HOSZ - Hospital Zone

This chapter contains policies and rules which manage activities and development in the Hospital Zone. For subdivision in the Hospital Zone, see the Subdivision Chapter (SUB-WORK).

Relationship with the *Working Zones*

The management approach for the Hospital Zone works in conjunction with the other *working zones.* The *Working Zones* of the Kāpiti Coast are the urban areas where *business activities* are the primary activity undertaken. Other activities which are complementary to and support *business activities* are also undertaken in the *Working Zones* and these may include cultural, community, civic, recreational, entertainment, education, religious and *residential activities*. A high level of amenity is envisaged for the *Working Zones*.

Together, the *working zones* chapters manage the following issues:

- business distribution and consolidation
- a *centres* hierarchy and the intensification of *centres*
- amenity and local character
- *residential activities* in *Working Zones*
- built and urban form in *Working Zones.*

District-wide policies that set out *Council*'s approach to managing *business activities* in all areas and *zones* across the District are set out in the Business Activities Chapter. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Rural Zones Chapters, Residential Zones Chapter).

Many areas in the *Working Zones* are characterised by overlays as shown on the District Plan maps. Chapters relating to overlays (i.e. —Hazards and Risks, Historic and Cultural Values and Natural Environment Values) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the Working Zones

Together, the *Working Zones* include a variety of business areas that have specific characteristics or are proposed for specific *development*. The zoning framework for the *Working Zones* supports a *centres*-based approach to managing *business activities* across the District. Within some *Working Zones*, smaller specific precincts are identified to manage location specific issues and desired outcomes. Location specific rules, and in some cases a *structure plan*, apply to *zone* and precinct areas.

The *zone* and precinct framework for the *Working Zones*, as identified on the District Plan Maps, is summarised as follows:

1. **Paraparaumu Sub-Regional Centre**

    a. ***Metropolitan Centre Zone***, including:

        i. *Precinct A* (A1 and A2);
        ii. *Precinct B*; and
        iii. *Precinct C*; and the

    b. **Mixed Use Zone** at:

        i. Ihakara Street West Precinct;
        ii. Ihakara Street East Precinct;
        iii. Kapiti Road; and
        iv. Paraparaumu North Gateway Precinct;

2. **Town Centre Zone**, including:

    a. Ōtaki Main Street;
    b. Ōtaki Rail;
    c. Waikanae;
    d. Paraparaumu Beach; and
    e. Raumati Beach;

3. **Local Centre Zone**, including:

    a. Paekākāriki;
    b. Raumati South;
    c. Kena Kena;
    d. Meadows Precinct;
    e. Te Moana Road;
    f. Mazengarb Road;
    g. Waikanae North Development Zone Precinct 6 — Mixed Use; and
    h. Ngārara Zone - Waimeha *Neighbourhood Development Area*;

4. **Hospital Zone**;

5. **General Industrial Zone**, including:

    a. Ōtaki South Precinct; and

6. **Airport Zone**, including:

    a. Airport Core Precinct;
    b. Airport Mixed Use Precinct;
    c. Airport Buffer Precinct; and
    d. *Aviation Heritage* Precinct.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values; and
- DO-O14 - Access and Transport.

DO-O1	Tangata Whenua
To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).	

DO-O3	Development Management	**Amended** 01 Sep 23 PC2
To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering: 1. urban areas which maximise the efficient end use of energy and integration with infrastructure; 2. a variety of living and working areas in a manner which reinforces the function and vitality of centres; 3. an urban environment that enables more people to live in, and more businesses and		

community services to be located in, parts of the urban environment:

a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
b. that are well serviced by existing or planned public or active transport; or
c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

Provisions in other chapters of the Plan may also be relevant.

Policies

HOSZ-P1	Hospital Zone and Precinct B of the Metropolitan Centre Zone

Subdivision, use and *development* in the Hospital Zone and *Precinct B* of the *Metropolitan Centre Zone*, will provide for community, civic, cultural, education, health and recreation uses, facilities and services which serve the local community and District. The Hospital Zone will have a civic focus and will provide for a network of facilities which meet the needs of the community now, and into the future.

