

Topic 055 – Social Infrastructure

POST-HEARING TRACK CHANGES OF COUNCIL – 3 August 2015

Council's proposed changes are shown in strike through and <u>underline</u>
Black text changes record amendments proposed in Primary Evidence
Green text changes record amendments proposed and agreed to in mediation
Yellow highlighted text changes record amendments that are considered to be outside the scope of submissions.
Grey highlighted text changes record amendments that are consequential amendments from previous hearings/evidence
Red text changes record amendments proposed in Rebuttal Evidence
Blue text changes record amendments proposed post hearing (e.g. right of reply)
All consequential changes for this zone were accepted by submitters at mediation.

PART 2 – REGIONAL AND DISTRICT OBJECTIVES AND POLICIES

Chapter D: Zone objectives and policies - 8.3 Healthcare Facility zone

Zone description

This zone applies to several of Auckland's hospitals and ~~supporting~~ 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.

Objectives

1. A comprehensive range of healthcare related activities ~~and accessory buildings,~~ buildings and infrastructure are provided for.
2. The adverse effects of healthcare related activities and accessory buildings and infrastructure on adjacent areas are mitigated.
3. Healthcare facilities recognise and respond positively to their surrounding context and reinforce sense of place.

Policies

1. Provide for a wide range of activities in the zone, including those relating to health, education, residential, ~~limited retail,~~ recreation, community facilities, research, ~~and~~ accommodation, and accessory retail.

2. ~~Limit the scale of accessory activities so they do not undermine the role of nearby town centres or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in the zone.~~

~~Enable the provision of non-healthcare activities, provided they: to meet the requirements of those who work, live or use services and activities in the zone, but limit their scale so they do not:~~

- ~~a. Do not significantly impact on the capacity of the site to provide for healthcare activities~~
 - ~~a.a. Do not significantly impact on the efficient use of the site for healthcare activities~~
 - ~~b. Do not undermine the role of nearby town centres~~
 - ~~c. Do not result in more than minor adverse traffic effects~~
 - ~~c.c. Avoid, remedy or mitigate adverse traffic effects~~
3. Enable detailed site-specific planning to reflect how major hospital and healthcare facility sites will be ~~used and~~ developed.
4. Internalise supporting activities and services, such as air conditioning, plant, machinery ~~and intrusive outdoor activities~~, outdoor lighting and helicopter landing pads, to minimise the impact on the amenity values of the ~~surrounding area adjoining adjacent land~~.
5. Use graduated building heights and locate and design higher buildings away from the zone boundary so they do not cause significant overshadowing, adverse wind effects, visual dominance or loss of visual privacy for neighbouring properties.
6. ~~Require new buildings that adjoin streets and public open spaces to be designed in a manner that contributes to the amenity of the adjacent public realm, while making efficient use of the site.~~

6. Require new buildings and significant additions and alterations to be designed in a manner that:

- a. Makes efficient use of the site**
- b. Contributes to the amenity of the public realm where development is located adjacent to a street or public open space**
- c. Responds positively to the existing and planned future context form and quality of the surrounding area**
- d. Reinforces Responds and contributes positively to sense of place**

PART 3 - REGIONAL AND DISTRICT RULES

Chapter I: Zone rules - 17 Special Purpose - Healthcare Facility zone

The rules in this section implement the objectives and policies in Chapter D, section 8.3.

1. Activity table

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

Activity	Activity Status
<u>Activities not provided for</u>	<u>NC</u>
Activities which breach development controls unless specified	RD
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
Dwellings accessory to healthcare facilities	P
<u>Supported residential care</u>	<u>P</u>
<u>Dwellings not specified above</u>	<u>D</u>
<u>Conversion of buildings or part of buildings to dwellings</u>	<u>D</u>
<u>Retirement Villages</u>	<u>D</u>
Community	
Care centres	P

Activity	Activity Status
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
<u>Tertiary education facilities accessory to healthcare</u>	D -P
Development	
<u>Buildings, alterations, additions and demolition unless otherwise specified below</u>	P
New buildings <u>or external alterations and additions to buildings</u> located within 10m of a <u>street/road (excluding private roads)</u> or <u>a public open space zone</u>	RD
New buildings <u>or external alterations and additions to buildings</u> greater than 500m ² gross floor area	RD
<u>Demolition of buildings</u>	P
<u>External alterations and additions to buildings that are located within 10m of a street or public open space.</u>	RD
<u>External alterations and additions to buildings that are located more than 10m from a street or public open space not otherwise provided for.</u>	P

