

Plan Change 14

Section 32: Appendix 2

Technical Review of Specific Purpose – Hospitals Provisions

Christchurch City Council

Technical Report

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1. Introduction

The National Policy Statement on Urban Development (NPS-UD), together with the Resource Management (Enabling housing and other matters) Amendment Act, direct the Christchurch City Council to enable greater commercial and residential development in specified locations of Ōtautahi Christchurch. The resultant Plan Change 14 (PC14) introduces new District Plan policy and accompanying provisions that support the strategic outcomes in respect to urban form, the hierarchy of commercial centres, and the scale and density of residential development beyond this that enables business and housing choice.

This report specifically looks at the proposed District Plan provisions under Plan Change 14 (PC14) for the Specific Purpose (Hospital) Zones (SPHZ) in relation to the proposed adjoining High-density Residential Zones (HRZ).

The SPHZs addressed in this report are:

1. St Georges Hospital
2. Southern Cross, Pegasus Health 24hr
3. Nurse Maude Hospital, Nurse Maude-Mansfield
4. Wesley Care
5. Former Christchurch Women's Hospital
6. Montreal House

Other SPHZs have not been included in this analysis due to them not being affected by the proposed HRZs. Christchurch Hospital has not been reviewed because the permitted building height is 60 metres which is beyond the HRZ 32m maximum which the Council has proposed (Policy 3). It therefore already meets the intent of Policy 3(c).

2. Purpose

The purpose of this report is to assess the potential impacts and outcomes of the currently permitted and enabled (through restricted discretionary resource consents) built form standards for the SPHZs in relation to adjoining HRZs standards and the objective and policies for the SPHZ. Where considered appropriate, recommended amendments have been identified.

3. Planning Framework

In summary, the relevant objective and policies (refer to Appendix 1) for the SPHZs include:

- The efficient development of hospital sites while recognising the character and amenity values of the surrounding environment.
- Encouraging more intensified and contained use of hospital sites within existing site boundaries.
- Hospital development that recognises the amenity values, character and coherence of the surrounding area interfaces by ensuring that the landscape setting is maintained and that taller buildings are located towards the centre of sites.
- For 'Inner Urban' hospital sites, encouraging pedestrian activity and higher quality amenity including planting and ground floor visual interest and a human scale along road frontages

and public and publicly accessible spaces contributing to the character and coherence of the surrounding area.

- Also for 'Inner Urban' sites, ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.
- Ensuring that the development of Christchurch Women's Hospital and Montreal House recognises the amenity values, safety, character and coherence of the surrounding area at the site, public spaces and street boundary by pedestrian activity and higher quality amenity, including landscaping.
- Ensuring that the development of Christchurch Women's Hospital and Montreal House acknowledges the form and scale of buildings and associated landscaping anticipated for development in the adjacent zones at the boundaries of the site.
- Encourage comprehensive residential development of hospital sites that are no longer required for hospital purposes.

These objectives and policies provide the framework within which the built form standards for each site have been reviewed.

4. Methodology and Assumptions

Building envelopes for the SPHZ and immediately adjacent proposed HRZ standards were modelled using *SketchUp pro 2022* software as part of a modelling exercise. To assist with the analysis, the following permitted and enabled built-form provisions from the District Plan for each SPHZ were modelled:

- HRZ standards - 4m with 60 degree recession planes
- Front and side/rear boundary setbacks.
- SPHZ recession planes where applicable.
- Cadastral boundaries geo-located in Christchurch.

SPHZ building heights have in some instances been modelled with heights that align with the proposed adjacent HRZ to test other potential provisions.

The models indicate where buildings could potentially be located in relation to current SPHZ and proposed HRZ provisions. Site coverage provisions have not been included. The purpose of this modelling is to test the proposed built form relationships between the zones, and the open space areas between these. Below in **Figure 1** is an example image of the modelling showing the building envelopes for one of the SPHZs with adjacent HRZ envelopes (orange colour).



Figure 1 – Example image from one of the modelled SPHZ and surrounding HRZ building envelopes.

It is acknowledged that the HRZ is likely to encourage perimeter block configurations of buildings with open space and some rear undeveloped areas due to the 50% site coverage standard and the proposed frontage enablement in the HRZ rules package.

At the time of undertaking the modelling, the proposed qualifying matters relating to the HRZ recessions planes and setbacks were not fully developed or tested. This work is currently on-going and some of the recommendations in this report may need to be adjusted depending on the outcomes of this. There may be other provisions for the HRZ that change also.

The following planning matters were not considered as part of the modelling process:

- Potential shading effects have not been addressed as part of this analysis. This has been undertaken separately as part of testing recession planes and shading effects for the HRZ.
- The site coverage standards for the HRZs have not been modelled. The SPHZs have no site coverage standards.
- Heritage controls for heritage areas, settings and items such as any ‘buffer areas’ that might limit residential intensification.
- Waterway setbacks or drainage easements.
- Where necessary, boundary lines have been simplified for ease of modelling.

The following SPHZs have been analysed based on the current grouping of sites:

- Inner urban sites (13.5.4.2.3) – St Georges Hospital, Southern Cross, Pegasus Health 24hr (former)
- Inner urban sites (13.5.4.2.4) – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care
- Former Christchurch Women's Hospital (13.5.4.2.5)
- Montreal House (13.5.4.2.7)

Most of the HRZs have ‘Precinct’ overlays which reduce the enabled maximum height limit to 20m except for adjacent to the south side of the Former Women’s Hospital site where the HRZ maximum height limit is enabled to 32m.

5. Discussion and Recommendations

In this section, each of the SPHZs has been reviewed in relation to surrounding proposed HRZ built form standards with recommendations made for any SPHZ amendments where considered appropriate.

5.1 Inner urban sites (13.5.4.2.3) – St Georges Hospital, Southern Cross, Pegasus Health 24hr (former)

5.1.1 St Georges Hospital

The area of this SPHZ is approximately 37,572m². It is located predominantly at 249 Papanui Road extending over the entire eastern end of the block bounded by Heaton Street, Papanui Road and Leinster Road. This is the largest of the SPHZ sites addressed in this report.

This hospital site is closely associated with the Merivale shopping area (proposed Local Centre Zone (LCZ)). The western end of the site adjoins an HRZ (Precinct) and a character area overlay. This overlay extends over a small portion of the hospital site. Refer to **Figure 2** below.

This hospital site currently contains predominantly 3-4 storey high, large buildings in close proximity to one another with some boundary tree planting and landscaping setback areas of approximately 6-10 metres from the road frontages. Areas of car parking are also present on the site.

