

OFFICER'S REPORT FOR:

Hearings Panel:

SUBJECT:

**Proposed Waimakariri District Plan: Whitua
motuhake/ Special Purpose Zone (Hospital)**

PREPARED BY:

Bryony Steven

REPORT DATED:

19 January 2024

DATE OF HEARING:

**Hearing Stream 10
19 February 2024**

Executive Summary

1. This report considers submissions received by the District Council in relation to the relevant objectives, policies, rules, built form standards, matters of discretion, definitions, and maps of the Proposed Plan as they apply to the Special Purpose Zone (Hospital) ('SPZ(HOS)') chapter. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There is a total of 37 submission points from six original submitters and 12 further submission points from five further submissions addressed within this report. This includes four general plan wide submissions by Clampett and RIDL that are assessed within this report for their application to the SPZ(HOS) chapter. The chapter was widely supported as notified by submitters and the six submission points that seek alternative relief are addressed within section 3 of this report.
3. The SPZ(HOS) chapter may be subject to a number of consequential amendments arising from submissions to the whole of the Proposed Plan and other chapters.
4. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the SPZ(HOS) chapter and the definitions relevant to this chapter should be retained as notified. Although there are no recommended changes to the chapter or relevant definitions, to assist the Panel I have provided a copy of both as set out in **Appendix A**.
5. For the reasons included throughout this report, I consider that the proposed objectives and provisions as notified will be the most appropriate means to:
 - achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
 - achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

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Interpretation

6. This report utilises a number of abbreviations for brevity as set out in Table 1 and 2 below:

Table 1: Abbreviations

| Abbreviation | Means |
|------------------|-------------------------------------|
| RMA | Resource Management Act 1991 |
| District Council | Waimakariri District Council |
| Operative Plan | Operative Waimakariri District Plan |
| Proposed Plan | Proposed Waimakariri District Plan |
| SPZ(HOS) | Special Purpose Zone – Hospital |

Table 2: Abbreviations of Submitters' Names

| Abbreviation | Means |
|--|---|
| CDHB | Christchurch District Health Board |
| Te Whatu Ora | Te Whatu Ora – Health New Zealand |
| Summerset Retirement Villages (Rangiora) Ltd | Summerset |
| RIDL | Rolleston Industrial Developments Limited |
| Clampett | Clampett Investments Limited |

7. In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

8. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the SPZ(HOS) chapter and to recommend amendments to the Proposed Plan in response to those submissions.
9. This report is prepared under section 42A of the RMA. It considers submissions received by the District Council in relation to the objectives, policies, rules, built form standards, matters of discretion, definitions, and planning maps as they apply to the SPZ(HOS) chapter in the Proposed Plan. The report outlines recommendations in response to the issues raised in submissions.
10. This report discusses general issues or topics arising, the original and further submissions received following notification of the Proposed Plan, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation on the SPZ(HOS) chapter provisions based on the preceding discussion in the report.
11. The recommendations are informed by the evaluation I have undertaken as the report author. In preparing this report I have had regard to recommendations made on SD-O2 and SD-O3 in the Strategic Directions S42A report and the Strategic Directions Right of Reply report.
12. The SPZ(HOS) chapter is subject to amendments introduced through Variation 1: Housing Intensification. The amendments affect the *'How to interpret and apply the rules'* section and *Table SPZ(HOS)-1: Special Purpose Zone (Hospital) sites and alternative zoning*. The amendments only relate to the name of the "Alternative zone" provision changing from 'General Residential Zone' to 'Medium Density Residential Zone' and for information purposes only are shown in the version of the chapter included in **Appendix A**. Any submissions on these amendments will be addressed in the S42A report for Variation 1.
13. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.

1.2 Author

14. My name is Bryony Annette Steven. My qualifications and experience are set out in **Appendix C** of this report.
15. My role in preparing this report is that of an expert planner.
16. I was not involved in the preparation of the Proposed Plan, and I did not author the Section 32 Evaluation Report for the SPZ(HOS) chapter. However, I have reviewed the Section 32 Evaluation Report in preparing my evidence.
17. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court 2023. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.

18. The scope of my evidence relates to the SPZ(HOS) chapter. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
19. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
20. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

21. I have not relied on any expert evidence, literature, legal cases, or other material in support of the opinions expressed in this report.

1.4 Key Issues in Contention

22. A total of 37 submission points on the SPZ(HOS) provisions, including four plan wide submission points, are addressed within this report.
23. The provisions in the SPZ(HOS) chapter are supported as notified, along with relief sought by two general submissions on the chapter.
24. This report also addresses five submissions and one further submission on definitions relevant to the SPZ(HOS) chapter.
25. Four plan wide submission points seek amendments to remove public and limited notification on all controlled and restricted discretionary activity rules, and to remove the terms avoid, remedy, and mitigate from the Proposed Plan provisions. I address these points in relation to the SPZ(HOS) chapter in section 3 of this report.

1.5 Procedural Matters

26. At the time of writing this report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this chapter.
27. I note that in the time since the Proposed Plan was notified, Council has issued a resource consent for development of a medical hub within the proposed Special Purpose Zone (Hospital). In order to assist the panel I have included a copy of the resource consent decision and approved application plans as **Appendix D** to this report.

2 Statutory Considerations

2.1 Resource Management Act 1991

28. The Proposed Plan has been prepared in accordance with the RMA and in particular, the requirements of:

- section 74 Matters to be considered by territorial authority; and
- section 75 Contents of district plans.

29. There are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the Proposed Plan. These documents are discussed in detail within the Section 32 Evaluation Report Special Purpose Zone (Hospital).

2.2 Trade Competition

30. Trade competition is not considered relevant to the SPZ(HOS) provisions of the Proposed Plan.

31. There are no known trade competition issues raised within the submissions.

3 Consideration of Submissions and Further Submissions

3.1 Overview

32. There is a total of 37 submission points from six original submitters and 12 further submission points from five further submissions addressed within this report. This includes four submission points by Clampett Investments Limited (Clampett) [284.1] and Rolleston Industrial Developments Limited (RIDL) [326.1, 326.2 and 326.3] that were made on the whole of the Proposed Plan and are addressed within this report in relation to the SPZ(HOS) chapter. This report also addresses five submissions and one further submission on the definitions of 'Care facility', 'Health care facility', 'Hospital', and 'Integrated family health centre'.
33. The majority of the submissions on the chapter were received from the Canterbury District Health Board (CDHB) (now part of Te Whatu Ora) who support the provisions in the chapter as notified. Two submissions support the chapter generally and seek minor amendments and these submissions are addressed in section 3 below.
34. A further submission was received by Kāinga Ora [FS88] opposing the submission by Summerset Retirement Villages (Rangiora) Ltd (Summerset) [207.2] on the definition of 'Health care facility'. However, the further submission from Kāinga Ora [FS88] is broad and opposes the entire submission by Summerset [207] and as such does not contain specific substantive commentary that is relevant to the definition.
35. The plan wide submissions by RIDL are opposed in further submissions by Forest and Bird [FS78], Ohoka Residents Association [FS84], Ohoka Residents Association [FS137]¹, Andrea Marsden [FS119], and Christopher Marsden [FS120]. The further submissions by the Ohoka Residents Association [FS84 and FS137] oppose the entirety of the submission by RIDL and their further submissions do not relate specifically to the plan wide RIDL points addressed in section 3 of this report.
36. The entire SPZ(HOS) chapter and the related definitions are recommended to be retained as notified in response to submissions received on the chapter.
37. Additionally, I have provided a primacy assessment of the Strategic Directions as they relate to the SPZ(HOS) chapter in response to the Panel's direction in Minute 11.

3.1.1 Report Structure

38. The majority of the submissions on the SPZ(HOS) chapter are in support and as such do not need to be addressed within section 3 of this report. The recommendations on these submission points are contained within the table in **Appendix B**. Where submissions raised issues, I have addressed these submissions in sections 3.3 and 3.4 of this report. I have considered further submissions on primary submissions as part of my consideration of the primary submissions to which they relate.
39. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on an issues-based approach, as opposed to a submission by submission approach.

¹ I advise that the Ohoka Residents Association submitted two further submissions; [FS84] and [FS137]. Further submission 137 was received after the close of further submissions and was accepted by the Hearings Panel Chair.

Specific recommendations on each submission / further submission point are contained in **Appendix B**.

40. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submissions table in **Appendix B**. Where I have undertaken further evaluation of the relief sought in a submission, the evaluation and recommendations are set out in the body of this report.
41. I have recommended no amendments to the SPZ(HOS) chapter or the related definitions in response to the submissions addressed within this report. The SPZ(HOS) chapter and definitions as notified in the Proposed Plan are contained in **Appendix A** to assist the Panel.

3.1.2 Format for Consideration of Submissions

42. For each identified topic, I have considered the submissions that are seeking changes to the Proposed Plan in the following format:
- Matters raised by submitters;
 - Assessment; and
 - Summary of recommendations.

3.2 Strategic Directions Primacy Assessment

43. As directed by Minute 11, the Panel have requested that report authors provide their own professional opinion of the potential implications on the chapter's objectives if the Strategic Directions objectives (SD and UFD) are given primacy, or not. A number of different responses to primacy have been set out in a memo from Mr Buckley dated 29 September 2023:

(a) SD objectives have no "primacy" and sit on the same level as other objectives in the plan;

(b) SD objectives have "primacy" in one of the following different senses (dependent on how the district plan is crafted):

(i) SD objectives inform objectives and policies contained in other chapters;

(ii) Objectives and policies in other chapters must be expressed and achieved as being consistent with the SD objectives;

(iii) SD objectives are used to resolve conflict with objectives and policies in other chapters; and

(iv) SD objectives override all other objectives and policies in the plan.

Primacy options – (b)(i) and (ii)

44. In my view, primacy approaches (b)(i) and (ii) are already achieved in relation to this chapter as this was the approach that was taken to drafting the Proposed Plan. The objectives and policies in the SPZ(HOS) chapter were drafted to be consistent with the SDs. The s32 report for the SPZ(HOS) chapter identified the most relevant strategic direction to the chapter as SD-O3 *Energy and Infrastructure*. I also consider that SD-O2 *Urban Development* is relevant to the chapter, in particular clause (2) that recognises existing character. I note that the Right of Reply report on

Strategic Directions recommends an amendment to SD-O2(2) to also include planned urban form². I consider that Objective SPZ(HOS)-O1 is consistent with the outcomes sought for urban development and energy and infrastructure specifically in relation to amenity values, integration of the proposed land use into the urban environment (recommended to be amended to well-functioning urban centres), and the enablement of the hospital sites as infrastructure.

Primacy options – (b)(iii) and (iv)

45. I have not identified any higher order direction applicable to the zone that would require the elevation of the relevant SD (or other objectives) under primacy options (b)(iii) or (iv). Consequently, I do not consider that there would be an inconsistency with higher order direction should primacy (b)(iii) or (iv) be adopted, as it relates to the SPZ(HOS) chapter. Additionally, I consider the SPZ(HOS) chapter is well supported by the SDs, and I do not consider there would be adverse outcomes for the zone should primacy options (b)(iii) or (iv) be applied. However, given that the specific provisions of the Hospital Zone are not of strategic importance to the District and that there is no identified need to resolve tension between the plan's objectives for this matter, I do not consider that the SDs need to have additional primacy when considering this resource management issue.

3.3 General

3.3.1 Matters raised by submitters

46. Drucilla Kingi-Patterson [16.8] submitted generally to retain or increase the area around the Rangiora Hospital to allow additional medical and after hour services.
47. The Rangiora-Ashley Community Board [148.9] "*supports the protection of hospital/medical zones in Oxford and Rangiora*" as the aging population will require medical support into the future. The Board seeks "*further information regarding the protection of hospital/ medical zones*".
48. The CDHB [68.3] supports the separate zoning for hospital sites in the Proposed Plan through the SPZ(HOS) chapter.

