

# Plan Change 14

## *Section 32: Appendix 1*

### *Technical Review of Specific Purpose – School Provisions*

*Christchurch City Council*

*Technical Report*

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Author: Amanda Mackay - CCC Urban Designer

Peer reviewed: William Field – CCC Senior Urban Designer, Glenda Dixon – CCC Senior Policy Planner

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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 PC14 for Specific Purpose (School) Zones (SPSZ) in relation to the proposed NPS-UD adjoining High-density Residential Zones (HRZ). Through the Christchurch District Plan Review in 2016, SPSZ's were identified and made operative. Following the 2011/2012 earthquakes there was significant redevelopment of many schools sites.

Twenty-seven Schools have been identified as adjacent to HRZs. The proposed SPSZ built form standards are the same across all sites for recession planes, and internal boundary setbacks, road boundary setbacks but vary for building height and site coverage.

### School Design Guidance

The Ministry of Education have created a 'Designing Schools in Aotearoa NZ Design Guide' (Version 2.0, June 2022), which provides expectations for the planning and design of schools located on designated sites. It notes the importance of connections between schools the community and local surroundings, including when locating buildings, infrastructure, and outdoor spaces on the school sites.

Specifically in relation to site planning, the Design Guide principles provide high-level direction to support layouts including:

- Building placement
- Building form
- Narrow vs deep-plan buildings
- Multi-level buildings
- Building envelopes

The Design Guide recognises the importance of using space efficiently and purposefully within a site to create high-quality school environments, and notes that multi-storey buildings are preferred solutions for constrained sites.

## 2. Purpose

The purpose of this report is to review the potential impacts and outcomes of the proposed enabled (through restricted discretionary resource consent approval) built form standards for the SPSZ adjoining HRZs in relation the connected objectives and policies. Where considered appropriate, recommended amendments have been identified.

## 3. Planning Framework

In summary, the relevant objective and policies (refer to Appendix 2) for the SPSZ include:

- Education providers are able to efficiently use and develop their land and buildings, with consideration to the wider network of education facilities across Christchurch.

- Provide for community use of education land and buildings where this is secondary to the use of the site for education activity.
- Ensure adverse effects on neighbouring sites in relation to building location and scale, and traffic, parking, and noise are not significant, whilst recognising education and community benefits.
- Encourage education providers to develop buildings and sites to a high standard of visual amenity and design.
- Facilitate change of surplus land and buildings to compatible activities with the surrounding area.
- Provide for land and buildings on longer required for an education activity to be developed for other uses consistent with provisions applicable in the surrounding environment.

These objectives and policies provide the framework within which the proposed build form standards have been reviewed in relation to the surrounding proposed HRZs.

#### 4. Methodology and Assumptions

To assist with the review, a modelling exercise has been undertaken using Sketch Up pro 2022 software to test the following proposed permitted and enabled built-form provisions:

- Permitted and enabled building heights
- Front and side/rear boundary setbacks
- Recession Planes (4m with 60 degree recession planes, Medium Density Residential Zone)

The modelling indicatively illustrates the proposed built form relationship between the SP School Zone and the HRZ. However, the site coverage standards for both the HRZs and SPSZ's are not modelled, due to the site variability (building placement). Below in Figure 1 is an example of modelling showing the whole-site building envelope for one of the school sites adjacent to HRZ envelope (*Cadastral boundaries geo-located in Christchurch*).

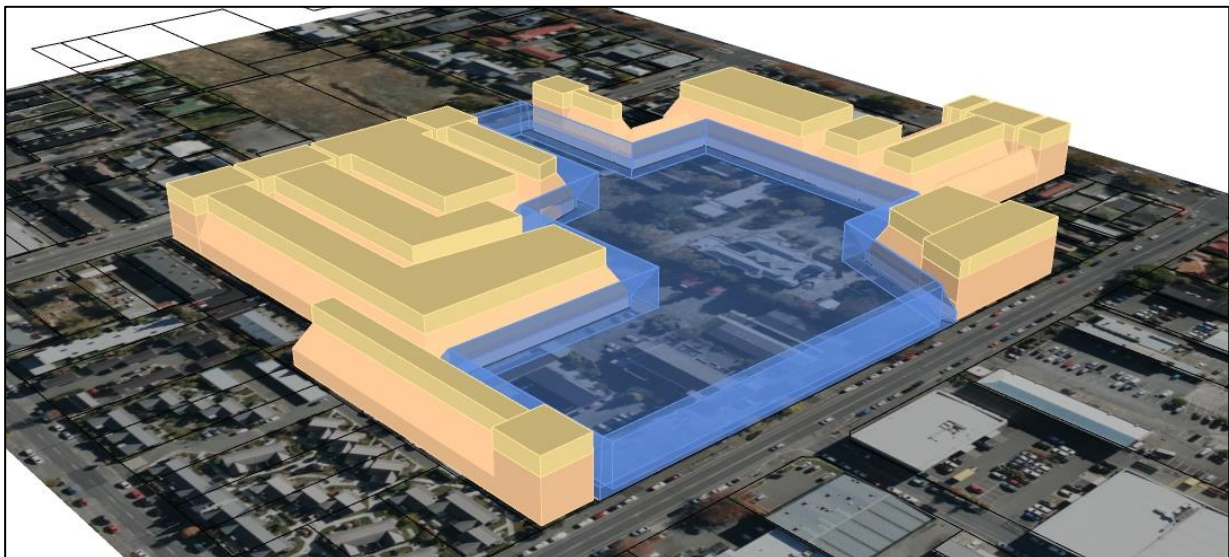


Figure 1 - Example image from one of the modelled Specific Purpose School Zones and surrounding HRZ building envelopes

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. The SPSZ's have a 45% or 50% site coverage standard, which encourages open and recreation space as anticipated within a school site.

