

17.4 Health Care Activities

17.4.1 Introduction

Health care activities are carried out by a number of agencies in the City, including the Crown Health Enterprise, Manukau Counties Health Limited, and a number of private and voluntary agencies. Manukau Counties Health Limited manages a number of sites which contain major health care facilities, in addition to a number of smaller facilities.

Major health care activities are those which develop on sites bigger than 5–10 ha or more and which are located in established or developing residential and business neighbourhoods. Other health care facilities may occur throughout the City, in Business zones and Residential areas (Refer Chapters 14 and 13 respectively), these are generally of a smaller scale and tend not to generate significant adverse environmental effects. The potential adverse environmental effects of major health care facilities require particular provisions in the Plan to manage these effects.

The major health care activities in the City include Middlemore Hospital, the Great South Road/Browns Road – Manurewa clinic site, the Maternity Hospital and other facilities at Botany Road – East Tamaki, the spinal unit at Bairds Road, Otara, and the Rehabilitation Centre at Bairds Road, Otara.

17.4.2 Resource Management Issues

Three resource management issues related to health care activities have been identified, as described below. A summary of each issue precedes each issue statement.

Issue

17.4.2.1 Large scale health care facilities have the potential to have significant adverse effects on the amenity values of surrounding areas

Hospitals and other large health care activities tend to be located on large sites, of five hectares or more, and up to more than 75 hectares in the case of Middlemore hospital. Hospitals and other major health care facilities tend also to be located in large scale buildings, and with intensive site development. The scale and intensity of development have the potential to detract from the visual amenity values of adjoining areas.

Hospitals may also involve the operation of facilities which may give rise to noise nuisance. Helicopter landing areas if inappropriately located and without adequate management of approach and take-off paths may give rise to adverse noise effects on the amenity values of neighbouring residential areas. Other noise nuisance may occur due to heavy traffic generation in otherwise quiet residential areas. Air quality may also be adversely affected by activities at health care facilities, such as incinerators.

Issue

17.4.2.2 The significant resources involved in large-scale health care activities may be under-utilised if inappropriate development takes place. This may create a demand for other locations for major health care facilities with the potential for even greater adverse effects on more sensitive areas.

Several large health care facilities are already established in the City, and further land has been set aside by the Crown Health Enterprise to assist in meeting the needs of community health throughout the City.

These resources may be under-utilised, or their efficient operation compromised, if inappropriate or incompatible activities were to establish at these locations. Management of the potential adverse effects of incompatible activities on community health resources may be achieved by measures such as limiting the activities which may occur on these sites to those necessary or ancillary to community health care.

A range of activities which support health care facilities at these sites should encourage efficiencies to be achieved. However, this should be balanced with the need to avoid unnecessary expansion of existing facilities, or the establishment of new sites, with the potential for areas which are more sensitive to be adversely affected.

Issue

- 17.4.2.3 Large scale health care facilities may have major adverse effects on traffic safety and efficiency.**

Large scale health care facilities may be significant generators of motor vehicle traffic. Location of such facilities on passenger transport routes, including bus and train routes, may assist in reducing traffic generation to the site. This will also assist in facilitating access by the community to these health care facilities. Location on major roads may enable potential traffic safety and efficiency issues to be avoided. The site layout and in particular the location of access and egress points on the site will influence the degree to which there is a potential for adverse effects on the adjoining roading network.

17.4.3 Objectives

Objective

- 17.4.3.1 To ensure that the amenity values of areas adjoining major health care activities are protected.**

(This Objective relates to Issue 17.4.2.1)

Objective

- 17.4.3.2 To ensure the efficient use and development of structures and land of major health care activities.**

(This Objective relates to Issue 17.4.2.2)

Objective

- 17.4.3.3 To ensure that traffic safety and efficiency is maintained and enhanced in access roads and within health care facility sites.**

(This Objective relates to Issue 17.4.2.3)

17.4.4 Policies

Policy

- 17.4.4.1 The site layout and design and external appearance of buildings and other structures should avoid or mitigate any detracting from the visual amenity values of adjacent areas.**

Explanation and Reasons

This policy seeks to achieve Objective 17.4.3.1.

