

# SPZ(HOS) - Special Purpose Zone - Hospital

## Introduction

The purpose of the Special Purpose Zone (Hospital) is to provide for areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.

There are two existing hospital sites in the District, in Rangiora and Oxford, which are zoned Special Purpose Zone (Hospital). Their location is described further in Table SPZ(HOS)-1 below and shown on the planning map.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.


<b>Objectives</b>	
<b>SPZ(HOS)-O1</b>	<p><b>Hospital and ancillary health related activities</b></p> <p>The evolving health needs of the District are supported by the efficient development of hospital and other health related activities on hospital sites in a way that recognises the amenity values of adjacent sites and manages environmental effects.</p>
<b>Policies</b>	
<b>SPZ(HOS)-P1</b>	<p><b>Development and use of hospital sites</b></p> <p>On the Rangiora and Oxford hospital sites:</p> <ol style="list-style-type: none"> <li>1. enable more intensive and contained development of the hospital sites by hospital and other health related activities in preference to expansion beyond site boundaries; and</li> <li>2. development of the hospital sites shall recognise and provide for amenity values, by:                             <ol style="list-style-type: none"> <li>a. managing hospital site specific environmental effects, taking into account the functional need and operational need of the hospital site, and hospital site safety, security and accessibility; and</li> <li>b. managing environmental effects that may impact beyond hospital site boundaries, including effects on the amenity values of adjacent sites.</li> </ol> </li> </ol>
<b>SPZ(HOS)-P2</b>	<p><b>Potential future re-development of hospital sites for alternative residential purposes</b></p> <p>On the Rangiora and Oxford hospital sites, provide for hospital sites no longer required for hospital and other health related activities to be re-developed for residential purposes.</p>

## Rules

### How to interpret and apply the rules

1. Unless otherwise specified, the rules that apply to activities in the Special Purpose Zone (Hospital) are contained in the Activity Rules below, as well as any relevant District wide provisions.
2. For any part of any Special Purpose Zone (Hospital) site no longer required for hospital and other health related activities, the use or re-development for other purposes shall be determined in accordance with the provisions of the alternative zone identified for that site in Table SPZ(HOS)-1 below, ~~which will be the provisions of the General Residential Zone<sup>1</sup>~~ instead of being subject to the provisions of the Special Purpose Zone (Hospital). Any relevant District wide provisions will still apply.

**Table SPZ(HOS)-1: Special Purpose Zone (Hospital) sites and alternative zoning**

<b>Site name / Street address</b>	<b>Legal description</b>	<b>Alternative zone</b>
Rangiora Health Hub 161 Ashley St and 15 River Rd, Rangiora 7400	15 River Rd: Lot 1 DP 487604 (9,214m <sup>2</sup> ) (Title ref: 697969) 161 Ashley St: Lot 2 DP 487604 (1.4196ha) (Title ref: 697970)	<b>General Medium Density<sup>2</sup></b> Residential Zone 
Oxford Community Health Centre 45 Park Ave, Oxford 7430	Part Lot 1 DP 5041 (1.8629ha) (Title ref: CB24B/1254)	General Residential Zone

**Activity Rules**

<b>SPZ(HOS)-R1 Construction or alteration of or addition to any building or structure</b>	
<b>Activity status: PER</b> Where: 1. the activity complies with all built form standards (as applicable).	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(HOS)-R2 Hospital</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R3 Health care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R4 Care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R5 Integrated family health centre</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>

<sup>1</sup> V1

<sup>2</sup> V1

**SPZ(HOS)-R6 Any activity not provided for in the Special Purpose Zone (Hospital) as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision**

**Activity status: DIS**

**Activity status when compliance not achieved: N/A**

**Built Form Standards**

**SPZ(HOS)-BFS1 Building setbacks from site boundaries**

1. Any building shall be set back a minimum of 5m from any road boundary and any internal boundary of a site.

**Built form status when compliance not achieved: RDIS**  
**Matters of discretion are restricted to:**  
 SPZ-HOS-MD1 - Context and character  
 SPZ-HOS-MD2 - Building and site design

**SPZ(HOS)-BFS2 Building height**

1. Except as provided for in (2) below, the maximum building height above ground level shall be 15m; and
2. The maximum height any lift shafts, mechanical plant and other such ancillary equipment may project above the maximum building height shall be 4m.

**Built form status when compliance not achieved: RDIS**  
**Matters of discretion are restricted to:**  
 SPZ-HOS-MD1 - Context and character  
 SPZ-HOS-MD2 - Building and site design

**SPZ(HOS)-BFS3 Landscaping**

1. Landscaping strips shall be established for the length of site boundaries (excluding vehicle and pedestrian access points) within the building setbacks from road and internal boundaries in SPZ(HOS)-BFS1 and shall have a minimum width of 3m;
2. Landscaping strips shall be planted with a combination of trees, shrubs and ground cover species;
3. Lawn or ancillary amenity features shall comprise a maximum of 10% of the planted area of the landscaping strips;
4. Any trees shall be at least 1m high above ground level at the time of planting and be capable of achieving a height at maturity of at least 1.5m above ground level; and
5. All landscaping shall be maintained and, if diseased, damaged or dead, shall be replaced during the next planting season.