Activity	Activity Status
Infrastructure	
Parking buildings and structures	RD
Surface parking and associated vehicle access	P
<u>New parking buildings located within 10m of a site boundary adjoining a residential or public open space zone</u>	RD

2. Development controls

2.1 Application of development controls

- Where a healthcare facility comprises multiple adjoining 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

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

2.31 Building height

- Buildings must not exceed the height specified below, except where specified in 6. Diagrams or in clause 2 below:

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

Sites subject to <u>a diagram in 6. Diagrams the Additional Height Control layer</u>	Up to the building height specified on the <u>diagram Additional Height Control layer</u>	Infringements to the building height control less than 35m	Infringements to the building height control greater than 35m
<u>Buildings at 100 Hospital Road, Papatoetoe (Middlemore Hospital) (PT SEC 11 BLK VI OTAHUHU SD & PT SEC 12 BLK VI OTAHUHU SD & PT SEC 37 BLK VI OTAHUHU SD): 30m</u>	<u>Up to 30m</u>	<u>Between 30m and 35m</u>	<u>Greater than 30m</u>

2. Buildings at 100 Hospital Road, Papatoetoe (Middlemore Hospital) (PT SEC 11 BLK VI OTAHUHU SD & PT SEC 12 BLK VI OTAHUHU SD & PT SEC 37 BLK VI OTAHUHU SD): 30m

3. Buildings that exceed the height limits specified in 6. Diagrams or clause 2 above are a discretionary activity.

2.42 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.
3. Where a site in the Healthcare Facilities zone adjoins a site in a public 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 public open space zone boundary.

2.53 Yards

1. The following yards must be provided: , except where specified in 6. Diagrams

Table 2

Yard	Dimension
Front	3m

Side and rear - where the site adjoins a site in a residential zone, or the Future Urban zone or a public open space	3m
Riparian	10m from the edge of permanent and intermittent streams
Lake <u>Lake</u>	30m <u>20m</u>
Coastal protection yard	25m, or as otherwise specified in appendix 6.7

2.64 Maximum building coverage

1. Maximum building coverage: 60 per cent.

2.75 Maximum impervious area

1. Maximum impervious area: 80 per cent.

2.86 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.

2.97 Dwellings accessory to a healthcare activity, ~~dwellings, conversion of buildings or part of buildings to dwellings,~~ visitor accommodation and boarding houses

1. Detached dwellings accessory to a healthcare facility must comply with the Mixed Housing Suburban controls specified below:
 - a. outlook space
 - b. outdoor living space
 - c. daylight to dwellings
 - d. minimum dwelling size
 - e. minimum dimension of principal living rooms and principal bedrooms
 - f. servicing and waste
 - g. storage
 - h. separation between buildings on the same site
 - i. universal access.

2. Attached dwellings accessory to a healthcare facility must comply with the Terraced Housing and Apartment Building development controls specified below:

- a. outlook space
- b. outdoor living space
- c. daylight to dwellings
- d. minimum dwelling size
- e. minimum dimension of principal living rooms and principal bedrooms
- f. servicing and waste
- g. storage
- h. separation between buildings on the same site
- i. dwelling mix
- j. universal access.

3. Visitor accommodation and boarding houses must comply with the Terraced Housing and Apartment Building outlook space control.

2.10 Access

~~1. Access must be provided at the locations specified in 6. Diagrams~~

3. Assessment - Restricted discretionary activities

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.~~

1. 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.~~

2. New buildings or alterations and additions to buildings within 10m of a street or public open space or greater than 500m² gross floor area, 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. New buildings or alterations and additions to buildings within 10m of a street or public open space:

a. building design, location and external appearance

~~b. design of parking and access~~

4. Parking buildings within 10m of a road, residential zone or public open space zone

a. building design, location and external appearance

~~b. design of parking and access~~

c. ventilation

d. landscaping

e. safety

3.2 Assessment criteria

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

1. Visitor accommodation and boarding houses

a. noise, lighting and hours of operation

b. internal layout and on-site amenity

2. New buildings or alterations and additions to buildings

a. building design and external appearance

3. New buildings or alterations and additions to buildings within 10m of a street or public open space:

a. building design, location and external appearance

4. Parking buildings within 10m of a road, residential zone or public open space zone

a. building design, location and external appearance

b. ventilation

c. landscaping

d. safety

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.

