
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 23/11/2021

Submission Reference Number #:68

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- N/A

Submission points

Point 68.1

Section: Planning Maps

Sentiment: Support

Submission:

The CDHB supports the proposed SPZ(HOS) zoning for the Rangiora and Oxford hospital sites. The proposed mapping accurately covers the CDHB hospital sites in those towns and the zoning is supported as it provides a specific zone for hospital

and health related activities.

Relief sought

Retain SPZ(HOS) zoning and zoning extent as proposed on the planning maps.

Point 68.2

Section: HOS - Hospital

Sub-section: Introduction

Sentiment: Support

Submission:

The CDHB supports the introduction as it covers the appropriate matters and correctly identifies the CDHB's two sites.

Relief sought

Retain introduction as notified.

Point 68.3

Section: HOS - Hospital

Sub-section: SPZ(HOS) - Special Purpose Zone - Hospital

Sentiment: Support

Submission:

The CDHB supports the inclusion of a SPZ(HOS) zoning as proposed for its sites in Rangiora and Oxford. A bespoke zone is considered to be efficient, recognizes the existing activities on those sites and supports the continued provision of hospital and health related services from those sites.

Relief sought

Retain the SPZ(HOS) zoning for the CDHB Rangiora and Oxford sites as notified.

Point 68.4

Section: HOS - Hospital

Sub-section: Objectives

Provision:

Hospital and ancillary health related activities

SPZ(HOS)-O1

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.

Sentiment: Support

Submission:

The CDHB supports Objective SPZ(HOS)-O1 as notified as it supports the continued use and efficient development of the Rangiora and Oxford sites for hospital and health related activities.

Relief sought

Retain Objective SPZ(HOS)-O1 as notified.

Point 68.5

Section: HOS - Hospital

Sub-section: Policies

Provision:

Development and use of hospital sites	
On the Rangiora and Oxford hospital sites:	
SPZ(HOS)-P1	<div>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</div> <div>2. development of the hospital sites shall recognise and provide for amenity values, by:<div>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</div><div>b. managing environmental effects that may impact beyond hospital site boundaries, including effects on the amenity values of adjacent sites.</div></div>

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-P1 as notified. The CDHB supports clause 1 which provides for more intensive development of hospital sites as this is generally more efficient than expanding onto other sites. The CDHB supports the reference in clause 2 to taking into account functional and operational need and hospital site safety, security and accessibility. Working hospitals have many specific requirements, including: patient, visitor and plant security; 24 hour operations; the need to run electricity generators in emergencies; fast and efficient access; and the ability to respond to evolving health needs. It is therefore important that these aspects are recognized in the relevant policies.

Relief sought

Retain SPZ(HOS)-P1 as notified.

Point 68.6

Section: HOS - Hospital

Sub-section: Policies

Provision:

Potential future re-development of hospital sites for alternative residential purposes
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SPZ(HOS)-P2

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.

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-P2 as notified. If hospital land becomes surplus to requirements it is appropriate that the site is available for alternative uses. This could be residential or some other more appropriate zone. Given the pattern of development currently near the Rangiora and Oxford sites re-development for residential purposes seems appropriate.

Relief sought

Retain SPZ(HOS)-P2 as notified.

Point 68.7

Section: HOS - Hospital

Sub-section: Rules

Provision:

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, instead of being subject to the provisions of the Special Purpose Zone (Hospital). Any relevant District wide provisions will still apply.

Sentiment: Support

Submission:

The CDHB supports the 'how to apply the rules' section as notified, particularly the reference to the General Residential Zone in clause 2 as the zone applying should the sites no longer be required for hospital or health related activities.

Relief sought

Retain the how to interpret and apply the rules section as notified.

Point 68.8

Section: HOS - Hospital

Sub-section: Rules

Provision:

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

Sentiment: Support

Submission:

The CDHB supports Table SPZ(HOS)-1 as notified, as it accurately describes the CDHB's Rangiora and Oxford addresses and legal descriptions.

Relief sought

Retain Table SPZ(HOS)-1 as notified.

Point 68.9

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

SPZ(HOS)-R1 Construction or alteration of or addition to any building or structure

Activity status: PER

Where:

- 1. the activity complies with all built form standards (as applicable).