Subdivision, use and *development* in the Hospital Zone and *Precinct B* of the *Metropolitan Centre Zone* will be undertaken in accordance with the following principles:

1. *retail* and *commercial activities* (excluding *industrial activities*) will only be provided for where they are limited in scale and are *ancillary* to community, civic, cultural, education, health or recreation uses;
2. the co-location, sharing and efficient use of facilities and associated *infrastructure* will be supported;
3. design will be high quality and contribute to a high level of amenity;
4. *development* and landmarks will be appropriate to and reflect the natural, cultural and historical identity of the District;
5. public spaces will provide places where people can safely meet, play and interact;
6. viewshafts of key landforms, including remnant dunes and Kāpiti Island, will be maintained and framed by streets and *buildings* (excluding *minor buildings*);
7. *buildings* (excluding *minor buildings*) will have *active frontages*, including frequent entrances and windows and architectural details, which are appropriate to the use of the *building*;
8. streets and *development* will be designed at a high quality pedestrian scale to create a slow street traffic environment;
9. public spaces will provide for the clear and easy movement of people;
10. *development* will be undertaken in accordance with the Crime Prevention Through Environmental Design Guidelines in Appendix 6;
11. access through and around facilities, *buildings* and public spaces will be clear and convenient for all visitors and workers; and
12. universal design principles will be adopted in *buildings* (excluding *minor buildings*), *infrastructure* and streets.

HOSZ-P2	Activities in the Working Zones

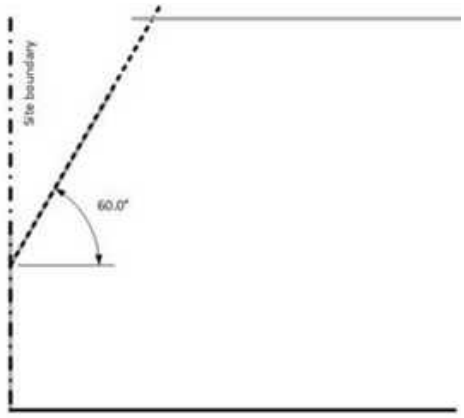
Business activities are the primary *land* use and function of the *Working Zones*. The location, scale, size and design of *subdivision*, use and *development* in the *Working Zones* will be undertaken with regard to the following principles:

1. local and on-site *amenity values* are maintained and enhanced;
2. local built identity and character values are retained;
3. connectivity and access within and to the *Working Zones* is enhanced;

4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the surrounding *environment*;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

Rules

HOSZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.	
Permitted Activity	**Standards** 1. Hours of operation for any *activity* adjoining or facing the *Residential Zones* shall be limited to between 7.00am and 11.00pm, 7 days a week. 2. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the *boundary* of the *site* on which it is occurring. 3. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the *boundary* of any adjoining Rural or *Residential Zone*. 4. *Sites* must be maintained so that they are clear of all rubbish, except *waste* materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and *waste* material) must be stored in a neat and tidy manner. 5. Activities adjoining the *Residential Zones* and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or *trees* of an equivalent *height*.	
HOSZ-R2	Any activity which is not specified as a *permitted, controlled, restricted discretionary, discretionary,* or *non-complying activity* in the rules in this chapter.	
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.	
HOSZ-R3	*Community facilities* including civic offices, community centres, community libraries, displays of information to the public, courthouses, and public toilets*, educational facilities* including work skills training centres and facilities for the care of children under the age of five (such as daycare facilities)*,* performing arts facilities and health facilities. Excludes: • land and buildings used by members of the community for recreation and sport.	
Permitted Activity	**Standards**	
HOSZ-R4	*Recreation* and cultural activities.	
Permitted Activity	**Standards**	
HOSZ-R5	*Retail activities.*	
Permitted Activity	**Standards** 1. *Retail activities*, excluding *licensed premises*, must be *ancillary* to the permitted or consented activity on the *site* and have a maximum *retail floor space* of 50m^2. 2. *Food and beverage outlets,* excluding *licensed premises,* shall be permitted.	
HOSZ-R6	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures.*	**Amended** 01 Sep 23 PC2

