage qualities of those zones and hence has been made a critical standard.

6.3 Cultural 3 (Schools) Zone

Updated 14 November 2005

6.3.1 General

Updated 14 November 2005

The rules applicable to education activities are intended to provide a consistent framework for the assessment of the effects of schools, whether private or state schools. The rules are a simplified version of those applicable to surrounding zones, the intention being to strike a balance between protecting residential amenities, while recognising a need for some flexibility in redevelopment of schools, their generally larger site sizes, and their ability to meet a variety of community needs. To ensure compatibility with surrounding areas, the school sites have rules for activities other than educational activities which are those applicable to adjoining zones (e.g. community use). These other rules also apply upon sale of surplus school land. Even those rules applicable to education activities are closely related to the standards of surrounding zones. Given that the provisions of the surrounding zones apply any land used for an activity which is not an education activity; or any disposed land not required for education purposes; the zone purpose, environmental outcomes, assessment matters and reasons for rules in those zones shall also be relevant.

Schools which play a key part in community or city amenities have open space zone rules applicable for activities other than education in recognition of the visual quality and prominence of their grounds.

6.3.2 Open space

Updated 14 November 2005

The open space rule is intended to retain the open space character of schools, supplementing the role of reserves in terms of recreation and visual amenity. In the inner city areas, where space is more limited for redevelopment, a higher coverage is permitted. The standards will still allow a level of further development normally well in excess of what is currently developed.

6.3.3 Sunlight and outlook for neighbours

Updated 14 November 2005

This rule is incorporated in the plan to reduce the potential dominance of building scale on adjoining land (particularly in living zones) and to prevent loss of sunlight through overshadowing. This recognises the generally residential scale of school buildings, but also their potential to be quite large, particularly on smaller inner city sites or with bigger schools.

6.3.4 Street scene and separation from neighbours

6.3.4 Street scene and separation from neighbours

Updated 14 November 2005

These rules are concerned with building location in respect to the visual quality of the streetscape and associated landscaping provision. The generally high quality of open space and planting of schools renders a landscaping rule necessary, but the need for landscaping would be assessed if setbacks were reduced. Similar factors apply to separation from neighbours, where landscaping may be required if reduced setbacks for school buildings lead to visual distraction for residential neighbours.

The larger street scene setback for Rangī Ruru Girls' School on Rossall Street reflects the existing character of that part of Rossall Street.

Caretaker sheds and storage sheds are permitted within the separation from neighbours setback, in order to allow more flexible use of this space. However, the total length of all such accessory buildings on a site is limited to 9m to avoid dominance of adjoining sites by the proximity of such buildings close to the boundary. The height of accessory buildings is also limited by the recession plane standards.

The setback of buildings from the Cultural 1 zone boundary is reduced in recognition of Catholic Cathedral College and Christ's College each being part of a larger cultural site which has a combined character and amenity.

The requirement of a landscaping strip for St Margaret's College along Winchester Street recognises the existing residential character of that street and the potential for adverse visual effects on the character and amenity should development and redevelopment occur.

6.3.5 Noise from pre-schools

Updated 14 November 2005

Pre-schools can result in unreasonable noise disturbance if located close to neighbouring living zone properties as a result of children playing in outdoor activity and facility areas. In some cases these effects can be mitigated by relocation of the activities to a more suitable part of the site or by controlling the frequency and timing of outdoor activities. However, in other cases such relocation or restrictions on outdoor activity are not practical or possible, and the pre-school activity may not be suitable on a particular site. For these reasons, an application for a discretionary activity where the activity adjoins a living zone boundary is considered necessary to enable consideration of these matters.

6.3.6 Height

Updated 14 November 2005

As many schools are located in living zones, within which height is a critical standard, a similar provision exists in the school zones. The purpose of the rules is to ensure that any large school buildings are compatible (with regard to their siting and screening) and the size of the site with the scale of residential buildings in the vicinity.

A reduced height limit of 8 metres has been imposed for Lot 7, DP 45882, on Andover Street when a building is located within 10 metres of the road boundary. This will reflect the existing character of the street and reduce the impact of development on properties across the street.

6.3.7 Special landscape provisions for existing schools

Updated 10 May 2010

These rules are confined to three schools that were originally established outside of the Cultural 3 Zone and therefore were not required to provide setback provisions that are required by other established schools in Cultural 3 Zones. The rules are required in order to maintain landscaping, that has been established, which provides a level of visual amenity and a buffer from the effects of educational activity on the neighbouring area while providing that the screening, provided by the landscaping, is maintained in perpetuity. The application of the rules is to mitigate against the environmental effects of the schools activities.

