HOSZ — Hospital Zone

The Hospital Zone applies to a collection of adjoining sites in the Boulcott/Epuni area.

The zone primarily provides for the operation and development of hospitals and other health care facilities as well as activities that support these facilities.

Built development within the zone is primarily the development necessary to support the hospitals and health care facilities.

While the policies and rules of this chapter primarily implement the objectives for the Hospital Zone, they also contribute to implementation of objectives for adjoining zones, particularly with regard to effects of buildings on sites within adjoining residential zones.

While this chapter includes the core objectives, policies, and rules that apply to the Hospital Zone, other district-wide chapters of the District Plan set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

HOSZ-O1	Purpose of the zone
The Hospital Zone contributes to well-functioning urban environments by providing for essential health care services for the people of Lower Hutt and the Wellington Region, including services for a changing population.	
HOSZ-O2	**Activities in the zone**
The Hospital Zone: 1. Predominantly provides for health care activities, and 2. Provides for other activities that: a. Are compatible with the purpose and the planned character of the zone, b. Are an efficient use of the land, and c. Support the health and wellbeing of people and communities in the surrounding area.	
HOSZ-O3	**Planned urban environment of the zone**
The planned urban environment of the Hospital Zone is characterised by development that: 1. Includes buildings of a sufficient scale to accommodate health care facilities, including hospitals, and ancillary activities, 2. Includes open space and landscaped areas, to provide outdoor amenity for patients, staff, and visitors, and 3. Is safe, attractive and accessible.	
HOSZ-O4	**Adverse effects**
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

Policies

HOSZ-P1	Enabled activities
Enable the operation and development of health care activities and emergency service facilities within the Hospital Zone.	
HOSZ-P2	**Potentially incompatible activities**
1. Only allow non-health care related activities in the Hospital Zone that: a. Do not compromise the operation and development of health care activities in the Hospital Zone, b. Promote the efficient use of land, c. Are designed and managed to be consistent with planned urban environment of the Hospital Zone and surrounding zones, and d. Support the social, economic and cultural well-being of the surrounding community. 2. Activities may be incompatible if they: a. Compromise the operation and development of health care activities in the Hospital Zone, or b. Do not fit the purpose and character of the zone and detract from the Hospital Zone's ability to meet that purpose and character, or c. Use land less efficiently than the expected uses in the zone, or	

d. Create significant adverse effects, including reverse sensitivity effects, on activities enabled in the zone.

3. Potentially incompatible activities include:
    a. Commercial activities,
    b. Residential activities,
    c. Visitor accommodation,
    d. Educational facilities,
    e. Community facilities, and
    f. Carparking areas.

HOSZ-P3	Incompatible activities

1. Avoid activities that are incompatible with the purpose and planned character of the Hospital Zone.
2. Likely incompatible activities include:
    a. Heavy industrial activities, and
    b. Rural activities.

HOSZ-P4	Built development

Manage the effects of built development in the Hospital Zone on on-site amenity and amenity of adjoining residential and open space sites by controlling height, bulk and form of development and requiring sufficient setbacks.

HOSZ-P5	Urban design outcomes

Built development is managed to achieve the following outcomes:

1. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
2. Land is used efficiently.
3. Safe and legible urban environment is created by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Enabling passive surveillance over public and communal spaces,
    c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    d. Avoiding wasted space or space of unclear function, and
    e. Integrating other CPTED measures at a scale appropriate for the site.
4. On-site landscaping:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site,
    c. Improves outlooks from dwellings and softens hard built surfaces, and
    d. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Vehicle parking areas, loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, comfort, dignity, and amenity.
6. Where residential activities are provided on-site:
    a. Ensure adequate privacy for activities sensitive to privacy intrusion on the site and on adjacent sites,
    b. Ensure adequate access to daylight for residential activities on the site and on adjacent residential zone sites,
    c. Ensure residential units have adequate outlook from habitable rooms, and
    d. Ensure residential units have access to outdoor living spaces that:
        i. Are located and oriented to ensure good access to sunlight, or
        ii. Are of a functional size and configuration, or
        iii. Provide screening or landscaping to contribute to privacy, or
        iv. Alternatively, public open space is located nearby that is accessible and functional for residents.