At the time of undertaking the modelling, the proposed qualifying matters relating to the HRZ recessions planes 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 outcome 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 review. This has been undertaken separately as part of testing recession planes and shading effects for the HRZ.
- Site coverage standards
- Heritage controls for heritage areas, settings and items such as any 'buffer area' that might limit residential intensification.
- Waterway setbacks or drainage easements.

For the purposes of this report, only four sample school sites were modelled as part of this exercise and for the ease of modelling boundary lines are simplified where appropriate. The four schools are as follows:

**St Margaret's College**

Address: 12 Winchester Street, Merivale

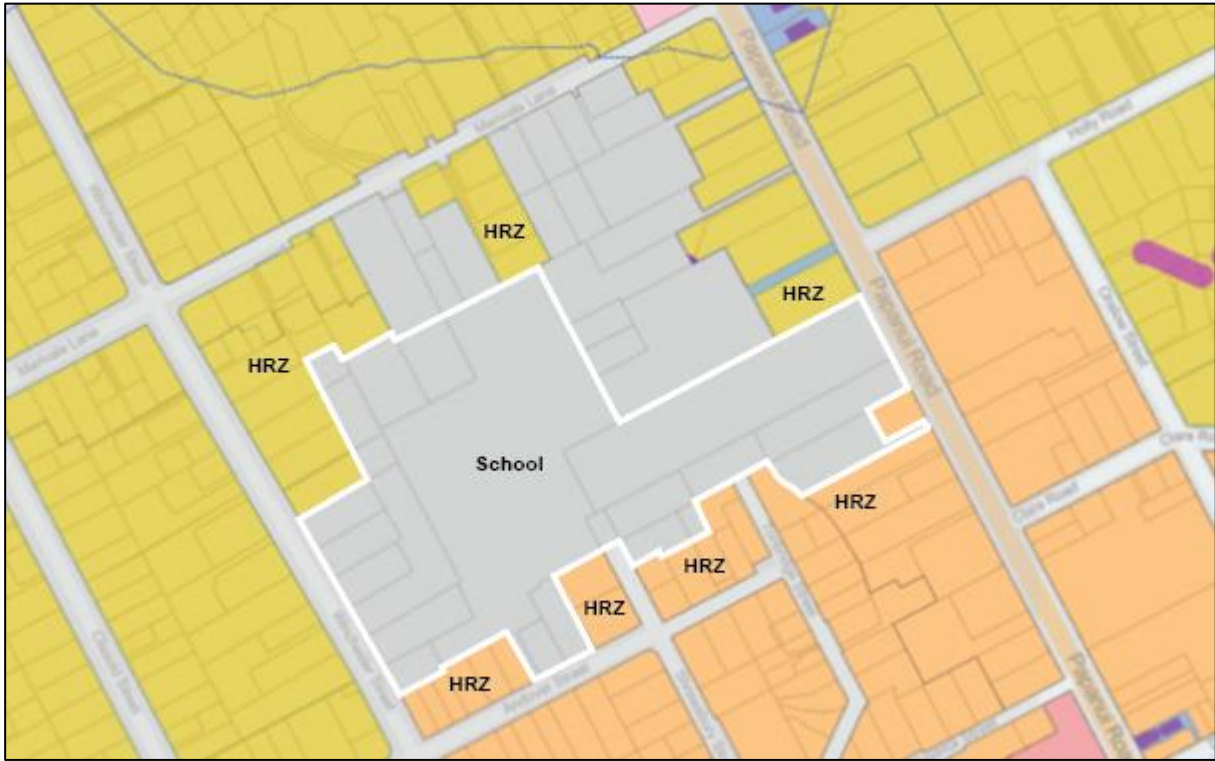


Figure 2: St Margaret's School and proposed surrounding zones (Image source: CCC Draft Plan Change 14 Zoning Map)

St Margaret’s College is a private school located in an inner suburb of Merivale and has a proposed HRZ adjacent. This school site is constrained by Ferndale School and Selwyn House School, and residential zones.

The area of the school site itself is only approximately 44,733m<sup>2</sup> in size. It has several street interfaces, primarily Winchester St, Papanui Rd and Andover St (Secondary access from Shrewsbury St and Tonbridge St). The school site currently consists of 1-3 storey buildings. The site contains street boundary tree planting and landscaping. Large open and play spaces are located on site.