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.~~

1. Visitor accommodation and boarding houses

a. Noise, and lighting and hours of operation

- i. ~~Refer to the assessment criteria in 1(a) above.~~
- 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. 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.

e. Consistency with a concept plan or precinct plan

~~i. Refer to the assessment criteria in 1(d) above.~~

2. New buildings or alterations and additions to buildings ~~within 10m of a street or public open space~~ or greater than 500m² gross floor area, and 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 form and quality~~ of the surrounding area and significant natural landforms and landscape features.

Creating a positive frontage

- ii. Buildings and open spaces that front the streets should positively contribute to the public realm and pedestrian safety.
- iii. Activities that engage and activate streets and public spaces are encouraged at ground ~~and first floor levels.~~

Visual interest and variation in building form

- iv. Buildings should be designed to:
- have regard to the function of the building
 - incorporate crime prevention through environmental design principles
 - introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially ~~on~~ walls without windows and access points
 - ~~avoid long, unrelieved frontages and excessive bulk and scale when viewed from streets and public open spaces~~
 - avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale.
 - ~~differentiate ground, middle and upper level.~~
 - 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.~~
 - incorporate roof profiles as part of the overall building form.
 - Integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as an part of the overall design of the building

- v. ~~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.~~
- vi. ~~Blank walls should be avoided on all levels of building frontages to streets and public open spaces.~~
- vii. ~~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.~~
- viii. ~~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.~~
- ix. ~~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.~~
- x. ~~Servicing elements should integrated into the facade design as far as practicable.~~
- xi. ~~Where provided, signage should be designed as an integrated part of the building façade as part of an overall comprehensive development package for the site.~~

~~Creating a positive frontage~~

- xii. ~~Buildings and open spaces that front streets should positively contribute to the public realm and pedestrian safety.~~
- xiii. ~~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.~~
- 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.

b. ~~Consistency with a concept plan or precinct plan~~

i. ~~Refer to the assessment criteria in 1(d) above.~~

~~New parking buildings within 10m of a site boundary adjoining a residential or public open space zone~~

3. New parking buildings within 10m of a road, residential zone or public open space zone

a. Visual amenity

- i. Parking provided above ground floor level should be designed to avoid night time light spill to adjoining residential and public open space zoned land by fully screening or sleeving parking areas from the adjoining residential or public open space zone.
- ii. Screening or sleeving should introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing

b. Ventilation

- i. Where required, ventilation and fumes from parking buildings should not be vented into adjoining residential zone and open space zone.

4. Assessment - Development control infringements

4.1 Matters of discretion

In addition to the general matters of discretion in **clause Rule** G2.3 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 quality** of the area/zone.

2. Yards and screening
 - a. effects on the amenity of **neighbouring adjacent** streets and public open spaces.

3. Maximum impervious area
 - a. refer to clause 1.4 of the Auckland-wide - Stormwater management rule.

~~4. Outlook space and outdoor space for dwellings accessory to healthcare facilities~~

- ~~a. privacy and outlook for dwellings~~
- ~~b. daylight access and ventilation for dwellings.~~

~~5. Minimum dwelling size, minimum dimension of principal living rooms and bedrooms, outdoor living space, storage, servicing and waste, daylight to dwellings, dwelling mix for dwellings accessory to healthcare facilities~~

- ~~a. effects of reduced living and circulation space, sunlight/daylight access and storage on residential amenity.~~

~~6. Separation between buildings within a site for dwellings accessory to healthcare facilities~~

- ~~a. dominance effects~~
- ~~b. effects of reduced daylight and sunlight access and ventilation.~~

~~7. Universal access for dwellings accessory to healthcare facilities~~

- ~~a. effects on accessibility~~

4. Outlook space, outdoor living space, minimum dwelling size, minimum dimension of principal living rooms and bedrooms, outdoor living space, storage, servicing and waste, daylight to dwellings, separation between buildings within a site, and universal access for dwellings accessory to healthcare facilities