	Excludes: • New *minor buildings* and additions and alterations to existing *minor buildings*. *Height measurement criteria*, and *measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** *Height* 1. *Buildings* and *structures* must not exceed 12 metres in *height*. *Measurement criteria:* *Height* must be measured using the *height measurement criteria*. *Height in relation to boundary* 2. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 8 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram. Where the *boundary* forms part of a legal right of way, *entrance strip*, *access site*, or pedestrian access way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access site*, or pedestrian access way.  **HOSZ-Diagram 1** – *Height in relation to boundary* This standard does not apply to any of the following: a. a *boundary* with a *road*; b. a *boundary* between a *site* in the Hospital Zone, and a *site* in any of the following *zones*: i. The Hospital Zone; ii. Any *centres zone*; iii. The Mixed Use *Zone*; iv. The *General Industrial Zone*; c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials.* Other standards 3. Any *building* or *structure* which is setback 2 or more metres from the *road boundary* must provide (or, in respect of existing *trees*, retain) at least one specimen *tree* capable of growing to 5 metres in *height* within 10 years of

	planting for every 10 metres of *site* frontage. Any *landscaping* provided in accordance with this standard must be included in the *landscaping car park* requirement. 4. All *buildings*, other than temporary or accessory storage *buildings*, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux. 5. *Buildings* shall be sited a minimum of 4 metres from the *boundary* of the *Residential Zones*. 6. *Buildings* and *structures* shall have a maximum *building coverage* of 75%. *Measurement Criteria*: When measuring *building coverage*, include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. When measuring *building coverage*, exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor building* 7. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the *building* entrances and between *building* entrances.
HOSZ-R7	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.

Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
HOSZ-R8	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* where one or more of the *permitted activity* standards are not met. Excludes: • New *minor buildings* and additions and alterations to existing *minor buildings*.	**Amended** 01 Sep 23 PC2

	Measurement criteria apply to activities under this rule. **Notification** Public notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards: • Standards 2 or 5 under rule HOSZ-R6.	
Restricted Discretionary Activity	**Standards** *Height* 1. *Buildings* and *structures must* not exceed 21 metres in *height*. *Measurement criteria:* *Height* must be measured using the *height measurement criteria.*	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, *historic heritage,* streetscape and stream *effects*. 4. The relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, *Council's Land Development Minimum Requirements*, and the Centres Design Guide in Appendix 25. 5. *Effects*

		on landform and landscape. 6. Traffic and transport *effects*.
HOSZ-R9	*Development* which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The amount of *development* proposed must not exceed or proceed earlier than the stipulations in the guideline.	**Matters of Discretion** 1. The scale of biodiversity, energy or water quality benefits created by the proposal. 2. Layout, size, design and location of proposed *buildings* (excluding *minor buildings*). 3. Visual, character and amenity *effects*. 4. Ecological or biodiversity *effects*. 5. Traffic and transport *effects*. 6. Proposed mitigation, remediation or ongoing management measures. 7. *Effect* on *natural character*

		values. 8. Cumulative *effects*. 9. The relevant matters in the Centres Design Guide in Appendix 25.
HOSZ-R10	Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.	
Discretionary Activity		
HOSZ-R11	*Residential activities* (excluding *visitor accommodation* which is not *temporary residential rental accommodation*).	
Discretionary Activity		
HOSZ-R12	*Offensive odour*s detected at any *boundary* adjoining the *Residential Zones*.	
Non-complying Activity		
HOSZ-R13	*Offensive trades*.	
Non-Complying Activity		
HOSZ-R14	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* which exceed 21 metres in *height.* *Height measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2
Non-Complying Activity		
HOSZ-R15	*Retail activities* that exceed one or more of the *permitted activity* standards.	
Non-Complying Activity		
HOSZ-R16	Off-license premises and on-license premises.	
Non-Complying Activity		
HOSZ-R17	*Commercial activities.*	
Non-Complying Activity		
HOSZ-R18	*Industrial activities*.	

Non-Complying Activity	