3.3.2 Assessment

49. Drucilla Kingi-Patterson [16.8] seeks additional medical services at the Rangiora Hospital. The Rangiora Hospital is owned by Te Whatu Ora (formerly the Canterbury District Health Board), and it is at the discretion of Te Whatu Ora whether the Rangiora Hospital expands or provides additional medical or after hour services. This matter cannot be addressed through the District Plan. I note that since the notification of the Proposed Plan, a resource consent application has

² Recommended amendments to SD-O2 from the Strategic Directions Right of Reply report:

"SD-O2 Urban Development

Urban development and infrastructure that:

1. is consolidated and integrated with **the well-functioning urban environment centres**;
2. ~~that~~ recognises **existing character, planned urban form and** amenity values, and is attractive and functional to residents, businesses and visitors;
- ..."

https://www.waimakariri.govt.nz/__data/assets/pdf_file/0028/137773/03_Right-of-Reply-Stream-1-and-2-Strategic-Directions.pdf

been approved to establish a new medical centre at the Rangiora Health Hub at 161 and 163 Ashley Street, Rangiora. The decision is available at **Appendix D**.

50. I agree with the Rangiora-Ashley Community Board [148.9] that the aging population in the Waimakariri District requires medical support. The SPZ(HOS) chapter enables the provision of medical facilities and services in the Rangiora and Oxford hospital zones and in this context, I consider the SPZ(HOS) provisions contribute to the relief sought. However, retention of the hospital sites and services and the expansion of these services is at the discretion of Te Whatu Ora as the owner and operator of these sites.
51. I agree with the CDHB's [68.3] support for the separate zoning for hospital and health related services as provided for in the SPZ(HOS) chapter.

3.3.3 Summary of recommendations

52. I recommend the submission by the CDHB [68.3] be **accepted**.
53. I recommend the submission by the Rangiora-Ashley Community Board [148.9] be **accepted in part**.
54. I recommend the submission by Drucilla Kingi-Patterson [16.8] be **rejected**.
55. I recommend that no changes are made to the SPZ(HOS) chapter as a result of these submissions.

3.4 Notification and Removal of Terms

3.4.1 Matters raised by submitters

56. Clampett [284.1] and RIDL [326.2 and 326.3] submitted to remove public and limited notification on all controlled and restricted discretionary activity rules. RIDL [326.1] submitted to remove the terms avoid, remedy, and mitigate from the Proposed Plan provisions.

Further submissions

57. Forest and Bird [FS78], Ohoka Residents Association [FS84], Ohoka Residents Association [FS137], Andrea Marsden [FS119] and Christopher Marsden [FS120] oppose the RIDL [326.1] submission point.
58. Forest and Bird [FS78], Andrea Marsden [FS119], Christopher Marsden [FS120], and Ohoka Residents Association [FS137] oppose the RIDL [326.2] submission point.
59. Forest and Bird [FS78] and Ohoka Residents Association [FS137] oppose the RIDL [326.3] submission point.

3.4.2 Assessment

60. The SPZ(HOS) chapter uses the terms 'avoid', 'remedy' and 'mitigate' in the Matters of Discretion MD2 – *Building and site design*, MD4 – *Outdoor storage* and MD5 – *Landscaping*. However, they do not use the terms 'maximise' or 'minimise'. Where compliance is not achieved with the built form standards in the chapter, the activity status is restricted discretionary and public notification is enabled. I consider that the use of these terms, and that public and limited notification is enabled, is appropriate for the context of the SPZ(HOS) chapter as non-compliance with these standards has the potential to have adverse effects beyond the hospital site. Additionally, no analysis has been provided in the submissions that would justify the requested amendments to the SPZ(HOS) chapter.

61. The RIDL [326.1, 326.2 and 326.3] submission points are opposed by 11 further submission points.

3.4.3 Summary of recommendations

62. I recommend the submissions by Clampett [284.1] and RIDL [326.1, 326.2, and 326.3], in terms of their application to the SPZ(HOS) chapter, be **rejected**.

63. I recommend the further submissions by Forest and Bird [FS78], Ohoka Residents Association [FS84], Ohoka Residents Association [FS137], Andrea Marsden [FS119] and Christopher Marsden [FS120] as they relate to the submission points by RIDL [326.1, 326.2, and 326.3] in relation to the SPZ(HOS) chapter, be **accepted**.

64. I recommend that no changes be made to the SPZ(HOS) chapter as a result of these submissions.

4 Conclusions


65. The submissions received on the SPZ(HOS) chapter in the Proposed Plan generally support the chapter as notified. Two general submissions seek relief that cannot be provided for through the Proposed Plan.
66. Having considered all the submissions and further submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the SPZ(HOS) chapter and related definitions in the Proposed Plan be retained as notified.
67. I consider that the proposed objective, policies, and provisions as notified, will be the most appropriate means to:
- achieve the purpose of the Resource Management Act 1991 where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
 - achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in **Appendix B** of this report; and
2. The SPZ(HOS) chapter and related definitions in the Proposed Plan are retained as notified.

Signed:

| Name and Title | | Signature |
|----------------|-----------------------------------|---|
| Report Author | Bryony Steven Graduate Planner |  |

Appendix A. Recommended Amendments to Whaitua Motuhake - Special Purpose Zone (Hospital) Chapter and related Definitions

There are no recommended amendments to either the chapter or the definitions. However, these are provided for reference by the Panel.

Sections in red text and highlighted in yellow are identifying markup showing amendments to the Proposed Plan in relation to Variation 1: Housing Intensification, and are not recommended amendments in response to submissions and further submissions on the chapter.

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.


| Objectives | |
|--------------------|--|
| SPZ(HOS)-O1 | <p>Hospital and ancillary health related activities</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> |
| Policies | |
| SPZ(HOS)-P1 | <p>Development and use of hospital sites</p> <p>On the Rangiora and Oxford hospital sites:</p> <ol style="list-style-type: none"> 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 2. development of the hospital sites shall recognise and provide for amenity values, by: <ol style="list-style-type: none"> 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 b. managing environmental effects that may impact beyond hospital site boundaries, including effects on the amenity values of adjacent sites. |
| SPZ(HOS)-P2 | <p>Potential future re-development of hospital sites for alternative residential purposes</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**, 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

| Site name / Street address | Legal description | Alternative zone |
|--|--|--|
| Rangiora Health Hub 161 Ashley St and 15 River Rd, Rangiora 7400 | 15 River Rd: Lot 1 DP 487604 (9,214m ²) (Title ref: 697969) 161 Ashley St: Lot 2 DP 487604 (1.4196ha) (Title ref: 697970) | General Medium Density 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

| 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 |
| SPZ(HOS)-R2 Hospital | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(HOS)-R3 Health care facility | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(HOS)-R4 Care facility | |
| Activity status: PER | Activity status when compliance not achieved: N/A |

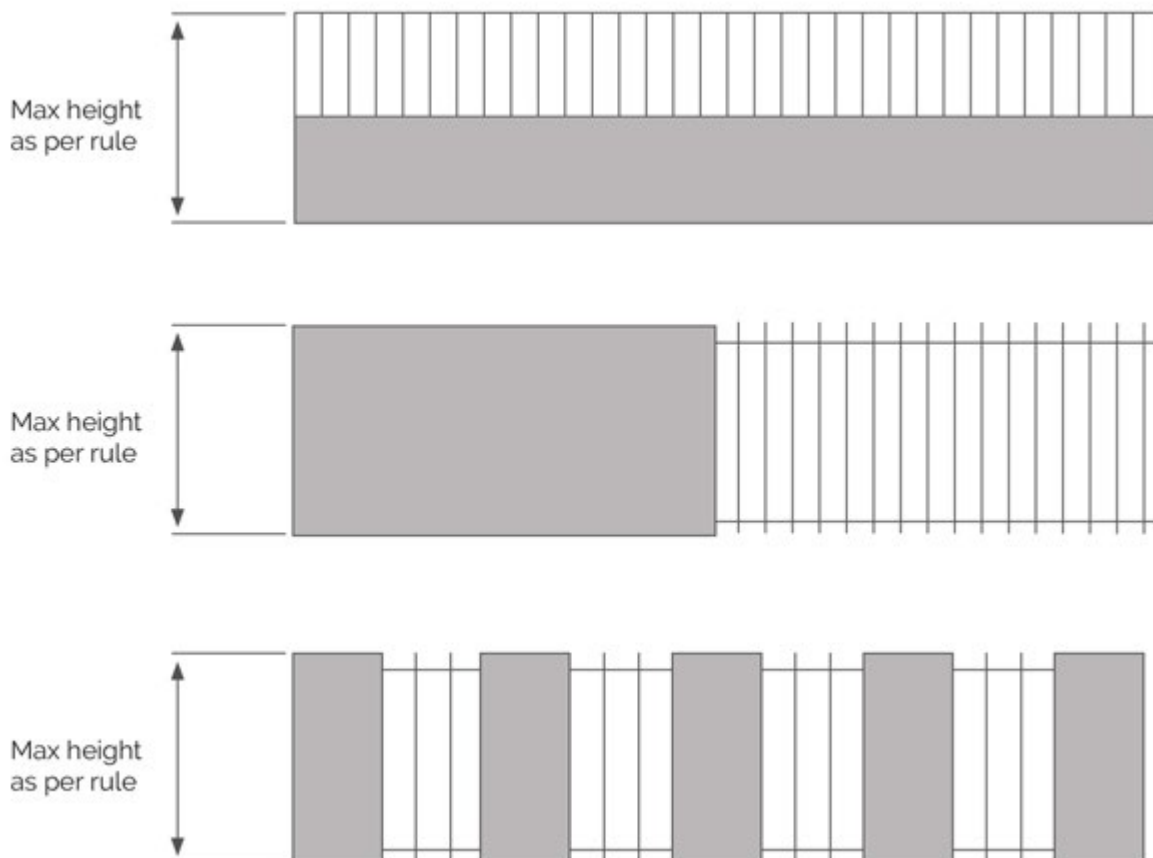
| | |
|---|--|
| SPZ(HOS)-R5 Integrated family health centre | |
| Activity status: PER | Activity status when compliance not achieved: N/A |
| SPZ(HOS)-R6 Any activity not provided for in the Special Purpose Zone (Hospital) as a permitted, controlled, restricted discretionary, discretionary, non-complying, 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, | Built form status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-HOS-MD5 - Landscaping |

| | |
|---|---|
| shall be replaced during the next planting season. | |
| <p>Advisory Note</p> <ul style="list-style-type: none"> 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"> Any site boundary fencing shall be established within the landscaping strips required in SPZ(HOS)-BFS3 above; Boundary fencing shall not be comprised of security fencing; 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; The maximum height of any fencing along an internal boundary shall be 1.5m above ground level; and The maximum height of any security fencing shall be 2m above ground level. | <p>Built form status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-HOS-MD3 - Fencing</p> |

Figure SPZ(HOS)-1: Examples of Visually Permeable Fencing



SPZ(HOS)-BFS5 Height in relation to boundary

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.

Built form status when compliance not achieved: RDIS
Matters of discretion are restricted to:
 SPZ-HOS-MD2 - Building and site design
 SPZ-HOS-MD6 - Height in relation to boundary

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.

Built form status when compliance not achieved: RDIS
Matters of discretion are restricted to:
 SPZ-HOS-MD4 - Outdoor storage

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.