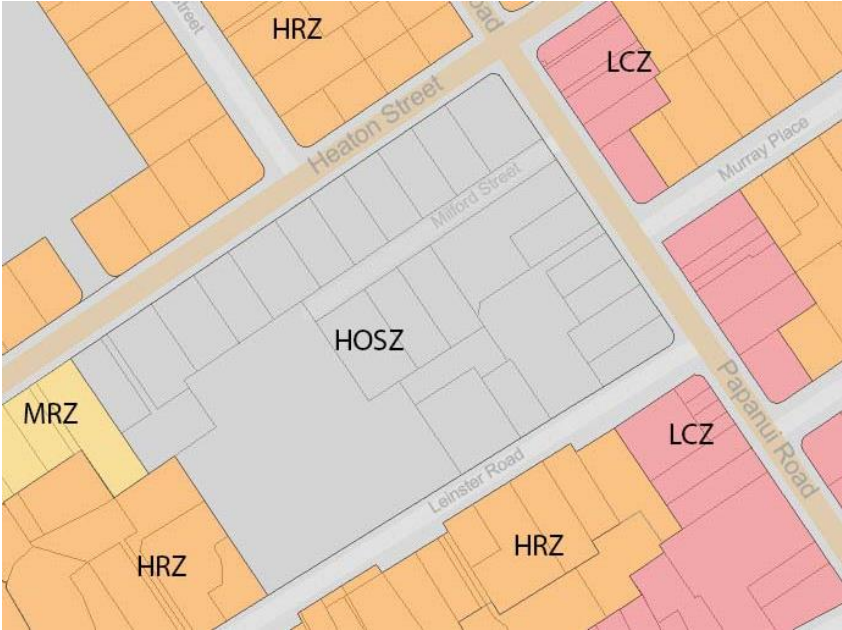


Figure 2 - Proposed PC14 planning proposal for St Georges SPHZ and immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

Based on the modelling of the proposed SPHZ and HRZ (Precinct) built-form standards, the following issues have been raised, and recommendations made:

1. The HRZ will have a height limit of 14m (permitted) and 20m (enabled through a restricted discretionary resource consent pathway). Currently, the height limits of this SPHZ are 11m (and 20m - enabled), or 18m (with a 16m setback). An increase in permitted height in the SPHZ to 14m would align more closely with the HRZ creating a more coherent urban form while also encouraging more intensified and contained use of the SPHZ within existing site boundaries (as per 13.5.2.1.1 Policy - Intensification).

Recommendation: Increase the permitted building height to 14m and 20m (enabled).

2. In the context of the proposed surrounding HRZ and LCZ at the corner of Papanui Road and Heaton Street (current overlay area) with enabled 20m building height limits, future building heights on this corner could be increased to 20m, as per the rest of the zone area. This would enable giving greater emphasis to the corner of the site and would provide for a continuity of future building forms along the Papanui Road frontage, and the surrounding LCZ and HRZ across Papanui Road and Heaton Street.

Recommendation: Increase the enabled building height on the corner of Papanui Road and Heaton Street to 20m.

3. In conjunction with the above recommendation, the currently in place 4 metre setback along the Papanui Road frontage, could be extended to the corner of Heaton Street and Papanui Road. Currently an 8m setback applies to this area as part of the Heaton Street overlay. A 4m setback would be adequate to provide for landscape treatment including some tree (small scale) planting along this boundary (as per 13.5.2.1.2b. i. - Policy – Comprehensive development), and could provide for some street activation and engagement along this arterial street frontage (if building frontages are well-designed to achieve this).

Recommendation: Retain the 4m setback for the Papanui Road frontage, and extend this to the corner of Heaton Street.

4. The HRZ extends along the northern side of Heaton Street to property number 117. This extent is defined by a proposed walkable catchment area boundary for this area (refer to **Figures 3 and 4** below). This HRZ would enable 20m high buildings to be built across the road from this SPHZ. Overtime this part of the northern side of Heaton Street could be developed as high density residential buildings changing the character and scale of built form in this area.

Recommendation: In this context, the enabled 20m height on the SPHZ could be extended along Heaton Street to the western boundary of 130 Heaton Street (north-western corner of this SPHZ).



Figure 3 – Plan view showing the extent of the identified walkable catchment around the LCZ.

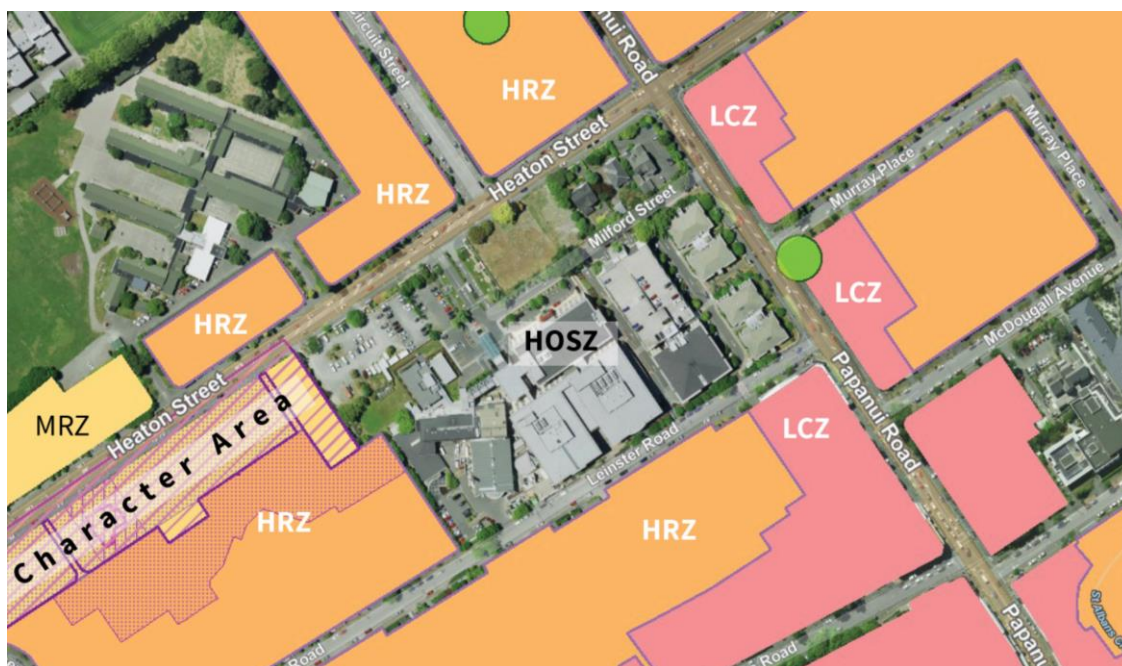


Figure 4 – Plan showing the extent of the HRZ (and LCZ) in relation to the Heaton Street Character Area and MRZ boundaries surrounding this SPHZ.

5. Along the northern boundary of this SPHZ, residential buildings have been removed. Some established trees have been retained. Currently, a setback distance of 8m along this frontage provides for some landscape edge to the hospital site and helps with integrating the site into the residential amenity on Heaton Street. To be consistent with the other residential street and zone boundaries surrounding this SPHZ, and to provide for a landscape buffer for potentially 20m high large buildings, this northern setback could be increased 10m. This would provide for a higher quality amenity outcome along road frontages, as per *13.5.2.1.2 Policy – Comprehensive development 13.5.2.1.2.b.i.*

Recommendation: Increase the 8m setback to 10m along Heaton Street.

6. Along Leinster Road, enabled building heights of 20m with 10m setbacks can accommodate tree planting of a scale that is commensurate with this potential SPHZ building heights and sizes.

Recommendation: Retain this 10m setback distance.

7. The western boundary of the SPHZ adjoins an HRZ and MRZ (Character Area). Within the SPHZ site, buildings are proposed to be enabled to 20m in height with 10m setbacks. This distance would allow for spatial separation of potentially large buildings, and for medium-scale trees (approximately 12m height and 10 spread) to be planted providing a landscape buffer between these zones.

Recommendation: Retain the 10m boundary setback distance.

