

Chapter 21.5 Specific Purpose (Hospital) Zone

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.

21.5 Specific Purpose (Hospital) Zone

21.5.1 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 (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban hospital sites around Christchurch City, including the Central City. It seeks that the evolving health care facility needs of Christchurch City, and the wider region, are supported by the efficient development of hospital sites, whilst also recognising the character and amenity values of the surrounding environment.

21.5.2 Objectives and policies

21.5.2.1 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.

21.5.2.1.1 Policy – Intensification

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

21.5.2.1.2 Policy – Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites hospital development is planned and designed to recognise the amenity, 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 street frontages and in adjoining public and publicly accessible spaces.

- ii. Providing visual interest and a human scale at the interface with the street, 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, 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 street 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

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

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes

21.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.5.4 and the built form standards in Rule 21.5.5.

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) 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 21.5.7 lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within 21.5.4 provide for any additional activities or facilities on each hospital site in accordance with the rules in the relevant alternative zone listed in Appendix 21.5.7.

Note: There are no additional activities and standards for the Christchurch Hospital site.

21.5.4 Rules – Specific Purpose (Hospital) Zone

21.5.4.1 Activity status tables

21.5.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.5.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.5.4.1.2, 21.5.4.1.3, 21.5.4.1.4 and 21.5.4.1.5.

	Activity	Activity specific standards
P1	Hospitals, including emergency service facilities.	Nil
P2	Health care facilities.	
P3	Ancillary office activity.	
P4	Ancillary retail activity.	
P5	Overnight accommodation for staff and visitors.	

P6	Research and medical training facilities.
P7	Spiritual activities and facilities.
P8	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.5.7.
P9	Parking lot ancillary to the hospital activity.
P10	Parking building ancillary to the hospital activity.
P11	Within Suburban sites, any new buildings that are: <ul style="list-style-type: none"> a. set back 10 metres or more from a boundary with a maximum gross ground floor area of 500m²; or b. set back 20 metres or more from a road boundary with a maximum gross ground floor area of 1000m²; or c. set back 30 metres or more from a boundary with a maximum gross ground floor area of 2000m².

21.5.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.5.5.

	Activity	The matters over which Council reserves its control
C1	<p>Within Suburban sites, any new building, set of contiguous buildings, or addition to a building, that is set back 30 metres or more from a boundary with a gross ground floor area over 2000m².</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site and building design (i) and (iv). - 21.5.6.2</p>
C2	<p>Within Suburban sites, any new buildings, set of contiguous buildings, or addition to a building, that are:</p> <ul style="list-style-type: none"> a. set back 10 metres to 20 metres from a road boundary and are between 8 metres and 14 metres in height; or b. set back 10 metres to 20 metres from a boundary with a gross ground floor area between 500m² to 1000m²; or c. set back 20 metres to 30 metres from a boundary with a gross ground floor area between 1000m² and 2000m². <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p> <p>Any application arising from this shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character. - 21.5.6.1 b. Site and building design. - 21.5.6.2 c. Landscaping. - 21.5.6.5
C3	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building greater than 20 metres in length, that is:</p> <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and 	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 (i), (iv), (vii) and (ix).

	<ul style="list-style-type: none"> ii. is visible from a public space; and iii. is not subject to Rule 21.5.4.3 RD 13 and Rule 21.5.4.2 C4 . <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
C4	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m² and 2000m² gross ground floor area, that is</p> <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and ii. is visible from a public space. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design 21.5.6.2 – (i), (iv), (vi) and (ix).
C5	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.5.7.</p>	<ul style="list-style-type: none"> a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.3 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 21.5.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> a. Rule 21.5.5.1 (a) & (b) (Suburban sites); b. Rule 21.5.5.2 (a) & (b) (Suburban service site); and c. Rule 21.5.5.3 (a) and (b) (Inner urban) and Rule 21.5.5.4 (a) and (b) (Inner urban). 	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD2	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <ul style="list-style-type: none"> a. Rule 21.5.5.1 c.-g. (Suburban sites); b. Rule 21.5.5.2 c.-f. (Suburban service site); c. Rule 21.5.5.3 c.-f. (Inner urban); and d. Rule 21.5.5.4 c.-f. (Inner urban); <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5 d. Outdoor storage areas - 21.5.6.4
RD3	<p>Within Inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone</p>	<ul style="list-style-type: none"> a. Site and building design - 21.5.6.2 b. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	boundary where it adjoins public or publicly accessible space or a residential zone. Any application arising from this rule shall not be limited or publicly notified.	
RD4	Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m ² (gross ground floor area) or more. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD5	Within Suburban sites, any new building, set of contiguous buildings, or addition to a building set back: a. 10 to 20 metres from a boundary that is 1000m ² gross ground floor area or more; or b. 10 to 20 metres from a road boundary and is over 14 metres in height; or c. 20 to 30 metres from a boundary that is 2000m ² gross floor area or more Any application arising from this shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD6	Within Inner urban sites, any multi-level car parking building ancillary to the hospital activity or vehicular access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD7	Development and redevelopment of buildings in St Georges-Heaton Overlay.	a. St Georges Heaton Overlay - 21.5.6.6
RD8	Development and redevelopment of buildings at Nurse Maude-Mansfield. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Fencing and screening - 21.5.6.3 d. Outdoor storage areas - 21.5.6.4 e. Landscaping - 21.5.6.5
RD9	In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules:	
	Rule 21.5.5.5 (b) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (b) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (c) and Rule 21.5.5.7 (c) for the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (d) for the former Christchurch Women's Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2