Matters of Discretion

| | |
|-------------|--|
| SPZ-HOS-MD1 | <p>Context and character</p> <ol style="list-style-type: none"> 1. The extent to which the proposed development: <ol style="list-style-type: none"> a. addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites; 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 c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility. |
| SPZ-HOS-MD2 | <p>Building and site design</p> <ol style="list-style-type: none"> 1. The extent to which the proposed development: <ol style="list-style-type: none"> 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. |
| SPZ-HOS-MD3 | <p>Fencing</p> <ol style="list-style-type: none"> 1. The extent to which any proposed fencing: <ol style="list-style-type: none"> 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. |
| SPZ-HOS-MD4 | <p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent to which any proposed outdoor storage area: |

| | |
|--------------------|---|
| | <ul style="list-style-type: none"> 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. |
| SPZ-HOS-MD5 | <p>Landscaping</p> <ul style="list-style-type: none"> 1. The extent to which any proposed landscaping: <ul style="list-style-type: none"> 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"> 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. |
| SPZ-HOS-MD6 | <p>Height in relation to boundary</p> <ul style="list-style-type: none"> 1. The extent to which any height in relation to boundary intrusion: <ul style="list-style-type: none"> a. will result in: <ul style="list-style-type: none"> 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; ii. loss of privacy and outlook for adjacent residents; iii. visual dominance; and b. takes into account the operational need, functional need, accessibility and security requirements of the site and facility. |

Definitions

| | |
|----------------------|---|
| 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. |
| HEALTH CARE FACILITY | 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: <ul style="list-style-type: none"> a. medical practitioners; b. dentists and dental services; |

| | |
|---------------------------------|---|
| | <ul style="list-style-type: none"> c. opticians; d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; <p>and includes the following facilities:</p> <ul style="list-style-type: none"> 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; <p>but excludes facilities for:</p> <ul style="list-style-type: none"> n. beauty clinics; and o. health care within retirement villages premises. |
| HOSPITAL | <p>means land or buildings used for the provision of medical or surgical treatment of, and health services for, people, including:</p> <ul style="list-style-type: none"> 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; <p>but excludes:</p> <ul style="list-style-type: none"> m. hospitals within retirement villages. |
| INTEGRATED FAMILY HEALTH CENTRE | <p>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.</p> |

Appendix B. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B 1 below.

Table B 1: Recommended responses to submissions and further submissions

| Sub. Ref. | Submitter / Further Submitter | Provision | Decision Requested | Section of this Report where Addressed | Officer's Recommendation | Officers' Reasons/Comments | Recommended Amendments to Proposed Plan? |
|---|----------------------------------|--------------------------------------|--|--|--------------------------|---|--|
| General | | | | | | | |
| 16.8 | Drucilla Kingi - Patterson | SPZ(HOS) – General | The area around Rangiora Hospital must remain the same or increase to allow for additional medical services including an after hour service. | 3.3 | Reject | See body of the report for the assessment of this submission. | No |
| 68.3 | Canterbury District Health Board | SPZ(HOS) – General | Retain the Special Purpose Zone - Hospital zoning for the Canterbury District Health Board sites in Rangiora and Oxford sites as notified. | 3.3 | Accept | I agree with the submitter. See body of the report for the assessment of this submission. | No |
| 148.9 | Rangiora-Ashley Community Board | SPZ(HOS) – General | Further information regarding the protection of hospital/medical zones. | 3.3 | Accept in part | See body of the report for the assessment of this submission. | No |
| Planning Maps | | | | | | | |
| 68.1 | Canterbury District Health Board | Planning Maps | Retain Special Purpose Zone - Hospital zoning and zoning extent as proposed for the Rangiora and Oxford hospital sites on the planning maps. | N/A | Accept | I agree with the submitter. | No |
| Introduction | | | | | | | |
| 68.2 | Canterbury District Health Board | Introduction | Retain introduction to Special Purpose Zone - Hospital Chapter as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-O1 Hospital and ancillary health related activities | | | | | | | |
| 68.4 | Canterbury District Health Board | SPZ(HOS)-O1 | Retain SPZ(HOS)-O1 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-P1 Development and use of hospital sites | | | | | | | |
| 68.5 | Canterbury District Health Board | SPZ(HOS)-P1 | Retain SPZ(HOS)-P1 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-P2 Potential future re-development of hospital sites for alternative residential purposes | | | | | | | |
| 68.6 | Canterbury District Health Board | SPZ(HOS)-P2 | Retain SPZ(HOS)-P2 as notified. | N/A | Accept | I agree with the submitter. | No |
| How to interpret and apply the rules | | | | | | | |
| 68.7 | Canterbury District Health Board | How to interpret and apply the rules | Retain the Special Purpose Zone - Hospital 'how to interpret and apply the rules' section as notified. | N/A | Accept | I agree with the submitter. | No |
| Table SPZ(HOS)-1: Special Purpose Zone (Hospital) sites and alternative zoning | | | | | | | |
| 68.8 | Canterbury District Health Board | Table SPZ (HOS)-1 | Retain Table SPZ(HOS)-1 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-R1 Construction or alteration of or addition to any building or structure | | | | | | | |
| 68.9 | Canterbury District Health Board | SPZ(HOS)-R1 | Retain SPZ(HOS)-R1 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-R2 Hospital | | | | | | | |
| 68.25 | Canterbury District Health Board | SPZ(HOS)-R2 | Retain SPZ(HOS)-R2 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-R3 Health care facility | | | | | | | |
| 68.26 | Canterbury District Health Board | SPZ(HOS)-R3 | Retain SPZ(HOS)-R3 as notified. | N/A | Accept | I agree with the submitter. | No |

| | | | | | | | |
|---|----------------------------------|---------------|--|-----|--------|-----------------------------|----|
| SPZ(HOS)-R4 Care facility | | | | | | | |
| 68.27 | Canterbury District Health Board | SPZ(HOS)-R4 | Retain SPZ(HOS)-R4 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-R5 Integrated family health centre | | | | | | | |
| 68.28 | Canterbury District Health Board | SPZ(HOS)-R5 | Retain SPZ(HOS)-R5 as notified. | N/A | Accept | I agree with the submitter. | No |
| 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 | | | | | | | |
| 68.29 | Canterbury District Health Board | SPZ(HOS)-R6 | Retain SPZ(HOS)-R6 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS1 Building setbacks from site boundaries | | | | | | | |
| 68.10 | Canterbury District Health Board | SPZ(HOS)-BFS1 | Retain SPZ(HOS)-BFS1. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS2 Building height | | | | | | | |
| 68.30 | Canterbury District Health Board | SPZ(HOS)-BFS2 | Retain SPZ(HOS)-BFS2 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS3 Landscaping | | | | | | | |
| 68.31 | Canterbury District Health Board | SPZ(HOS)-BFS3 | Retain SPZ(HOS)-BFS3 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS4 Fencing | | | | | | | |
| 68.32 | Canterbury District Health Board | SPZ(HOS)-BFS4 | Retain SPZ(HOS)-BFS4 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS5 Height in relation to boundary | | | | | | | |
| 68.33 | Canterbury District Health Board | SPZ(HOS)-BFS5 | Retain SPZ(HOS)-BFS5 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ(HOS)-BFS6 Outdoor storage | | | | | | | |
| 68.34 | Canterbury District Health Board | SPZ(HOS)-BFS6 | Retain SPZ(HOS)-BFS6 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD1 Context and character | | | | | | | |
| 68.11 | Canterbury District Health Board | SPZ-HOS-MD1 | Retain SPZ-HOS-MD1 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD2 Building and site design | | | | | | | |
| 68.35 | Canterbury District Health Board | SPZ-HOS-MD2 | Retain SPZ-HOS-MD2 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD3 Fencing | | | | | | | |
| 68.36 | Canterbury District Health Board | SPZ-HOS-MD3 | Retain SPZ-HOS-MD3 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD4 Outdoor storage | | | | | | | |
| 68.37 | Canterbury District Health Board | SPZ-HOS-MD4 | Retain SPZ-HOS-MD4 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD5 Landscaping | | | | | | | |
| 68.38 | Canterbury District Health Board | SPZ-HOS-MD5 | Retain SPZ-HOS-MD5 as notified. | N/A | Accept | I agree with the submitter. | No |
| SPZ-HOS-MD6 Height in relation to boundary | | | | | | | |
| 68.39 | Canterbury District Health Board | SPZ-HOS-MD6 | Retain SPZ-HOS-MD6 as notified. | N/A | Accept | I agree with the submitter. | No |
| Definitions | | | | | | | |
| 68.40 | Canterbury District Health Board | Care facility | Retain 'care facility' definition as notified. | N/A | Accept | I agree with the submitter. | No |

| | | | | | | | |
|--|---|---------------------------------|---|-----|--------|--|----|
| 68.12 | Canterbury District Health Board | Health care facility | Retain the definition of 'health care facility' as notified. | N/A | Accept | I agree with the submitter. | No |
| 207.2 | Summerset Retirement Villages (Rangiora) Ltd | Health care facility | Retain the definition of 'healthcare facility' as notified. | N/A | Accept | I agree with the submitter. | No |
| FS88 | Kāinga Ora | | Disallow submission Reason: Kāinga Ora considers some of the provisions proposed specifically in relation to retirement villages would also benefit other providers of larger scale comprehensive residential developments. Further Kāinga Ora note that retirement villages are not the only providers of accommodation for our aging population or other groups with specific needs in the community. The relief sought could be amended to be more inclusive. Oppose as currently worded where specific to retirement villages but would consider alternative wording that could be more inclusive of other comprehensive residential developments. Kāinga Ora considers that retirement villages are just one housing option and that the objective and policy framework should be encompassing, enabling housing choice and type, rather than being specific to 'retirement villages'. | | Reject | The relief sought in this further submission is not specific to the original submission on the definition of 'Health care facility'. | No |
| 68.41 | Canterbury District Health Board | Hospital | Retain 'hospital' definition as notified. | N/A | Accept | I agree with the submitter. | No |
| 68.42 | Canterbury District Health Board | Integrated family health centre | Retain 'integrated family health centre' definition as notified. | N/A | Accept | I agree with the submitter. | No |
| General / Plan wide submissions | | | | | | | |
| 284.1 | Clampett Investments Limited | General | Amend all controlled and restricted discretionary activity rules: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u> | 3.4 | Reject | See body of the report for the assessment of this submission point. | No |
| 326.1 | Rolleston Industrial Developments Limited | General | Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'. | 3.4 | Reject | See body of the report for the assessment of this submission point. | No |
| FS78 | Royal Forest and Bird protection Society of New Zealand Inc | | Oppose There may be instances where it is appropriate to notify consents | 3.4 | Accept | | No |
| FS84 | Ohoka Residents Association | | Disallow ORA oppose any and every amendment requested to the Proposed District Plan that supports RIDL's hugely unpopular, unwanted and inappropriate satellite town to be developed in Ohoka . We want the Council to disregard all submissions from RIDL, The Carter Group Limited and Chapman Tripp that are designed to facilitate RCP031 | 3.4 | Accept | | No |
| FS119 | Andrea Marsden | | Disallow Limiting the use of absolutes as suggested by RIDL opens the system up to potential abuse. As RIDL are proposing a Plan Change 31 which directly affects my property, this change to wording must not be allowed. | 3.4 | Accept | | No |
| FS120 | Christopher Marsden | | Disallow RIDL are seeking to limit the use of absolutes, i.e. 'maximum', 'avoid' in the Waimakariri District Plan – this plan covers Ohoka where I live. However these absolutes exist to ensure compliance with the District Plan so should be included as they stand. | 3.4 | Accept | | No |

| | | | | | | | |
|-------|---|---------|---|-----|--------|---|----|
| FS137 | Ohoka Residents Association | | Disallow ORA oppose any and every amendment requested to the Proposed District Plan that supports RIDL's hugely unpopular, unwanted and inappropriate satellite town to be developed in Ohoka . We want the Council to disregard all submissions from RIDL, The Carter Group Limited and Chapmann Tripp that are designed to facilitate RCP031 | 3.4 | Accept | | No |
| 326.2 | Rolleston Industrial Developments Limited | General | Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u> | 3.4 | Reject | See body of the report for the assessment of this submission point. | No |
| FS78 | Royal Forest and Bird protection Society of New Zealand Inc | | Oppose There may be instances where it is appropriate to notify consents | 3.4 | Accept | | No |
| FS119 | Andrea Marsden | | Disallow The District Plan covers Ohoka. RIDL have proposed a Plan Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation so the change of wording must be declined. | 3.4 | Accept | | No |
| FS120 | Christopher Marsden | | Disallow The District Plan covers the area where we live, Ohoka. RIDL have proposed a Plan Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation. | 3.4 | Accept | | No |
| FS137 | Ohoka Residents Association | | Disallow ORA oppose any and every amendment requested to the Proposed District Plan that supports RIDL's hugely unpopular, unwanted and inappropriate satellite town to be developed in Ohoka . We want the Council to disregard all submissions from RIDL, The Carter Group Limited and Chapmann Tripp that are designed to facilitate RCP031 | 3.4 | Accept | | No |
| 326.3 | Rolleston Industrial Developments Limited | General | Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification. | 3.4 | Reject | See body of the report for the assessment of this submission point. | No |
| FS78 | Royal Forest and Bird protection Society of New Zealand Inc | | Oppose There may be instances where it is appropriate to notify consents | 3.4 | Accept | | No |
| FS137 | Ohoka Residents Association | | Disallow ORA oppose any and every amendment requested to the Proposed District Plan that supports RIDL's hugely unpopular, unwanted and inappropriate satellite town to be developed in Ohoka . We want the Council to disregard all submissions from RIDL, The Carter Group Limited and Chapmann Tripp that are designed to facilitate RCP031 | 3.4 | Accept | | No |