The large scale of buildings and other structures, such as carparks, involved with major health care facilities creates the potential for significant adverse effects on the amenity values of neighbouring residential areas.

Methods

- Zoning
- Rules — Development and Performance Standards

Policy

17.4.4.2 Adverse effects on air quality and noise amenity values should be avoided, remedied or mitigated.

Explanation/Reasons

This policy seeks to achieve Objective 17.4.3.1.

Some activities commonly occurring at hospitals have the potential to generate air discharges and noise levels which may be a nuisance for neighbouring residential or business areas.

Methods

- Rules — Development and Performance Standards

Policy

17.4.4.3 Operation of helicopter landing areas at health care facilities should be managed so as to avoid, remedy or mitigate adverse effects on the amenity values and health and safety of neighbouring residential areas.

Explanation/Reasons

This policy seeks to achieve Objective 17.4.3.1.

The use of helicopters for the transport of patients in emergency situations to hospital is an activity which has the potential to have significant adverse effects on the amenity values of residential areas.

Methods

- Rules — Development and Performance Standards

Policy

17.4.4.4 The location of activities on health care facility sites which are likely to generate adverse effects on the functioning of the health care facility should be avoided, or their effects remedied or mitigated.

Explanation/Reasons

This policy seeks to achieve Objective 17.4.3.2

Although the location of a range of associated activities with health care facilities will support the functioning of the health care activity, these activities should not be such that there is the potential for a conflict between the two activities. Some industry, for example, may be inappropriate adjacent to health care facilities due to adverse noise or air quality effects.

Methods

- Zoning
- Rules — Activity Table
- Rules — Development and Performance Standards

Policy

17.4.4.5 Activities which locate on health care facility sites should be essential or associated with the health care facility and the needs of clients, visitors and employees.

Explanation/Reasons

This policy relates to the objective 17.4.3.2

The efficient use of health care facility sites will be promoted by limiting the range of non-health care related activities which may locate on such sites. This will minimise the need for new sites to be located which may adversely affect more sensitive areas.

Methods

- Zoning
- Rules — Activity Table

Policy

17.4.4.6 Site layout should avoid, remedy or mitigate any potential adverse effects on traffic safety and efficiency in and around health care facilities.

Explanation/Reasons

This policy relates to objective 17.4.3.3

The site layout and in particular the location of access and egress points on the site will influence the degree to which there is a potential for adverse effects on the adjoining roading network.

Methods

- Rules — Development and Performance Standards

17.4.5 Strategy for Major Health Care Activities

Major health care activities in the City are an important resource which need to be sustainably managed. This entails ensuring that potential adverse effects of these intensive and large-scale activities are avoided, remedied or mitigated. Methods for achieving this include zoning, activity rules, development and performance standards and assessment criteria.

Promoting the efficient use of these facilities entails ensuring that activities locating there are those which support and complement the core health care activity. It also means ensuring activities are compatible with the health care activity.

17.4.6 Implementation

17.4.6.1 Zones

Three health care zones are designed to manage the effects of large and medium scale health care activities.

A special zone is necessary for the Middlemore site as it has particular effects arising from its specialised function as the acute and main surgical hospital in South Auckland. It also has features which are specific to the site, such as numerous significant trees and a large campus, which set it apart from the other health care facility sites. The zone embraces two sites located on either side of the main trunk railway line.

The second zone is known as the Community Health Facility Zone. This covers the Great South Road, Bairds Road and Botany Road sites. These sites contain health clinics and a number of other health care facilities. The two Bairds Road sites are used for the treatment of spinal injuries, rehabilitation and community health.

A support zone has been identified for the Community Health Facility Zone. The Community Health Support Zone will enable the establishment of medical support facilities. Some industry and offices are also controlled activities in the zone for development indirectly associated with the community health facilities.

17.4.7 Anticipated Environmental Results

From the identification of the resource management issues for business activity and the objectives, policies and rules the anticipated environmental results may be identified.

