

The Proposed Auckland Unitary Plan (notified 30 September 2013)

17 Special Purpose - Healthcare Facility zone

1. Activity table

The following table specifies the activity status of activities in the Healthcare Facility zone.

Activity	Activity Status
Any land use activity in the location identified on a concept plan or precinct plan	P
Any activity identified in a concept plan or a precinct plan but not in the location specified on that plan	RD
Accommodation	
Boarding houses	RD
Visitor accommodation	RD
Workers' accommodation	P
Supported residential care	P
Community	
Care centres	P
Community facilities	P
Education facilities	P
Healthcare facilities	P
Hospitals	P
Informal recreation and leisure	P
Organised sport and recreation	P
Information facilities	P
Public amenities	P
Artworks	P
Development	
New buildings located within 10m of a street or public open space	RD
New buildings less than or equal to 500m ² and not within 10m of a street or public open space	P
New buildings greater than 500m ²	RD
Demolition of buildings	P
External alterations and additions to buildings that are located within 10m of a street or public open space	RD
External alterations and additions to buildings that are located more than 10m from a street or public open space	P
Infrastructure	
Parking buildings and structures	RD
Surface parking and associated vehicle access	P

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2. Development controls

2.1 Application of development controls

1. Where a healthcare facility comprises multiple sites but has a common Healthcare Facility zone, the entire zone will be treated as a single site for the purposes of applying the following development controls.

2.2 Concept plan or precinct plan

1. The development controls in a concept plan or precinct plan apply in place of any of the development controls specified below.

2.3 Building height

Table 1

Site area	Permitted height	Height as a restricted discretionary activity	Height as a discretionary activity
Sites with a total site area < 4ha	Up to 16m	Between 16m and 25m	Greater than 25m
Sites with a total site area > 4ha	Up to 26m	Between 26m and 35m	Greater than 35m

2.4 Height in relation to boundary

1. Where a site in the Healthcare Facilities zone directly adjoins a site in another zone, the height in relation to boundary control that applies in the adjoining zone applies to the adjoining Healthcare Facilities zone boundary.
2. Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone applies to the boundary directly adjoining the Healthcare Facilities zone boundary.

2.5 Yards

Table 2

Yard	Dimension
Front	3m
Side and rear - where the site adjoins a site in a residential zone, the Future Urban zone or a public open space	3m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m
Coastal protection yard	25m, or as otherwise specified in appendix 6.7

2.6 Maximum building coverage

1. Maximum building coverage: 60 per cent.

2.7 Maximum impervious area

1. Maximum impervious area: 80 per cent.

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2.8 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 Healthcare Facility zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

3. Assessment - Restricted discretionary activities

3.3.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Any land use activity that is not in accordance with a concept plan or precinct plan
 - a. noise, lighting and hours of operation
 - b. centre vitality
 - c. design of parking and access
 - d. consistency with a concept plan or precinct plan.
2. Visitor accommodation and boarding houses
 - a. noise, lighting and hours of operation
 - b. internal layout and on-site amenity
 - c. consistency with a concept plan or precinct plan.
3. New buildings or alterations and additions to buildings within 10m of a street or public open space and new buildings greater than 500m²
 - a. building design and external appearance
 - b. design of parking and access
 - c. consistency with a concept plan or precinct plan.

3.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Any land use activity that is not in accordance with a concept plan or precinct plan
 - a. Noise, lighting and hours of operation
 - i. Noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. air conditioning plant, and any proposed measures to mitigate noise including:
 - locating noisy activities away from neighbouring residential boundaries
 - screening or other design features
 - the proposed hours of operation.
 - b. Centre vitality
 - i. Accessory activities should:
 - not have a substantial adverse effect upon the amenity values, vitality and functions of nearby metropolitan centres or town centres having regard to the activity's proposed size, composition and characteristics
 - provide a net positive benefit in terms of the convenient access of those who work, live or use services and activities in the zone, to commercial activities and community service.