8. There is a risk that SPHZ buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and blank façades being constructed along the residential streets and internal boundaries. To avoid this, a

continuous façade and horizontal step rule could be provided, in conjunction with the assessment matters for buildings requiring consents. This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendations:

- a) Include a new built form standard for the SPHZ for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

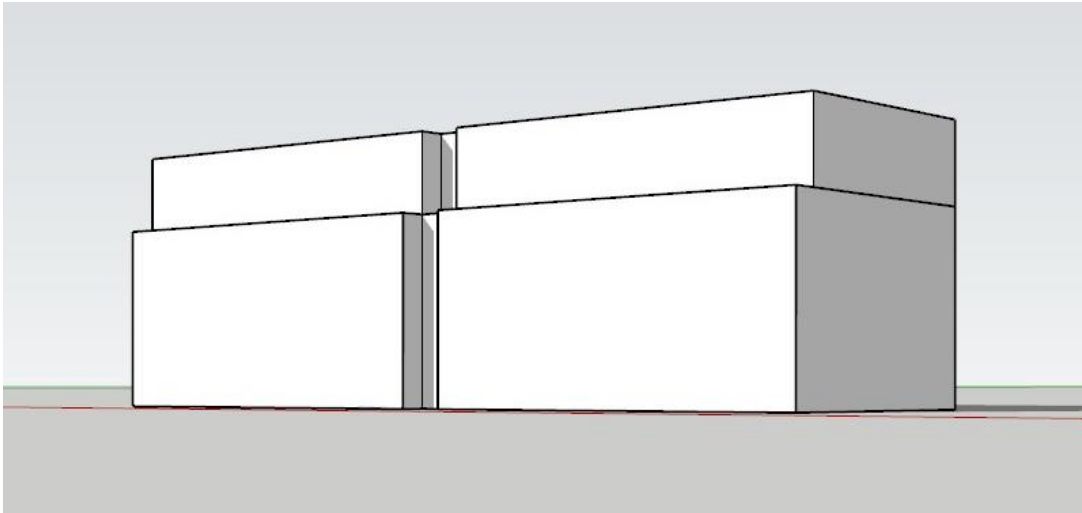


Figure 5 – Image illustrating the proportional relation of two 30m long continuous facades with a 4m separation distance and a 2m deep recess.

- b) Retain RD4 - *Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m² (gross ground floor area) or more, to assist with managing the bulk and scale of the buildings.*
9. The side and rear setback areas are currently required to be landscaped. This does not necessitate the planting of trees. Due to the likelihood of larger high-density buildings with residential outlooks being built, providing a requirement for tree planting in these setback areas would help to achieve a level of landscape amenity that is appropriate for ensuring that large hospital developments recognise and integrate with the proposed increased scale and density of the new HRZ residential context (as per 13.5.2.1.2 *b Policy – Comprehensive development*).
Recommendation: Require a minimum of tree planting of 1 tree per 15 metres of internal rear boundary, or part thereof. This would achieve an adequate baseline level of landscape treatment while allowing for sunlight access to groundfloor areas along the boundary. Also, retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.
 10. In conjunction with the above recommendation, the 13.5.2.1.2 *Policy – Comprehensive development*, should be updated to address this increased focus on boundary tree planting.

Recommendation: the following underlined words be added to this policy (13.5.2.1.2).

b. Ensure that for Inner Urban sites hospital development is planned and designed to recognise and integrate with the local context by:

i. Encouraging pedestrian activity and higher quality amenity including planting along road frontages and residential boundaries, and public and publicly accessible spaces.

5.1.2 Southern Cross and the Former Pegasus Health 24hr Sites

These areas combined are approximately 29,323m² (23,783 + 5540m²) in size and located predominantly at 131 Bealey Avenue (Southern Cross) and 931 Colombo Street (Pegasus Health 24hr site). Both sites have 3 road frontages and directly adjoin the HRZ on their north sides. The Pegasus site also adjoins a small HRZ site on the corner of Bealey Avenue and Caledonian Road. Refer to **Figure 6** below.

The Southern Cross site currently contains predominantly 2-4 storey high large buildings in close proximity to one another with boundary tree planting and landscape treatment with setbacks of approximately 3-5 metres from the road frontages. Areas of car parking are also present onsite.

The Pegasus Health 24hr site is no longer occupied by the Pegasus Health 24 hr clinic and now contains a range of other medical uses. This site currently contains a 2 storey high building and a large area of car parking.



Figure 6 - Proposed PC14 planning proposal of the Southern Cross and Pegasus Health SPHZ and immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

Southern Cross Site

11. As with St George's Hospital site, the height limits of this SPHZ are 11m (and 20m - enabled) or 18m (with a 16m setback). An increase in permitted height in the SPHZ to 14m would align more closely with the HRZ creating a more coherent urban form while also encouraging more intensified and contained use of the SPHZ within existing site boundaries (as per 13.5.2.1.1 Policy – Intensification).

Recommendation: Increase the permitted building height to 14m for this SPHZ.

12. Along the northern boundary of this SPHZ, a 10m setback is currently in place. This would adjoin the HRZ which would have a 1m side boundary setback as well as recession planes. The resultant space between would allow for medium scale tree planting and building separation for privacy.

Recommendation: Retain the 10m boundary setback distance.

13. The side and rear setback areas are currently required to be landscaped. This does not necessitate the planting of trees. Due to the likelihood of larger high-density buildings with residential outlooks being built, providing a requirement for tree planting in these setback areas would help to achieve a level of landscape amenity that is appropriate for ensuring that large hospital developments recognise and integrate with the proposed increased scale and density of the new HRZ residential context (as per 13.5.2.1.2 *b Policy – Comprehensive development*).

Recommendation: Require a minimum of tree planting of 1 tree per 15 metres of internal rear boundary, or part thereof. This would achieve an adequate baseline level of landscape treatment while allowing for sunlight access to groundfloor areas along the boundary. Also, retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.

14. As with the St Georges SPHZ, there is a risk that SPHZ buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade and horizontal step rule could be provided, in conjunction with the assessment matters for buildings requiring consents. This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendations: Include a new built form standard for the SPHZ for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

15. Along Caledonian Road and Durham Street North, the street interface with the SPHZ is proposed to be setback 10m with a building height enabled to 20m. Currently on the SPHZ

site, the existing buildings are setback approximately 4-5 metres with building heights of 3-4 storeys (approximately 12m in height). These buildings would have required resource consents to achieve and manage the effects of this outcome.

Recommendation: Retain the 10m setback, increase the permitted building height from 11m to 14m.

16. The southern Bealey Avenue edge is proposed to have a 4m setback. The existing buildings on the site along this frontage have been built closer to the boundary than 4 metres. In the context of this avenue of established trees, retaining the 4m setback would help to maintain and enhance the landscape values of the avenue should future development be proposed to occur on the existing carpark land along this boundary.

Recommendation: Bealey Avenue setback be retained at 4 metres.

Former Pegasus Health 24hr

1. The current height limits for this SPHZ are 11m (and 20m - enabled) or 18m (with a 16m setback). An increase in the permitted height in this SPHZ to 14m would more closely align with the HRZ creating a more coherent urban form while also encouraging more intensified and contained use of the SPHZ within existing site boundaries (as per *13.5.2.1.1 Policy – Intensification*).

Recommendation: Increase the permitted building height to 14m.

2. This site has an area of approximately 5540m². This is considerably smaller than the St Georges and Southern Cross sites. This site also has 3 street frontages at the end of a block and a north facing boundary with the HRZ. This smaller scale and location could allow for a road frontage and side setback of 4m which would still allow for tree planting while enabling greater development capacity of this smaller site (as per *13.5.2.1.1 Policy – Intensification*).

Recommendation: Amend the frontage side and rear setbacks to 4m.

