

H25. Special Purpose – Healthcare Facility and Hospital Zone

H25.1. Zone description

The Special Purpose – Healthcare Facility and Hospital Zone applies to several of Auckland's hospitals and healthcare facilities. These are generally large, land-extensive facilities with a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.

The zone enables a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.

H25.2. Objectives

- (1) The efficient operation and development of hospitals and healthcare facilities to support the community's healthcare needs is enabled.
- (2) A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.
- (3) The adverse effects of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities on adjacent areas are avoided, remedied or mitigated.

H25.3. Policies

- (1) Enable a range of hospital and healthcare facilities to meet the health and well-being needs of the community.
- (2) Enable for a range of non-healthcare activities provided they:
 - (a) do not compromise the efficient use of the zone for hospital and healthcare activities; and
 - (b) avoid, remedy or mitigate significant adverse effects, including traffic effects.
- (3) Minimise the effects of supporting activities and services on the amenity values of the adjacent land.
- (4) Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations, where it:
 - (a) enables the efficient operation of the hospital or healthcare facility; and
 - (b) can be accommodated without significant adverse effects on adjacent properties.

(6) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.

(7) Encourage new buildings to be designed to provide a high standard of amenity and safety.

H25.4. Activity table

Table H25.4.1 specifies the activity status of land use and development activities in the Special Purpose - Healthcare Facility and Hospital Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H25.4.1 Activity Table

Activity		Activity status
Use		
Accommodation		
(A1)	Boarding houses	RD
(A2)	Visitor accommodation	RD
(A3)	Dwellings accessory to healthcare facilities	P
(A4)	Supported residential care	P
(A5)	Dwellings not specified above	D
(A6)	Retirement villages	D
Community		
(A7)	Care centres	P
(A8)	Community facilities	P
(A9)	Education facilities	P
(A10)	Healthcare facilities	P
(A11)	Hospitals	P
(A12)	Informal recreation and leisure	P
(A13)	Organised sport and recreation	P
(A14)	Information facilities	P
(A15)	Public amenities	P
(A16)	Artworks	P
(A17)	Tertiary education facilities accessory to healthcare	P
Development		
(A18)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A19)	Conversion of buildings or part of buildings to dwellings	D
(A20)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone	RD

(A21)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
(A22)	New buildings, or additions to existing buildings that increase the building footprint by more than 20 per cent, at Brightside Hospital	C
(A23)	New buildings, or additions to existing buildings, or removal of retained trees or retained stone walls, within Landscape Areas 1 and 2 on Plan H25.6.1.2, at Brightside Hospital	NC

H25.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.;and
 - (c) new buildings, or additions to existing buildings that increase the building footprint by more than 20 per cent, at Brightside Hospital.
- (2) Any application for resource consent for an activity listed in Table H25.4.1 Activity table and which is not listed in H25.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H25.6. Standards

All activities listed as a permitted, controlled or restricted discretionary activity in Table H25.4.1 Activity table must comply with the following standards.

Where a healthcare facility comprises multiple adjoining sites zoned Special Purpose – Healthcare Facility and Hospital Zone, the sites will be treated as a single site for the purposes of applying the following standards.