Activity status when compliance not achieved: as set out in the relevant built form standards

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.10

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

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

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites.

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.11

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:

	Context and character
SPZ-HOS-MD1	<div>1. The extent to which the proposed development:<div>a. addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites;</div><div>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</div><div>c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</div></div>

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.12

Section: Definitions

Sub-section: Definitions

Provision:

means land or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003) including, but not necessarily limited to:

HEALTH CARE FACILITY

- a. medical practitioners;
 - b. dentists and dental services;
 - c. opticians;
 - d. physiotherapists;
 - e. medical social workers and counsellors;
 - f. midwives;
 - g. paramedical practitioners;
- and includes the following facilities:
- h. diagnostic laboratories;
 - i. day care facility for the elderly and disabled;
 - j. integrated family health centre;
 - k. ancillary offices and retail activity;
 - l. ancillary parking and loading and signs;
 - m. the provision of physical fitness facilities, such as gymnasiums and pools where ancillary to a hospital or health care facility;
- but excludes facilities for:
- n. beauty clinics; and
 - o. health care within retirement villages premises.

Sentiment: Support

Submission:

The CDHB supports the definitions of health care facility, care facility, hospital and integrated family health centre as these definitions accurately define these activities.

Relief sought

Retain the definitions of health care facility, care facility, hospital and integrated family health centre as notified.

Point 68.13

Section: SUB - Wawahia whenua - Subdivision

Sub-section: Subdivision Standards

Provision:

Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

- For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.
- Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones and Residential Zones shall be the net site area.
- Allotments for unstaffed infrastructure, excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.

Sentiment: Support

Submission:

The CDHB supports the provisions in Table Sub-1 Allotment Size and Dimensions for the Special Purpose Zone (Hospital). The CDHB has no plans to subdivide their sites, however standards consistent with the general residential zone seem appropriate.

Relief sought

Retain the provisions in table SUB-1 for the Special Purpose Zone (Hospital).

Point 68.14

Section: EW - Ketuketu whenua - Earthworks

Sub-section: Earthworks Standards

Provision:

Table EW-1: General standards for earthworks

Sentiment: Support

Submission:

The CDHB supports the proposed maximum earthworks volume in Table EW-1 for the SPZ (HOS) zone of 200m3 or 30m3 per 100m2 of site area, which ever is the greater. This approach enables earthworks volumes on the hospital sites commensurate with their size.

Relief sought

Retain the the proposed maximum earthworks volume in Table EW-1 for the SPZ (HOS) zone as notified.

Point 68.15

Section: LIGHT - Turamarama - Light

Sub-section: Light standards

Provision:

Table LIGHT-1: Light spill limits by zone

Sentiment: Support

Submission:

The CDHB supports Table LIGHT-1 Light Spill Limits by Zone Illuminance Lux for the Special Purpose (Hospital) zone. These limits more appropriately reflect the level of light occurring on hospital sites as required for operational, functional and security reasons than the lower levels applying to more sensitive zones.

Relief sought

Retain Table LIGHT-1 Light Spill Limits by Zone Illuminance Lux for the Special Purpose (Hospital) zone as notified.

Point 68.16

Section: NOISE - Te orooro - Noise

Sub-section: Activity Rules

Provision:

NOISE-R11	Use of generators for emergency purposes	
	Activity status: PER	Activity status when compliance not achieved: RDIS
All Zones	Where: <div><div>1. routine testing is only undertaken between the hours of 9:00am and 5:00pm;</div><div>2. noise from the generator does not exceed the NOISE-R19 daytime (7:00am-10:00pm) noise limit at any site receiving noise.</div></div>	Matters of discretion are restricted to: <div>NOISE-MD1 - Noise</div>

Sentiment: Support

Submission:

The CDHB supports the permitted activity rule NOISE-R11 for generators for emergency services that need only comply with the daytime noise limits. The CDHB is required to provide emergency backup generation to ensure hospital services continue during power cuts.

Relief sought

Retain NOISE-R11 use of generators for emergency purposes as notified.