**Cathedral Grammar**

Address: 2 Chester Street West, Christchurch Central City

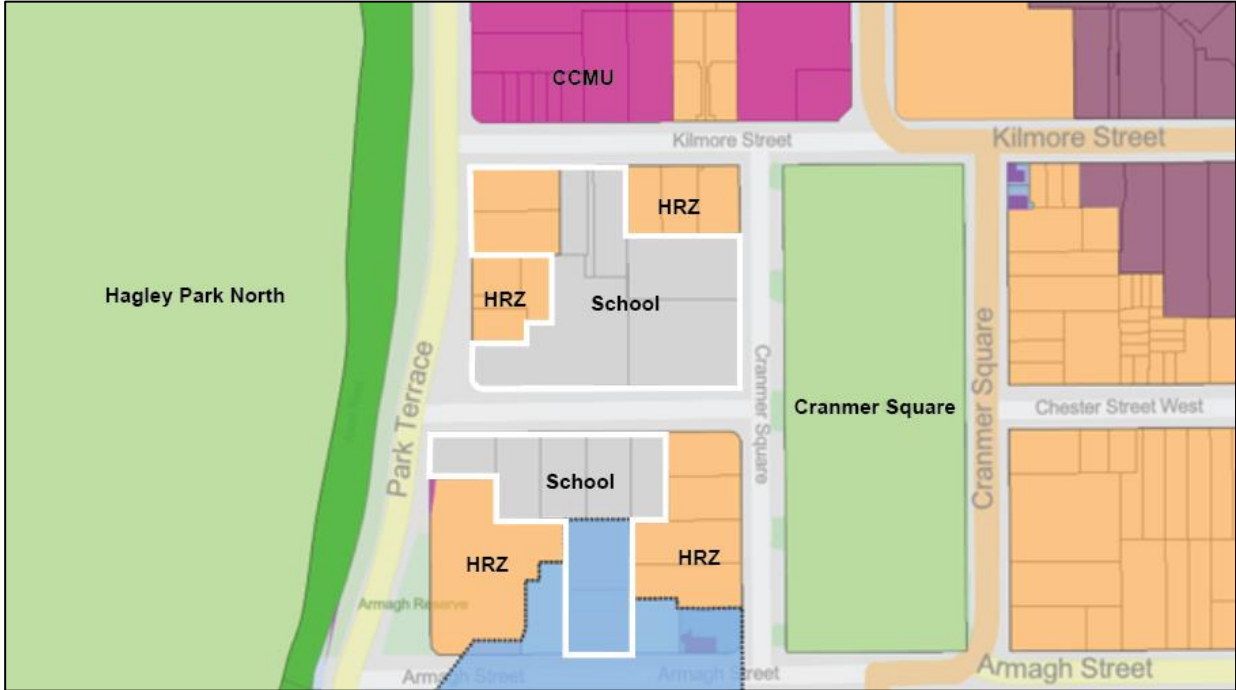


Figure 3: Cathedral Grammar School and proposed surrounding zones (Image source: CCC Draft Plan Change 14 Zoning Map)

Cathedral Grammar is a private school located with the central city. The area of the site is approximately 14,990m<sup>2</sup> in size, spanning across two blocks and public interfaces with Kilmore Street to the north, Cranmer Square to the east, Armagh Street to the south and Park Terrace to the West. Within the blocks, the site crosses Chester Street West and adjoins HRZs.

The school site currently consists of predominantly 1-2 storey high buildings, including a heritage item and setting at 17 Armagh Street. There is tree planting and landscaping along the street boundary. In place of a typical grass, two artificial turf fields are located within the site. In addition, the school is located across from Hagley Park North and Cranmer Square. A large surface carpark is also present on-site. A vacant lot is also present on-site (26 Park Terrace). Given its location, the site is constrained compared to schools in the outer suburbs. Future development will require efficient use of the existing site.

**South Hornby Primary School**

Address: 35 Amyes Road, Hornby

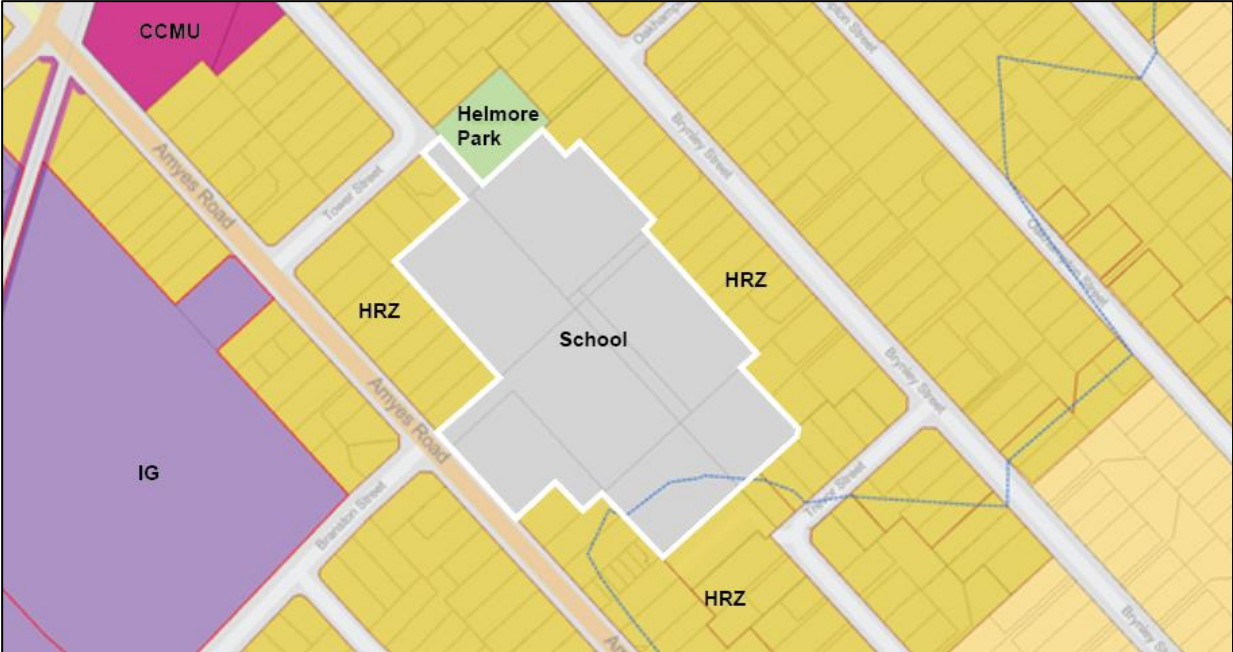


Figure 4: South Hornby Primary School and proposed surrounding zones (Image source: CCC Draft Plan Change 14 Zoning Map)

South Hornby School is a state school located in an outer suburb of Hornby and has the proposed HRZ adjacent. The area of the site is approximately 39,415m<sup>2</sup> in size, predominantly surrounded by residential properties. The site has two public interfaces with the main entrance from Amyes Road to the west and a link to Tower Street (adjacent to Helmore Park).