Appendix C. Report Author's Qualifications and Experience

I hold the following qualifications:

Master of Environmental Policy and Management from Lincoln University and a Bachelor of Arts from Victoria University of Wellington. I have 1.5 years' experience working as a Graduate Planner.

My work experience includes:

- Duty Planner providing planning advice to the public;
- Public engagement – providing planning advice at community 'drop-in sessions';
- Summarising submissions to the Proposed District Plan, Variation 1 and 2, and Private Plan Change RCP031;
- Preparation of policy research paper – qualifying matters proposed across New Zealand;
- Preparation of public notices, letters, website content and summary documents;
- Preparation of reports to Council;
- Preparation of s42A reports for the District Plan review; and
- S42A officer at District Plan review hearings.

I have been employed by the Waimakariri District Council since March 2022 as a Graduate Planner within the Development Planning Unit Team.

Appendix D. Resource Consent and Approved Plans for Medical Hub 161 & 163 Ashley Street, Rangiora

Our Reference: RC215421 / 221129206051
Valuation Reference: 2159410902

29 November 2022

4Sight Consulting Ltd
Level 1
77 Stuart Street
DUNEDIN 9016

Atten: M Ramsey

Dear Morgan

AMENDED DECISION ON RESOURCE CONSENT APPLICATION
HAKATERE INVESTMENTS LIMITED - 161 & 163 ASHLEY STREET, RANGIORA

Please find enclosed a copy of the Amended Decision reached by the Officer under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully

Nirosha Seelaratne

Nirosha Seelaratne
RESOURCE MANAGEMENT PLANNER

Encl

CC: Hakatere Investments Limited
Level 9
10 George Street
DUNEDIN 9016

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **Hakatere Investments Limited** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to establish a new medical centre at the Rangiora Health Hub at 161-163 Ashely Street, Rangiora. This will replace the old medical facility which has not been operating since 2019 and has already been demolished.

The Scope of the development can be summarised as follows:

- I. The building will have a structure coverage of approximately 1470m².
- II. The proposed medical Centre will accommodate three medical related tenancies. The main medical centre, medical imagery facility and a pharmacy.
- III. Hours of Operation of the medical centre will be:
 - Five days per week Monday to Friday 8am to 6pm, being general practice.
 - Seven days a week, 8am to 10pm, being urgent care
- IV. The medical centre will accommodate up to 400 patient consults per day at its maximum capacity.
- V. An estimate of 800 vehicle movements per day is expected.
- VI. The building will be set back 10 metres from the western boundary with Riverview Road and 8.9 metres from the southern site boundary.
- VII. A total of 51 car parking spaces are proposed and an ambulance bay will be provided.
- VIII. Visitors and Staff bicycle parking shall also be provided on site.
- IX. Access will be via the two existing vehicle crossings to the site, being one from Ashley Street and one from River Road.
- X. The Ashley Street accessway will be upgraded including a 1.7m wide pedestrian accessway, judder bars, bollards to separate vehicle access and pedestrian and 20km/hr speed signs.

- XI. New landscape planting will be installed adjacent the eastern building elevation and within the car parking area. The existing trees and extensive landscaping along the southern, Eastern and western boundaries will be retained.
- XII. The following signage is proposed:
 - New Building Signage of approximately 3.2m² on the eastern elevation of the building displaying the medical centre name
 - Two Standalone signs of approximately 4m² in area to display wayfinding signage for pedestrians and vehicles installed at both the River Road and Ashley Street entrances.
 - Various small signage onsite less than 1m in height and with 0.6m² area for pedestrian and vehicle safety and 'entry', 'exit' or equivalent displayed.
- XIII. The earthworks will be a maximum of 3,483m³ with 1773m³ cut and 1710m³ fill.
- XIV. For clarity, application information and site plans were amended to increase the building footprint by 220m². This information was provided on the 28th of October 2022 (TRIM221028188251) and on 14th of November 2022 (TRIM221114197508) and accepted as within the scope of the original application which will also be discussed in the notification and assessment sections of this report in detail.

Figure 1 shows the proposed site plan.



Figure 1: Proposed Location site plan dated 11 November 2022

EXISTING ENVIRONMENT/ BACKGROUND INFORMATION

The application site is at 161 & 163 Ashley Street, being legally described as Lots 1 and 2 DP 487604, as shown in figure 2 of this report. The combined land consists of an area of 2.34 hectares.

The site contained the old medical facility at the site which has not been open since 2019 and at the time of this report it has already been demolished.

The property also contains a community dental clinic which is situated at 163 Ashley Street, which is east of the proposed site, and an existing maternity ward, which is located to the north of the proposed medical facility as shown in figure 2 of this report. The maternity ward operates 7 days a week for 24 hours and was granted consent in 2014 under RC145188.

The surrounding area is dominated by residential properties, in particular to the south and west of the site. There are a few commercial home businesses operating to the northeast of the site, in conjunction with dwellings on those sites. 9 River Road contains a tyre sales yard and 167 Ashley Street contains a cattery.

The site to the east, across Ashley Street, is the Rangiora Show Grounds, which is zoned Rural in the Operative Waimakariri District Plan 2005.

Ashley Street is a strategic road while River Road is a collector road. River view Road is a local road.

133A RESOLUTION

THAT pursuant to Section 133A of the Resource Management Act 1991 consent be granted to amend various conditions on RC215421, to establish a new Medical Centre at the Rangiora Health Hub at 161-163 Ashley Street, Rangiora being Lots 1 and 2 DP 487604, as follows::

DECISION

The Delegated Officer, on the 28th November 2022, **re-approved**:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to establish a new Medical Centre at the Rangiora Health Hub at 161 & 163 Ashley Street, Rangiora being Lots 1 and 2 DP 487604 as a discretionary activity, subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plans

1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC215421 and the documents submitted with the application, including:

- Application and Assessment of Effects by 4Sight Consulting

dated August 2021 (TRIM 210804128283)

- Response to Further information by 4Sight Consulting dated 15 October 2021(TRIM 211022170921)
- Hours of Operation clarification from Morgan Ramsay email dated 11 April 2022 (TRIM 220427063894)
- Volunteered conditions by Morgan Ramsay email dated 03 June 2022(TRIM 220603094925).
- Amended Information by Morgan Ramsay email dated 28/10/2022(TRIM221028188251)
- Amended Plans by Morgan Ramsay email dated 14/11/2022 (TRIM221114197508)

2. Standards

2.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

- Waimakariri District Council Engineering Code of Practice
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox for Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- NZTA TCD Manual – Traffic Control Devices Manual
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- NZS 1158:2010 Code of Practice for Road Lighting
- NZS 6803:1999 Acoustics for Construction Noise
- GermanDIN4150 Standard, Part 3 (1999), Effects of Vibration on Structures
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps
- New Zealand Pipe Inspections Manual
- Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice

3. Plans and Specifications

3.1 The Consent Holder shall forward with the design, engineering plans and specifications copies of any other consents granted in respect of this consent. The calculations for the sewer, water, and stormwater flows shall be included in a design report which shall be submitted with the design documentation.

- 3.2 Electronic copies of the design, calculations, plans, design reports and specifications of all works shall be submitted to the Council for approval prior to works commencing. Approval of complying documents shall be given in writing and work shall not commence until this approval has been received from the Council.
- 3.3 The supervising Engineer shall supply a Producer Statement 1 - Design signed by a Chartered Professional Engineer to the Council, stating that all works related with car parks and stormwater reticulation system have been designed in accordance with the appropriate standards and current best engineering practice.
- 3.4 Any subsequent amendments to the design, plans, and specifications shall be submitted to Council for approval, in writing, prior to undertaking the amended works.

4. Supervision and Setting Out

- 4.1 The Consent Holder shall, prior to the commencement of any works, engage a Chartered Professional Engineer or Registered Professional Surveyor, to manage the construction works including ensuring a suitably qualified person oversees all engineering works and setting out.
- 4.2 The Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Council a Producer Statement 4 – Construction Review signed by a Chartered Professional Engineer, stating that all works and services associated with the subdivision have been installed in accordance with the approved engineering plans and specifications and that the “As Built” plans are a true and accurate record of all works and services as constructed.

5. Earthworks

- 5.1 The Consent Holder shall ensure all construction operations shall be limited to 7am to 6pm Monday to Saturday. No construction work shall take place on Sundays or Public Holidays.
- 5.2 Stockpiles shall be located 20 metres away from any dwelling and shall be a maximum height of 4 metres. Any stockpile not removed after a period of 4 weeks shall be grassed to prevent sediment migration.
- 5.3 The Consent Holder shall ensure any stockpiled materials from importation or reuse of onsite materials residual after the completion of works are to be removed, covered or stabilised within 4 weeks, in order to avoid nuisance effects created by dust or sediment runoff.
- 5.4 Any areas of fill or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature from property boundaries, be shown on the “As-built” plans. No uncertified fill shall be placed under building footprints, car parks or any other hard standing areas.
- 5.5 The Consent Holder shall ensure that construction site accesses shall be formed and maintained to prevent sediment being releases onto public roads.

6. Patient consultation

- 6.1 A maximum of 400 patients per day shall be accommodated at the medical Centre.

7. Hours of Operation

- 7.1 The maximum hours of operation of the medical centre shall be from 8am to 10pm, 7 days a week comprising:
- Normal operating hours with advance booking system (GP, Nurse Clinic etc) 8am to 6pm Monday-Friday
 - Occasional evening clinics 6pm-8pm Monday to Friday
 - Urgent care 8am-10pm daily, 7 days a week.

Note: For the purposes of this condition, the hours of operation limit the times when any new patients or members of the public may access the medical centre and the hours of operation do not restrict administration of healthcare and associated activities, including any patients already onsite and who are either being seen or waiting to be seen by medical staff.