**Built form status when compliance not achieved: RDIS**  
**Matters of discretion are restricted to:**  
 SPZ-HOS-MD5 - Landscaping

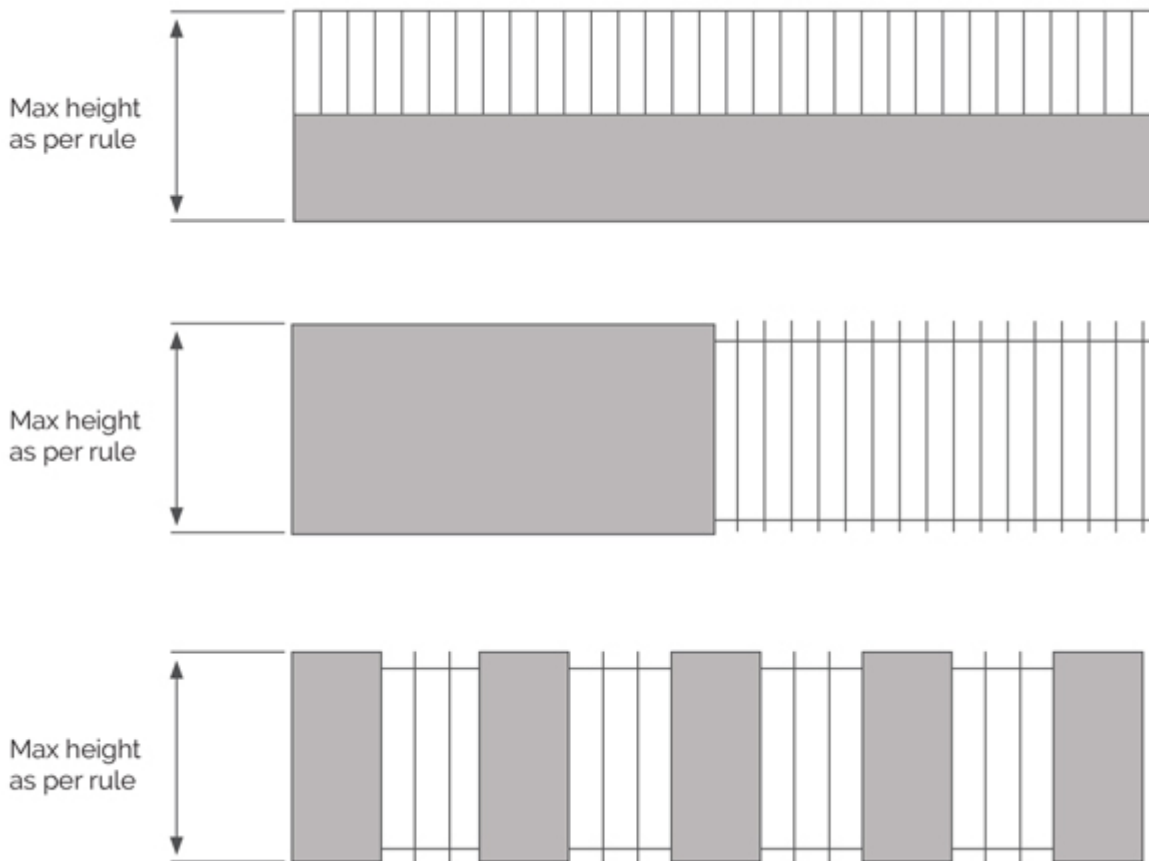
**Advisory Note**

- It is recommended landscaping be comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity.

**SPZ(HOS)-BFS4 Fencing**

<ol style="list-style-type: none"> <li>1. Any site boundary fencing shall be established within the landscaping strips required in SPZ(HOS)-BFS3 above;</li> <li>2. Boundary fencing shall not be comprised of security fencing;</li> <li>3. Fencing along a road boundary shall have a maximum height of 1.2m above ground level and shall be at least 40% visually permeable as depicted in Figure SPZ(HOS)-1, to enhance visibility into the site from a road or other public place;</li> <li>4. The maximum height of any fencing along an internal boundary shall be 1.5m above ground level; and</li> <li>5. The maximum height of any security fencing shall be 2m above ground level.</li> </ol>	<p><b>Built form status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-HOS-MD3 - Fencing</p>
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**Figure SPZ(HOS)-1: Examples of Visually Permeable Fencing**