The school site currently consists of predominantly of a large 1-2 storey high building centrally located within the site. Large open space surrounds the building, with boundary tree planting and landscaping. In addition, a large surface carpark and an outdoor pool are located adjacent to Amyes Road. Given its location and size, the site is not constrained compared to schools in the central city.

South Hornby is a state school (designated site) and not subject to the Specific Purpose (School) Zones provisions. Development proposals are reviewed under an Outline Plan process (176A Outline plan, RMA Act 1991). However, intensification of residential adjacent is likely to have significant impacts on the surrounding context given the potential scale of change (up-zoned by two steps), therefore it is an interesting case study to consider as part of this review of built form.



**St Mary’s School**

Address: 375 Manchester Street, Christchurch Central City

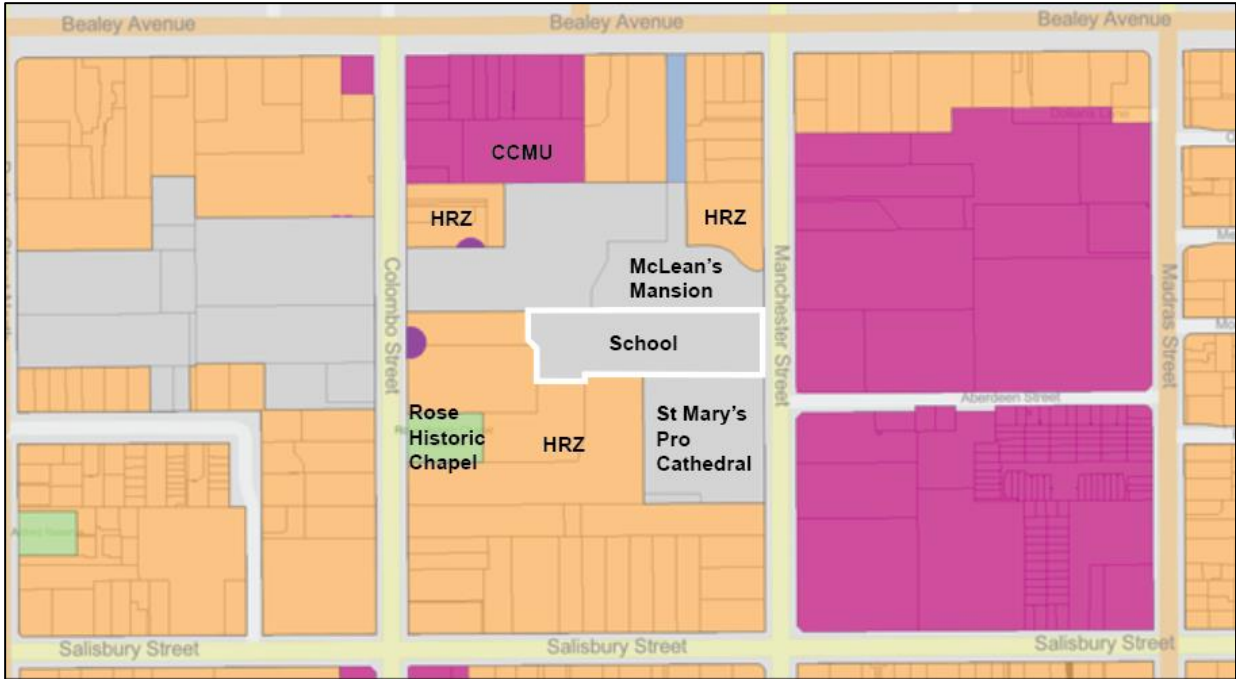


Figure 5: St Mary's School and proposed surrounding zones (Image source: CCC Draft Plan Change 14 Zoning Map)

St Mary’s School is a state integrated school located in the City Centre and has proposed HRZ adjacent. Although, the zone spans across multiple lots, the area of the school site itself is only approximately 5,955m<sup>2</sup> in size, with a primary public interface Manchester Street to the east, McLean’s Mansion to the north, St Mary’s Apartments to the west and St Mary’s Pro Cathedral to the south. The school site currently consists of predominantly single storey buildings. The site contains street boundary tree planting and landscaping. Open and play space is located on site.

Given it is a state integrated school (designated site) and not subject to the Specific Purpose (School) Zones provisions. Development proposals are reviewed under an Outline Plan process (176A Outline plan, RMA Act 1991). However, its location, and the heritage and religious activities onsite, constrain the school grounds and future development will require efficient use of the existing site, therefore it is an interesting case study to consider as part of this review of built form.

**5. Discussion and Recommendations**

**Potential impacts and outcomes**

There can be significant variations between schools in terms of site size and surrounding context. In general, schools sites consist of several buildings in close proximity with open space and play areas adjacent. The current SPSZ District Plan standards including site coverage, setbacks and height limits mitigate adverse effects on the residential properties adjacent, which are generally smaller in scale (than schools).