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- c. Design of parking and access
 - i. Surface car parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth car parking bay.
 - ii. Ventilation and fumes from car parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level.
 - iii. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or access way.
 - iv. Pedestrian access between parking areas, building entrances/lobbies and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety.
 - v. Separate vehicle and pedestrian access should be provided within parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement.
 - vi. Ramps where necessary should be minimal in length and integrated into the design of the building.
 - d. Consistency with a concept plan or precinct plan
 - i. The proposal should generally accord with the outcomes sought in a concept plan or precinct plan.
2. Visitor accommodation and boarding houses
- a. Noise, lighting and hours of operation
 - i. Refer to the assessment criteria in 1(a) above.
 - b. Internal layout and on-site amenity
 - i. Common areas within buildings containing visitor accommodation and boarding houses should be designed to provide equal physical access for people of all ages and abilities. This includes providing corridors and circulation spaces of sufficient dimension and minimising stairs where possible.
 - ii. Visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:
 - any specific internal design elements that facilitate the more efficient use of internal space
 - the relationship of windows or balconies to principal living rooms
 - the provision of larger indoor or outdoor living spaces whether communal or exclusive to the dwelling. This is more important for dwellings that are not self-contained.
 - c. Consistency with a concept plan or precinct plan
 - i. Refer to the assessment criteria in 1(d) above.
3. New buildings or alterations and additions to buildings within 10m of a street or public open space, parking buildings and/or structures and new buildings greater than 500m²:
- a. Building design and external appearance

Contributing to sense of place

- i. The design of buildings should contribute to the local streetscape and sense of place by responding to the future planned character of the surrounding area and significant natural landforms and landscape features.

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Visual interest and variation in building form

- i. Buildings should be designed to:
 - avoid long, unrelieved frontages and excessive bulk and scale when viewed from streets and public open spaces
 - visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area
 - differentiate ground, middle and upper level.
- ii. Techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation.
- iii. Blank walls should be avoided on all levels of building frontages to streets and public open spaces.
- iv. Side or rear walls without windows or access points should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.
- v. Buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces.
- vi. Roof profiles should be designed as part of the overall building form. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.
- vii. Servicing elements should be integrated into the facade design as far as practicable.
- viii. Where provided, signage should be designed as an integrated part of the building facade.

Creating a positive frontage

- ix. Buildings that front streets should positively contribute to the public realm and pedestrian safety.
 - x. Activities that engage and activate streets and public spaces are encouraged at ground and first floor levels.
- b. Design of parking and access
 - i. Refer to the assessment criteria in 1(c) above.
 - c. Consistency with a concept plan or precinct plan
 - i. Refer to the assessment criteria in 1(d) above.

4. Assessment - Development control infringements

4.1 Matters of discretion

In addition to the general matters of discretion in [clause 2.3](#) of the general provisions, the council will restrict its discretion to the matters below for the listed development control infringement.

1. Building height, height in relation to boundary, maximum building coverage
 - a. effects of additional building scale on neighbouring sites, streets and public open spaces (sunlight access, dominance, visual amenity)
 - b. consistency with the planned future form and character of the area/zone.

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2. Yards and screening
 - a. effects on the amenity of neighbouring streets and public open spaces.
3. Maximum impervious area
 - a. refer to [clause 1.4](#) of the Auckland-wide - Stormwater management rule.

4.2 Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#) of the general provisions, the council will consider the relevant criteria below for the listed development control infringement.

1. Building height, height in relation to boundary, maximum building coverage
 - a. Buildings that exceed the building height, height in relation to boundary and maximum building coverage will need to demonstrate that:
 - i. the height, location and design of the building allows reasonable sunlight and daylight access to:
 - streets and public open spaces
 - adjoining sites, particularly those with residential uses
 - the proposed building.
2. Yards and screening
 - a. Buildings that do not comply with the front yard or screening control must demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

5. Special information requirements

5.1 Incorporated concept plan

Applications for resource consent must be accompanied by a copy of any incorporated concept plan for the site where relevant.