- High levels of amenity values of residential and business areas adjoining health care facilities.
- Heritage resources are retained.
- Safe and efficient roading network to access health care facilities
- Efficient use of health care facility land and buildings

17.4.8 Procedures for Monitoring

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results for the Hospital, Community Health Facility and Community Health Support Zones, the Council will develop a monitoring programme (see Chapter 1, section 1.7.3) which may include the following monitoring procedures:

- Monitoring complaints and enforcement actions regarding the nuisance aspects of health care activities and facilities.
- Surveys of residents attitudes to the effects of health care facilities on the amenity values of adjoining areas.

17.4.9 Description and Explanation of Zones

17.4.9.1 Hospital Zone

The Hospital Zone is applied to the Middlemore Hospital site. The zone is intended to enable the Hospital to continue to carry out its activities while ensuring that the potential adverse effects of hospital activities on the surrounding area are avoided, remedied or mitigated.

17.4.9.2 Community Health Facility Zone

The Community Health Facility Zone applies to health care activities in the City which have major developments of health care clinics, and which are likely to have intensive site development. The zone is applied to three health care facilities in the City at the Great South Road, Bairds Road and Botany Road sites.

17.4.9.3 Community Health Support Zone

The Community Health Support Zone applies to land adjacent to the proposed health clinic at Great South Road, Manurewa. The zone will enable the development of community health facilities and activities directly associated with such activities. Some industry and offices are also controlled activities in the zone for development indirectly associated with the community health facilities. The range of activities envisaged include laboratories, specialist pharmaceutical research, private medical facilities, health and medical education and conference facilities. Other activities that serve as a supporting role to the Community Health Facility Zone but are not necessarily medical in nature include Homes for the Aged, Restaurants and Travellers Accommodation. The zone will support and complement the activities in the adjacent Community Health Facility Zone.

17.4.10 Rules – Activities

Rule

17.4.10.1 Activities in Community Health Support Zone, Hospital Zone and Community Health Facility Zone

Activities shall comply with the following:

- (a) All permitted activities in Rule 17.4.10.2 — Activity Table shall comply with 17.4.11 Development and Performance Standards.
- (b) All controlled activities in Rule 17.4.10.2 Activity Table shall comply with 17.4.11 Development and Performance Standards and Council shall exercise control over those matters specified in 17.4.12.
- (c) All restricted discretionary activities in Rule 17.4.10.2 Activity Table shall comply with the development and performance standards in Rule 17.4.11 and shall be assessed against those matters which the Council has restricted its discretion to in Rule 17.4.13.
- (d) All discretionary activities in Rule 17.4.10.2 Activity Table will be assessed against 17.4.13 Assessment Criteria — Discretionary Activities, together with the relevant matters set out in Section 104 of the Act.
- (e) Any activity not listed in 17.4.10.2 Activity Table is deemed to be a non-complying activity.

- (f) For notification procedures under the Resource Management Act 1991 see Rules 5.2.2, 5.2.3, 5.2.4 and 5.3.3.1 of Chapter 5 General Procedures and Rules.

Note: Activities Sensitive to Aircraft Noise in the Community Health Support Zone, Hospital Zone, and Community Health Facility Zone

Any Activity Sensitive to Aircraft Noise ("ASAN") and certain additions to an ASAN for which provision is made in this zone as a permitted, controlled, restricted discretionary or discretionary activity:

- are subject to Rule 5.21, and
- may also become a controlled, restricted discretionary, discretionary or non-complying activity by reason of Rule 5.21

if the subject site is located within the High Aircraft Noise Area or the Moderate Aircraft Noise Area. Therefore, in the case of an ASAN and certain additions to an ASAN in this zone, reference should be made to Rule 5.21.