8. Environmental Management

- 8.1 Prior to any earthworks or construction activities being undertaken, the consent holder must submit a Construction Management Plan to Council for certification at least Ten (10) working days prior to works being undertaken. This plan should include as a minimum, construction details, noise management and mitigation measures to manage any effects on the environment related to construction noise and vibrations for the development activities. The site manager is to ensure all staff and contractors are aware of the relevant plan requirements. This Plan is to be available to Council and any directly adjoining neighbouring property owners or occupiers at any time.
- 8.2 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 8.3 Prior to any building works including car parks and stormwater reticulation system commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail:
- a) the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants, and
 - b) an Erosion and Sediment Control Plan (ESCP) setting out the measures to be taken to control silt contaminated stormwater at all times during earthworks, accessway development and installation of services

- 8.4 The Consent Holder shall comply with the EMP at all times. Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 8.5 The Consent Holder shall employ dust containment measures to ensure dust does not become a nuisance on and off the site.

9 Noise

- 9.1 The activity shall not exceed the following noise limits within measurement time intervals in the timeframes stated at any point within the notional boundary of any dwelling house in the Rural Zone, and at any point within any Residential Zone:
- Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 50dBA L₁₀.
 - Other times: 40dBA L₁₀.
 - Daily 10pm-7am the following day: 70dBA L_{max}.
- 9.2 Prior to occupation of the building, an acoustic fence shall be constructed directly adjoining the proposed service/plant equipment areas as shown on parker warburton team architects Location/site plan RC.01 Revision 13 and dated 2022.11.11 included in stamped Plans RC215421 and the fences shall be maintained at all times, to ensure that noise from the plant equipment area complies with Noise standards in Condition 9.1.
- 9.3 The Acoustic fencing shall be a minimum of 1.8m high, with no gaps below and shall consist of closed board paling and acoustic foam baffle to inside face.
- 9.4 Full details of the acoustic shall be submitted to Council's Team Leader Compliance prior to construction of the fences commencing.

10 Lighting

- 10.1 All exterior lighting be fully shielded, facing down and have a light temperature of no more than 3000 Kelvins and emit no more than 20 lux when measured at or within the boundary of any site zoned Residential, or the notional boundary of any dwelling house in a Rural Zone.

11 Water Supply

- 11.1 The Consent Holder shall design, install and commission a water supply connection for the proposed development to the existing water supply. The connection shall be from the 150mm existing water main in Riverview Road. The proposed design shall be provided to the Council before construction commences on site, and the system shall be installed and commissioned prior to the building being occupied.
- 11.2 In accordance with the Council's Backflow Prevention Policy for High hazard activities the applicant shall install a reduced pressure zone (RPZ) device

immediately on the property owner's side of the point of supply, located as near as practicable to the property boundary, which shall be owned and maintained by the property owner. The device must be constructed in accordance with Standard Drawing 600-409A in the Council's Engineering Code of Practice, including the provision of an above ground box to protect the device. All devices must be accessible for testing at all times. The device must be installed by a suitably qualified individual, as defined in Council's Backflow Prevention Policy.

11.3 The Consent Holder shall apply to Council's Water Asset Manager for approval to connect to the Council's existing water reticulation. The approval shall be given before works commence on Council's reticulation.

11.4 All mains in the road reserve and public access ways are to be vested in Council.

12 Stormwater

12.1 The Consent Holder shall design, install and commission stormwater reticulation, treatment and disposal systems to service the development.

12.2 The stormwater runoff from the roofs of structures on the development shall discharge to soakpits designed and constructed to infiltrate roof water generated by a 10 minute 10% AEP event. Calculations shall be based on rainfall figures for the site location using NIWAs HIRDS Version 4 with RCP 8.5 climate change scenario with a Factor of Safety of 3 applied to the site soils infiltration rate. The Consent Holder shall demonstrate that a suitable design for individual soak pits is achievable at the time of engineering approval.

12.3 The Consent Holder shall design and install stormwater reticulation for the car park and any hardstand areas incorporating the following parameters:

- The pits shall have submerged outlets.
- Calculations shall be based on rainfall figures for the site location using NIWAs HIRDS Version 4 with RCP 8.5 climate change scenario with a Factor of Safety of 3 applied to the site soils infiltration rate.
- First flush treatment through a Stormwater filter and oil/grit interceptor trap or similar Council approved device before discharging into the soakage basin.
- Secondary flow paths are to be provided for 2% AEP storm events in case of inlet blockages without flooding floors.

13 Wastewater

13.1 The Consent Holder shall design, install and commission a wastewater connection for the proposed development to the existing wastewater pipe. The connection shall be from the 150mm existing wastewater main (WW006016) in Riverview Road. The proposed design with a grade shall be provided to the Council before construction commences on site.

- 13.2 The Consent Holder shall apply to Council's Wastewater Asset Manager for approval to connect to the Council's existing sewer reticulation. The approval shall be given before works commence on Council's reticulation.
- 13.3 Connections to the existing Council reticulation shall be carried out by a Council approved contractor at the expense of the Consent Holder following application to the Council.
- 13.4 The Consent Holder shall check the conditions of the existing pipe end for the connection work to discharge wastewater from the development site. If the conditions are not adequate to accept the new connection from the development site, the Consent Holder shall install a new pipe at their own cost from the existing pipe where the Council accept the existing conditions for the new connection.
- 13.5 All mains in the road reserve and public access ways are to be vested in Council.

14 Condition deleted in full

15 Car Parking

- 15.1 Two (2) accessible parking spaces shall be provided on site as detailed on parker warburton teamarchitects Location/site plan RC.01 Revision 13 and dated 2022.11.11 included in stamped Plans RC215421.
- 15.2 The Consent Holder shall construct all car park areas in accordance with the requirements set out in the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 (Issue D).
- 15.3 The Consent Holder shall install wheel stops in areas where the car parks adjoin footpaths to ensure no part of any parked vehicle overhangs the footpath.
- 15.4 The Consent Holder shall mark carparks as detailed on the approved stamped Location/site plan RC.01 Revision 13 and dated 2022.11.11 included in stamped Plans RC215421.

16 Cycle Parking

- 16.1 Staff and visitor cycle parking shall be provided as shown on stamped parker warburton teamarchitects External works plan RC.02 Revision 6 and dated 2022.11.11 included in stamped Plans RC215421.
- 16.2 Final details of the cycle parking associated with the proposed activity shall be submitted to Council for certification prior to construction of cycle parking and that these be constructed prior to the operation of the medical centre.

17 Waste Management Plan

- 17.1 At least 20 working days prior to the operation of the medical centre construction commencing, the Consent Holder shall submit a Waste Management Plan for approval certification, in writing, to the Council's Solid Waste Manager.

18 Landscaping

- 18.1 Prior to issuing of the Code of Compliance Certificate for the development onsite, the consent holder shall submit a detailed landscape plan to Council's Team Leader Compliance for certification which shall provide for the following key outcomes:
- 18.1.1 The landscaping plan shall be generally in accordance with the Rangiora Medical Centre Site Plan referenced RC.02 Rev 6; dated 2022.11.11.
 - 18.1.2 All new planting shall include indigenous shrubs and trees and shall be planted within the first planting season following issuing of the Code of Compliance Certificate for the development building.
 - 18.1.3 The existing landscaping located along the southern boundary of the site shall be managed to a maximum of 3m in height with the exception of any cabbage trees.
 - 18.1.4 The Plan shall include an installation and maintenance regime.
 - 18.1.5 The Plan shall identify the areas of the existing landscaping including heights, widths and varieties of planting to be retained, at the date of granting this consent except where is required to ensuring that the existing landscaping located along the southern boundary to a maximum height of 3.0m, excluding any cabbage trees.
- 18.2 The planting as shown on the certified landscape plan shall be implemented within the first planting season following occupation. If any tree or plant shall die or become diseased it shall be replaced within 12 months.
- 18.3 The landscaping in the carpark shall be a planting bed of a minimum of 1.5m in radius and the trees shall be planted no closer than 2m from underground services or 1m from footpaths or kerbs. The trees selected shall have a minimum maturity height of 3m as shown on plan referenced Site Plan referenced RC.01 Rev 6; dated 2022.11.11.

19. Signage

- 19.1 Signage shall be limited to:
- i. New Building Signage of approximately 3.2m² on the eastern elevation of the building displaying the medical centre name.

- ii. Two Standalone signs of approximately 4m² in area to display wayfinding signage for pedestrians and vehicles installed at both the River Road and Ashley Street entrances.
- iii. Various small signage onsite less than 1m in height and with 0.6m² area for pedestrian and vehicle safety and 'entry', 'exit' or equivalent displayed.

20. Vehicle Crossing and Accessway

- 20.1 The Consent Holder shall design and upgrade the vehicle crossing and accessway from Ashley Street to the proposed medical centre building. The design shall include 1.7m wide footpath, high speed cushion (judder bar), bollards, all road markings including 20km/hr speed signs as per the stamped Stantec Road Markings Plan dated 19/01/2022 and included in stamped Plans RC215421.
- 20.2 The Consent Holder shall submit the detailed design, engineering plans and specifications to the Council for engineering approval acceptance as required under Condition 3.

21. Conditions Auditing

- 21.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake monitoring inspections.
- 21.2 For audit inspections required by the consent, the Consent Holder shall notify the Council Development Team at least 24 hours prior to commencing various stages of the works, preferably by email to subdivaudit@wmk.govt.nz including subdivision and contractor/agent contact details or by phone on 0800 965 468.

The minimum level of inspection shall be as follows:

Earthworks

- During progress of the earthworks;
- On completion to final levels.

Carparks, Footpaths, Vehicle Crossing and Accesses

- Following shaping of roading and footpath sub-grade prior to placement of sub base material;
- Following metalling up, prior to pouring of kerb and any channel;
- Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the footpath with a Clegg Hammer.

The results shall be submitted to Council for approval.

Trenching

- Prior to backfilling of services;
- During compaction of the trench backfilling.

Services

- During installation;
- Testing of water, sewer and stormwater mains and laterals;
- During construction of the stormwater soakpits and infiltration basin;
- Disinfection of water mains;
- CCTV Inspection;
- Following completion of required works.

Environmental Management

- Following set up of erosion and sediment control measures as per approved EMP;
- During progress of the works.

21.3 Compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to section 35(2)(d) of the Resource Management Act 1991. For inspection/s conducted under the above condition, the Consent Holder shall pay to the Council charges pursuant to section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

22 Works Condition

22.1 Conditions 1 to 20 of this consent will not be considered to have been complied with until the Chartered Professional Engineer provides a "Certificate of Completion" to the satisfaction of the Waimakariri District Council.

23. Review

23.1 In accordance with Sections 128 and 129 of the Resource Management Act 1991, the Council may serve notice of its intention to review, amend, delete, or add to Condition 7 (hours of operation) of this consent. This may occur 6 months after the commencement of the consent. The purpose of the review is to ensure the after-hours activities are operating at a level consistent with that outlined in the application, and to mitigate any potential adverse effects on the amenity of neighbouring residents.

23.2 In accordance with Sections 128 and 129 of the Resource Management Act 1991, the Council may serve notice of its intention to review, amend, delete, or add to Condition 9 (Noise) of this consent. If, within a year of commencement of activities on site, any evidence of amenity related noise effects on directly neighbouring residents as a result of the operation of the medical centre is identified to Waimakariri District Council, the consent holder shall, at the request of the Council, engage an acoustic specialist to undertake a review of the operation of the medical centre and

recommend remedial measures to avoid, remedy or mitigate these issues. The consent holder must implement the agreed remedial measures within three months of this review being submitted to Council.

23.3 The review shall be at the consent holder's expense.

ADVICE NOTES

- a) The applicant is advised that should increased servicing be required by the proposed activity that a Water and/or Sewer connection application(s) will be required. Upon application Development Contributions will be assessed and applied at the Year Rate applicable at such time.
- b) The applicant is advised that all exterior lighting be designed in accordance with the 'dark skies' principles including being fully shielded.
- c) The Consent Holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres, or on-line at: <https://www.waimakariri.govt.nz/home>.
- d) Soil infiltration testing will be required at Building Consent stage to confirm that soakage is achievable. If soakage is not achievable then other options to achieve stormwater neutrality in a 1 in 10 year event will need to be implemented. This may include the requirement for stormwater detention ponds, swales or on site stormwater detention tanks.
- e) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- f) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link <http://escscanterbury.co.nz/>.
- g) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.
- h) The Consent Holder shall ensure that the minimum floor level on any building erected on proposed development site should be set to building code of NZ standards and such that surface flows do not create off lot flood damage or nuisance.
- i) The consent is a resource consent in terms of the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw.
- j) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider.