Point 68.17

Section: NOISE - Te orooro - Noise

Sub-section: Activity Rules

Provision:

Table NOISE-2 Noise limits

Sentiment: Support

Submission:

The CDHB supports the Table NOISE-2 Noise Limits for the Special Purpose (Hospital) Zone. Hospitals are noise sensitive activities and include overnight stays for patients and staff. Therefore noise limits at the zone boundary that are consistent with residential boundary limits are supported.

Relief sought

Retain Table NOISE-2 Noise Limits for the Special Purpose (Hospital) Zone as notified.

Point 68.18

Section: NOISE - Te orooro - Noise

Sub-section: Activity Rules

Provision:

NOISE-R5	Helicopter movements for emergency purposes	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports NOISE-R5 as helicopters for emergency purposes should be permitted activities without any standards.

Relief sought

Retain NOISE-R5 as notified.

Point 68.19

Section: TRAN - Ranga waka - Transport

Sub-section: Activity Rules

Provision:

Table TRAN-1: High Traffic Generation Thresholds

Sentiment: Support

Submission:

The CDHB supports grouping the Special Purpose (Hospital) Zone with commercial, mixed-use and industrial zones in Table TRAN-1 High Traffic Generation Thresholds. Hospitals and health care facilities are expected to be reasonable highly trafficked and it therefore makes sense to have a higher average daily traffic generation threshold for this zone than for less active zones.

Relief sought

Retain the grouping of the Special Purpose (Hospital) Zone with commercial, mixed-use and industrial zones in Table TRAN-1 High Traffic Generation Thresholds as notified.

Point 68.20

Section: SIGN - Nga tohu - Signs

Sub-section: Activity Rules

Provision:

SIGN-R6	Any on-site sign <i>This rule does not apply to any community signs provided for under SIGN-R3.</i>	
Residential Zones		
Commercial and Mixed Use Zones		
Rural Zones		
Industrial Zones		
Open Space and Recreation Zones	Activity status: PER Where: <ol style="list-style-type: none">the sign is not located within any natural character of scheduled freshwater body setback if greater than 6m²; ↗the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC if greater than 6m²; andSIGN-S1 to SIGN-S5 are met. ↗	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD4 - Natural and landscape values
Special Purpose Zone (Pines Beach and Kairaki Regeneration)		
Special Purpose Zone (Museum and Conference Centre)		
Special Purpose Zone (Kāinga Nohoanga)		
Special Purpose Zone (Pegasus Resort)		
Special Purpose Zone (Hospital)	Activity status: PER	Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports rule SIGN-R6 which permits any on-site sign in the Special Purpose Zone (Hospital) without any standards. The CDHB typically only provides signage for wayfinding and security purposes for visiting members of the public and staff, and as such signage is limited to hospital purposes only. It is appropriate that the CDHB should not be required to meet any standards or get consent for required on-site hospital or health care related signage.

Relief sought

Retain rule SIGN-R6 for the Special Purpose Zone (Hospital) Zone as notified.

Point 68.21

Section: NRG - North Rangiora

Sub-section: Appendix

Provision:

DEV-NRG-APP1 - North Rangiora ODP

Sentiment: Oppose

Submission:

The CDHB opposes the North Rangiora ODP as it relates to its site on Ashley Street as it shows a stormwater management area on its site. The CDHB may wish to intensify hospital activities on its site, consistent with SPZ (HOS) Objective O1 and Policy P1, and this stormwater management area reduces this potential. The area is not currently a formed stormwater management area.

Relief sought

Remove the stormwater management area from the CDHB's Rangiora Hospital site shown on the North Rangiora ODP.

Point 68.22

Section: NRG - North Rangiora

Sub-section: Activity Rules

Provision:

DEV-NRG-R2 - North Rangiora Development Area Outline Development Plan

Activity status: PER

Where:

1. development shall be in accordance with DEV-NRG-APP1.

Activity status when compliance not achieved: DIS

Advisory Note

- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.

Sentiment: Oppose

Submission:

The CDHB opposes DEV-NRG-R2 as it requires development to be in accordance with DEV-NRG-APP1 (the ODP). The ODP shows a stormwater management area on the CDHB's property, which the CDHB opposes.