	Activity	The Council's discretion shall be limited to the following matters:
	21.5.5.6 (b) for the Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD10	In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules.	
	Rule 21.5.5.5 (a) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (a) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (a) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping -
	Rule 21.5.5.5 e (i)-(v) for the former Christchurch Women's Hospital and Rule 21.5.5.7(e)(i)-(vi) for Montreal House	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (f) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (f) for Montreal House	a. Fencing and screening. - 21.5.6.3
	Rule 21.5.5.5 (g) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (g) for Montreal House	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.7 (d) for Montreal House	a. Site and building design. - 21.5.6.2
	Rule 21.5.5.6 (c) (i) or (ii) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (d) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (e) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (f) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (g) for Christchurch Hospital	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.6 (h) for Christchurch Hospital Any application arising from this rule shall not be limited or publicly notified.	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
RD11	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is: i. within 30 metres of a site boundary; and	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> ii. is visible from a public space; and iii. is not subject to RD12. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
RD12	<p>For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new building, set of contiguous buildings or addition to a building over 1000m² gross ground floor area:</p> <ul style="list-style-type: none"> i. that is within 30 metres of a site boundary; and ii. is visible from a public space <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD13	<p>For the former Christchurch Women's Hospital, and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m² gross ground floor area:</p> <ul style="list-style-type: none"> i. that is more than 30 metres from a site boundary; and ii. is visible from a public space <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design (i), (iv), (vi) and (ix) - 21.5.6.2
RD14	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.	The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	For hospital sites outside of the Central City, any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

21.5.5 Built form standards

21.5.5.1 Suburban sites

The following built form standards apply to Suburban hospital sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<p>The maximum height of any building shall be:</p> <ul style="list-style-type: none"> i. 8 metres high at 10 to 20 metres from the internal boundary; and ii. 20 metres high at 20 metres or more from a boundary. <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access); and ii. 10 metres along internal boundaries. <p>In addition the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except</p> <ul style="list-style-type: none"> i. at the boundary with Christchurch Southern Motorway; and ii. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 21.5.8, where it is set back 2 metres from the road boundary.
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary, except where the residential zone is located across the street.
g.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the landscaping strips; and ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metre high fencing or planting.

21.5.5.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	The maximum height of any building shall be 14 metres.
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and ii. 4 metres along internal boundaries. <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.3 Inner urban sites – St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres except for arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<p>The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <ul style="list-style-type: none"> i. 11 metres at 10 metres from the boundary except along an arterial road where the

	<p>maximum height is 11 metres at a 4 metres from the boundary; and</p> <p>ii. 18 metres at 16 metres from the boundary.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres for road boundaries (except for vehicle and pedestrian access); and</p> <p>ii. 4 metres for internal boundaries.</p> <p>In addition the following tree planting shall be provided:</p> <p>iii. 1 tree per 10 metres of boundary or part thereof, planted within the respective landscape strip;</p> <p>iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip;</p> <p>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>vi. 10% of the site shall be planted including landscaping strips.</p>
e.	<p>The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.</p>
f.	<p>i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>

21.5.5.4 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum building setback from road boundaries shall be 4 metres, except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres, except for Nurse Maude-Mansfield, where the internal boundary set back shall be 4 metres.
c.	<p>The maximum height of any building shall be 11 metres, except:</p> <p>i. For St Georges-Heaton Overlay the maximum building height shall be 8 metres;</p> <p>ii. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres (except for vehicle and pedestrian access along road boundaries); and</p> <p>ii. 4 metres along internal boundaries, except for Nurse Maude-Mansfield, where a vehicle access</p>