3. In conjunction with this 4m setback, the proposed recession planes for the HRZ could be applied to the SPHZ to integrate the built form with the residential surroundings, and protect the HRZ from potential adverse shading effects beyond those anticipated in this zone. The proposed recession planes and setbacks for the HRZ are:

- North boundary – 60 degrees above 3m height with a 6m setback at the boundary
- East and west boundaries - 55 degrees above 3m height with a 7m setback at the boundary
- South boundaries - 50 degrees above 3m height with a 8m setback at the boundary

Recommendation: Apply the proposed HRZ recession planes along all adjoining HRZ boundaries with no recession plane above 14 metres in height if the building is set back 10 metres or more from a HRZ boundary. This 10m setback would provide consistency with other SPHZ sites with potentially large buildings. Refer to **Appendix 3**.

4. Currently, the setback areas provide for “planting strips” they do not require tree planting along the internal boundary edges. A requirement for internal boundary tree planting would significantly improve the amenity outlooks between the two zones.

Recommendations:

- a) Require a minimum tree planting requirement of 1 tree per 15 metres of internal boundary or part thereof. This would achieve an adequate baseline of landscape treatment while allowing for sunlight to access groundfloor areas along the boundary.
 - b) Retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.
5. As with other SPHZ sites, there is a risk that hospital buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade rule could be provided (in conjunction with the assessment matters for buildings requiring consents). This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendation: Include a new built form standard for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

5.2 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care (13.5.4.2.4)

5.2.1 Nurse Maude Hospital, Nurse Maude-Mansfield

These areas combined are approximately 16,575m² (13,176m² + 3399m²) in size and located at 24 McDougall Avenue and 28(a) Mansfield Avenue. These hospital sites are closely associated with the Merivale shopping area (proposed Local Centre Zone (LCZ)). The eastern end of the hospital site adjoins an HRZ (Precinct), and the eastern, southern and western edges of the Mansfield site adjoin an HRZ. Also on the southern edge is the heritage listed 'Former St Albans Automatic Telephone Exchange and Setting' (Significant). Within the Hospital site is the heritage listed 'Former Dwelling and Setting, Fitzroy' (Highly Significant). Refer to **Figure 7**.

The McDougall Avenue site currently contains predominantly 2-3 storey high, large scale buildings in close proximity to one another with some boundary tree planting and landscaping setback approximately. Areas of car parking are also present onsite. The Mansfield Avenue site is currently used as a large carpark with some boundary planting include an established large tree.

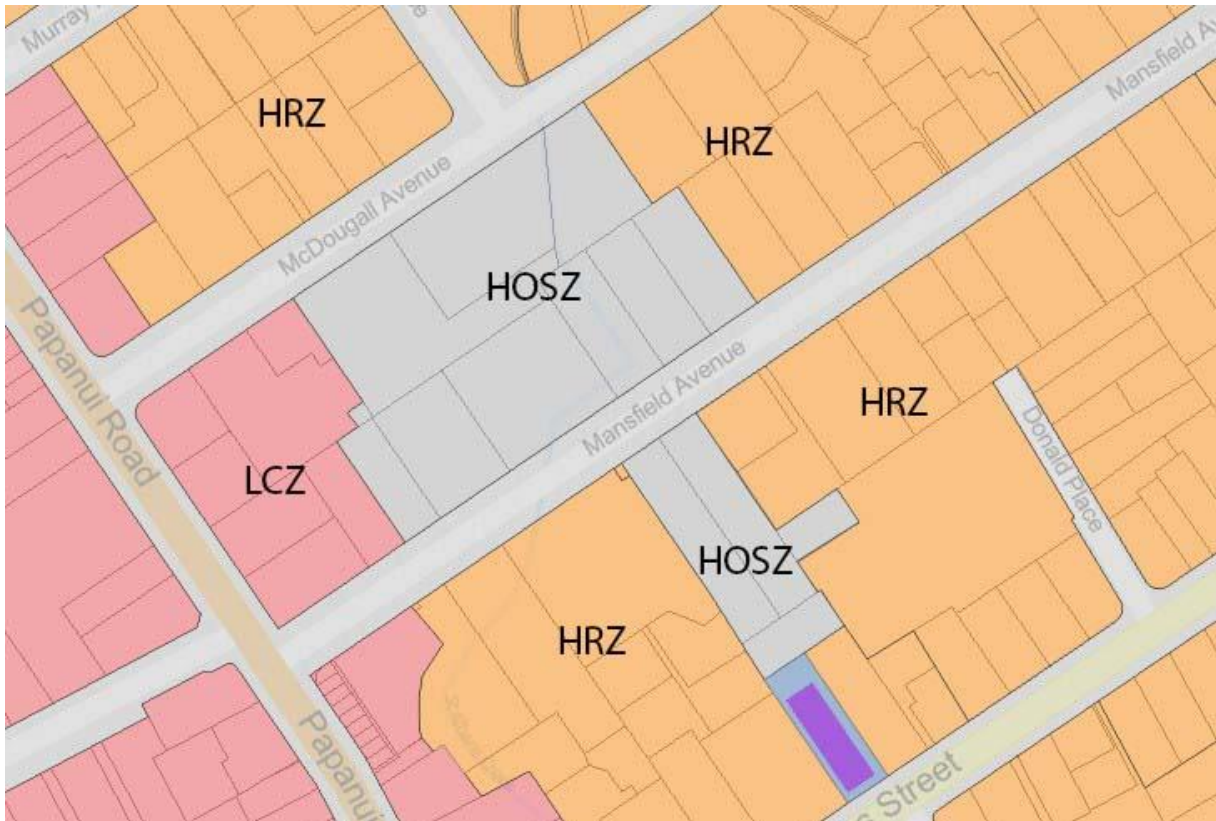


Figure 7 - Proposed PC14 planning proposal of the Nurse Maude Hospital and Nurse Maude-Mansfield SPHZs and immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

Nurse Maude Hospital and Nurse Maude-Mansfield

1. The current height limits of this SPHZ are 11m (and 20m enabled). An increase in permitted height to 14m would align with the adjacent HRZs creating a more coherent urban form while also encouraging more intensified and contained use within existing site boundaries (as per 13.5.2.1.1 Policy – Intensification).

Recommendation: Increase the permitted building height to 14m.

2. These sites have areas of approximately 13,176m² (Nurse Maude Hospital) and 3399m² (Nurse Maude-Mansfield). These are smaller than the St Georges and Southern Cross sites. The Nurse Maude Hospital site also has 2 street frontages and boundaries with the HRZ and a LCZ. This smaller site scale and finer-grain residential context could allow for a road frontage and side setback of 4m while still providing space for some boundary tree planting.

Recommendation: Retain the setbacks of 4m.

6. In conjunction with this setback, the proposed recession planes for the HRZ could be incorporated to integrate the built form of this SPHZ in to the HRZ context, and protect the HRZ from potential adverse shading effects beyond those anticipated in this zone. The proposed recession planes and setbacks for the HRZ are:

- North boundary – 60 degrees above 3m height with a 6m setback at the boundary

- East and west boundaries - 55 degrees above 3m height with a 7m setback at the boundary
- South boundaries - 50 degrees above 3m height with a 8m setback at the boundary

Recommendation: Apply the proposed HRZ recession planes along all adjoining HRZ boundaries with no recession plane above 14 metres in height if the building is set back 10 metres or more from a HRZ boundary. This 10m setback would provide consistency with other SPHZ sites with potentially large buildings. Refer to **Appendix 3**.