Relief sought

Remove the stormwater management area from the CDHB's land fronting Ashley Street. If that is not possible, exclude the CDHB site from having to comply with DEV-NRG-APP1 under DEV-NRG-R2.

Point 68.23

Section: EI - Pungao me te hanganga hapori - Energy and infrastructure

Sub-section: Objectives

Provision:

Provision of energy and infrastructure	
Across the District:	
EI-O1	<div>1. efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, including in response to future needs such as increased sustainability, and changing techniques and technology;</div> <div>2. there is increased renewable energy for national, regional and local use; and</div> <div>3. there is greater renewable electricity generation, including small scale or community scale renewable electricity generation, with generation surplus able to be supplied to the electricity distribution network.</div>

Sentiment: Support

Submission:

The CDHB supports EI-O1 clause 1 as it supports critical infrastructure, which includes hospitals.

Relief sought

Retain EI-O1 clause 1 as notified.

Point 68.25

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

SPZ(HOS)-R2 Hospital	
Activity status: PER	Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.26

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

SPZ(HOS)-R3 Health care facility

Activity status: PER

Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.27

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

SPZ(HOS)-R4 Care facility

Activity status: PER

Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.28

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

SPZ(HOS)-R5 Integrated family health centre

Activity status: PER

Activity status when compliance not achieved: N/A

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.29

Section: HOS - Hospital

Sub-section: Activity Rules

Provision:

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

Sentiment: Support

Submission:

The CDHB supports rules SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified. It is important to provide for the CDHB's hospital and health related activities in the zone as permitted activities. They recognize the existing activities operating from the site.

Relief sought

Retain SPZ(HOS)-R1, R2, R3, R4, R5 and R6 as notified.

Point 68.30

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

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

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites.

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.31

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

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.

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.32

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

SPZ(HOS)-BFS4 Fencing

<div><div>1. Any site boundary fencing shall be established within the landscaping strips required in SPZ(HOS)-BFS3 above;</div><div>2. Boundary fencing shall not be comprised of security fencing;</div><div>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;</div><div>4. The maximum height of any fencing along an internal boundary shall be 1.5m above ground level; and</div><div>5. The maximum height of any security fencing shall be 2m above ground level.</div></div>	<div><div>Built form status when compliance not achieved: RDIS</div><div>Matters of discretion are restricted to:</div><div>SPZ-HOS-MD3 - Fencing</div></div>
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Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites.

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.33

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

SPZ(HOS)-BFS5 Height in relation to boundary

<div><div>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, 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.</div></div>	<div><div>Built form status when compliance not achieved: RDIS</div><div>Matters of discretion are restricted to:</div><div>SPZ-HOS-MD2 - Building and site design</div><div>SPZ-HOS-MD6 - Height in relation to boundary</div></div>
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Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites.

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.34

Section: HOS - Hospital

Sub-section: Built Form Standards

Provision:

SPZ(HOS)-BFS6 Outdoor storage

- 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
- 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.

Built form status when compliance not achieved: RDIS

Matters of discretion are restricted to:

SPZ-HOS-MD4 - Outdoor storage

Sentiment: Support

Submission:

The CDHB supports SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6. The CDHB considers these proposed built form standards adequately provide for the CDHB's hospital and health related activities on the Rangiora and Oxford sites.

Relief sought

Retain SPZ(HOS)-BFS1, BFS2, BFS3, BFS4, BFS5 and BFS6 as notified.

Point 68.35

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:

Building and site design

SPZ-HOS-MD2

- 1. The extent to which the proposed development:
 - a. is designed and laid out to promote a safe environment taking into account the principles of CPTED;
 - b. orientates active areas of buildings and the site to the street and site access points;
 - c. in terms of built form and design, contributes positively to the amenity values of the hospital site and adjacent sites;
 - d. avoids, remedies or mitigates actual or potential adverse visual and landscape effects resulting from building scale, form and location;
 - e. provides for ease of access;
 - f. avoids, remedies or mitigates actual or potential adverse shading, privacy or dominance effects on adjacent residential sites by buildings on the hospital site;
 - 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;
- h. avoids, remedies or mitigates actual or potential adverse visual and nuisance effects on adjacent residential sites from traffic movement on hospital sites; and
- i. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.36