	<p>or parking area is adjacent to an internal boundary a minimum 1 metre wide landscape strip shall be provided immediately adjacent to that boundary</p> <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of boundary or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and v. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<p>The maximum height of any building (including plant and lift shafts) shall be 14 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 metres.</p> <p>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.</p>
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes for the Residential Medium Density Zone .
e.	<p>The minimum planting strips required adjacent to boundaries shall be as follows:</p> <ul style="list-style-type: none"> i. road boundary - 4 metres (except for vehicle and pedestrian access); ii. internal boundaries - 4 metres <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of frontage or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas. v. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1 6.11.6 of Chapter 6
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum building setback from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this setback does not apply to retaining walls.
b.	The minimum building setback from an internal boundary shall be as follows: <ul style="list-style-type: none"> i. Avon River and Central City Avon River Precinct - 30 metres; ii. Central City Open Space Community Park (Hagley Park) - 4 metres; iii. Central City Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.
c.	<ul style="list-style-type: none"> i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height, except that: ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> A. 1 in total, for the frontage with Central City Open Space Community Park (Hagley Park); B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.
d.	<ul style="list-style-type: none"> i. The maximum building height shall be 60 metres, except that ii. The maximum road-wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback. <p>Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>
e.	Buildings shall not project beyond a recession plane of 45 degrees applying from the top of the maximum wall height specified in 21.5.5.6(d) and angling into the site.
f.	<ul style="list-style-type: none"> i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 21.5.5.6 (f)(ii). All other required landscaped areas shall have a minimum depth of 2 metres. <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> ii. 1 tree per 10 metres of frontage or part thereof; iii. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and iv. All landscaping/trees required under these rules shall be in accordance with the provisions in Chapter 16 Appendix 6.11.6 of Chapter 6 (Rules and guidance for landscaping and tree planting).
g.	The maximum height of fencing in the boundary setbacks shall be 1.2 metres

h.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.
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21.5.5.7 Montreal House

The following built form standards apply to the Montreal House site.

Standard	
a.	The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> i. 6 metres along Bealey Avenue; and ii. 2 metres in all other areas
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes for the Residential Medium Density Zone.
e.	Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows: <ul style="list-style-type: none"> i. Bealey Avenue road boundary - 4 metres (except for vehicle and pedestrian access); ii. Montreal Street road boundary - 2 metres (except for vehicle and pedestrian access); iii. Internal boundaries - 3 metres In addition the following landscaping shall be provided: <ul style="list-style-type: none"> iv. 1 tree per 10 metres of frontage or part thereof; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; vi. All landscaping/trees required under these rules shall be in accordance with the provisions in Chapter 16 Appendix 16.7.1 6.11.6 of Chapter 6. (Rules and guidance for landscaping and tree planting).
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.

21.5.6 Matters of discretion

21.5.6.1 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.

21.5.6.2 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 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.

21.5.6.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the building and the street 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.

21.5.6.4 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.

21.5.6.5 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 and contributes to the amenity 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 car parking 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 of neighbouring sites and public space; and

- iv. Takes into account the operational, accessibility and security requirements of the hospital.

21.5.6.6 St Georges-Heaton Overlay

a. Area context

Whether development recognises the landscape setting and development patterns in respect to:

- i. Integrating with the existing pattern and grain of subdivision and building;
- ii. The extent and scale of vegetation retained and/or provided; and
- iii. The relationship with adjoining sites and buildings, particularly in respect to heritage and character values of Character Area 13 – Heaton.

b. Site character and street interface

Whether the development complements the character and enhances the amenity of the area by:

- i. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
- ii. Retaining the front yard for open space, tree and garden planting;
- iii. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
- iv. Orientating building on the site to face the street.

c. Built character

Whether the building supports the built character values of Character Area 13 – Heaton and the residential area more widely in regard to:

- i. The scale and form of the building
- ii. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
- iii. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs;
- iv. Architectural detailing including features such as front entry porches, materials, window design and placement.

d. Design guidelines

Whether the development has been designed with consideration given to the CA13 – Heaton Character Area Design Guideline.

21.5.7 Appendix

The alternative zone that applies to each of the hospital sites included within the Specific Purpose (Hospital) Zone is shown in the following table.

For a full version of the zone names, refer to the planning maps legend.

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RS DT
Hillmorton	Lincoln/Annex Roads	38	RS
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD
St Georges	Papanui Road/Leinster Road	31	RMD
St Georges-Heaton Overlay	Heaton Street	31	RS
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD
Wesley Care	Harewood Road	24	RS DT
Former Christchurch Women's Hospital	Colombo/Durham Streets	32	RCC
Montreal House	Montreal/ Bealey Avenues	32	RCC

21.5.8 Hillmorton Hospital Site Plan

Plan to be updated so it is legible.