3. As with other SPHZ sites, there is a risk that hospital buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade rule could be provided (in conjunction with the assessment matters for buildings requiring consents). This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendation: Include a new built form standard for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

4. The internal setback areas currently provide for “landscaping strips” (as described in the standard (13.5.4.2.4d), which do not require tree planting along these boundaries. A requirement for internal boundary tree planting would significantly improve the landscape amenity outlooks between the two zones.

Recommendations:

- a) Require a minimum tree planting requirement of 1 tree per 15 metres of internal boundary or part thereof. This would achieve an adequate baseline of landscape treatment while allowing for sunlight to access groundfloor areas along the boundary.
- b) Retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.

5.2.2 St Georges-Heaton Overlay (discussed as part of the St Georges Hospital previously)

5.2.3 Wesley Care

This SPHZ is approximately 17,861m² in size and located predominantly at 91 Harwood Road. This hospital site fronts onto Harewood Road and Marble Wood Drive with HRZs (Precinct) proposed on all sides (two immediately adjoining) with an area of Open Space Recreation Zone (OSRZ) to the west. Refer to **Figure 8**. The site currently contains 1-2 storey high standalone units and a large main building. Some boundary tree planting and landscape setback areas are present. Areas of car parking are also present on the site.



Figure 8 - Proposed PC14 planning proposal for Wesley Care SPHZ and the immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

1. The adjacent HRZ will have height limits of 14m (permitted) and 20m (enabled through a restricted discretionary resource consent pathway). The current height limits are 11m (and 20m - enabled). An increase in permitted height in this SPHZ to 14m would align with the adjacent HRZs creating a more coherent urban form while also encouraging more intensified and contained use of the SPHZ within existing site boundaries (as per 13.5.2.1.1 Policy – Intensification).

Recommendation: Increase the permitted building height to 14m.

2. Currently the internal side setbacks are 5m. This SPHZ is immediately bounded by HRZ on two sides. To be consistent with other SPHZs of approximately this scale, this setback could be reduced to 4m. This would still allow for small to medium scale tree planting and ground level building separation along these HRZ boundaries.

Recommendation: Reduce the internal boundary setback to 4m.

3. The internal setback areas currently provide for “landscaping strips” (as described in the standard (13.5.4.2.4d)), which do not require tree planting along these boundaries. A requirement for internal boundary tree planting would significantly improve the landscape amenity outlooks between the two zones.

Recommendations:

- a) Require a minimum tree planting requirement of 1 tree per 15 metres of internal boundary or part thereof. This would achieve an adequate baseline of landscape treatment while allowing for sunlight to access groundfloor areas along the boundary.

- b) Retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.
7. In conjunction with this setback, the proposed recession planes for the HRZ could be incorporated to integrate the built form of this SPHZ in to the HRZ context, and protect the HRZ from potential adverse shading effects beyond those anticipated in this zone. The proposed recession planes and setbacks for the HRZ are:
- North boundary – 60 degrees above 3m height with a 6m setback at the boundary
 - East and west boundaries - 55 degrees above 3m height with a 7m setback at the boundary
 - South boundaries - 50 degrees above 3m height with a 8m setback at the boundary

Recommendation: Apply the proposed HRZ recession planes along all adjoining HRZ boundaries with no recession plane above 14 metres in height if the building is set back 10 metres or more from a HRZ boundary. This 10m setback would provide consistency with other SPHZ sites with potentially large buildings. Refer to **Appendix 3**.

4. As with other SPHZ sites, there is a risk that hospital buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade rule could be provided (in conjunction with the assessment matters for buildings requiring consents). This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendation: Include a new built form standard for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

5.2.4 Former Christchurch Women's Hospital (13.5.4.2.5)

The area of this SPHZ is approximately 22,465m². It is located at 885 Colombo Street extending across the block from Colombo Street to Durham Street North.

This hospital site is located within the four avenues close to the City Centre. The northern boundaries adjoin an HRZ with a proposed 20m height limit and the southern boundaries adjoin an HRZ with a proposed 32m height limit. Refer to **Figure 9**

Currently this site has been predominantly cleared of buildings. Along the Colombo Street and Durham Street North frontages some established trees have been retained on the site. A portion of the site in the southern part is currently used for car parking.

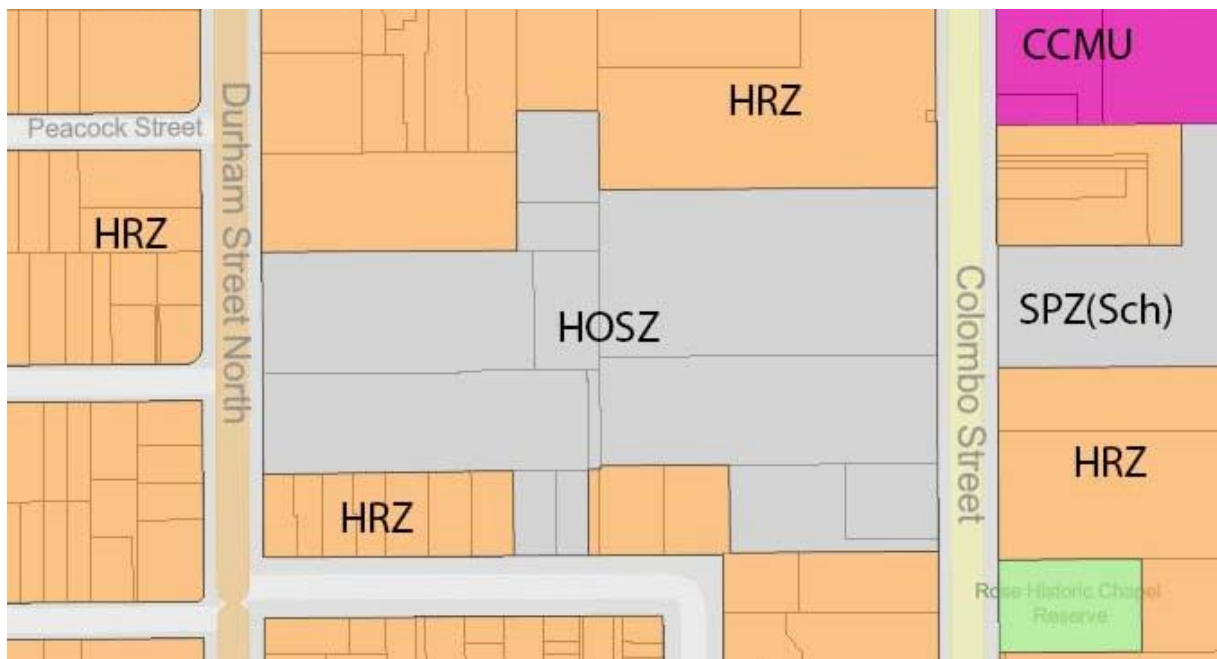


Figure 9 - Proposed PC14 planning proposal for Former Christchurch Women's Hospital SPHZ and immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

1. The adjacent HRZ to the north of this site will have height limits of 14m (permitted) and 20m/32m (enabled through a restricted discretionary resource consent pathway). The current height limits of this SPHZ are 11m (and 20m enabled). An increase in permitted height to 14m would align with this adjacent HRZ creating a more coherent urban form while also encouraging more intensified and contained use within the existing site boundaries (as per 13.5.2.1.1 Policy – Intensification).

Recommendation: Increase the permitted building height to 14m.