However, as intensification occurs and proposed rules enable more built form within residential zones, school buildings could be comparatively less visually dominant. Updating the built form standards (for current standards refer to Appendix 3) for the SPSZ, will in turn support the NPSUD

and the potential school roll increase from surrounding population growth. The potential impacts include:

- Visual dominance of long bulky buildings.
- Loss of privacy when viewed from adjacent properties due to the potential inter-looking.
- Loss of tree and garden planting, which can significantly contribute to the surrounding neighbourhood.
- Loss of coherency of the built form and appearance within the surrounding context.

**Specific Purpose (School) Zone Built form Standards**

In this section, the relationship between the SPSZ and surrounding HRZ built form standards have been reviewed in relation to the Objectives and Policies (refer to Appendix 2) with recommendations for any amendments where considered appropriate.

**Maximum Site Coverage – 13.6.4.2.1**

<b>Proposed HRZ</b>	<b>Proposed SP (School) Zone</b> <i>(within Town Centre and Large Local Centre Intensification Precincts, surrounding HRZ 20m)</i>	<b>Proposed SP (School) Zone</b> <i>(both within and outside of Residential Precincts, surrounding HRZ 20m/32m)</i>
50% standard building coverage 60% (without residential parking)	45%	50%

**Discussion:** The HRZ will have a maximum site coverage of 50% (standard). Providing a maximum site coverage for schools as stated above would help to ensure the efficient use of sites, and to some extent avoid potentially large-scale buildings adjoining and adversely impacting on residential zones. Providing site coverage would also encourage the schools to provide for active and passive recreation (in the way of sport fields/courts), community use of open space and facilities, and neighbourhood amenity through garden and tree planting (*13.6.2.1.1 Policy – Community use of education facilities, 13.6.2.1.2 Policy – Effects on neighbourhoods*). Modelling of this provision has not been undertaken.

**Recommendation:** Not action recommended.

**Height in relation to boundary – 13.6.4.2.2**

<b>Proposed HRZ</b>	<b>Proposed SP (School) Zone</b>
Permitted: 3m at 60° (north), 3m at 55° (east and west) 3m at 50° (south)	3m at 60° (north), 3m at 55° (east and west) 3m at 50° (south)
Exempted: Above 12m, no planes when setback 6m (from the northern boundary), 7m (from the east/west boundary), 8m (from the southern boundary)	

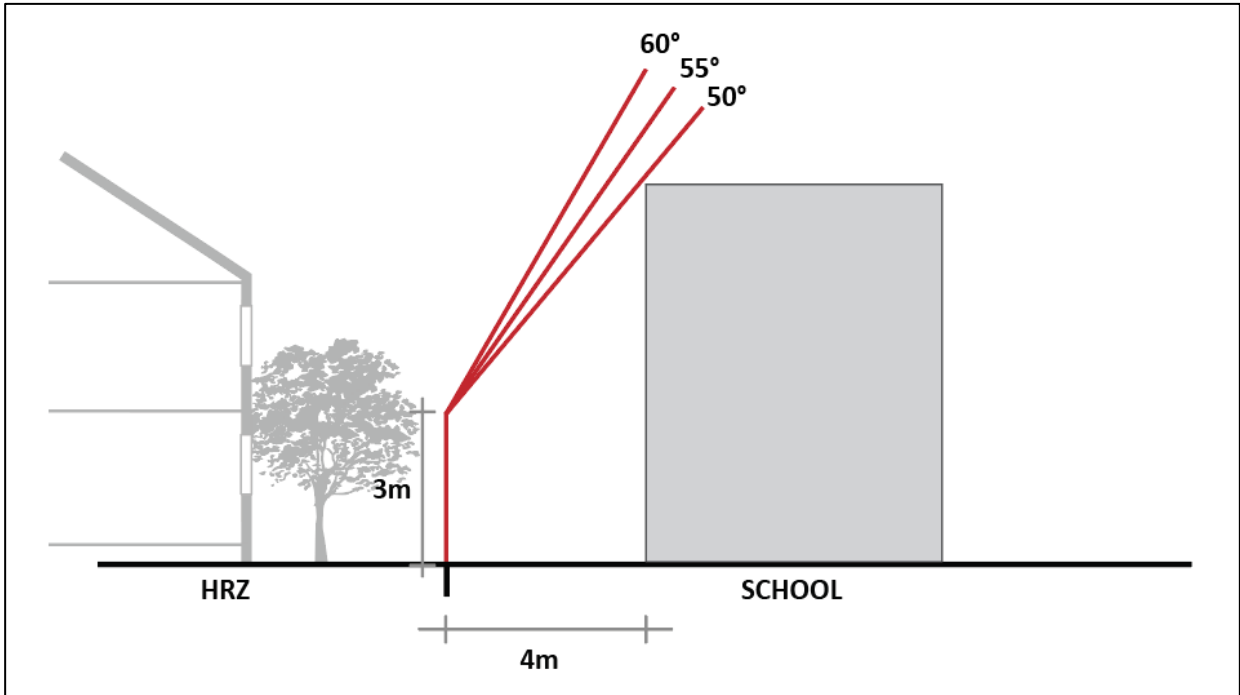


Figure 6: Indicative recession plane diagram

**Discussion:** The HRZ recession planes provisions are (as stated in the table above), proposed qualifying matters. These could be subject to change. It is recommended school sites apply the same recession planes to help manage potential adverse shading effects on the adjacent HRZs. Enabling a compatible boundary building scale and form that would support providing coherent built form outcomes within the neighbourhood context. This would also ensure that adjacent residential properties retain access to an anticipated degree of sunlight (13.6.2.1.2 Policy – Effects on neighbourhoods). In addition, the recession planes support efficient use of the site, permitting lower buildings to be located closer to the internal boundaries without negatively affecting the adjacent residential dwellings.

