

PART 7

SPECIAL PURPOSE ACTIVITY ZONES

HOSPITALS AND HEALTHCARE COMPLEXES AND EDUCATIONAL FACILITIES

7.1 INTRODUCTION

This part of the District Plan contains provisions relating to community orientated facilities and infrastructure which are of fundamental importance to the welfare of the people of the District and the overall quality of life. The Special Purpose Activity Zones provide for a range of specialised facilities while having regard to the maintenance and enhancement of environmental quality.

7.2 OVERVIEW

The Zones recognise that the District Plan must take into account the social and cultural interests of people and communities. The well-being, health and safety of people can be promoted by encouraging the provision of facilities, services and infrastructure for the community.

Such facilities may be large-scale, land extensive, complex or of particular community value. These facilities therefore require special measures to permit their maintenance management and development in a way that avoids or mitigates adverse affects on the environment.

7.3 RESOURCE MANAGEMENT ISSUES

- The need to secure and maintain through special measures the sustainable management of certain community facilities and infrastructure.
- The effective and efficient use of land zoned for Special Purpose Activities.
- The provision of adequate opportunity for change or redevelopment of these community assets while securing the maintenance of environmental quality.

7.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for these Zones is:

- to provide for a range of community facilities and infrastructure
- to enable the continuing development of large land extensive facilities which cater for a range of activities related to their dominant function.
- to use development controls designed to secure the amenity of adjacent residential areas.
- to enable further consolidation on these sites where this does not adversely affect the environmental quality.

7.5 OUTCOMES

The purpose of this strategy is to ensure that these activities which have a particular community value are sustained and managed in a way that avoids or mitigates adverse effects on the environment.

7.6 OBJECTIVES AND POLICIES

Objective

7.6.1 *To provide for large-scale community facilities and infrastructure while ensuring that environmental quality is maintained.*

Policies

7.6.1.1 To apply a Special Purpose Activity Zone to identified community facilities and infrastructure.

7.6.1.2 To implement the redevelopment of facilities in the Zones which is compatible with the surrounding environment.

7.7 EXPLANATION

It is important to the community wellbeing that existing valued community resources are preserved for future use and development.

The purpose of the above objective and policies is to enable the change or development of the District's healthcare complexes and educational facilities while ensuring that proper consideration of the effects of such development is undertaken.

7.8 RANGE OF ZONES

Special Purpose 1 Zone

This Zone applies to hospitals and healthcare complexes.

Special Purpose 2 Zone

This Zone applies to educational facilities in the District.

7.9 SPECIAL PURPOSE 1 ZONE HEALTHCARE SERVICES

7.9.1 INTRODUCTION

This part of the District Plan makes provision for the District's health institutions which provide important health services in the community.

7.9.2 OVERVIEW

This Zone covers two sites: the Obstetric Hospital, 2-4 Clevedon Road (Lots 3 & 4 DP 17046) and Campbell Lodge at 5-19 Great South Road (Lot 1 DP 132167).

The Zone recognises the community asset provided by the hospital or complex and the range of healthcare activities and related functions which are considered appropriate for the particular facility. These may include medical training facilities, servicing activities and staff accommodation.

The Zone aims to provide flexibility for the continued use and development of these sites so that the community asset provided by the healthcare complex can be managed in a sustainable manner.

7.9.3 RESOURCE MANAGEMENT ISSUES

- The need to secure and maintain, through special measures, the sustainable management of land intensive public health facilities and infrastructure that represent significant investment in terms of scale of development and specialised activities.
- The need to provide an effective and efficient process which enables the change and development of these community assets while securing the maintenance of environmental quality.

7.9.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Special Purpose 1 Zone is:

- to provide for a wide range of healthcare services, subject to controls on environmental effects.
- to provide flexibility for the continued use and development of these sites so that the community asset provided by the hospital or complex can be managed in a sustainable manner.

7.9.5 OUTCOMES

The purpose of this strategy is to provide for the use and development of the Papakura District's healthcare services which are particularly valuable to the community, while ensuring that any adverse effects on the environment and on the amenity of adjoining properties of such development are avoided, reduced or mitigated.

OBJECTIVES AND POLICIES

Objective

7.9.5.1 *To provide for the use and development of healthcare services.*

Policies

7.9.6.1.1 By applying a special zoning which facilitates the orderly and integrated use and development of hospital sites and healthcare facilities.

7.9.6.1.2 By providing for an appropriate range of activities and support services in keeping with these sites' function and operation as medical facilities.

Objective

7.9.6.2 *To ensure that hospital and healthcare activities do not have an adverse effect on the environment or the amenity of an area.*

Policies

7.9.6.2.1 To limit the height of structures.

7.9.6.2.2 To require the provision of yards.

7.9.6.2.3 To control the amount of building coverage on any one site.

7.9.6.2.4 To set glare standards on all activities.

7.9.6.2.5 By requiring that any new facility provides adequate on-site parking and ensures appropriate measures are taken so that the capacity and safety of the adjoining road network is not detrimentally affected.

7.9.6 EXPLANATION

The objectives and policies are designed to enable the protection and development of healthcare services and activities in the District. The activities on the sites may be developed in a way which will provide for a range of facilities while having regard to the maintenance and enhancement of environmental amenity of adjacent areas.

7.9.8 RULES

7.9.8.1 Permitted Activities

The following activities shall be regarded as Permitted Activities in the Zone where they comply with the Rules set out below.