2. Along the southern side of this site, the HRZ height limit is 32m (enabled). The SPHZ underlying residential zone would have a height limit of 32m (with a 50% site coverage rule) as it would be part of the HRZ with no precinct overlay. Without a site coverage rule on the SPHZ, there is a risk of very large buildings could be consented and constructed that would have built form adverse effects on the adjacent HRZ. Options for addressing this risk are:
 1. Provide a site coverage rule for the SPHZ.
 2. Enable a 20m enabled height limit (not 32m) for the SPHZ while/if used for hospital purposes.
 3. Change the HRZ Precinct line to follow the southern edge of the SPHZ boundary.

Recommendation: Enable a 20m enabled height (not 32m) while/if used for hospital purposes to provide consistency with other SPHZs, and to reduce the risk of large scale tall building adversely affecting the adjoining HRZ Zones.

3. The SPHZ lots on 38 and 40 Gracefield Avenue extend to the south from the main part of the site. These sites have frontages onto Gracefield Ave and are bounded by the HRZ with an enabled building height of 32m. This part of the SPHZ requires a different rules package

than the remainder of the SPHZ to effectively integrate the potential hospital built form on these sites into the adjacent HRZ, and broader urban form of the City Centre.

Recommendation: Adopt the HRZ provisions for 38 and 40 Gracefield Avenue.

4. Currently the internal side setbacks are 5m. This SPHZ is bounded by HRZ on two sides with sections that extend into the HRZ. At approximately 22,465m² in size, this site is the third largest SPHZ covered as part of this report. The setbacks for this site could be reduced to 4m for the following reasons:

- It is a long site that has two road frontages and extends across the entire block creating some narrow site width dimensions.
- The site adjoins long irregular sections of HRZ boundaries fragmenting the interface to some degree.
- The site location is closer to the City Centre where higher density development is anticipated.

This setback would still allow for small to medium scale tree planting and ground level building separation along these HRZ boundaries.

Recommendations: Reduce the internal boundary setback to 4m.

8. In conjunction with this 4m setback, the proposed recession planes for the HRZ could be incorporated to integrate the built form of this SPHZ in to the HRZ context, and protect the HRZ from potential adverse shading effects beyond those anticipated in this zone. The proposed recession planes and setbacks for the HRZ are:

- North boundary – 60 degrees above 3m height with a 6m setback at the boundary
- East and west boundaries - 55 degrees above 3m height with a 7m setback at the boundary
- South boundaries - 50 degrees above 3m height with a 8m setback at the boundary

Recommendation: Apply the proposed HRZ recession planes along all adjoining HRZ boundaries with no recession plane above 14 metres in height if the building is set back 10 metres or more from a HRZ boundary. This 10m setback would provide consistency with other SPHZ sites with potentially large buildings. Refer to **Appendix 3**.

5. These internal setback areas currently provide for “planting strips” that do not require tree planting. A requirement for internal boundary tree planting would significantly improve the amenity between the two zones.

Recommendations:

- a) Require a minimum tree planting requirement of 1 tree per 15 metres of internal boundary or part thereof. This would achieve an adequate baseline of landscape treatment while allowing for sunlight to access groundfloor areas along the boundary.
- b) Retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.

6. As with other SPHZ sites, there is a risk that hospital buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and

potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade rule could be provided (in conjunction with the assessment matters for buildings requiring consents). This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendations: Include a new built form standard for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

5.3 Montreal House (13.5.4.2.7)

This SPHZ is a corner site located at 440 Montreal Street in the City Centre area just within the four avenues. It is 2929m² in size with HRZ along the eastern and southern boundaries and Bealey Avenue and Montreal Street on the northern and western sides. Refer to **Figure 10**.

A single storey, converted residential villa currently occupies the site with car parking, an outdoor play area, and some trees and high boundary fences. This is the smallest of the SPHZ sites addressed in this report.

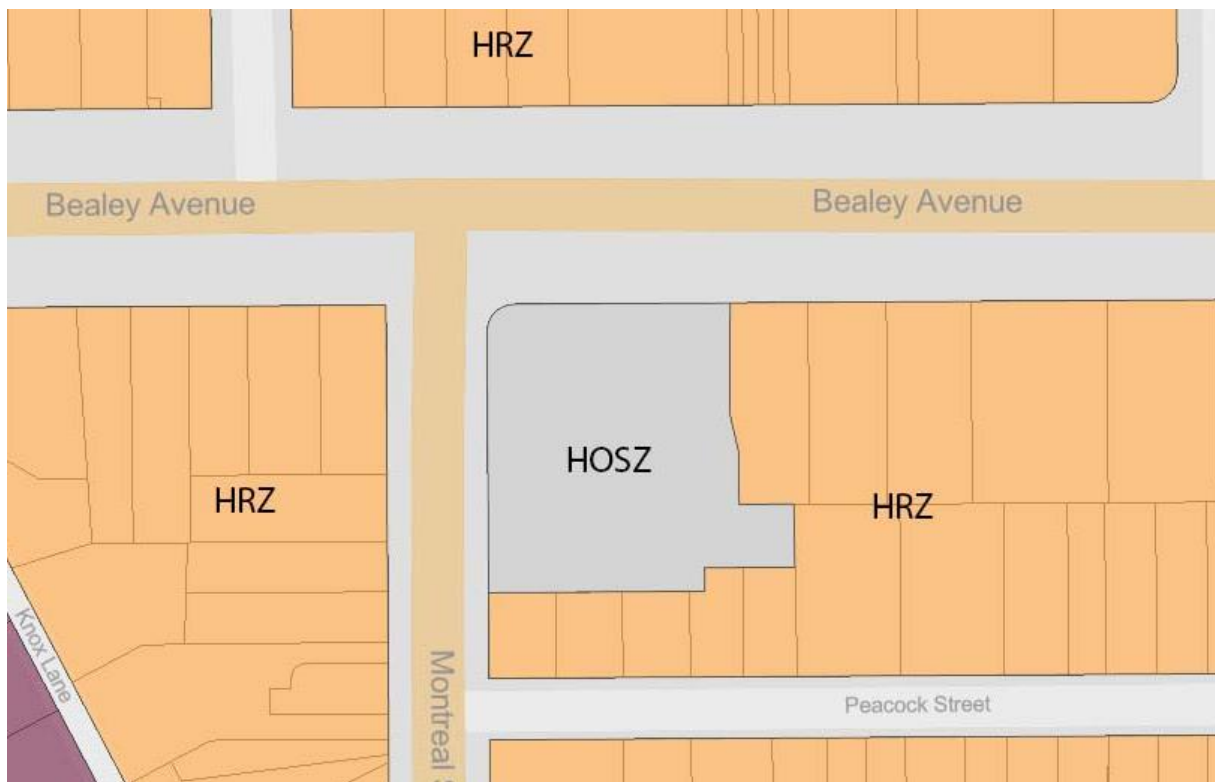


Figure 10 - Proposed PC14 planning proposal for Montreal House SPHZ and immediate surrounding proposed zones.

Discussion of Issues, and Recommendations

1. The adjacent HRZ will have height limits of 14m (permitted) and 20m (enabled). The current height limits of this SPHZ are 11m and 20m (enabled). An increase in permitted height in this SPHZ to 14m would align with the adjacent HRZs creating a more coherent urban form while

also encouraging more intensified and contained use of the SPHZ within existing site boundaries (as per 13.5.2.1.1 Policy – Intensification).

Recommendation: Increase the permitted building height to 14m.

2. Currently the internal side setbacks are 3m. This site is bounded by HRZ on two sides. To be consistent with other SPHZs of smaller scale, this setback could be increased to 4m. This would still allow for small to medium scale tree planting and ground level building separation along these HRZ boundaries.

Recommendation: Increase the internal boundary setbacks to 4m.