**Recommendation:** Apply a height in relation to boundary rule consistent with the HRZ.

**Minimum building setback from road boundaries – 13.6.4.2.3**

Proposed High Residential Zone	Proposed SP (School) Zone
Front: 1.5m	4m

**Discussion:** The HRZ has a 1.5m front setback. Under the current provisions, the school sites within the Residential Central City Zone have a 2m setback from the street. However, the 2m setback is in combination with a lower building height (approximately 11m -14m), which helps to manage the overall built form. Given the increase in height enabled through the proposed changes (as discussed below) an increased setback could help manage the relationship with the street. A 4m setback would provide space for tree planting at the street interface, which could help to mitigate any

potential adverse effects of large school buildings and contribute to a high standard of visual amenity within the neighbourhood (13.6.2.1.2 Policy – Effects on neighbourhoods and 13.6.2.1.3 Policy – Contribution of education site to the character of neighbourhoods). A 4m minimum street boundary setback could also help to create opportunities for a safer and more legible frontage to schools, as it provides increased space for circulation and waiting near main entrances (particularly at peak times; mornings and afternoons). It also provides some further buffer space for visual privacy and student safety.

**Recommendation:** Provide a consistent setback of 4m from the road boundary for SP (School) Zone opposite and adjacent to the HRZs.

**Minimum building setback from internal boundaries – 13.6.4.2.4**

Proposed HRZ	Proposed SP (School) Zone
Side: 1m	4m
Rear: 1m	Except: 10m setback, if the building is greater than 14m in height (See also RD5 for buildings greater than 14m in height)
Outlook: 4m from principal living room 1m from habitable rooms	

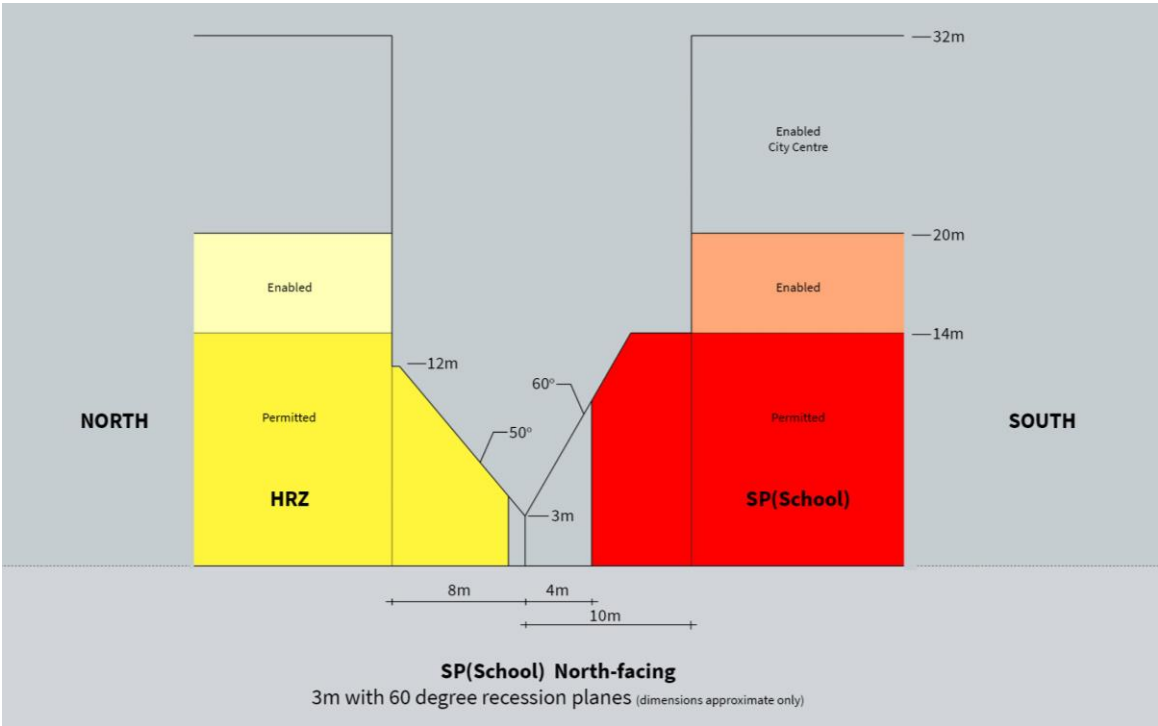


Figure 7: Indicative relationship between the HRZ and SP (School) Zone

**Discussion:** The HRZ has a 1m setback from internal boundaries, which encourages efficient use of the zone. Under the current provisions, the school sites within the Residential Central City Zone have a 6m setback from internal boundaries, with exceptions depending on building use. In general, the use of the building is not a significant factor in relation to building bulk along internal setbacks within school sites. Providing an appropriate setback (regardless of use), could manage potential adverse effects resulting from built form (13.6.2.1.2 Policy – Effects on neighbourhoods). An internal setback of 4m in conjunction with recession planes (as per above) could help to manage the relationship of built form at the boundary. It allows for smaller buildings closer to the site boundary

and protects the HRZ from potential adverse shading, overlooking or visual dominance effects of school buildings. In addition, it provides a buffer space for visual privacy and student safety.

This 4m setback takes into consideration the increase in enabled built form on the adjacent HRZ site and provides space for landscaping (including small to medium sized trees), which would significantly improve the landscape amenity outlooks between the two zones (13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods).