H25.6.1. Building height

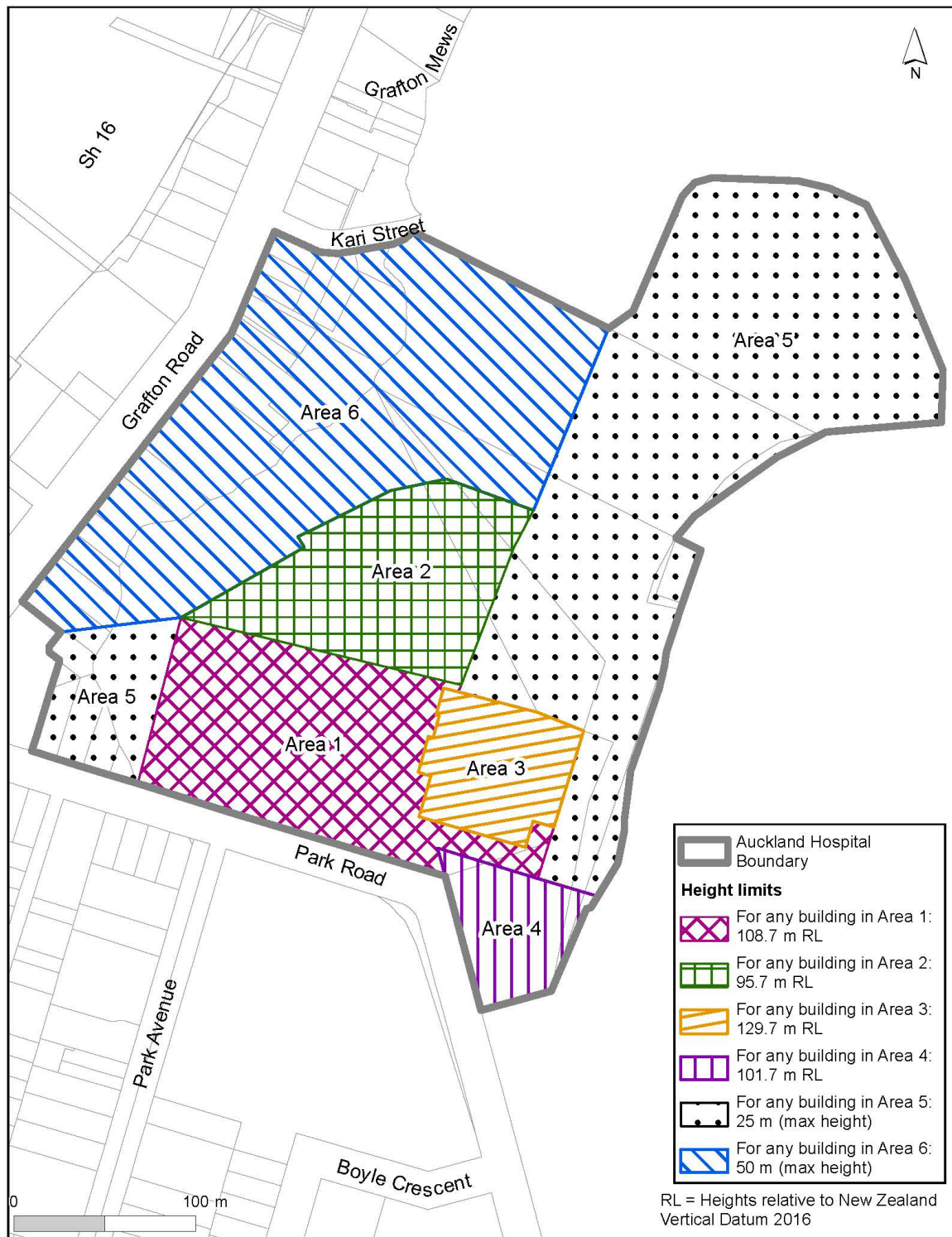
- (1) Buildings heights are specified in Table H25.6.1.1 Building heights and Figure H25.6.1.1 Auckland Hospital permitted building heights.

Table H25.6.1.1: Building heights

Site area	Permitted activity standard	Restricted discretionary activity standard	Discretionary activity standard
Sites with a total site area up to 4ha	Up to 16m	Between 16m and up to 25m	Greater than 25m
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
Sites with a total site area greater than 4ha	Up to 26m	Between 26m and up to 35m	Greater than 35m
Sites subject to the Height Variation Control	Up to the height specified on the Height Variation Control	Infringements to the Height Variation Control and up to 35m	Infringements to the Height Variation Control and greater than 35m
Auckland Hospital buildings	Up to the height specified in Figure H25.6.1.1	Buildings infringing the height specified in Figure H25.6.2.1 and up to 35m	Buildings infringing the height specified in Figure H25.6.1.1 and greater than 35m
Brightside Hospital buildings	Up to the height specified in Figure H25.6.1.2	Area 1 - N/A Area 2 – Buildings infringing the height specified in Figure H25.6.1.2 and up to 21m	Area 1 - Buildings infringing the height specified in Figure H25.6.1.2 Area 2 – Buildings infringing the height specified in Figure H25.6.1.2 and greater than 21m