3. To offset the reduced potential development area on the site (by the proposed increased side boundary setback), the Bealey Avenue setback could be reduced to 4m from the current 6m. This would also make this frontage setback consistent with the proposed setback for Southern Cross on Bealey Avenue and still allow for tree planting along this frontage.

Recommendation: Reduce the Bealey Avenue frontage setback to 4m.

9. In conjunction with the 4m setback, the proposed recession planes for the HRZ could be incorporated to integrate the built form of this SPHZ in to the HRZ context, and protect the HRZ from potential adverse shading effects beyond those anticipated in this zone. The proposed recession planes and setbacks for the HRZ are:

- North boundary – 60 degrees above 3m height with a 6m setback at the boundary
- East and west boundaries - 55 degrees above 3m height with a 7m setback at the boundary
- South boundaries - 50 degrees above 3m height with a 8m setback at the boundary

Recommendation: Apply the proposed HRZ recession planes along all adjoining HRZ boundaries with no recession plane above 14 metres in height if the building is set back 10 metres or more from a HRZ boundary. This 10m setback would provide consistency with other SPHZ sites with potentially large buildings. Refer to **Appendix 3**.

4. As with other SPHZ sites, there is a risk that hospital buildings with no maximum site coverage constraints could result in potentially large-scale buildings with continuous facades and potential blank façades being constructed along the residential streets and internal boundaries. To avoid this, a continuous façade rule could be provided (in conjunction with the assessment matters for buildings requiring consents). This would help ensure that some appropriate building modulation is reasonably in keeping with the grain of surrounding HRZs. Refer to **Figure 5**.

Recommendation: Include a new built form standard for any continuous wall lengths 30m or greater for any building facing a residential street or residential zone boundary. For continuous wall lengths of 30m (or part thereof), a recess with minimum dimensions of 4m separation and a 2m depth should be required for the full height of the building (including the roof).

5. These internal setback areas currently provides for “planting strips” that do not require tree planting. A requirement for internal boundary tree planting would significantly improve the amenity between the two zones.

Recommendations:

- a) Require a minimum tree planting requirement of 1 tree per 15 metres of internal boundary or part thereof. This would achieve an adequate baseline of landscape treatment while allowing for sunlight to access groundfloor areas along the boundary.
- b) Retain the existing requirement for 1 tree per 10 metres of any street frontage boundaries, or part thereof.

6. Controlled and Restricted Discretionary Activity Standards, and Matters of Discretion

Currently in the District Plan there are controlled and restricted discretionary activity standards (13.5.4.1.2 Controlled activities C3-C4, and 13.5.4.1.3 Restricted discretionary activities RD3, 4, 11, 12, 13) that control potential adverse of effects of building scale through conditions of consent on this SPHZ site. The intent of these standards is to ensure that larger-scale buildings are sited and designed in such a way that they acknowledge the local context and character. This includes on-site character features and the grain of development, and to address the potential bulk and scale of buildings in respect to amenity effects. While the context and character of the area surrounding the SPHZs will change with the application of the HRZ built form standards, the grain and scale of HRZ buildings are likely to be smaller than that on the SPHZs given the larger sizes of the sites.

Currently, RD6 triggers assessment of any proposed car parking buildings ancillary to the hospital activity or vehicle access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space. Due to the often utilitarian character of car park buildings, I consider that this standard should be retained.

As part of ensuring that new large buildings are well-integrated in to the residential boundaries and edges of the SPHZs, it is recommended that some additional Matters of Discretion are added to 13.5.5 *Rules - Matters of discretion* . These align with proposed matters of discretion for the adjacent HRZs.

Recommendations: For all SPHZs covered in this report:

1. Retain the relevant matters of discretion:
 - a. *City context and character – 13.5.5.1*
 - b. *Site and building design – 13.5.5.2*
 - c. *Landscaping – 13.5.5.5*
2. Retain *RD6 13.5.4.1.3 Restricted discretionary activities*
3. Retain *RD8 - Development and redevelopment of buildings at Nurse Maude-Mansfield*, due to the small scale and proximity to the proposed surrounding HRZ.
4. Under *13.5.5.1 City context and character (Matters of discretion)*
Add *Whether the development:* iv. Contributes to or provides for a sense of local identity or place making.
5. Under *13.5.5.2 Site and building design (Matters of discretion)*

Add *Whether the development:*

- iv. Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with residential boundaries, and public and private space;
- vii. Provides modulation or design features of the building façade and roof-form to reduce its visual impact;
- viii. The degree of privacy effects on surrounding neighbours, including on habitable rooms or outdoor living spaces;
- ix. The extent to which the increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.

7. Conclusion

As a conclusion to this report, and a final recommendation, it is proposed that the current grouping of the SPHZs covered should be reconsidered. Currently the Christchurch District Plan divides these SPHZs into the following groups; Inner *Urban Sites* - St Georges Hospital, St Georges-Heaton Overlay, Southern Cross, Pegasus Health 24hr, Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, and standalone sites of Former Christchurch Women’s Hospital and Montreal House. Based on the recommendations outlined above, the SPHZs could be arranged in the following two groups:

1. Inner Urban Sites (Large)

St Georges Hospital
Southern Cross

2. Inner Urban Sites (Small)

Former Pegasus Health 24hr
Nurse Maude Hospital
Nurse Maude-Mansfield
Wesley Care
Former Christchurch Women’s Hospital
Montreal House

These two groupings distinguish between the larger sites which occupy full block ends from smaller sites that have predominance of HRZ street or boundary interface. The recommendations aim to address the differences in scale and context of these two groups, and to provide for a greater consistency of proposed built form standards.

It is apparent that currently in the Christchurch District Plan, the SPHZ sites covered in this report have a range of site-specific built form standards that have been prepared in response to submissions and mediation during the previous Christchurch Replacement District Plan hearings. Some examples of this are; the variety of setback distances, and the inclusion of recession planes for some sites (Former Women’s Hospital and Montreal House sites) but not others. This has created some inconsistencies within the built form standards between these Specific Purpose (Hospital) Zones. Overall, the recommendations in this report aim to simplify and provide greater consistency to the SPHZ provisions in response to the new HRZs, and to achieve the objectives and policies for the SPHZ.

8. Summary of Recommendations

The following is a summary of the recommendations for the SPHZ Built Form Standards