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:

Fencing

- SPZ-HOS-MD3**
1. The extent to which any proposed fencing:
 - a. maintains visibility between the building(s) and the road;
 - 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;
 - c. provides variation in height, materials, and transparency; and
 - d. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.37

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:**Outdoor storage****SPZ-HOS-MD4**

1. The extent to which any proposed outdoor storage area:
 - 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;
 - b. involves only partial or reduced screening that may be more appropriate to the site or area; and
 - c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.38

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:**Landscaping****SPZ-HOS-MD5**

1. The extent to which any proposed landscaping:
 - 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:
 - i. building location, bulk and scale;
 - ii. vehicle access and parking areas;
 - b. will contribute to the amenity values of adjacent residential sites and the public as well as the site;
 - c. distributes landscaping across the site, while giving priority to locating appropriate landscaping in building setbacks from boundaries;
 - 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
 - e. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.39

Section: HOS - Hospital

Sub-section: Matters of Discretion

Provision:

	Height in relation to boundary
SPZ-HOS-MD6	<div>1. The extent to which any height in relation to boundary intrusion:<div>a. will result in:<div>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;</div><div>ii. loss of privacy and outlook for adjacent residents;</div><div>iii. visual dominance; and</div></div><div>b. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</div></div>

Sentiment: Support

Submission:

The CDHB supports SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as these provide acceptable matters to consider when assessing resource consents for activities on the CDHB's Rangiora and Oxford sites. In particular, the CDHB supports the inclusion of the MD that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility. The sites are working hospitals with specific requirements that are not always relevant to non-hospital / non-health activities.

Relief sought

Retain SPZ-HOS-MD1, MD2, MD3, MD4, MD5 and MD6 as notified.

Point 68.40

Section: Definitions

Sub-section: Definitions

Provision:

CARE FACILITY	means a facility including land and buildings, providing rest home care within the meaning of the Health and Disability Services (Safety) Act 2001, or a home for the residential care of people with special needs, or any land or buildings used for the care during the day of elderly persons or people with special needs.
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Sentiment: Support

Submission:

The CDHB supports the definitions of health care facility, care facility, hospital and integrated family health centre as these definitions accurately define these activities.

Relief sought

Retain the definitions of health care facility, care facility, hospital and integrated family health centre as notified.

Point 68.41

Section: Definitions

Sub-section: Definitions

Provision:

HOSPITAL

means land or buildings used for the provision of medical or surgical treatment of, and health services for, people, including:

- a. helicopter landing and ambulance facilities;
- b. medical research and testing facilities;
- c. first aid and other health-related training facilities;
- d. rehabilitation facilities, including gymnasiums and pools;
- e. palliative facilities;
- f. supported residential care;
- g. hospital maintenance and service facilities;
- h. mortuaries;
- i. overnight accommodation for staff, patients and visitors;
- j. ancillary offices and retail activities, including pharmacies, food and beverage outlets and florists;
- k. ancillary commercial services, including banks and dry-cleaners; and
- l. ancillary parking and loading and signs;

but excludes:

- m. hospitals within retirement villages.

Sentiment: Support

Submission:

The CDHB supports the definitions of health care facility, care facility, hospital and integrated family health centre as these definitions accurately define these activities.

Relief sought

Retain the definitions of health care facility, care facility, hospital and integrated family health centre as notified.

Point 68.42

Section: Definitions

Sub-section: Definitions

Provision:

INTEGRATED FAMILY
HEALTH CENTRE

means a health care facility primarily serving the local community where multiple health care services are located within one building (or networked) and function together in an integrated manner to meet the needs of the consumer. It will contain general practice clinical staff and services and may include community nursing and medical specialists, a day surgery, a pharmacy, a blood collection centre and physiotherapy, midwifery and counselling services.

Sentiment: Support

Submission:

The CDHB supports the definitions of health care facility, care facility, hospital and integrated family health centre as these definitions accurately define these activities.

Relief sought

Retain the definitions of health care facility, care facility, hospital and integrated family health centre as notified.