**Recommendation:** A 4m setback in conjunction with recession plane standards to manage the built form at the internal boundaries. A 10m setback for a building over 14m in height to manage any potential adverse effects.

**Maximum Building Height – 13.6.4.2.5**

<b>Proposed HRZ</b>	<b>Proposed SP (School) Zone</b> <i>(within Town Centre and Large Local Centre Intensification Precincts, surrounding HRZ 20m)</i>	<b>Proposed SP (School) Zone</b> <i>(both within and outside of Residential Precincts, surrounding HRZ 20m/32m)</i>
Permitted: 14m Enabled: 20m	14m within 10m of internal boundaries  Otherwise 20m	14m within 10m of internal boundaries  Otherwise 20m or 32m

**Discussion:** The HRZ is proposed to have a height limit of 14m (permitted) and 20m (enabled through a restricted discretionary resource consent pathway). School sites could also have a height limit of 14m (permitted) and 20m (enabled) or 32m (enabled) within the City Centre. This would align with the adjacent HRZs creating a coherent urban form and also enable intensification within the existing site boundaries for the efficient use of school land and buildings without creating unanticipated adverse shading or visual bulk effects on neighbouring residential sites (as per 13.6.2.1 Objective – Use of education facilities and 13.6.2.1.2 Policy – Effects on neighbourhoods).

**Recommendation:** Maximum building height as stated above to support efficient use of existing school sites and provide consistency of urban form within neighbourhoods.

**Additional Recommendations:**

The intent of built form standards is to ensure larger-scale buildings are sited and designed to acknowledge the new local context and change built form character. This includes on-site character features and appropriate development form, including bulk and scale of buildings in respect to anticipated new levels of effects on the amenity of the school sites (13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods).

While the context and character of the area surrounding the SPSZs will change with the application of the HRZ built form standards, the scale of HRZ buildings could be smaller than that on the SPSZs given the typically larger size of the sites. As part of ensuring new large buildings are well-integrated in to the residential boundaries and edges of the SPSZs, it is recommended that some additional built form standards are added to 13.6.4.2.1, including:

- 1. Built form:** To mitigate potential adverse visual dominance of bulk and monotony effects of potentially long and continuous building facades adjacent HRZs, consider introducing a continuous, building length control built form standard. This would help ensure there is a degree of modulation and a scale compatible with the residential zone adjacent (which typically have a finer grain of architectural detail).

**Recommendation:** A continuous, building length control built form standard;

- a. For a continuous, façade length of 30m and equal to or greater than 14m in height, a minimum recess of 4m in length and 2m deep should be required for the full height of the building (including the roofline).
- b. A recess is provided for every additional 30 metres of building or part thereof, a minimum recess of 4m in length and 2m deep should be required for the full height of the building (including the roofline).

- 2. Landscaping:** School sites are encouraged to consider their role in neighbourhood character (*13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods*). A high number of schools host mature trees, which contribute to neighbourhood character including visual interest and amenity, visual softening of buildings, attractive outlook, as well as urban biodiversity/ecological benefits. To mitigate the potential adverse effects of anticipated built form and encourage schools sites to contribute to the character of neighbourhoods, consider introducing the following landscaping and tree planting standards.

**Recommendation:** Landscape built form standards;

- a. 10% landscaping
- b. At least 1 tree per 10 metres of road frontage, or part thereof.
- c. At least 1 tree per 30 metres of internal boundary, or part thereof
- d. All landscaping to be in accordance with Appendix 6.11.6.

This standard aims to provide for a balance between achieving a degree of uninterrupted open space for play and landscape amenity around the boundaries of a school site. Due to the potential of large high-density buildings, providing a requirement for tree planting, particularly along the street interfaces and internal boundaries would help to achieve a level of landscape amenity that integrates built form into the surrounding context. The standard as recommended above would achieve an adequate baseline of landscape treatment while allowing for sunlight to access ground floor areas along the boundary.

### **Matters of Discretion**

Restricted discretionary activity standards (13.6.4.1.3 Restricted discretionary activities RD1, 2, 3, 5) manage potential adverse effects of building scale and site design through conditions of consent on this SPSZ site. School sites are encouraged to contribute to the character of the neighbourhood and provide for community use of the education land and buildings. Given this, an additional matter of discretion could be included to help ensure SPSZs consider safety within a context of the neighbourhood. As part of ensuring that new large buildings are well-integrated into the residential boundaries and edges of the SPSZs, it is recommended that some additional Matters of Discretion are added to 13.6.5.1 Rules - Matters of discretion. These align with proposed matters of discretion for the adjacent HRZs.

**Recommendations:** Proposed changes include (in italics):

- Change to an existing matter: 13.6.5.1e. Opportunities for landscaping and tree planting, ~~as well as screening of buildings~~ *that reduces the visual dominance of buildings, vehicle access and parking areas and contributes to the amenity of neighbouring sites and to public and publicly accessible space.*
- New matter: *Addresses Crime Prevention Through Environmental Design (CPTED) Principles*

## 6. Conclusion

This report specifically looks at the proposed District Plan provisions under PC14 for SPSZs in relation to the proposed NPS-UD adjoining HRZs. The anticipated intensification within the residential zones, and potential population growth overtime, could result in an increasing demand on existing school sites. This report explores the potential impacts and outcomes of this significant shift in proposed built form and amenity, and the potential changes in neighbourhood character. Reflecting this, the recommendations encourage schools to align with the provisions of the new residential zones around them. With proposed taller school buildings, greater setbacks would ensure that the bulk of potentially large school buildings are concentrated away from boundaries with some space for landscape provisions to help manage any potential adverse effects on the adjacent sites and surrounding neighbourhood areas.