Built Form Standard	PROPOSED HRZ	SPHZ GROUP 1 St Georges Hospital, Southern Cross	SPHZ GROUP 2 Nurse Maude Hospital, Nurse Maude-Mansfield, Former Christchurch Women's Hospital Wesley Care, Pegasus Health 24hr, Montreal House
Building height	Permitted: 14m Enabled: 20m or 32m	For St Georges / Southern Cross: At 10m setback = 11m (20m) At 16m setback = 18m (20m) RECOMMENDATION: 14m Permitted, 20m Enabled	11m (20m) St Georges Heaton Overlay = 8m +4m for lift shafts at Nurse Maude Hospital and Wesley Care only Montreal House: 14m (20m). Former ChCh Women's: 14m (20m) – buildings and lift shafts 11m (32m) – Gracefield Ave RECOMMENDATION: 14m Permitted, 20m Enabled 32m for Gracefield Ave
Recession Planes (Height in Relation to Boundaries)	Permitted (Qualifying matter): 3/60 (N) – 3/55 (E/W) – 3/50 (S) Exempted: <ul style="list-style-type: none"> No planes for <14m for 60% of site depth, or 20m (lesser) Above 12m, no planes when setback 6/7/8m from side and rear boundaries Common walls 	RECOMMENDATION: None – managed through setbacks	None except for Montreal House: 2.3m at between about 45-55°. For Former Christchurch Women's Hospital: 2.3m at between about 45-55°. RECOMMENDATION: QM: 3/60 (N) – 3/55 (E/W) – 3/50 (S) – Same recession plane exemptions as HRZ.
Setbacks	Front: 1.5m Side: 1m Rear: 1m Outlook: <ul style="list-style-type: none"> 4m from principal living room 1m from habitable rooms Building separation at height: <ul style="list-style-type: none"> above 12m requires 10m separation between above 12m requires 6/7/8m side & rear setback depending on aspects 	Front: 10m (8m in St Georges Heaton Overlay) or 4m on arterial (or any road for Former Christchurch Women's Hospital) Side & Rear: 10m or 5m for Former Christchurch Women's Hospital. RECOMMENDATION: Front: <ul style="list-style-type: none"> 4m on arterial 10m on other roads Side and rear: <ul style="list-style-type: none"> 10m 	Front: 4m at Montreal House: 6m at Bealey Ave, or 2m or 8m in St Georges Heaton Overlay Side & rear: 5m, or 4m for Nurse Maude-Mansfield, or 3m for Montreal House RECOMMENDATION: Front: 4m Side and rear: 4m Montreal House: 2m Montreal Street frontage
Site coverage	50% standard building coverage 60% when without residential parking (potential minimum site width (25m) and landscaping requirement (+5%)) Outdoor living influence: <ul style="list-style-type: none"> 20m² at GL or 8m² balcony space above – less if one bed units are at larger scale Communal OLS required for units >14m at no more than 20% of the site area and at least 8m minimum dimension. 	None	None

Built Form Standard	PROPOSED HRZ	SPHZ GROUP 1 St Georges Hospital, Southern Cross	SPHZ GROUP 2 Nurse Maude Hospital, Nurse Maude-Mansfield, Former Christchurch Women's Hospital Wesley Care, Pegasus Health 24hr, Montreal House
Building form	<ul style="list-style-type: none"> • Potential building length control of 30m, when >14m (relative to side and rear only). May be a matter of discretion. • Detached garage to be placed behind façade. 	<p>N/A</p> <p>RECOMMENDATION: Maximum of 30m continuous wall length.</p>	<p>N/A</p> <p>RECOMMENDATION: Maximum of 30m continuous wall length.</p>
Landscaping	<p>20% landscaping, within incentives for tree canopy retention (likely requirement to include trees)</p>	<p>Landscaping strip:</p> <ul style="list-style-type: none"> • 4m at road & internal boundary • Trees at various intervals <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • At least 1 tree per 10 metres of road frontage or part thereof. • At least 1 tree per 15 metres of internal boundary or part thereof. 	<p>Landscaping strip:</p> <ul style="list-style-type: none"> • 4m at road & internal boundary (3m Montreal House), or 1m along access for Nurse Maude-Mansfield • Trees at various intervals • 10% of site must be landscaped • Montreal House, 2m on Montreal St <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • 4m landscaping strip at road and internal boundaries • At least 1 tree per 10 metres of road frontage or part thereof. • At least 1 tree per 15 metres of internal boundary or part thereof.

Appendix 1: Operative Specific Purpose (Hospital) Zone Objective and Policies

13.5.2

The objective and policies in the proposed Christchurch District Plan that apply to the Specific Purpose (Hospital) Zones are;

13.5.2.1 Objective – Enabling hospital development

a. The evolving health care facility needs of Christchurch and the wider region are supported by efficient development of hospital sites while recognising the character and amenity values of the surrounding environment.

13.5.2.1.1 Policy – Intensification

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

13.5.2.1.2 Policy – Comprehensive development

a. Ensure that for Suburban and Suburban Services Hospital Sites hospital development is planned and designed to recognise the amenity values, character and coherence of the surrounding area at the site interfaces by:

- i. Ensuring that the landscape setting is maintained at site boundaries.
- ii. Locating taller buildings towards the centre of sites, away from more sensitive edges.

b. Ensure that for Inner Urban sites hospital development is planned and designed to recognise and integrate with the local context by:

- i. Encouraging pedestrian activity and higher quality amenity including planting along road frontages and in adjoining public and publicly accessible spaces.
- ii. Providing visual interest and a human scale at the interface with the road, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
- iii. Ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.

c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces by:

- i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and landscaping, along road frontages and adjoining public spaces;
- ii. Ensuring the form and scale of buildings and associated landscaping acknowledges anticipated development in the adjacent zones at the boundaries of the site;
- iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
- iv. Ensuring that the development recognises the Christchurch hospital's unique Central City location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large-scale built development within the hospital site.

d. For the purpose of these provisions the hospital sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital St Georges-Heaton Overlay Nurse Maude Hospital Nurse Maude-Mansfield Southern Cross, Pegasus Health 24hr Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

13.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes

a. Encourage comprehensive residential development of hospital sites (except Christchurch

Appendix 2

Operative Specific Purpose Hospital Zone (SPHZ) Rules - Matters of discretion

13.5.5 Rules - Matters of discretion

13.5.5.1 City context and character

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

13.5.5.2 Site and building design

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

13.5.5.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the building and the road or public space;
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence;
 - iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or landscaping to avoid long blank and solid facades; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.4 Outdoor storage areas

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

13.5.5.5 Landscaping

- a. In regard to hospital sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:

- i. Provides for tree planting and other landscaping that reduces the visual dominance of buildings, vehicle access and parking areas and contributes to the amenity values of neighbouring sites and to public and publicly accessible space;
 - ii. Provides for the distribution of large scale tree planting and landscaping across the site, while giving priority to locating landscaping within the building setbacks;
 - iii. In respect to suburban sites and considering the extent to which the site is visible from adjoining sites, whether large-scale tree planting is provided that visually mitigates the scale and bulk of building and contributes to a landscape setting for the built development when viewed from the site boundaries; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.
- b. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:
- i. Provides for large-scale tree planting within the road boundary setbacks that contribute to the Central City tree canopy and green corridors;
 - ii. Minimises the visual impacts of parking areas and vehicle access at the interface between the buildings and the street and with Hagley Park and the Avon River Corridor;
 - iii. Provides for landscaping, including tree planting, that visually mitigates the scale and bulk of building, and contributes to the amenity values of neighbouring sites and public space; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.

13.5.5.6 St Georges-Heaton Overlay

- a. Area context
 - i. Whether development recognises the landscape setting and development patterns in respect to:
 - A. Integrating with the existing pattern and grain of subdivision and building;
 - B. The extent and scale of vegetation retained and/or provided; and
 - C. The relationship with adjoining sites and buildings, particularly in respect to historic heritage and character values of Character Area 13 – Heaton.
- b. b. Site character and road interface
 - ii. Whether the development complements the character and enhances the amenity of the area by:
 - A. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
 - B. Retaining the front yard for open space, tree and garden planting;
 - C. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
 - D. Orientating building on the site to face the road.
- c. c. Built character
 - i. Whether the building supports the built character values of Character Area 7 – Heaton and the residential area more widely in regard to:
 - A. The scale and form of the building;
 - B. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
 - C. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs; and
 - D. Architectural detailing including features such as front entry porches, materials, window design and placement.
- d. d. Design guidelines
 - i. Whether the development has been designed with consideration given to the CA7 – Heaton Character Area Design Guideline.

Appendix 2

Proposed Specific Purpose (Hospital) Zone – Proposed Group 2 Recession Planes