Note:
The council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

HOSZ-P6	Open space and landscaping

Encourage built development and activities in the Hospital Zone to provide for open space and landscaped areas that contribute to the amenity of the site and surrounding area.

HOSZ-P7	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:

1. Ensuring carparking, outdoor work, storage, and loading areas are screened from level view from Residential Zones, Mixed Use Zones and the Sport and Recreation Zone, and

2. Restricting servicing hours near boundaries with Residential Zones and Mixed Use Zones.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Buildings and structures

HOSZ-R1	**Repair and maintenance of buildings and structures**
1. **Activity status:** Permitted	
HOSZ-R2	**Demolition or removal of buildings and structures**
1. **Activity status:** Permitted	
HOSZ-R3	**Construction of new buildings and structures and alterations to existing buildings and structures**
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. HOSZ-S1: Building coverage, ii. HOSZ-S2: Building height, iii. HOSZ-S3: Height in relation to boundary, iv. HOSZ-S4: Setbacks, and v. HOSZ-S5: Landscaped area.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with HOSZ-R3.1. **Matters of discretion are restricted to:** 1. The matters in HOSZ-P5: Urban design outcomes. 2. The matters of discretion in any standards not met. 3. Any positive effects that can only be achieved through non-compliance with HOSZ-R3.1. Public notification is precluded for applications under this rule if the non-compliance with HOSZ-R3.1 is limited to non-compliance with HOSZ-S3: Height in relation to boundary.	

Land use activities

HOSZ-R4	**Health care activities**
1. **Activity status:** Permitted	
HOSZ-R5	**Emergency service facilities**
1. **Activity status:** Permitted	
HOSZ-R6	**Commercial activities** **This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.**
1. **Activity status:** Discretionary	
HOSZ-R7	**Residential activities**
1. **Activity status:** Discretionary	
HOSZ-R8	**Visitor accommodation**
1. **Activity status:** Discretionary	
HOSZ-R9	**Educational facilities** **This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.**
1. **Activity status:** Discretionary	

HOSZ-R10	Community facilities This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4.

1. **Activity status:** Discretionary

HOSZ-R11	Carparking areas

1. **Activity status:** Permitted

   Where:
   a. The carparking area is ancillary to health care activities or emergency service facilities.
   b. Compliance is achieved with:
      i. HOSZ-S5: Landscaped area,
      ii. HOSZ-S6: Screening, and
      iii. HOSZ-S7: Landscaping for carparking areas.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HOSZ-R11.1a.

   Matters of discretion are restricted to:
   1. The compatibility of the activity with the operation and development of health care activities in the Hospital Zone.
   2. The efficiency of the use of land.
   3. Any positive effects that can only be achieved through non-compliance with HOSZ-R11.1a.

3. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HOSZ-R11.1b.

   Matters of discretion are restricted to:
   1. The matters in HOSZ-P5: Urban design outcomes.
   2. The matters of discretion in any standards not met.
   3. Any positive effects that can only be achieved through non-compliance with HOSZ-R11.1b.

HOSZ-R12	Activities not otherwise provided for This rule does not apply to activities ancillary to Health care activities, provided for under HOSZ-R4

1. **Activity status:** Non-complying

General rules

HOSZ-R13	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. HOSZ-S5: Landscaped area, and
      ii. HOSZ-S6: Screening.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HOSZ-R13.1.

   Matters of discretion are restricted to:
   1. The matters in HOSZ-P5: Urban design outcomes.
   2. The matters of discretion in any standards not met.
   3. Any positive effects that can only be achieved through non-compliance with the rule.

HOSZ-R14	Servicing

1. **Activity status:** Permitted

   Where:
   a. The servicing is not within 40 metres of a site in a Residential Zone or Mixed Use Zone, or
   b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with HOSZ-R14.1.

Matters of discretion are restricted to:
1. The night-time amenity of activities sensitive to light and activities sensitive to noise in the surrounding area in the Residential Zones or Mixed Use Zone.
2. Any positive effects that can only be achieved through non-compliance with the rule.