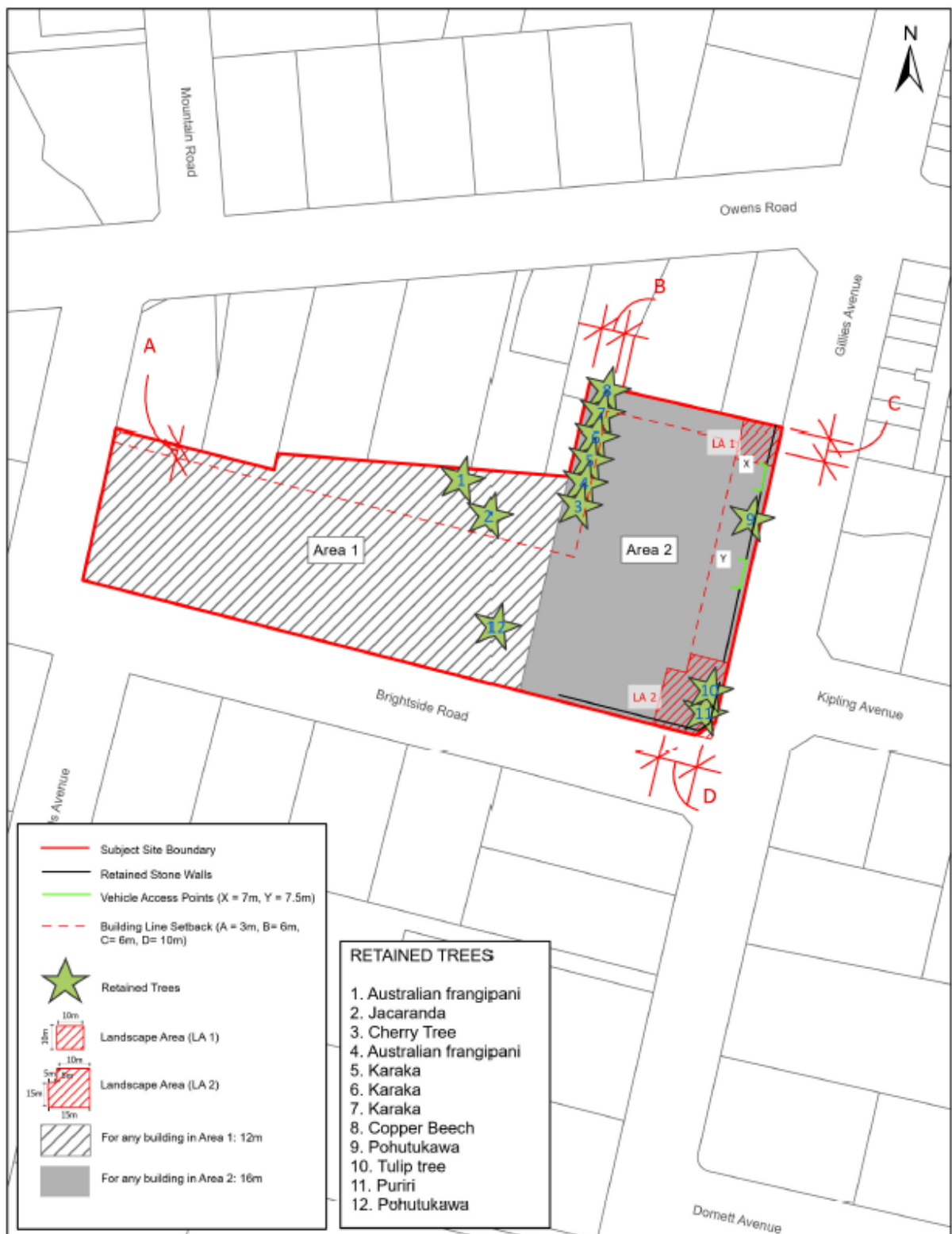
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Figure H25.6.1.1 Auckland Hospital permitted building heights



(2) The building heights in Figure H25.6.1.1 Auckland Hospital permitted building heights for Areas 1 to 4 are measured using Reduced Levels (RL in terms of NZVD2016). Areas 5 and 6 are measured as per the Plan definition of height.

Figure H25.6.1.2 Brightside Hospital Plan



- (3) The permitted building heights in Figure H25.6.1.2 Brightside Hospital Plan for Areas 1 and 2 are measured as per the Plan definition of height.

Purpose of the Brightside Hospital building height limits: to manage adverse effects of building dominance on the amenity of adjacent residential properties.

H25.6.2. Height in relation to boundary

- (1) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Special Purpose - Healthcare Facility and Hospital Zone boundary.
- (2) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone that does not specify a height in relation to boundary standard, the yard and/or setback standard in the adjoining zone applies to the adjoining the Special Purpose – Healthcare Facility and Hospital Zone boundary.
- (3) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone adjoins a site in an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the open space zone boundary.

H25.6.3. Yards

- (1) The yards in Table H25.6.3.1 must be provided.