When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.

A vehicle crossing constructed without Council inspections will be deemed as an

illegal entrance.

k) If any of the following materials are encountered during any future earthworks, such as:

- Stained or odorous soil (e.g. black, green, grey, or similar of rotting organic material, petroleum
- Hydrocarbons or solvents
- Slag, ash, charcoal
- Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc.
- Potential asbestos containing material (for example fragments from cement fibre sheets, or loose fibres from insulation, etc.)

Then the following is recommended:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, then contact a contaminated land specialist for further advice.

l) The Consent Holder shall ensure onsite earthworks are not to create flood nuisance or damage effects offsite through concentration, diversion or loss of flood storage

REASONS FOR DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- The proposed medical centre building has been designed with modern features and a single-level building which is in keeping with the surrounding environment and avoids adverse effects on the amenity values of adjoining residential properties.
- Sufficient parking is proposed to support the proposed medical centre and connect in with existing parking facilities onsite, and the site is supported by appropriate connections to public transport, cycling and pedestrian transport services.
- Additional landscaping has been proposed while maintaining the existing landscaping to mitigate the effects on the neighbouring properties to the north, south and to the west.
- Acoustic fencing is proposed to mitigate the noise generated by the external plant/mechinary to the west of the building.
- Lighting will be managed to mitigate the effects on neighbours.
- Affected party approval has been received from two neighbours. Although the application has been limited notified to 7 adjoining neighbours no submissions were received.
- Conditions of consent will avoid, remedy or mitigate the potential adverse effects of the proposed activity on the environment.

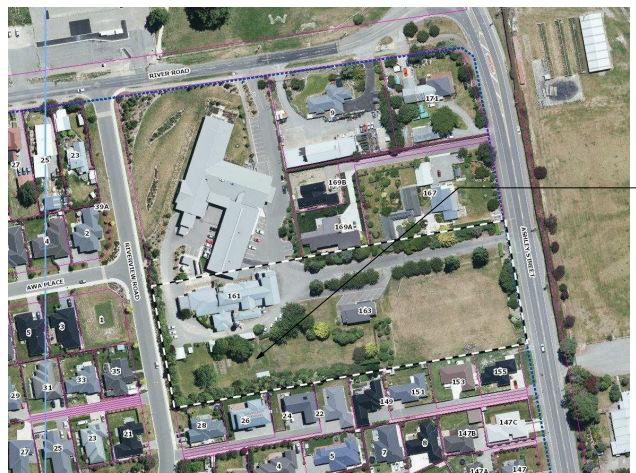
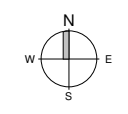
- Positive effects to the community will be generated by providing an essential service within the District and help the community to avoid commuting and save time which will ultimately generate a better environmental outcome.
- The activity is consistent with the relevant Objectives and Policies of the Operative District Plan and the Proposed District Plan as the safety and efficiency of the roading network will be maintained, as sought by Policies 11.1.1.6 and TRANS – P4 and the character and amenity of the zone will be maintained.

DATED at Rangiora this 29th Day of November 2022

Nirosha Seelaratne

SIGNED by Nirosha Seelaratne
RESOURCE MANAGEMENT PLANNER

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022



Location Plan

Area of building on site

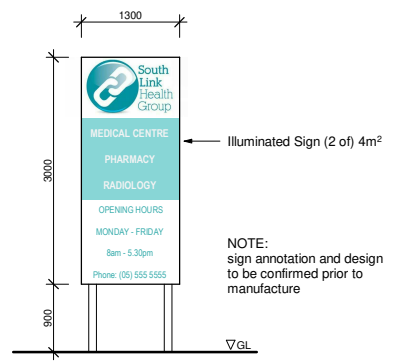
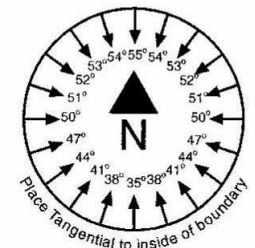


Car Parking

| | |
|----------------------------|--------------------|
| Medical Centre | 1470m ² |
| Visitor Car Parking | |
| Medical Centre | 35 |
| Accessible parks | 2 |
| Drop off spaces | 2 |
| TOTAL | 39 |
| Staff Car Parking | |
| Medical Centre staff parks | 11 |

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1



Illuminated Sign Elevation
1 : 50

Architect:
 Parker Warburton Team Architects Ltd
 30 London Street
 PO Box 5133
 DUNEDIN
 Architect: Simon Parker

Notes:
 The copyright of these drawings and the ideas contained therein remain the property of the author unless otherwise agreed in writing.
 The contractor shall verify all dimension on site before work is commenced.
 Unless otherwise stated all dimensions are in millimeters.
 Do not scale - use dimensions only. If in doubt ask.
 These drawings are to be read in conjunction with all others.

Legal Description:

LOT 1-2 DP 487604.
 161 Ashley Street
 RANGIORA

Site Information:

Climate Zone: 3
 Earthquake Zone: Zone 2
 Exposure Zone: Zone B
 Lee Zone: No
 Rainfall Range: 40 - 50
 Wind Region: A
 Wind Zone: High

| Drawing Issue Register | | | |
|------------------------|----------------------|---------|------------------|
| Sheet No. | Sheet Name | Rev No. | Sheet Issue Date |
| RC.01 | Location / Site Plan | 13 | 2022.11.11 |
| RC.02 | External Works | 6 | 2022.11.11 |
| RC.03 | Floor Plan | 7 | 2022.11.11 |
| RC.04 | Elevations | 4 | 2022.11.11 |
| RC.05 | Elevations | 4 | 2022.11.11 |

Resource Consent

Principal Consultant:
parker warburton
teamarchitects

Contact Details:
 30 London Street
 PO Box 9054
 Dunedin 9016
 e. pwta@teamarchitects.co.nz
 w. www.pwta.co.nz
 t. +64 3 474 1825 (DUN)

Client:



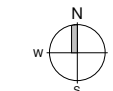
Rangiora Medical Centre
 161 Ashley Street, Rangiora
Location / Site Plan

| Revision Schedule | | |
|-------------------|---------------------------------------|------------|
| Ref. | Description | Date |
| 5 | Accessible route from carpark updated | 2021.10.20 |
| 6 | Site Aerial Overlay | 2022.04.07 |
| 7 | leased area | 23.06.22 |
| 8 | Consultant Issue | 2022.08.16 |
| 9 | Update to Imaging | 2022.08.18 |
| 10 | Size of building increased | 2022.09.29 |
| 11 | Updated Car Parks | 2022.10.07 |
| 12 | Updates | 2022.10.27 |
| 13 | Updates to RC Set | 2022.11.11 |

Job Ref: 1840
 Scale: As indicated (@A3 50% of scale shown)
 Drawn: PWTA
 Checked: PWTA
 Date: 2022.11.11

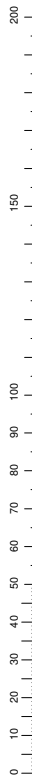
Sheet: **RC.01** 13
 Revision:

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022

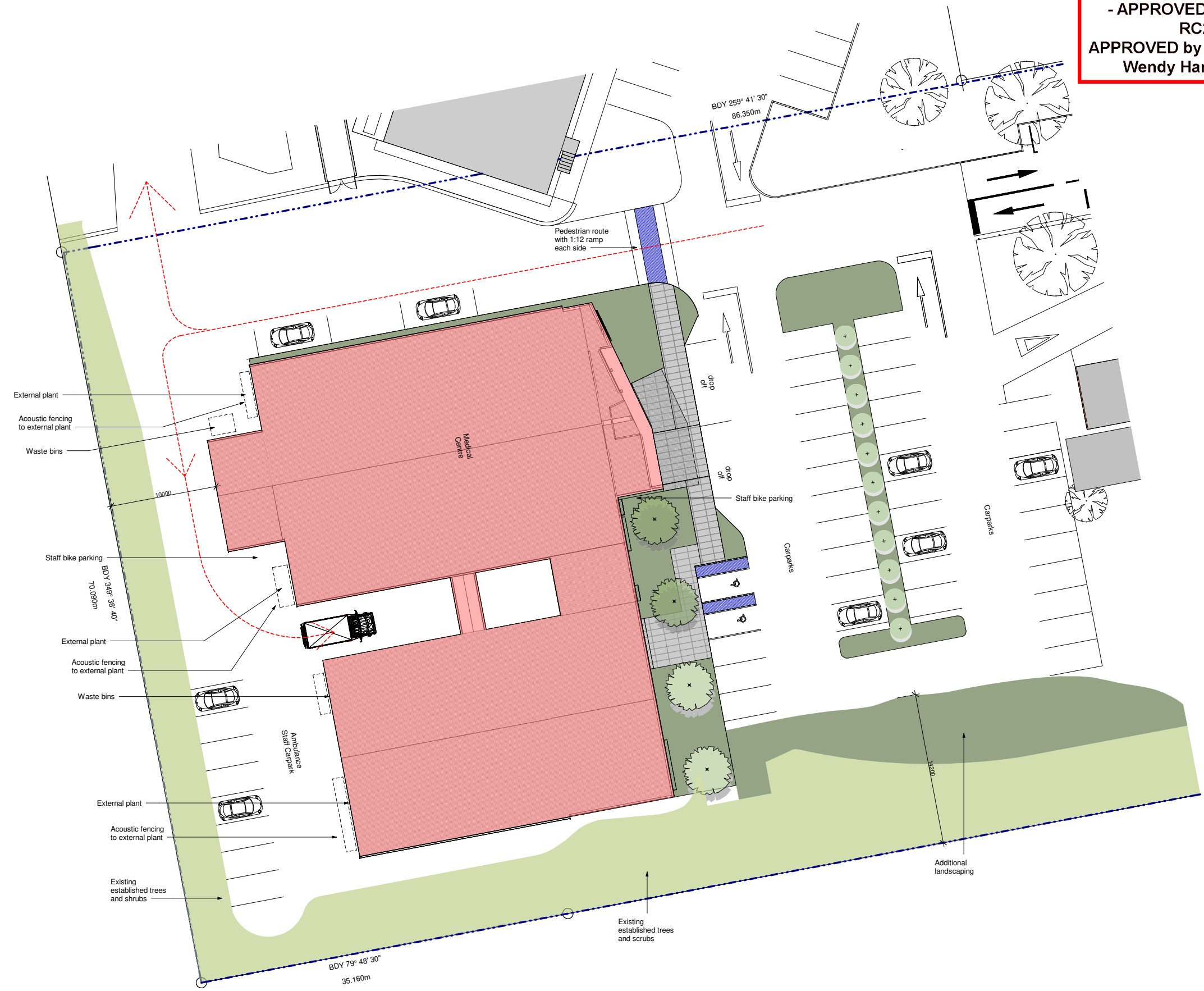


| | | | |
|----------------------------|--------------------|------|----------------|
| Medical Centre | 1470m ² | | |
| Visitor Car Parking | | | |
| Medical Centre | 35 | | |
| Accessible parks | 2 | | |
| Drop off spaces | 2 | | |
| TOTAL | 39 | | |
| Staff Car Parking | | | |
| Medical Centre staff parks | 11 | | |
| Cut & Fill | | | |
| Swales | 225m ³ | Cut | |
| Soak Pits x2 | 108m ³ | Cut | |
| Building | 620m ³ | Cut | (Assume 500mm) |
| | 780m ³ | Fill | |
| Carpark | 820m ³ | Cut | (Assume 400mm) |
| | 820m ³ | Fill | |