<b>SPZ(HOS)-BFS5 Height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. Where an internal boundary adjoins any Residential Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures (except for poles, lightning rods, antennas, lift shafts,</li> </ol>	<p><b>Built form status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-HOS-MD2 - Building and site design</p>

<p>and mechanical plant) shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</p>	<p>SPZ-HOS-MD6 - Height in relation to boundary</p>
<p><b>SPZ(HOS)-BFS6 Outdoor storage</b></p>	
<ol style="list-style-type: none"> <li>1. Outdoor storage areas shall not be located within the building setbacks required in SPZ(HOS)-BFS1 or the landscaping strips required in SPZ(HOS)-BFS3 above; and</li> <li>2. Any outdoor storage area visible from a public space or an adjoining site shall be screened from view either by a solid fence at least 1.8m in height above ground level, or by trees and shrubs. Any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reach a height at maturity of at least 1.8m above ground level.</li> </ol>	<p><b>Built form status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>                  SPZ-HOS-MD4 - Outdoor storage</p>

**Matters of Discretion**

<p><b>SPZ-HOS-MD1</b></p>	<p><b>Context and character</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed development:                         <ol style="list-style-type: none"> <li>a. addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites;</li> <li>b. provides for intensification of services within the existing site, and enables greater efficiency of use of the existing facilities and site, rather than requiring expansion beyond the site boundaries; and</li> <li>c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>
<p><b>SPZ-HOS-MD2</b></p>	<p><b>Building and site design</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed development:                         <ol style="list-style-type: none"> <li>a. is designed and laid out to promote a safe environment taking into account the principles of CPTED;</li> <li>b. orientates active areas of buildings and the site to the street and site access points;</li> <li>c. in terms of built form and design, contributes positively to the amenity values of the hospital site and adjacent sites;</li> <li>d. avoids, remedies or mitigates actual or potential adverse visual and landscape effects resulting from building scale, form and location;</li> <li>e. provides for ease of access;</li> <li>f. avoids, remedies or mitigates actual or potential adverse shading, privacy or dominance effects on adjacent residential sites by buildings on the hospital site;</li> <li>g. in terms of height, increases building bulk and scale to the extent that it results in actual or potential adverse effects on visual or amenity values of adjacent residential sites;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>h. avoids, remedies or mitigates actual or potential adverse visual and nuisance effects on adjacent residential sites from traffic movement on hospital sites; and</li> <li>i. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ul>
<p><b>SPZ-HOS-MD3</b></p>	<p><b>Fencing</b></p> <ul style="list-style-type: none"> <li>1. The extent to which any proposed fencing:             <ul style="list-style-type: none"> <li>a. maintains visibility between the building(s) and the road;</li> <li>b. in terms of location, height and design, is designed and laid out to promote a safe environment, taking into account the principles of CPTED;</li> <li>c. provides variation in height, materials, and transparency; and</li> <li>d. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ul> </li> </ul>
<p><b>SPZ-HOS-MD4</b></p>	<p><b>Outdoor storage</b></p> <ul style="list-style-type: none"> <li>1. The extent to which any proposed outdoor storage area:             <ul style="list-style-type: none"> <li>a. is visually integrated, screened or otherwise accommodated to avoid, remedy or mitigate any actual or potential adverse effects on visual or amenity values of adjacent residential sites;</li> <li>b. involves only partial or reduced screening that may be more appropriate to the site or area; and</li> <li>c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ul> </li> </ul>
<p><b>SPZ-HOS-MD5</b></p>	<p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>1. The extent to which any proposed landscaping:             <ul style="list-style-type: none"> <li>a. will avoid, remedy or mitigate any actual or potential adverse effects of the following, taking into account the extent to which the site is visible from adjoining sites or public places:                 <ul style="list-style-type: none"> <li>i. building location, bulk and scale;</li> <li>ii. vehicle access and parking areas;</li> </ul> </li> <li>b. will contribute to the amenity values of adjacent residential sites and the public as well as the site;</li> <li>c. distributes landscaping across the site, while giving priority to locating appropriate landscaping in building setbacks from boundaries;</li> <li>d. is comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or is of ecologically similar origin, to enhance local or regional indigenous biodiversity; and</li> <li>e. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ul> </li> </ul>
<p><b>SPZ-HOS-MD6</b></p>	<p><b>Height in relation to boundary</b></p> <ul style="list-style-type: none"> <li>1. The extent to which any height in relation to boundary intrusion:             <ul style="list-style-type: none"> <li>a. will result in:                 <ul style="list-style-type: none"> <li>i. overshadowing and reduced sunlight admission on adjacent residential sites, taking into account the location of residential units on adjacent sites and the position of main living areas and outdoor living spaces;</li> <li>ii. loss of privacy and outlook for adjacent residents;</li> <li>iii. visual dominance; and</li> </ul> </li> <li>b. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ul> </li> </ul>