- a. Refer to the relevant matters in Chapter I Zone rules, Section 1.11

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.
3. ~~Outlook space for dwellings accessory to healthcare facilities~~
 - a. ~~Privacy and outlook for dwellings~~
 - i. ~~Development that infringes the outlook space control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include, off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.~~
 - b. ~~Effects of reduced daylight and sunlight access and ventilation~~
 - i. ~~Development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.~~
4. ~~Minimum dwelling size, minimum dimension of principal living rooms and bedrooms, outdoor living space, storage, servicing and waste, daylight to dwellings, dwelling mix~~
 - a. ~~Effects of reduced circulation space, daylight access, storage etc on residential amenity~~
 - i. ~~Dwellings that do not comply with the minimum dwelling size or room dimension controls must demonstrate that:~~

- the proposed dwelling size provides a good standard of amenity for the number of occupants the dwelling is designed for
- there is adequate circulation around standard sized furniture.

ii. Methods to achieve (i) may include use of built in furniture and mezzanine areas with good access and head height. Provision of a larger private outdoor space may provide amenity that mitigates a smaller dwelling size.

5. Separation between buildings on the same site

a. Dominance effects

i. Development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.

b. Effects of reduced daylight and sunlight access and ventilation

i. Development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

6. Universal access

a. Effects on accessibility

i. For development that infringes this control consideration will be given to whether meeting the control would cause a significant amount of land modification and adverse effects on the landscape or natural features of the site.

ii. Consideration will also be given to whether other universal design features are incorporated into the development that would mitigate any adverse effects created by the infringement.

3. Outlook space, outdoor living space, minimum dwelling size, minimum dimension of principal living rooms and bedrooms, outdoor living space, storage, servicing and waste, daylight to dwellings, separation between buildings within a site, and universal access for dwellings accessory to healthcare facilities

a. Refer to the relevant assessment criteria in Chapter I Zone rules, Section 1.11

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, New buildings and additions or alterations buildings greater than 500m ² gross floor area and new parking buildings and structures
A. CONTEXT ANALYSIS		
1. Site analysis		
a.	Existing site plan	X
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-g.	Public open space	X