(Refer to Chapter 18 for the definition of "Activity Sensitive to Aircraft Noise")

17.4.10.2 Activity Table

NOTE:

In the table below the terms used have the following meanings:

P = Permitted Activity

C = Controlled Activity

R(D) = Restricted Discretionary Activity

D = Discretionary Activity

N/C = Non Complying Activity

ACTIVITY	COMMUNITY HEALTH SUPPORT ZONE	HOSPITAL ZONE	COMMUNITY HEALTH FACILITY ZONE
Activities which may have an adverse effect on any scheduled heritage resource in Schedules 6A–6G	Refer Chapter 6 – Heritage		
Ambulance facilities	C	C	C
Any activity not listed in 17.4.10.2 which complies with the development and performance standards in Rule 17.4.11 Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	D	D	D
Any permitted or controlled activity specified in Rule 17.4.10.2 that does not comply with any or all of the Rules, Development and Performance Standards 17.4.11.1–4. Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	R(D)	R(D)	R(D)
Any retail sales activities that are a permitted activity in Business 1 Zone including buildings associated with those permitted retail sales activities provided they do not exceed a gross floor area of 500m ²	D	N/C	N/C
Banks, banking services and post shops ancillary to a hospital, health centre or medical service	C	P	C

ACTIVITY	COMMUNITY HEALTH SUPPORT ZONE	HOSPITAL ZONE	COMMUNITY HEALTH FACILITY ZONE
Buildings ancillary to a controlled activity Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	C	C	C
Buildings ancillary to a permitted activity Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	P	P	P
Buildings and facilities used for medical and health related education Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	C	C	C
Boarding houses	C	C	C
Chapels	C	C	C
Childcare services and facilities Note: within the HANA and the MANA subject to Rule 5.21	C	C	C
Community houses Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	C	C	C
Community welfare services	C	C	C
Conference facilities	C	C	C
Convenience shops ancillary to a health centre, hospital, medical service	C	P	C
Erection or relocation of any building or structure and external alterations.	C	C	C
Farming except pig keeping and pig farming	P	P	C
Florists ancillary to a hospital, healthcare or a medical service	C	P	C
Hazardous facilities and substances	Refer Chapter 10.1 Hazardous Facilities and Substances		
Health centres Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	C	C	C
Helicopter landing areas	C	C	D
Homes for the Aged accommodating up to 15 persons inclusive of owner, family and staff complying with Rule 17.4.11. Note: within the HANA and the MANA subject to Rule 5.21	C	N/C	C
Homes for the Aged accommodating more than 15 persons [AM2] Note: within the HANA and the MANA subject to Rule 5.21	(R)D	N/C	(R)D
Hospitals Note: within the HANA and the MANA subject to Rule 5.21	C	C	C
Housing for elderly or disabled persons Note: within the HANA and the MANA subject to Rule 5.21	C	C	C
Industry except those involving discharges to air categories listed in Chapter 14 Business Areas — Appendix 14b not otherwise permitted or controlled in Rule 17.4.10.2	C	N/C	N/C
Integrated intensive housing Note: within the HANA and the MANA subject to Rule 5.21	C	C	C
Laboratories and research facilities associated with a hospital	C	C	N/C
Land Modification Development and Subdivision	Refer Chapter 9 — Land Modification, Development and Subdivision		
Laundries ancillary to a hospital, health centre or medical service	C	P	C
Marae complex	C	P	C

ACTIVITY	COMMUNITY HEALTH SUPPORT ZONE	HOSPITAL ZONE	COMMUNITY HEALTH FACILITY ZONE
Mechanical repair and servicing premises for hospital equipment	C	P	C
Medical service premises	C	C	C
Mortuaries	C	P	C
Network Utilities	Refer Chapter 7 Network Utility Services		
Offices ancillary to a hospital or health centre	C	C	C
Offices for Crown Health Enterprises (CHE)	N/C	C	N/C
Offices not otherwise listed	C	N/C	N/C
Parking, loading and access	Refer Chapter 8 Transportation		
Patient and staff recreational facilities ancillary to a hospital, health centre or medical service	C	C	C
Pharmacies ancillary to a hospital, health centre or medical service	C	P	C
Recreation facilities	C	C	D
Refuelling facilities for hospital vehicles	C	P	C
Rehabilitation facilities Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	C	C	C
Residential Accommodation ancillary to a Hospital Operation Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	N/C	C	N/C
Restaurants	D	N/C	N/C
Restaurants ancillary to a hospital	C	C	C
Signs	Refer to Chapter 5 – General Procedures and Rules		
Storage facilities, including records ancillary to a hospital or health centre	C	P	C
Takeaway food premises ancillary to a hospital	C	C	C
Temporary Activities	Refer to Chapter 5 – General Procedures and Rules		
Theatres	D	N/C	N/C
Travellers Accommodation	D	N/C	N/C
Vehicle parking and vehicle parking buildings	C	C	C
Waste disposal incinerators and on site storage and disposal of medical waste	C	D	D

17.4.11 Rules — Development and Performance Standards

17.4.11.1 Maximum Height

Hospital zone: 20m

Community Health Facility Zone: 15m

17.4.11.2 Building Height in relation to Boundary

Rule 5.18.1, Chapter 5 — General Procedures and Rules applies.