Any land or building used for the provision of healthcare services.

Residential Accommodation associated with the primary use of the site

Administration Facilities and Ancillary Activities associated with the primary use of the site

Carparking Areas or Buildings

1. *Bulk and Location*

Maximum height:	9 metres
Height in relation to boundary	No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, provided that the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken.
Front yards:	
arterial/principal roads	10 metres
all other roads	3 metres
Other Yards	3 metres
Coastal Protection Yards	25 metres from Mean High Water Spring Tide
Site coverage:	40%
Private open space (Residential units only)	75m ² not including yards and no less than 45% to be north facing
Service court (Residential units only)	15m ²

2. *Carparking*

As for Hospitals and other residential medical facilities (refer to Schedule 15).

3. *Glare*

- (a) Any operation of activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.
- (c) All reticulation to the poles be underground and that all wiring and control equipment be completely enclosed.
- (d) Light rays do not create a hazard to motorists.

- (e) The use of exterior light fittings shall be restricted to 0900 hrs to 2200 hrs daily except that this requirement may be relaxed by the Council for special national or international events.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (a) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45 dBA
Sunday	0800 – 1200 hours	45 dBA
At all other times including Sundays and public holidays		40 dBA

- (b) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (c) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 or any subsequent legislation replacing this Act to control any noise which has become an objectionable element or nuisance.

7.10 SPECIAL PURPOSE 2 ZONE – EDUCATIONAL FACILITIES

7.10.1 INTRODUCTION

The Special Purpose 2 Zone applies to educational facilities in the District.

7.10.2 OVERVIEW

The Zone acknowledges the community value of educational facilities in the District. It also recognises that these facilities are an additional community asset, particularly with regard to the opportunities they present, as a location for a range of community uses not necessarily associated with their primary educational function.

In order to encourage the sustainable management of the District's educational facilities, a range of activities which may provide a benefit to the wider community is provided for in the Zone. However, the use of these facilities for education purposes remains one of the primary objectives of the Zone, as does the need to avoid or mitigate any adverse effects on the environment.

7.10.3 RESOURCE MANAGEMENT ISSUES

- The need to secure and maintain, through special measures, the sustainable management of educational facilities that are land extensive and represent significant investment in terms of scale of development and provision of facilities.
- The need to provide an effective and efficient process which enables the change and development of facilities while securing the maintenance of environmental quality.

7.10.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Special Purpose Zone (Educational Facilities) is:

- to provide for educational activities, subject to controls on environmental effects.
- to provide flexibility for the continued use and development of these activities so that the educational facility can be managed in a sustainable manner.
- to provide an appropriate complementary underlying zoning where sites are subject to designation by way of requirement.

7.10.5 OUTCOMES

The purpose of this strategy is to provide for and encourage the continued use and development of educational facilities which provide a valuable asset to the community, while ensuring that any adverse effects of such activities on the environment and on the amenity of adjoining areas such as noise, parking or traffic problems are reduced, avoided or mitigated.

7.10.6 OBJECTIVES AND POLICIES

Objective

7.10.6.1 *To provide for educational facilities while ensuring that any adverse effects are avoided or mitigated.*

Policies

7.10.6.1.1 To apply a special zoning which facilitates the orderly and integrated use and development of large sites by educational facilities while providing flexibility in development controls.

7.10.6.1.2 To provide for a range of ancillary activities associated with educational facilities.

7.10.6.1.3 To limit activity and development to an intensity compatible with the surrounding environment.

7.10.6.1.4 To limit the height of structures.

7.10.6.1.5 To require the provision of yards.

7.10.6.1.6 To control the amount of building coverage on any one site.

7.10.6.1.7 To require that any new facility provides adequate on-site parking and to ensure that appropriate measures are taken so that the capacity and safety of the adjoining road network is not detrimentally affected.

7.10.7 EXPLANATION

The objectives and policies are designed to enable the protection and further development of educational facilities in the District. The activities on the sites may be developed in a way which will provide for a range of facilities while having regard to the retention and enhancement of the amenity of adjacent areas.

7.10.8 RULES

7.10.8.1 Permitted Activities

The following activities shall be regarded as Permitted Activities in the Zone where they comply with the Rules set out below.

Any land or building used for educational facilities

Residential accommodation

Organised sports and recreation and associated grounds and playing fields.
Administration facilities and ancillary activities associated with the primary use of the site.

Carparking areas

1. *Bulk and Location*

Maximum height	9 metres
Height in Relation to Boundary	No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, provided that the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken.
Front yards:	
arterial/principal roads	10 metres
all other roads	3 metres
Other yards	3 metres
Coastal Protection Yards	25 metres from Mean High Water Spring Tide
Site coverage	40%
Private open space (Residential Units only)	75m ² not including yards and no less than 45% to be north facing
Service court (Residential Units only)	15m ²

2. *Carparking*

As for Educational Facilities (*refer to Schedule 15 in Part 15 of Section Three*)

3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these than they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.
- (c) All reticulation to the poles be underground and that all wiring and control equipment be completely enclosed.
- (d) Light rays do not create a hazard to motorists.
- (e) The use of exterior light fittings shall be restricted to 0900 hrs to 2200 hrs daily except that this requirement may be relaxed by the Council for special national or international events.

4. Noise

The following noise controls apply to limit the effect of any noise generated.

- (a) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

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Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

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