6. Concept plan Diagrams

Concept plan 1: Diagram 1: North Shore hospital

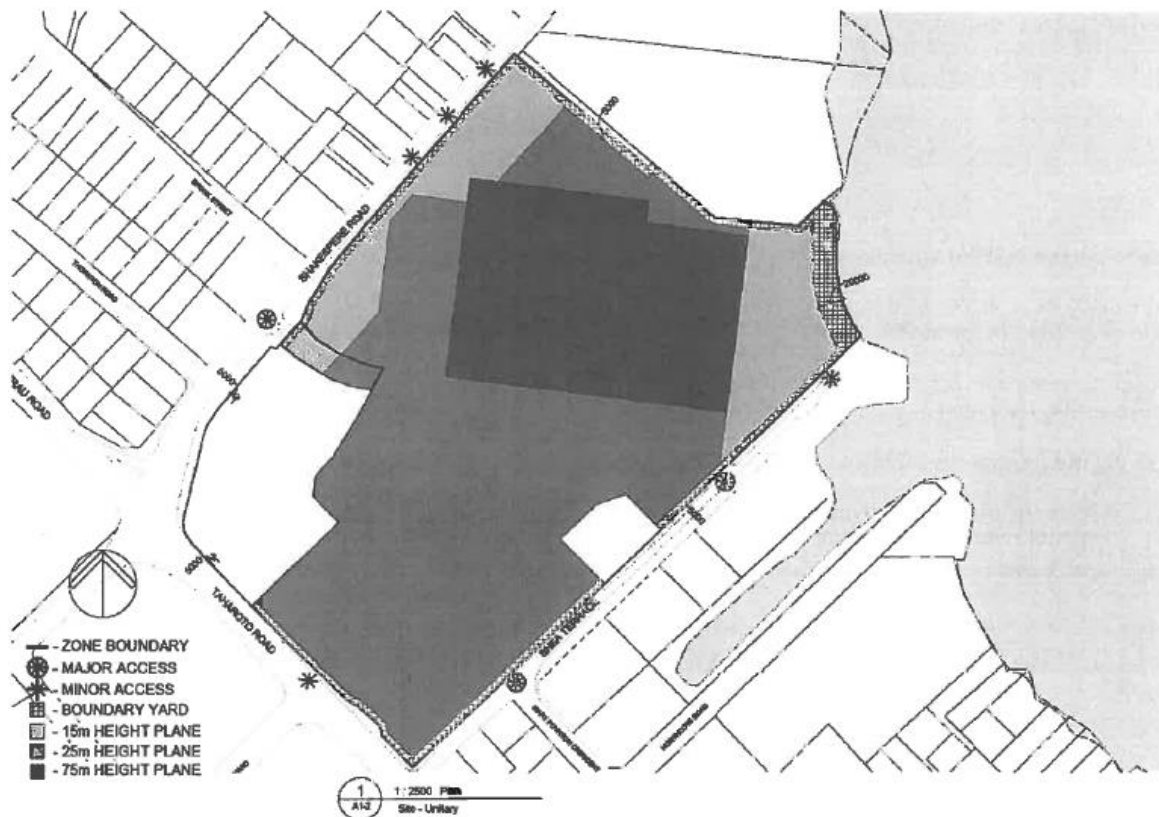