## Appendix 1: Specific Purpose (School) Zone Objective and policies

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

### 13.6.1 Objectives and policies

#### 13.6.1.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and **buildings**, within the wider network of **education facilities** across Christchurch, for:
  - i. **education activity**; and as
  - ii. hubs for a diverse range of **community activities**,  
while:
  - iii. mitigating significant adverse effects on the **adjoining** zones, and
  - iv. recognising and enhancing the contribution of education **buildings** and **sites** to the character of neighbourhoods.

#### 13.6.1.1.1 Policy – Community use of education facilities

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

#### 13.6.2.1.2 Policy – Effects on neighbourhoods

- a. Ensure adverse effects from education **sites** on neighbourhoods, including effects arising from **building** location and scale, and traffic, parking, and noise are not significant, while also recognising the benefits of **education activities** and **community activities** occurring on school **sites** for the wider community.

#### 13.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to develop **buildings** and **sites** to a high standard of visual amenity and design.

#### 13.6.1.2 Objective – Future use of surplus education land and buildings

- a. Change of use of surplus education land and **buildings** to activities compatible with the surrounding area is facilitated.

#### 13.6.1.2.1 Policy – Additional development provisions

- a. Provide for land and **buildings** no longer required for an **education activity** to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.



## Appendix 2: Current Operative Special Purpose (School) Zone Built Form Standards

### 13.6.4.2 Built form standards

#### 13.6.4.2.1 Maximum site coverage

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

	<b>Applicable to:</b>	<b>Standard</b>
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices <a href="#">13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	40%
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices <a href="#">13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> : Residential Medium Density; or Residential New Neighbourhood Zones, or Open Space Community Park Zone.	45%
iii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices <a href="#">13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> : Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.	No maximum percentage
iv.	<u>Spiritual activities</u> on school <u>sites</u> listed in Appendices <a href="#">13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> .	50%

#### 13.6.4.2.2 Daylight recession planes

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

	<b>Applicable to</b>	<b>Standard</b>
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices <a href="#">13.6.6.1</a> , <a href="#">13.6.6.2</a> or <a href="#">13.6.6.3</a> : Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Medium Density; Residential New Neighbourhood; Rural Zones, Residential Central City, or Open Space Community Park Zone.	Recession planes from points 2.3 metres above a <u>boundary</u> with a residential zone as shown in <a href="#">Appendix 14.16.2 Diagram A</a> .

ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Banks Peninsula; or Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a boundary with a residential zone.
iii.	For a major sports facility on Lot 1 DP 11232 and on any land in an adjoining Open Space Zone, where a site boundary adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the boundary, as shown in Appendix 14.16.2 Diagram A.

#### 13.6.4.2.3 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be:

	Applicable to	Standard
i.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
ii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Medium Density; or Residential New Neighbourhood Zones.	4 metres
iii.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Open Space Community Park Zone.	5 metres
iv.	School sites where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Central City Zone	2 metres
v.	The Phillipstown School site, where the additional activities and standards are from the Industrial General Zone.	6 metres
vi.	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining the Open Space Zone.	10 metres
vii.	Spiritual activities on school sites listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3.	6 metres

#### 13.6.4.2.4 Minimum building setback from internal boundaries

- a. The minimum building setback from an internal boundary shall be:

	Applicable to:	Standard
i.	From a <u>boundary</u> with any other zone, with the exception of ii., iii., iv., and v. below.	6 metres
ii.	From a <u>boundary</u> with any other zone, if the <u>building</u> does not exceed 4.5 metres in <u>height</u> ; and Either: i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of <u>building</u> length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full <u>height</u> of the <u>building</u> including the roof.	3 metres
iii.	<u>Accessory buildings</u> for caretaking and storage purposes from a <u>boundary</u> with any other zone.	Nil, if the length of walls of <u>accessory buildings</u> within 6 metres of a <u>boundary</u> does not exceed a total of 9 metres for each 100 metres length of <u>boundary</u> ; Otherwise 6 metres.
iv.	For a <u>major sports facility</u> on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the <u>boundaries</u> with Lot 1 DP12727, Elmwood Park no <u>setback</u> is required.
v.	<u>Spiritual activities</u> on school <u>sites</u> listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3	5 metres

#### 13.6.4.2.5 Maximum building height

- a. The maximum height of any building shall be:

	Applicable to:	Standard
i.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres within 20 metres of an <u>internal boundary</u> , otherwise 14 metres.
ii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3: Residential Medium Density; or Residential New Neighbourhood Zones; with the exception of iii. below.	12 metres within 20 metres of <u>internal boundary</u> , otherwise 16 metres.
iii.	School <u>sites</u> where the additional activities and standards are from the zones listed in Appendix 13.6.6.1, 13.6.6.2, or 13.6.6.3, including Christ's College east of Rolleston Avenue; Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.

iv.	School sites where the additional activities and standards are from the zones listed in Appendix 13.6.6.1, 13.6.6.2, or 13.6.6.3: Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
v.	The Phillipstown School site where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City Zone (buildings) and from the Open Space Community Park Zone (playing fields).	15 metres
vi.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

#### 13.6.4.2.6 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS 4509:2008](#) is not available, or the only supply available is the controlled restricted type rural water supply which is not compliant with [SNZ PAS: 4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service Commission (absent its written approval).