5.2 Design statement

A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the [ADM](#) for guidance on the preparation of design statements.

Table 3: Design statement requirements

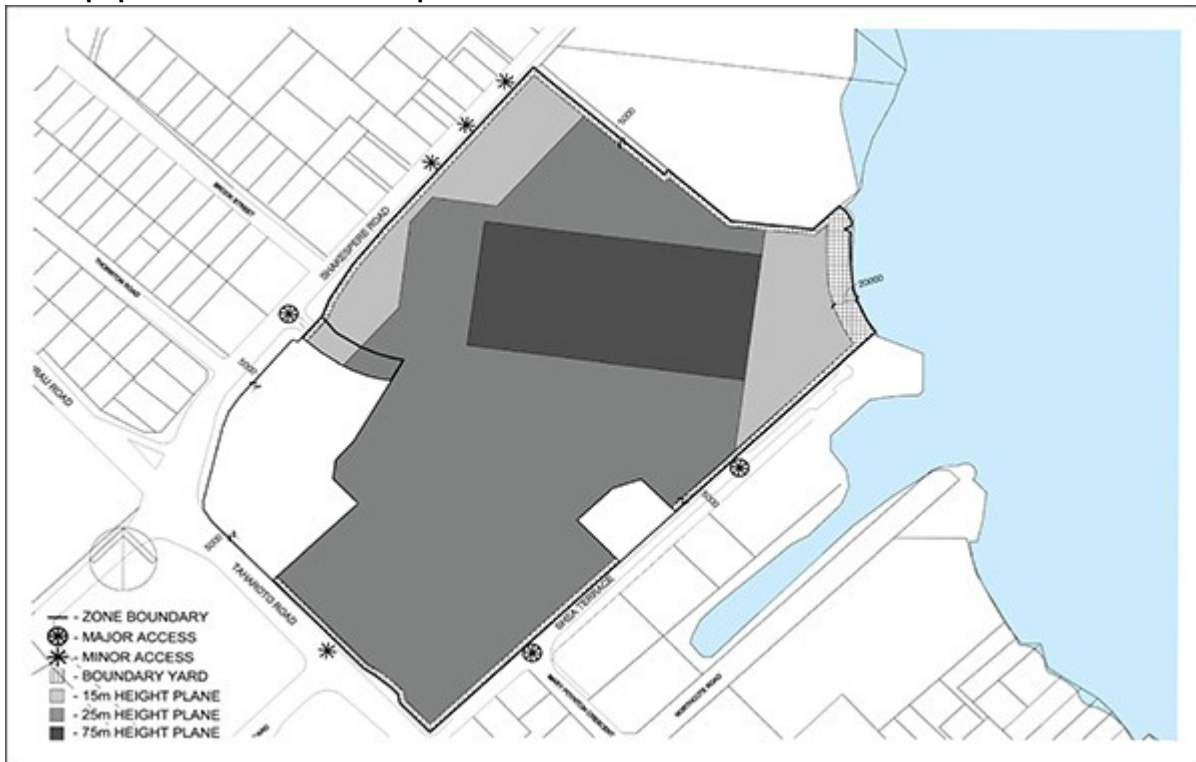
Information requirements	New buildings and alterations or additions that are located within 10m of a street or public open space, buildings greater than 500m ² and new parking buildings and structures
A. CONTEXT ANALYSIS	
1. Site analysis	
a. Existing site plan	X

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b.	Streetscape character	X
2. Neighbourhood analysis		
a.	Natural and cultural environment	X
b.	Movement	X
c.	Neighbourhood character	X
d.	Use and activity	X
e.	Urban structure	X
3. Opportunities and constraints analysis		
a.	Opportunities and constraints diagram	X
B. DESIGN RESPONSE		
a.	Concept design	X
b.	Proposed site plan	X
c.	Proposed elevations	X
d.	Sunlight access	X
e.	Landscape	X
f.	Streets, accessways & lanes	X
g.	Urban structure	X
h.	Public open space	X

6. Concept plan

Concept plan 1: North Shore hospital



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