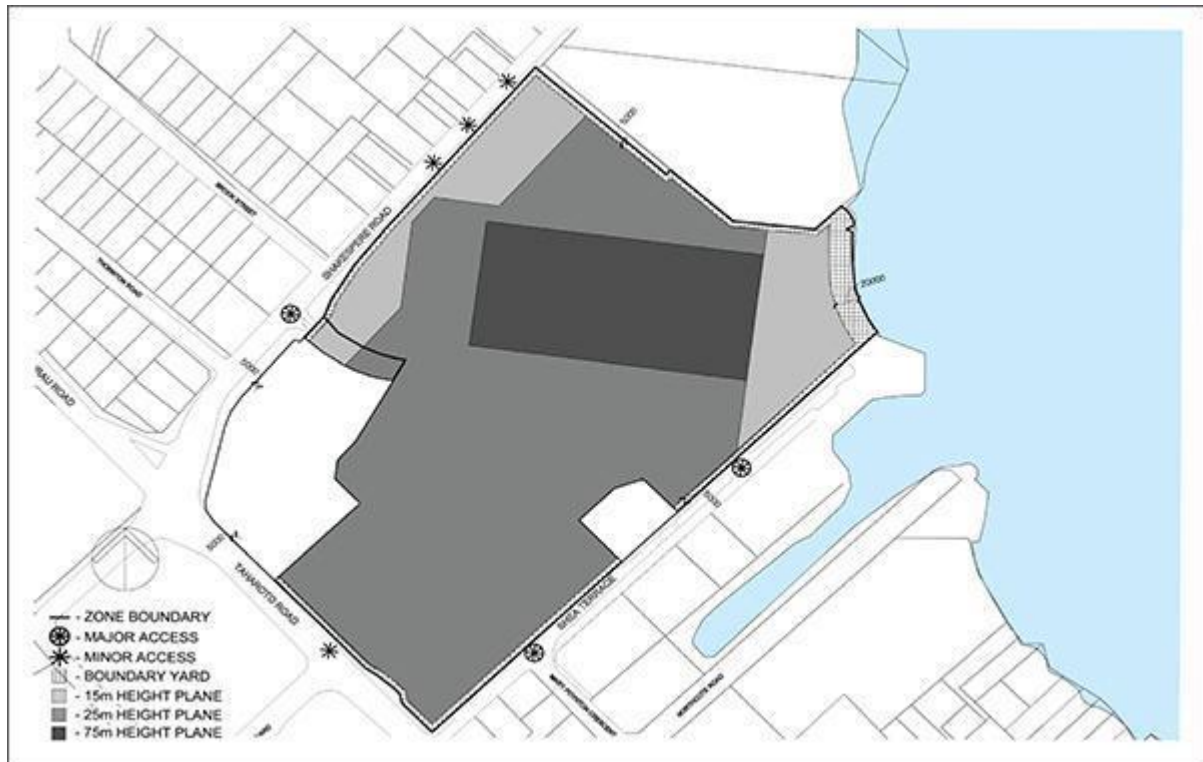
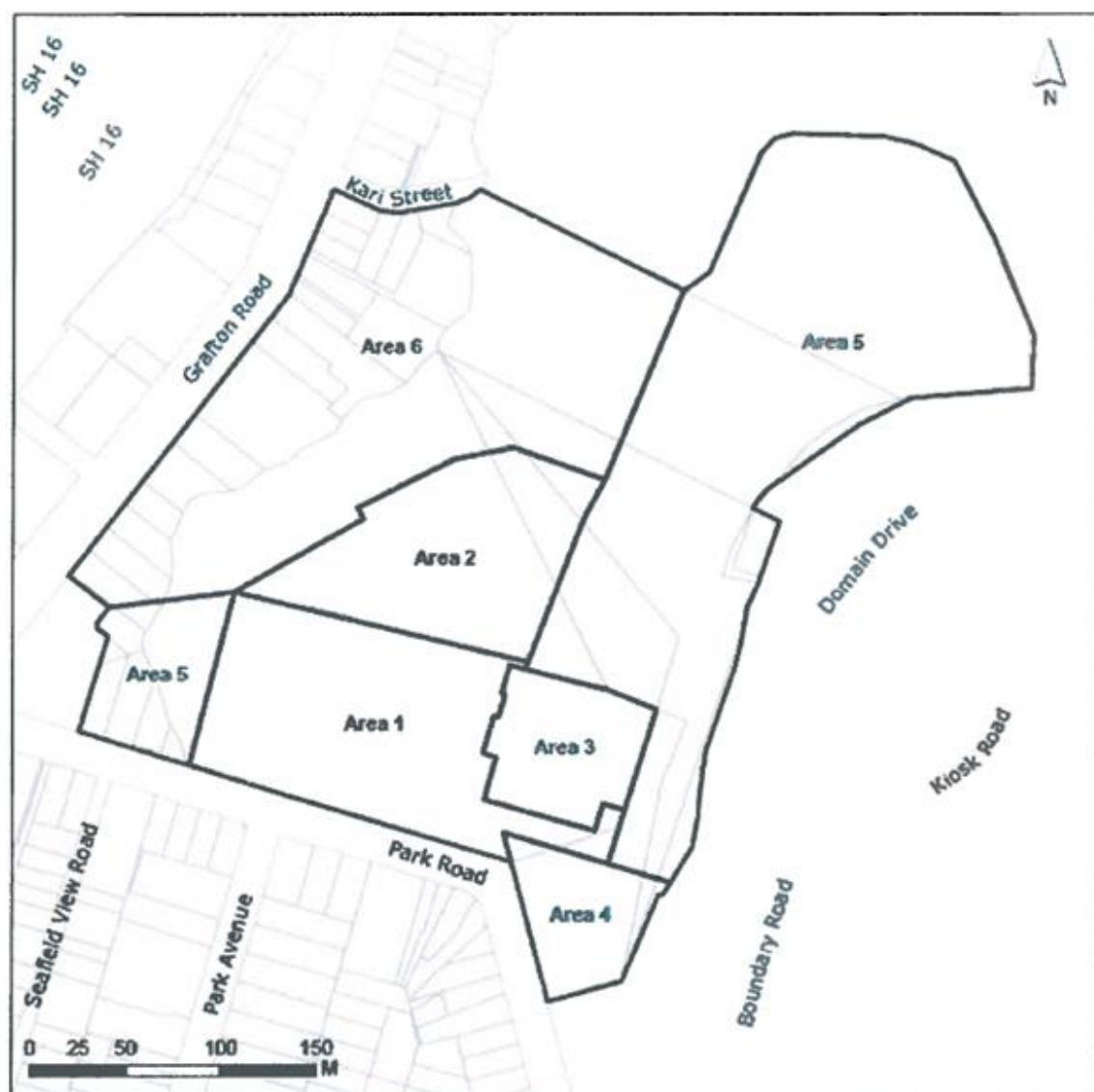