6.4 Cultural 4 (Tertiary education and research) Zone

Updated 14 November 2005

6.4.1 Street scene and separation from neighbours

Updated 14 November 2005

The tertiary education sites, (with the exception of the Polytechnic central site), are generally characterised by relatively open park-like surroundings and large street setbacks. However, building scale and height is significant and a large setback is appropriate to ensure adequate protection of residential outlook both on street frontages and property boundaries. The reduced street scene setback for the University of Canterbury site west of Ilam Road, recognises the lower scale of development on this site.

Intensive development of the Polytechnic site, adjacent to the Central City Zone and business zones is seen as both compatible with these zones and an efficient use of limited land resources.

The required setbacks allow scope for landscaping, to reduce the visual impacts of buildings and parking.

6.4.2 Sunlight and outlook for neighbours

Updated 14 November 2005

The sunlight and outlook provisions are closely related to those for height. The height of buildings in the tertiary education zone, and their potential impacts on the surrounding residential environments, justify adequate protection from shading and loss of privacy. This does not apply to the Polytechnic central site as it is surrounded by heavily trafficked streets and with the exception of special provisions for the Catholic Cathedral.

6.4.3 Open space

Updated 14 November 2005

The open space rule is intended to retain the open park-like character of the majority of the tertiary education sites in terms of visual amenity. Buildings, and the significant areas used for parking and access, limit the area available for open space and therefore reduce the open park-like character of sites. The standards have been set having regard to the character of existing developments both on the sites, and in the locality generally. A very high coverage has been permitted for the Polytechnic central site over its urban setting.

6.4.4 Visual amenity and landscaping

Updated 14 November 2005

The requirements for landscaping are similar to those in business zones. The quality of the visual environment of the suburban tertiary institutions are generally of a high standard, compatible with the residential surroundings. Growth in student numbers and building development has the potential to adversely impact on the quality of the zone environment, unless sufficient landscaping is maintained. A balance has to be struck between building scale, parking needs and landscaping provision, which may vary from one part of a campus to another.

The landscaping provisions emphasise tree planting (as in business zones) a feature which has been particularly successful in the University of Canterbury Student Union carpark. Tree planting creates a much more effective visual screen, particularly for parking areas and buildings.

The Polytechnic central site is far more "urban" in its character and surrounds. A relatively greater building scale is expected with lesser, but adequate, space for landscape provision, in reflection of a need to achieve higher building density and parking provision.

Most of the tertiary institutions in the Cultural 4 Zone are located on large sites which are already well established. The restriction of details of landscaping to the immediate vicinity of new development reflects the practicalities of administration of the City Plan while ensuring that adverse visual effects are mitigated in the location in which they occur.

6.4.5 Retailing

Updated 14 November 2005

The reason for a limitation on retailing is to ensure that large tertiary institutions undertake retailing which is compatible with the amenities of the adjoining residential areas, has minimal traffic impacts and does not threaten investment in commercial centres. This is not likely to be a major issue, but large scale activity dependent mainly on off-campus clientele could have the adverse effects described above, given that large student populations can support numerous legitimate retail activities.

6.4.6 Vehicular access

6.4.6 Vehicular access

Updated 14 November 2005

Tertiary institutions because of their scale can generate substantial and increasing numbers of vehicle movements, further reinforced by their suburban locations, (amenity/traffic issues) or for the Polytechnic Central site, traffic considerations.

The access points for traffic into tertiary education facilities can accordingly create significant turning movements which may impact on surrounding residential streets, or the efficiency and safety of adjoining road networks, particularly arterial roads around the Polytechnic central site. For this reason additional access points require consent as discretionary activities to enable the suitability of their location and design to be assessed.