Explanation/Reasons

The maximum height rule and height recession plane will protect the amenity values of adjoining residential, public open space and future development zones. In particular the control will avoid adverse effects of shading of properties and reduce the potential visual impact of a large building.

17.4.11.3 Yards

- (a) Community Health Facility Zone and Community Health Support Zone

Front: 8m

Rear and Side: 6m

- (b) Hospital Zone

All yards: 6m

Explanation/Reasons

Minimum yard requirements will ensure that a reasonable standard of visual amenity, and particularly streetscape visual amenity, is maintained in the development or redevelopment of hospital and other health care facilities.

17.4.11.4 Maximum Building coverage

- (a) Community Health Facility Zone

60%

Explanation/Reasons

The maximum building coverage rule for community health facilities will ensure that sufficient room is available on site for the creation of landscaped areas, and will reduce the potential for building development which would be visually dominant in the landscape and detract from visual amenity values in the area.

17.4.11.5 Noise

- (i) To ensure that noise from business activities does not exceed a reasonable level, the following noise levels in Tables A and B shall not be exceeded.

Table A

The average maximum noise level (L_{10}) and maximum noise level (L_{MAX}) as measured at or within the boundary of any site zoned residential shall not exceed the following limits:

CATEGORY	ACTIVITY	AVERAGE MAXIMUM NOISE LEVEL			MAXIMUM
		L_{10} dBA			L_{MAX} dBA
		MONDAY TO SATURDAY 7.00AM–6.00PM (0700–1800)	MONDAY TO SATURDAY 6.00PM–10.00PM (1800–2200) SUNDAY AND PUBLIC HOLIDAYS 7.00AM–10.00PM (0700–2200)	AT ALL OTHER TIMES	10.00PM–7.00AM (2200–0700)
1	Residential sites other than those described in category 2 below Public Open Space Zone 1	50	45	40	65 (or the background plus 30, whichever is the lower)
2	Residential sites located adjacent to business zones 4,5,6, and where the background noise level is 50 dBA or greater when measured during the period 7am to 6pm (0700–1800) Public Open Space Zones 2 and 3	55	50	45	70 (or the background plus 30, whichever is the lower)

Table B

The average maximum noise level (L_{10}) and maximum noise level (L_{MAX}) as measured at or within the boundary of any adjacent site zoned business shall not exceed the following limits:

ACTIVITY	AVERAGE MAXIMUM LEVEL			MAXIMUM
	L_{10} dBA			L_{MAX} dBA
	MONDAY TO SATURDAY 7.00AM–6.00PM (0700–1800)	MONDAY TO SATURDAY 6.00PM–10.00PM (1800–2200) SUNDAY AND PUBLIC HOLIDAYS 7.00AM–10.00PM (0700–2200)	AT ALL OTHER TIMES	10.00PM–7.00AM (2200–0700)
Business 1 Zone	55	55	55	75
Business 2,3,4 Zones	60	60	60	90
Business 5 Zone	65	65	65	90
Business 6 Zone	70	70	70	90

(ii) **Helicopter Landing Areas**

Helicopter operations shall be so conducted as to comply with Rules 5.18.3.7 – 5.18.3.10 in Chapter 5 — General Procedures and Rules.

Explanation and Reasons

The noise controls are designed to protect residential and other activities adjoining health care facilities and ensure that they are not adversely affected by intrusive noise. A higher standard of noise control is required in relation to adjoining residential zones due to the more sensitive nature of this activity; the noise requirement in relation to adjacent business zones provides for a lesser noise standard appropriate to the activities which are likely to be occurring in those zones.