DO NOT SCALE - IF IN DOUBT, ASK



ORIGINAL SIZE A1



Resource Consent

Principal Consultant:
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teamarchitects

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Client:
Rangiora Medical Centre
 161 Ashley Street, Rangiora
External Works

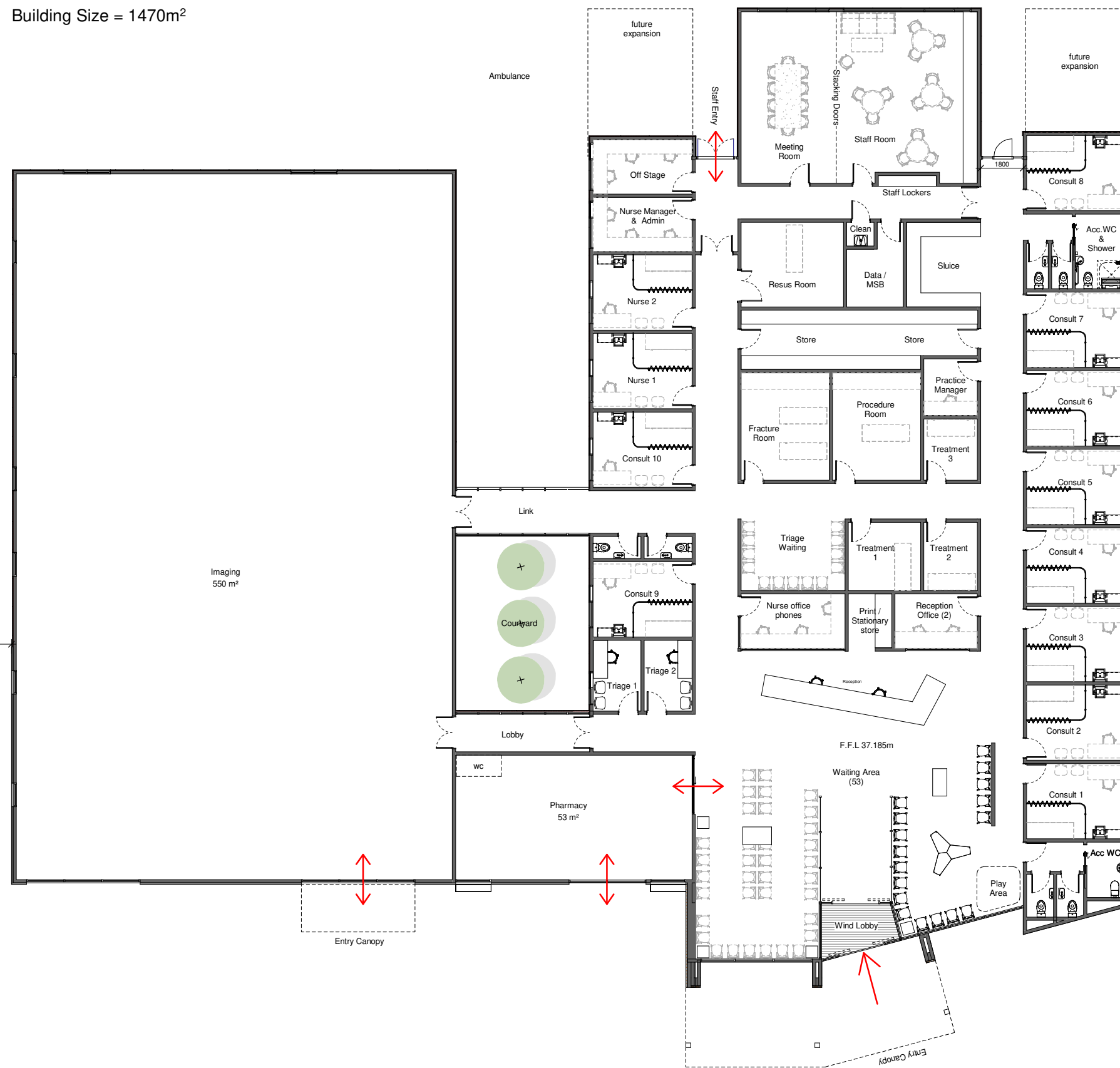
| Revision Schedule | | |
|-------------------|---------------------------------------|------------|
| Ref. | Description | Date |
| 1 | Resource Consent | 2021.07.08 |
| 2 | Updated RC Set | 2021.07.29 |
| 3 | Accessible route from carpark updated | 2021.10.20 |
| 4 | Landscapes / Carparks | 2022.02.22 |
| 5 | Updates | 2022.10.27 |
| 6 | Updates to RC Set | 2022.11.11 |

| | |
|----------|----------------------------------|
| Job Ref: | 1840 |
| Scale: | 1 : 200 (@A3 50% of scale shown) |
| Drawn: | PWTA |
| Checked: | PWTA |
| Date: | 2022.11.11 |

Sheet: **RC.02** 6
 Revision:



Building Size = 1470m²



WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022

ORIGINAL SIZE A1

Resource Consent

Principal Consultant:
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 w. www.pwta.co.nz
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Client:
Rangiora Medical Centre
 161 Ashley Street, Rangiora
Floor Plan

| Ref. | Description | Date |
|------|-----------------------------|------------|
| 1 | Resource Consent | 2021.07.08 |
| 2 | Updated RC Set | 2021.07.29 |
| 3 | Developed Design Plan | 2022.06.22 |
| 4 | Developed Design Floor Plan | 2022.07.18 |
| 5 | Consultant Issue | 2022.08.16 |
| 6 | Update to Imaging | 2022.08.18 |
| 7 | Updates to RC Set | 2022.11.11 |

Job Ref: 1840
 Scale: 1 : 100 (@A3 50% of scale shown)
 Drawn: PWTA
 Checked: PWTA
 Date: 2022.11.11

Sheet: RC.03 7
 Revision:

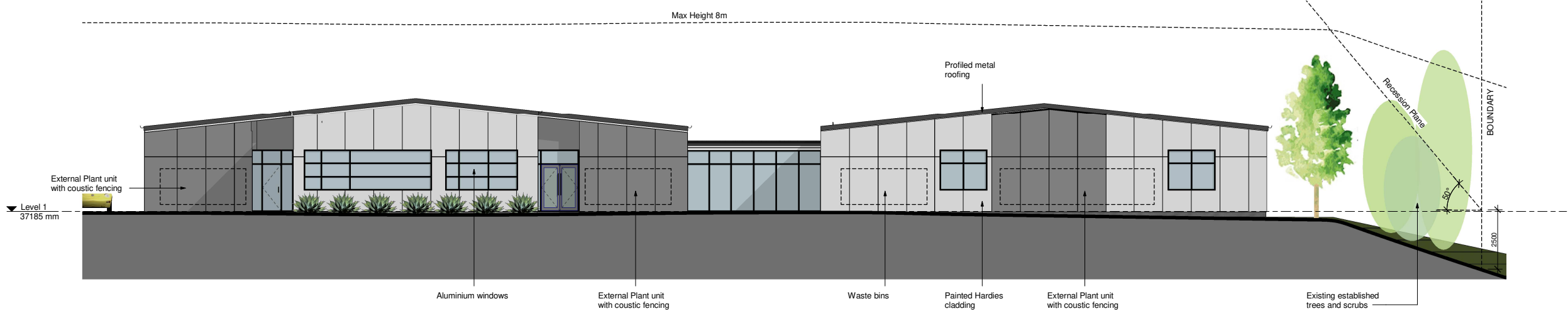
WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1



East Elevation
1 : 100



West Elevation
1 : 100

Principal Consultant:
parker warburton
teamarchitects

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Rangiora Medical Centre
 161 Ashley Street, Rangiora

Elevations

| Revision Schedule | | |
|-------------------|-------------------|------------|
| Ref. | Description | Date |
| 1 | Resource Consent | 2021.07.08 |
| 2 | Updated RC Set | 2021.07.29 |
| 3 | Consultant Issue | 2022.08.16 |
| 4 | Updates to RC Set | 2022.11.11 |

Job Ref: 1840
 Scale: 1 : 100 (@A3 50% of scale shown)
 Drawn: PWTA
 Checked: PWTA
 Date: 2022.11.11

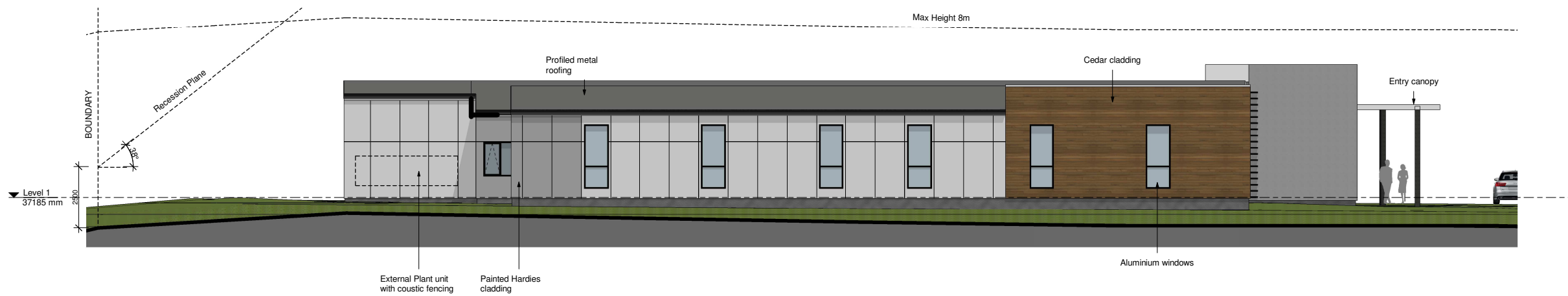
Resource Consent

Sheet: **RC.04** 4
 Revision:

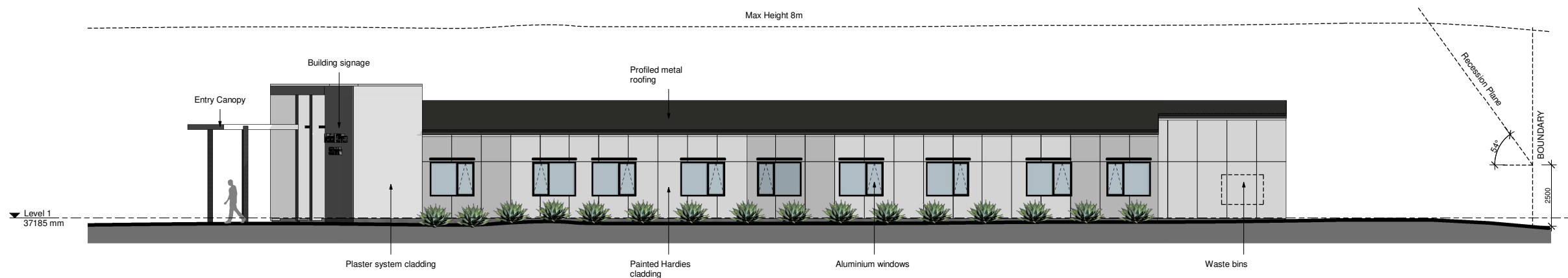
WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1



South Elevation
1 : 100



North Elevation
1 : 100

Principal Consultant:
parker warburton
teamarchitects

Contact Details:
 30 London Street
 PO Box 9054
 Dunedin 9016
 e. pwta@teamarchitects.co.nz
 w. www.pwta.co.nz
 t. +64 3 474 1825 (DUN)



