

Chapter 21.7 Specific Purpose (Tertiary Education) Zone

The notified proposal is amended by our decision as follows.

Text that is highlighted grey indicates text from earlier decisions and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Specific Purpose (Tertiary Education) Zone provision it is shown in black text. Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

21.7 Specific Purpose (Tertiary Education) Zone

21.7.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (Tertiary Education) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Tertiary Education) Zone applies to the sites operated by the University of Canterbury and the Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of tertiary education and research activities and facilities, while having regard to the amenity and character of the surrounding environment.

21.7.2 Objectives and policies

21.7.2.1 Objective – Tertiary education and research activities

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

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

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

21.7.2.2 Objective – The contribution of tertiary education and research institutions

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

21.7.2.2.1 Policy – Community use of tertiary education and research facilities

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

21.7.2.3 Objective – Changing needs for educational land and buildings

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

21.7.2.3.1 Policy – Additional development provisions

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

21.7.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.7.4 and the built form standards in 21.7.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Tertiary Education) Zone:
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated land.
- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.
- Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.
- d. Appendix 21.7.7 lists the alternative zones that apply to each of the tertiary education sites. Rules 21.7.4.1.1, 21.7.4.1.2, 21.7.4.1.3 and 21.7.4.1.4 provide for any additional activities or facilities on each of the tertiary education sites in accordance with the rules in the relevant alternative zone listed in Appendix 21.7.7.
- e. In the following tables, the University of Canterbury is abbreviated to UC.

21.7.4 Rules – Specific Purpose (Tertiary Education) Zone

21.7.4.1 Activity status tables

21.7.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Tertiary Education) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.7.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.7.4.1.2, 21.7.4.1.3, 21.7.4.1.4 and 21.7.4.1.5.

	Activity	Activity specific standards
P1	Tertiary education and research activities and facilities.	Nil
P2	Community activities (but not community facilities) using tertiary education and research facilities.	
P3	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.7.7.	
P4	Use of student accommodation by persons not associated with the tertiary education and research activity.	a. Student accommodation buildings must not be used for more than 30 days per calendar year. b. Use by non-students must be outside of student residential agreement periods.

21.7.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.7.5.

	Activity	The matters over which Council reserves its control:
C1	Any new building, part of a building or addition to a building, that is within 30 metres of a site boundary, and greater than 11 metres in height, and where the building as a whole has a gross ground floor area of greater than 1000m ² . This rule shall not apply to: a. Repairs, maintenance, and building code upgrades; and b. Refurbishment and reinstatement works. Any application arising from this rule shall not be limited or publicly notified.	a. Building modulation – 21.7.6.2 (a) and (b).
C2	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of control for the additional activity or facility in the alternative

	Activity	The matters over which Council reserves its control:
		zone listed for that site in Appendix 21.7.7.

21.7.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.7.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.1.	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f), (g) and (h).
RD2	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet one or more of the built form standards in Rule 21.7.5.2 or Rule 21.7.5.4	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f) and (g).
RD3	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.3.	a. Amenity of the neighbourhood – 21.7.6.1 (b), (c), (d), (e), (f), (g) and (h).
RD4	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.6. Any application arising from clauses (a) or (c) of Rule 21.7.5.6 shall not be limited or publicly notified.	a. Adequacy of Landscaping – 21.7.6.3.
RD5	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 which does not meet the built form standard in Rule 21.7.5.5 on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - 21.7.6.1 (a), (b) and (c).
RD6	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.7.	b. Amenity of the neighbourhood – 21.7.6.1 (a) and (e).
RD7	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.8.	a. Water supply for firefighting – 21.7.6.4 (a).
RD8	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.5 on all UC sites, and on the Ara Institute of Canterbury Sullivan Avenue and Hassals Lane sites
D2	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, controlled, restricted discretionary or discretionary activity.

21.7.5 Built form standards

21.7.5.1 Maximum site coverage

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

	Applicable to	Standard
a.	UC east of Ilam Road site.	60%
b.	UC west of Ilam Road site (not including Dovedale site).	30%
c.	UC Dovedale site.	45%
d.	Ara Institute of Canterbury Madras Street site	90%
e.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane sites.	50%

21.7.5.2 Daylight recession planes

No part of any building shall project beyond a building envelope as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site; UC west of Ilam Road site; UC Dovedale site; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site.	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.14. 2 – Diagram A.

	Applicable to	Standard
b.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane site.	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a Transport zone as shown in Appendix 14.14.2 – Diagram A.

21.7.5.3 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be:

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

21.7.5.4 Minimum building setback from internal boundaries

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

21.7.5.5 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site.	30 metres
b.	UC west of Ilam Road site.	16 metres
c.	UC Dovedale site.	20 metres
d.	Ara Institute of Canterbury Madras Street site	30 metres
e.	Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site.	20 metres

21.7.5.6 Landscaping

The minimum requirements for landscaping are as follows:

	Applicable to	Standard
a.	The area adjoining the road boundaries of all sites.	A landscaping strip shall be provided in accordance with the following standards: <ol style="list-style-type: none"> a. Minimum width – Dovedale site – 5 metres. b. Minimum width – UC east of Ilam Road site, UC west of Ilam Road site, Ara Institute of Canterbury Sullivan Avenue site, Madras Street and Hassals Lane site – 1.5 metres. c. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.
b.	On the shared boundary of sites adjoining a residential zone.	Trees shall be planted adjacent to the shared boundary at a ratio of at least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner's written approval.
c.	Where car parking is located at the road boundary of a site.	In addition to clauses (a) and (b) above, one tree shall be planted for every five car parking spaces within any car parking area.
d.	In all landscaping areas listed in (a) to (c) above.	<ol style="list-style-type: none"> a. All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.7.1. b. Landscaping required under clauses (a) to (c) above shall only be required to be indicated on application plans: <ol style="list-style-type: none"> i. for all areas within 20 metres of proposed buildings, or additions to buildings, and ii. for all areas between proposed buildings or additions to buildings and road or zone boundaries, unless intervening buildings result in proposed buildings or additions not being visible from the road or zone boundaries.

21.7.5.7 Outdoor storage

- a. Outdoor storage areas shall:
- i. be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8 metres along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing; and
 - ii. not be located within the setbacks specified in Rules 21.7.5.3 and 21.7.5.4.

21.7.5.8 Water supply for firefighting

- a. All buildings shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

21.7.6 Matters of discretion

21.7.6.1 Amenity of the neighbourhood

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

21.7.6.2 Building modulation

The extent to which:

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

21.7.6.3 Adequacy of landscaping

- a. The visual effects of buildings or other works as a result of reduced landscaping, taking into account the scale and appearance of the buildings or works and associated car parking, outdoor storage areas etc.
- b. The extent to which the site is visible from adjoining sites, and any decreased amenity for those sites as a result of the reduction in landscaping or screening.
- c. Any compensating factors for reduced landscaping or screening, including distance from adjoining properties and buildings, alternative planting proposed, and the location of parking, or outdoor storage areas.

21.7.6.4 Water supply for firefighting

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

21.7.7 Appendix

The alternative zone that applies to each of the tertiary education sites included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the planning maps.

	Tertiary Facilities Name	Location	Map Ref	Alternative Zone
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31	RSDT
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31	RS
3	UC Dovedale site	Dovedale Avenue, Ilam	30	RS
4	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
5	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39	RSDT
6	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39	RSDT