Control of noise arising from the operations of helicopter servicing hospitals is designed to ensure that the amenity values of residential areas are not significantly adversely affected by such operations.

17.4.11.6 Landscape Design

In the Hospital Zone, Community Health Facility Zone and Community Health Support Zone 50% of any yard shall be landscaped in grassed areas or planted in trees, shrubs or flower beds.

17.4.11.7 Odour

There shall be no objectionable odour able to be detected at the boundary of a Residential zoned site in the opinion of a Council compliance officer. In the event of an objectionable odour occurring, such action shall be taken as may be necessary by the owner and or occupier to remedy the situation to the satisfaction of the Council.

Explanation/Reasons

The odour controls will provide a practicable means of controlling offensive odours which would detract from the amenity values of an area and which are not satisfactorily regulated by controls on air discharges.

17.4.11.8 Artificial Lighting

- (a) Rule 5.18.2 Chapter 5 — General Procedures and Rules applies
- (b) Subject to Rule 17.4.11.8 (a) pedestrian routes or carparks available for public use during the hours of darkness must be lit at a minimum of 5 lux.

Explanation/Reasons

The lighting rules are designed to ensure that there is no significant spillage of light to detrimentally affect the amenity values of neighbouring residential properties and the roading network. The minimum lighting standard for carparks and pedestrian routes will promote the personal safety of staff and visitors to the health care facility during the hours of darkness.

17.4.11.9 Dust

No activity shall create a dust nuisance. A dust nuisance will be deemed to occur if :

- there is visible evidence of suspended solids or particulate matter in the air beyond the site boundary and/or
- there is visible evidence or deposited particulate matter traceable from a dust source settling on the ground, building or structure on a neighbouring site or water body.

17.4.11.10 Parking and Loading

Rules in Chapter 8 Transportation apply.

17.4.11.11 Passenger Transport Facilities

- (a) Retail, entertainment, health and community and social services activities located within the community health facility zone which have a potential to attract or generate passenger transport ridership and/or shall at the time of development or redevelopment provide a shelter (and stop if none exists) within the adjoining road zone except in the following circumstances:
 - (i) An existing shelter and stop exists within 100 metres within the road; or
 - (ii) no bus service, exists within the adjoining road (or is proposed within an existing or proposed Regional passenger transport plan) at the time of likely demand.
- (b) On site transport centres comprising bus waiting area(s) and shelter are to be provided by the developer at the time of development or redevelopment within the following location:
 - Middlemore Hospital Zone

Explanation/Reasons

Developers are required to make provision for energy efficient modes of transport as well as for travel by private motor car.

17.4.11.12 Subdivision

Every subdivision in the Hospital Zone, Community Health Facilities Zone and Community Health Support Zone shall comply with the general provisions of Chapter 9 — Land Modification, Development and Subdivision and the following requirements:

- (a) **Minimum Net Site Area** — 2000m²
- (b) **Minimum Frontage**
 - Front sites — 23 metres
 - Rear sites — 10 metres

17.4.11.13 Homes for the Aged Accommodating up to 15 Persons inclusive of owner, family and staff

The site shall be a front site, or if a rear site, shall be served by an entrance strip with a width of at least 4.5 metres.

Explanation/Reasons

Homes for the Aged do not normally have an adverse effect on the surrounding areas, but it is important that the minimum width of the access way ensures that vehicles can pass each other safely.

17.4.12 Rules — Matters for Control: Controlled Activities**Rule**

17.4.12.1 All controlled activities (except integrated intensive housing) in the Hospital, Community Health Facility and Community Health Support Zones

Rule

17.4.12.1.1 Council reserves control over the following matters for controlled activity resource consents applications in the Hospital, Community Health Facility, and Community Health Support Zones and may impose conditions in respect of:

- (a) design and external appearance of structures
- (b) vehicle access and egress and carparking
- (c) site layout
- (d) passenger transport facilities