Table H25.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the zone on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side and rear yards - where the site adjoins a site in a residential zone, open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake side yard	20m
Coastal protection yard	25m, or as otherwise specified in Appendix 6

- (2) At Brightside Hospital the 3m front, side and rear yards required by standard H25.6.3.1 (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard. This is to ensure ongoing amenity including visual mitigation for adjacent residential areas.

H25.6.4. Maximum impervious area

- (1) The maximum impervious area must not be greater than 80 per cent.

H25.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or public open space adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Hospital and Healthcare Facility Zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

H25.6.6. Dwellings accessory to a healthcare activity

- (1) Detached dwellings accessory to a healthcare facility must comply with the following Residential – Mixed Housing Suburban Zone standards:
- (a) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11](#);
 - (b) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12](#); and
 - (c) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13](#).
- (2) Attached dwellings accessory to a healthcare facility must comply with the following [Residential – Terrace Housing and Apartment Buildings Zone](#) standards:
- (a) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13](#);
 - (b) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14](#); and
 - (c) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15](#).

H25.6.7. Development in accordance with Brightside Hospital Plan

- (1) To manage adverse effects on adjacent areas including streetscape character and amenity, development at Brightside Hospital must retain the following identified features on Figure H25.6.1.2 Brightside Hospital Plan;
- (a) Retained trees; and
 - (b) Retained stone walls.
- (2) To manage adverse effects of building scale and location on adjacent residential properties, any building at Brightside Hospital must be set back to the building line identified on Figure H25.6.1.2 Brightside Hospital Plan as follows:
- (a) At Point A, new buildings or additions to buildings must be setback 3m from the northern boundary; and

- (b) At Point B, new buildings or additions to buildings must be setback 6m from the western boundary.
 - (c) At Point C, new buildings or additions to buildings must be setback 6m from the northern boundary.
 - (d) At Point D, new buildings or additions to buildings must be setback 10m from the Gillies Avenue boundary.
- (3) To manage adverse effects on streetscape character and amenity, Landscape Areas 1 and 2 as identified on Figure H25.6.1.2 must be retained as landscaped areas.

H25.7. Assessment – controlled activities

H25.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) effects on the privacy of immediate residential neighbours;
- (2) building design and appearance;
- (3) site travel management; and
- (4) effects of visual dominance.

H25.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) For H25.7.1(1):
 - (a) Policy 25.3(4);
- (2) For H25.7.1(2):
 - (a) the extent to which building design and appearance is visually compatible with and complementary to the residential and streetscape character of the surrounding neighbourhood; and
 - (b) Policies 25.3(2)(b), 25.3(3), 25.3(6) and 25.3(7); and
- (3) For H25.7.1(3):
 - (a) the extent to which single use vehicle trips to and from the site are minimised with travel management measures; and
 - (b) Policy 25.3(2)(b).
- (4) For H25.7.1(4):
 - (a) the extent to which design features can be used to break up the bulk of the building and minimise visual dominance by, for example, varying building materials and colours, elevations, and the use of architectural

features and recesses within the design of elevations, without unreasonably compromising the functional requirements of the use of the building.

H25.8. Assessment – restricted discretionary activities

H25.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) Visitor accommodation and boarding houses:
 - (a) effects on adjoining properties, especially residential properties including effects of overshadowing and loss of privacy; and
 - (b) on-site amenity.
- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.
- (4) For building height for Brightside Hospital buildings under H25.6.1 Building height:
 - (a) effects on the privacy of immediate residential neighbours;
 - (b) building design and appearance; and
 - (c) effects of visual dominance.

H25.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) Visitor accommodation and boarding houses:
 - (a) whether the development complies with [H6 Residential - Terrace Housing and Apartment Buildings Zone – Rule H6.6.13](#) or meets the purpose of the standard.

- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.
- (4) For building height for Brightside Hospital buildings under H25.6.1 Building height:
 - (a) For H25.8.1(4)(a):
 - (i) Policy 25.3(4)
 - (b) For H25.8.1(4)(b):
 - (i) The extent to which building design and appearance is visually compatible with and complementary to the residential and streetscape character of the surrounding neighbourhood; and
 - (ii) Policies 25.3(2)(b), 25.3(3), 25.3(6) and 25.3(7); and
 - (c) For H25.8.1(4)(c):
 - (i) the extent to which design features can be used to break up the bulk of the building and minimise visual dominance by, for example,

varying building materials and colours, elevations, and the use of architectural features and recesses within the design of elevations, without unreasonably compromising the functional requirements of the use of the building.

H25.9. Special information requirements

There are no special information requirements in this section.