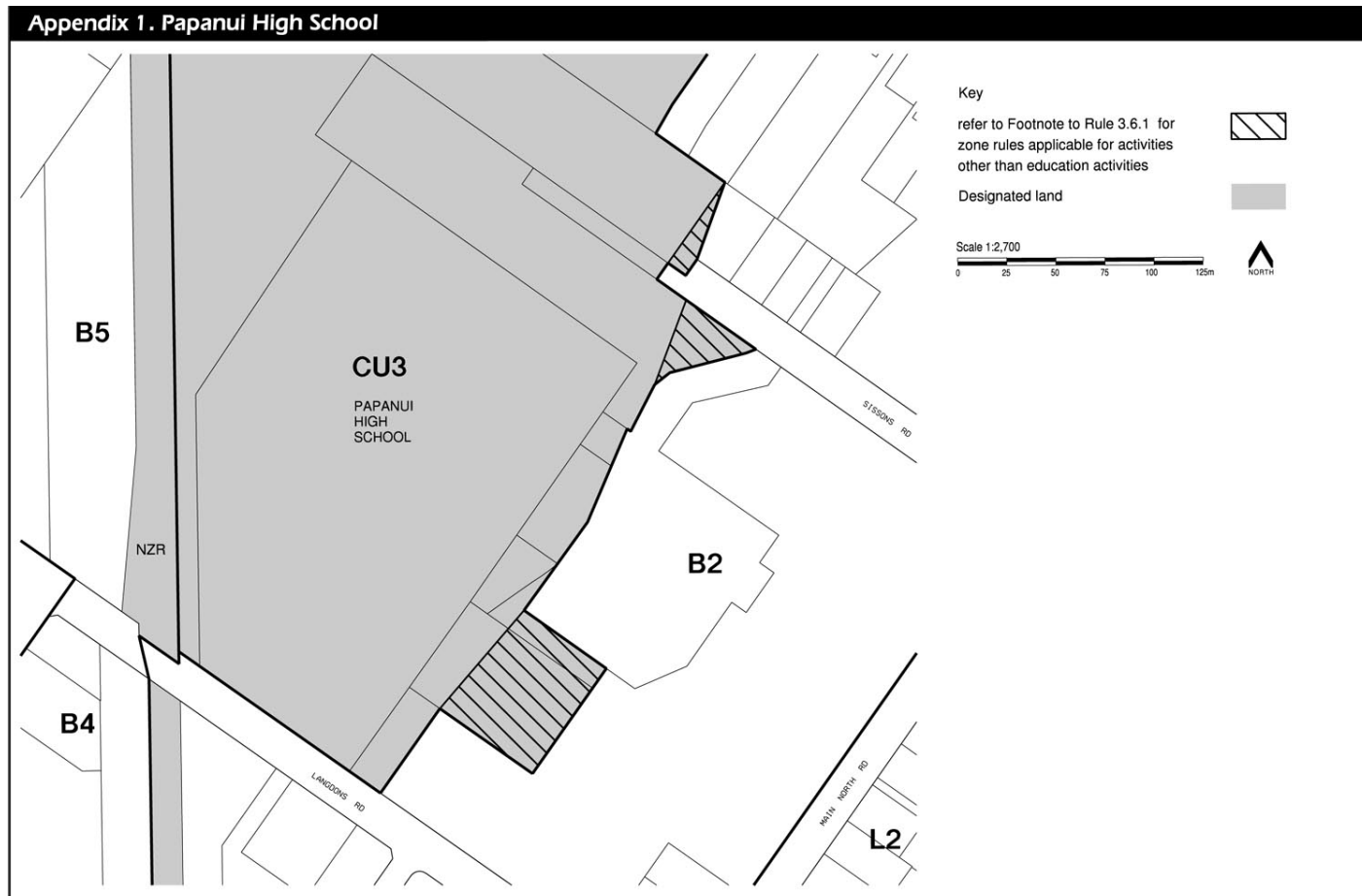
6.4.7 Height

Updated 14 November 2005

Tertiary education institutions, particularly the University and Polytechnic, have to cater for large student numbers and create substantial demands for floorspace. Both institutions have large multi storey buildings. Given the large site areas, such heights are appropriate. Site sizes would need to be greater (or parking provision or landscaping reduced) if lower heights and recession planes were prescribed. Accordingly, and in conjunction with larger setbacks and recession planes, high buildings are provided for in the University and Polytechnic (central city) areas. The smaller Sullivan Avenue site of the Polytechnic, has a lower specified rate as it adjoins a residential area. The Teachers College site is surrounded by low density residential housing similar to the University, but has developed with a somewhat lower building scale. Any major high rise development on that site would greatly alter the balance between the building scale within the site and the surrounding area, as would any significant building development on that part of the University west of Iiam Road.

Appendix 1- Papanui High School

Updated 14 November 2005



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Appendix 1- Papanui High School