17.4.12.1.2 When assessing an application for a controlled activity resource consent for all controlled activities (except integrated intensive housing) in the Hospital, Community Health Facility and Community Health Support Zones Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) Whether the design and external appearance of buildings and other structures is sympathetic to the amenity values of the surrounding area, including the scale of buildings, design, form, and use of materials.
- (b) Whether vehicle access and egress design will ensure potential traffic conflicts are avoided and whether the safe and efficient operation of the roading network will be maintained or enhanced.
- (c) Whether the site layout ensures that potential adverse effects on adjoining sites will be avoided, including the avoidance of shading, noise nuisance from machinery, and the location of carparking areas.
- (d) Whether the proposed activity is likely to generate passenger transport ridership. Whether existing shops and shelters are available in the near vicinity. Whether any new stop would have an adverse effect on traffic safety. Whether good pedestrian access from the stop to the building entrance is provided.

In the case of transportation centres at Middlemore Hospital whether the transport centre has good pedestrian access to building entrances and whether buses can conveniently travel between the shops and the adjacent road network.

Rule

17.4.12.2 Integrated intensive housing in the Hospital, Community Health Facility and Community Health Support Zones

Rule

17.4.12.2.1 Council reserves control over the following matters for integrated intensive housing controlled activity resource consent applications in the Hospital, Community Health Facility, and Community Health Support Zones and may impose conditions in respect of:

- (i) Matters for control in Rule 13.12.2 Chapter 13 Residential Areas.

17.4.12.2.2 When assessing an application for a controlled activity resource consent for integrated intensive housing in the Hospital, Community Health Facility and Community Health Support Zones Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) Assessment Criteria in 13.12.2 Chapter 13 Residential Areas.

17.4.13 Rules – Matters for Discretion: Specified Restricted Discretionary Activities

All restricted discretionary activities shall comply with the development and performance standards in Rule 17.4.11. In addition the Council retains discretion over the following matters for specified activities 17.4.13.1.

Rule

17.4.13.1 Homes for the Aged Accommodating more than 15 Persons

The matters over which the Council retains discretion are those matters that are specified in Rule 13.13.3.1 Chapter 13;

AND

17.4.13.2 When assessing an application for homes for the aged accommodating more than 15 persons, the Council will have regard to the assessment criteria set out in 13.13.3.2 Chapter 13 and any relevant matters set out in Section 104 of the Act;

AND

In addition to these criteria, when assessing criteria for (a) (b) (c) (d) (e) and (f) of 13.13.3.2 reference should also be made to the Design Code for Intensive Housing in Appendix 1 of Chapter 13 in terms of the maintenance of residential amenity values.

17.4.14 Matters for Discretion – Restricted Discretionary Activities

Rule

17.4.14.1 Any permitted or controlled activity in Rule 17.4.10.2 which does not comply with Rules 17.4.11.1–4

Rule

17.4.14.1.1 Council restricts the exercise of its discretion to the following matters when assessing a Restricted Discretionary Activity resource consent application for any permitted or controlled activity in 17.4.10.2 Activity Table which does not comply with the

Development and Performance Standards in 17.4.11.1–4 and may impose conditions in respect of:

- (i) Site layout
- (ii) Amenity values on-site and for neighbouring properties

17.4.14.1.2 When assessing an application for consent to a restricted discretionary activity for the above activity Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(a) Site layout

Whether the site layout ensures a relationship between buildings on the site and carparking, access, manoeuvring and landscape elements which is as satisfactory as the relationship envisaged by the maximum height, yard and coverage rules.

(b) Amenity values

Whether the proposal will maintain or enhance the prevailing amenity values of the area including local streetscape and the architectural characteristics of surrounding buildings.

17.4.15 Assessment Criteria — Discretionary Activities

17.4.15.1 For all discretionary activity resource consent applications in the Hospital, Community Health and Community Health Support Zone Council will have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:

- (a) Whether the design and external appearance of buildings and other structures is sympathetic to the amenity values of the surrounding area, including the scale of buildings, design, form, and use of materials.
- (b) Whether vehicle access and egress design will ensure potential traffic conflicts are avoided and whether the safe and efficient operation of the roading network will be maintained or enhanced. Section 8.25, Chapter 8 Transportation will also be referred to in relation to assessing access and parking.
- (c) Whether the activity has the potential for adverse effects on the health care facility functions and the amenity values of neighbouring areas.