Public notification is precluded for applications under this rule.

Standards

HOSZ-S1	Building coverage

1. Building and structure coverage must not exceed 50%.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance and privacy.
2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S2	Building height

1. Buildings and structures must not exceed a maximum height above ground level of 22m.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S3	Height in relation to boundary

1. All buildings and structures shall be contained within a 4m + 60º height in relation to boundary plane from all side and rear boundaries as shown in the diagram HOSZ-Figure 1.
2. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. Standard HOSZ-S3 does not apply to:
    a. A boundary with a road,
    b. Existing or proposed internal boundaries within a site,
    c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,
    d. Boundaries adjoining a Mixed Use Zone,
    e. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
    f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S4	Setbacks

1. Buildings and structures must be set back at least 1m from all side boundaries and rear boundaries.
2. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
3. This standard does not apply to boundary fences of no more than 2m in height above ground level.
4. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S5	Landscaped area

1. A minimum of 20% of a developed site shall be landscaped with grass or plants.
2. Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S6	Screening

1. All outdoor carparking areas must be screened from any adjoining site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.
2. All outdoor storage and work areas are screened from any adjoining site or opposite site in a Sport and Recreation Zone, Residential Zone or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of adjoining sites or opposite sites in Residential Zones, the Sport and Recreation Zone and Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-S7	Landscaping for carparking areas

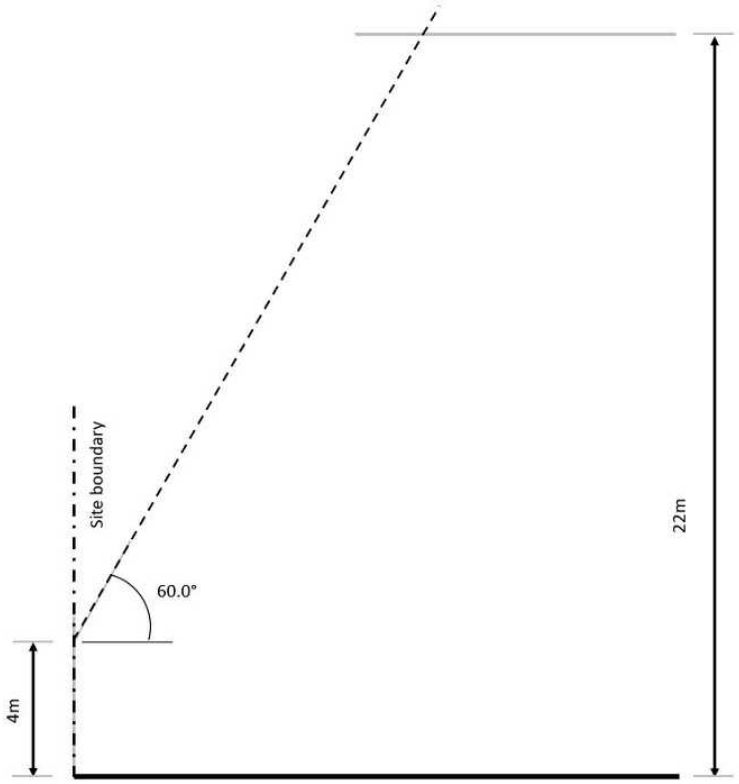
1. Outdoor carparking areas must be landscaped in grass or plants for a minimum 5% of the carparking area, and:
    a. Must not be located between the frontage of buildings and the street, or
    b. Must be separated from the frontage by a landscape strip with a minimum 1m depth and planted with specimens with a minimum 0.5m height at the time of planting and a minimum mature height of 1.0m.

Landscaped areas include the area beneath the canopy of trees regardless of the ground treatment below them.

Matters of discretion if the standard is breached:

1. Effects on character and amenity values of the site and adjoining sites in Residential Zones, the Sport and Recreation Zone and the Mixed Use Zone.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping or alternative methods of screening.
3. Whether site constraints make compliance with the standard impractical.

HOSZ-Figure 1	Height in relation to boundary plane


Site boundary
60.0°
4m
22m