Client:
Rangiora Medical Centre
 161 Ashley Street, Rangiora
Elevations

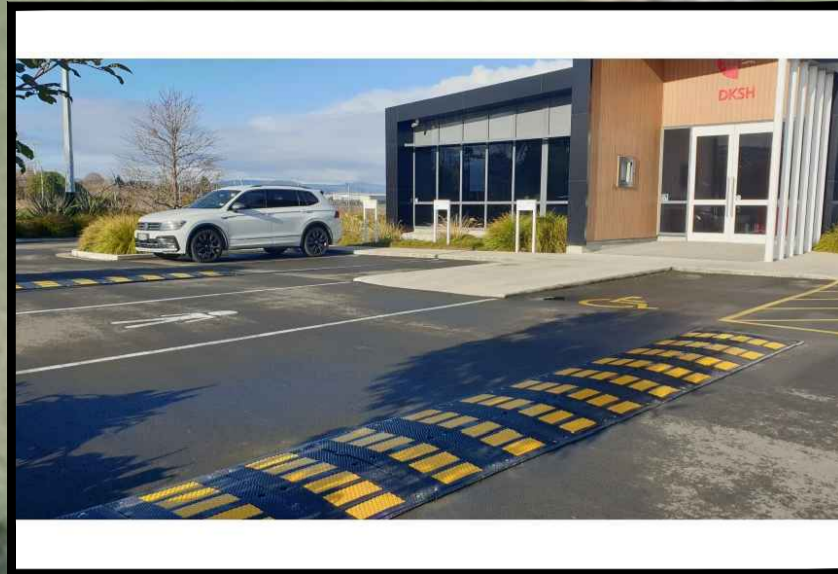
| Revision Schedule | | |
|-------------------|-------------------|------------|
| Ref. | Description | Date |
| 1 | Resource Consent | 2021.07.08 |
| 2 | Updated RC Set | 2021.07.29 |
| 3 | Consultant Issue | 2022.08.16 |
| 4 | Updates to RC Set | 2022.11.11 |

Job Ref: **1840**
 Scale: **1 : 100** (@A3 50% of scale shown)
 Drawn: **PWTA**
 Checked: **PWTA**
 Date: **2022.11.11**

Resource Consent

Sheet: **RC.05** Revision: **4**

**WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC215421
APPROVED by Authorised Officer
Wendy Harris 15/11/2022**



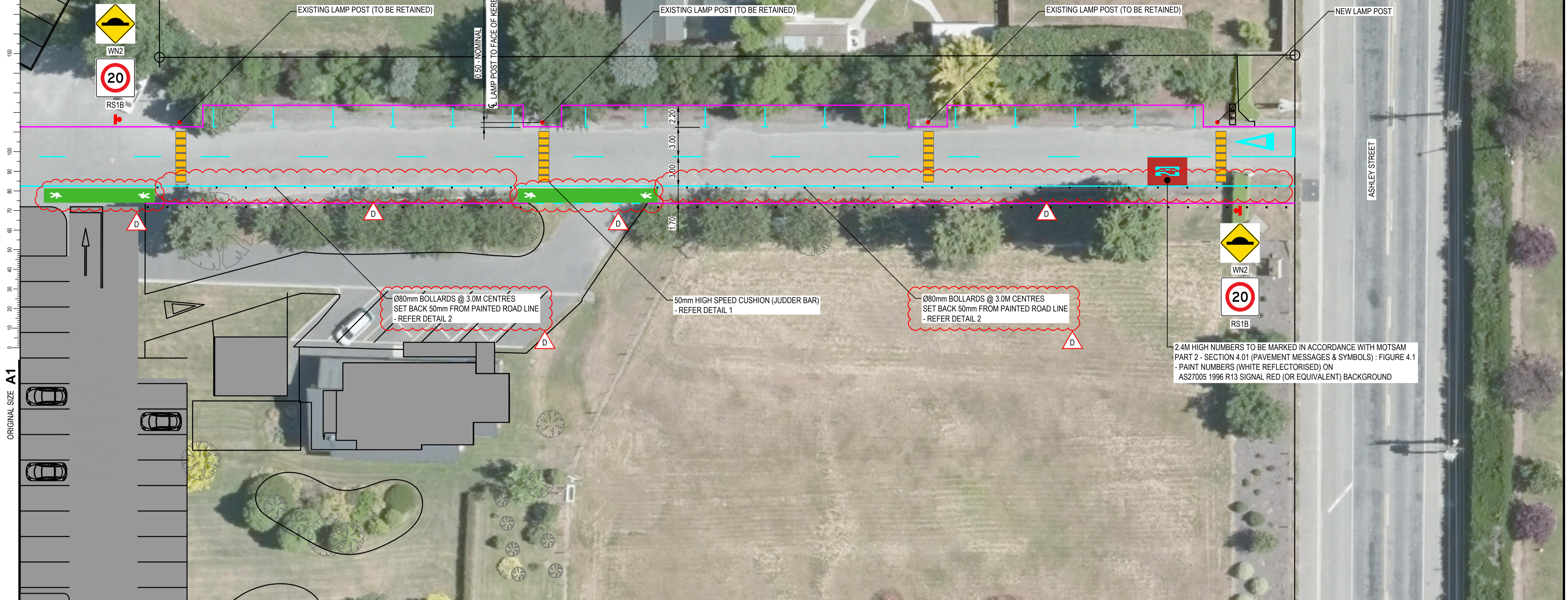
DETAIL 1



DETAIL 2

ORIGINAL SIZE A1

200mm DO NOT SCALE - IF IN DOUBT, ASK



Ø80mm BOLLARDS @ 3.0M CENTRES
SET BACK 50mm FROM PAINTED ROAD LINE
- REFER DETAIL 2

50mm HIGH SPEED CUSHION (JUDDER BAR)
- REFER DETAIL 1

Ø80mm BOLLARDS @ 3.0M CENTRES
SET BACK 50mm FROM PAINTED ROAD LINE
- REFER DETAIL 2

2.4M HIGH NUMBERS TO BE MARKED IN ACCORDANCE WITH MOTSAM
PART 2 - SECTION 4.01 (PAVEMENT MESSAGES & SYMBOLS) : FIGURE 4.1
- PAINT NUMBERS (WHITE REFLECTORISED) ON
AS27005 1996 R13 SIGNAL RED (OR EQUIVALENT) BACKGROUND

ASHLEY STREET



NOT FOR CONSTRUCTION

| REV | REVISIONS | DRN | CHK | APP | DATE |
|-----|--|-----|-----|-----|----------|
| D | BOLLARD SPACING & LINE MARKINGS AMENDED | ML | CR | | 19.01.22 |
| C | ROADING CROSS SECTION AMENDED / JUDDER BARS & BOLLARDS ADDED / INDICATIVE ROAD TREATMENT & BOLLARD DETAILS ADDED | AKJ | CR | | 16.12.21 |
| B | ROADING CROSS SECTION & LINE MARKINGS AMENDED | AKJ | CR | | 16.11.21 |
| A | ISSUED FOR INFORMATION | AKJ | CR | | 27.09.21 |

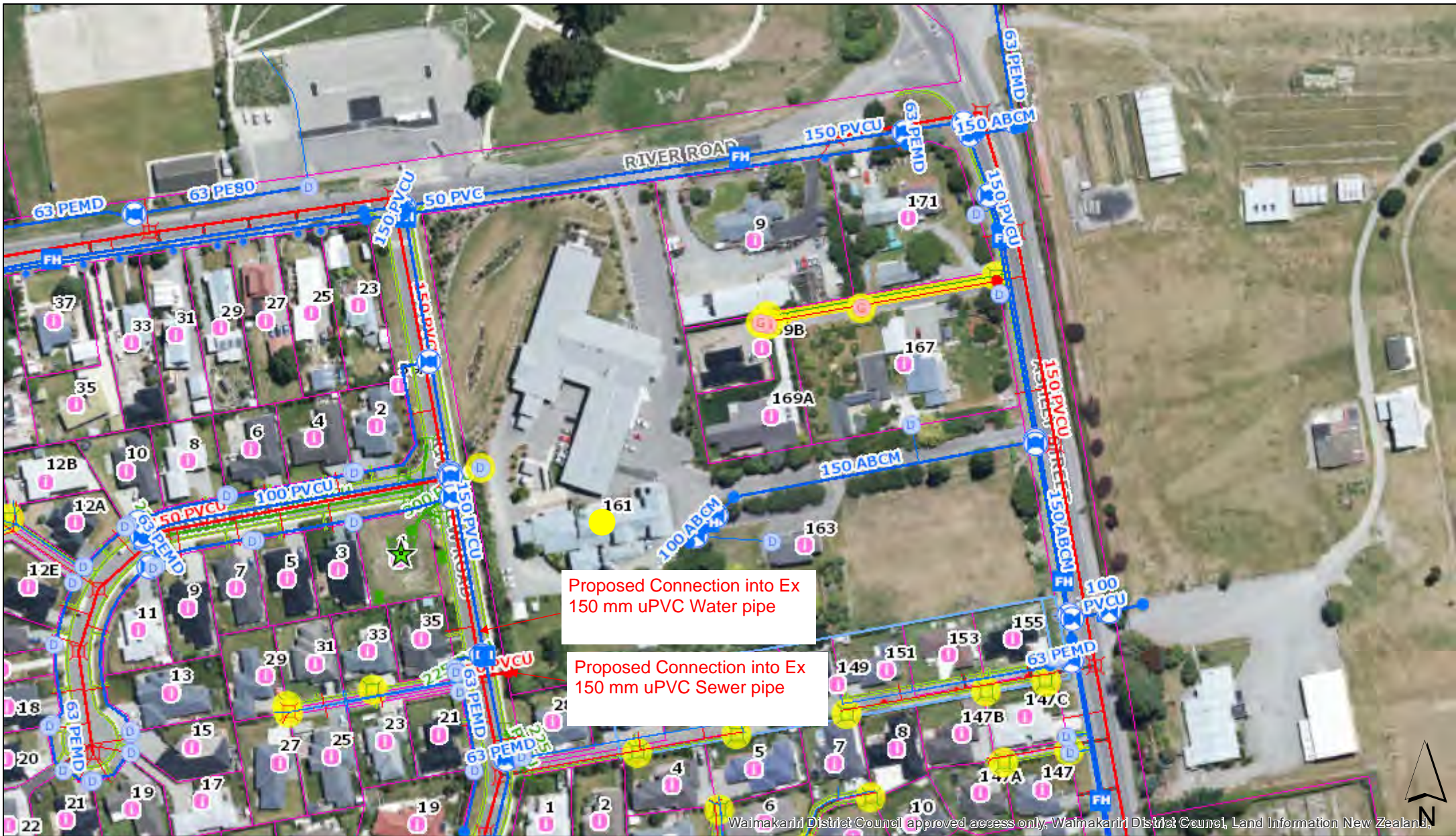
| | | |
|--------------------|---------------|----------|
| SURVEYED | | |
| DESIGNED | | |
| DRAWN | A.JAGODZINSKI | 27.09.21 |
| CAD REVIEW | C.ROSSITER | 27.09.21 |
| DESIGN CHECK | | |
| DESIGN REVIEW | | |
| APPROVED | | |
| PROF REGISTRATION: | | |



RANGIORA HEALTH HUB

SIGNS & ROAD MARKINGS

| | |
|--------------|------------------------|
| Status Stamp | WORKING PLOT |
| Date Stamp | 19.01.2022 |
| Scales | 1:250 @ A1 1:500 @ A3 |
| Drawing No. | 310204711-01-001-SK002 |
| Rev. | D |



Proposed Connection into Ex
150 mm uPVC Water pipe

Proposed Connection into Ex
150 mm uPVC Sewer pipe

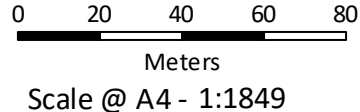
Waimakariri District Council approved access only, Waimakariri District Council, Land Information New Zealand



161 Ashley Street Rangiora

Date: 6/05/2021
Author: FionaK@WMK

WAIMAKARIRI DISTRICT COUNCIL
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