Diagram 2: Auckland City Hospital



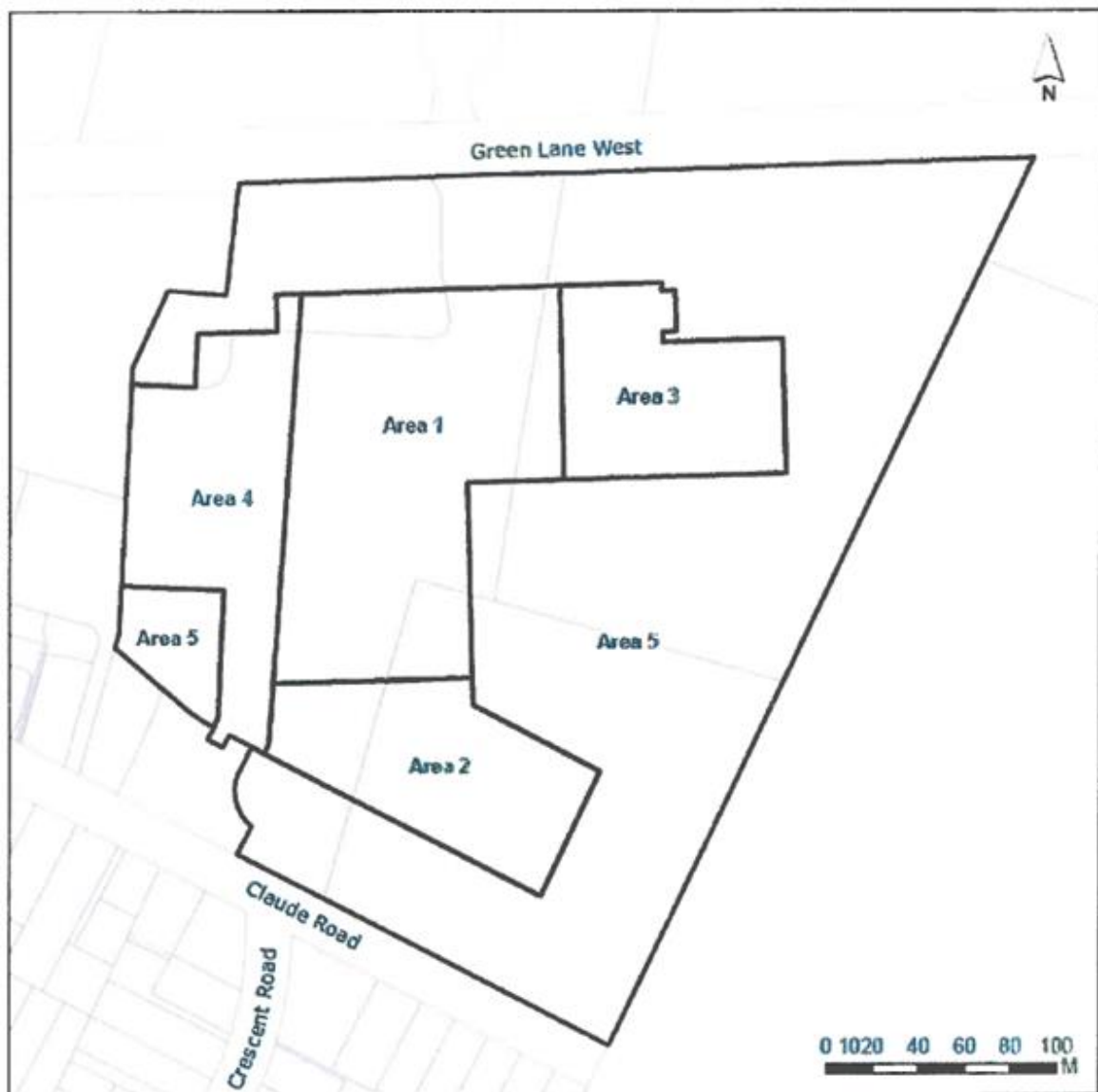
Auckland City Hospital

Building height

- ◆ Area 1: 109 m RL
- ◆ Area 2: 96 m RL
- ◆ Area 3: 130 m RL
- ◆ Area 4: 102 m RL
- ◆ Area 5: 25m
- ◆ Area 6: 50m

(RL in terms of Auckland Datum 1949)

Diagram 3: Greenlane Hospital

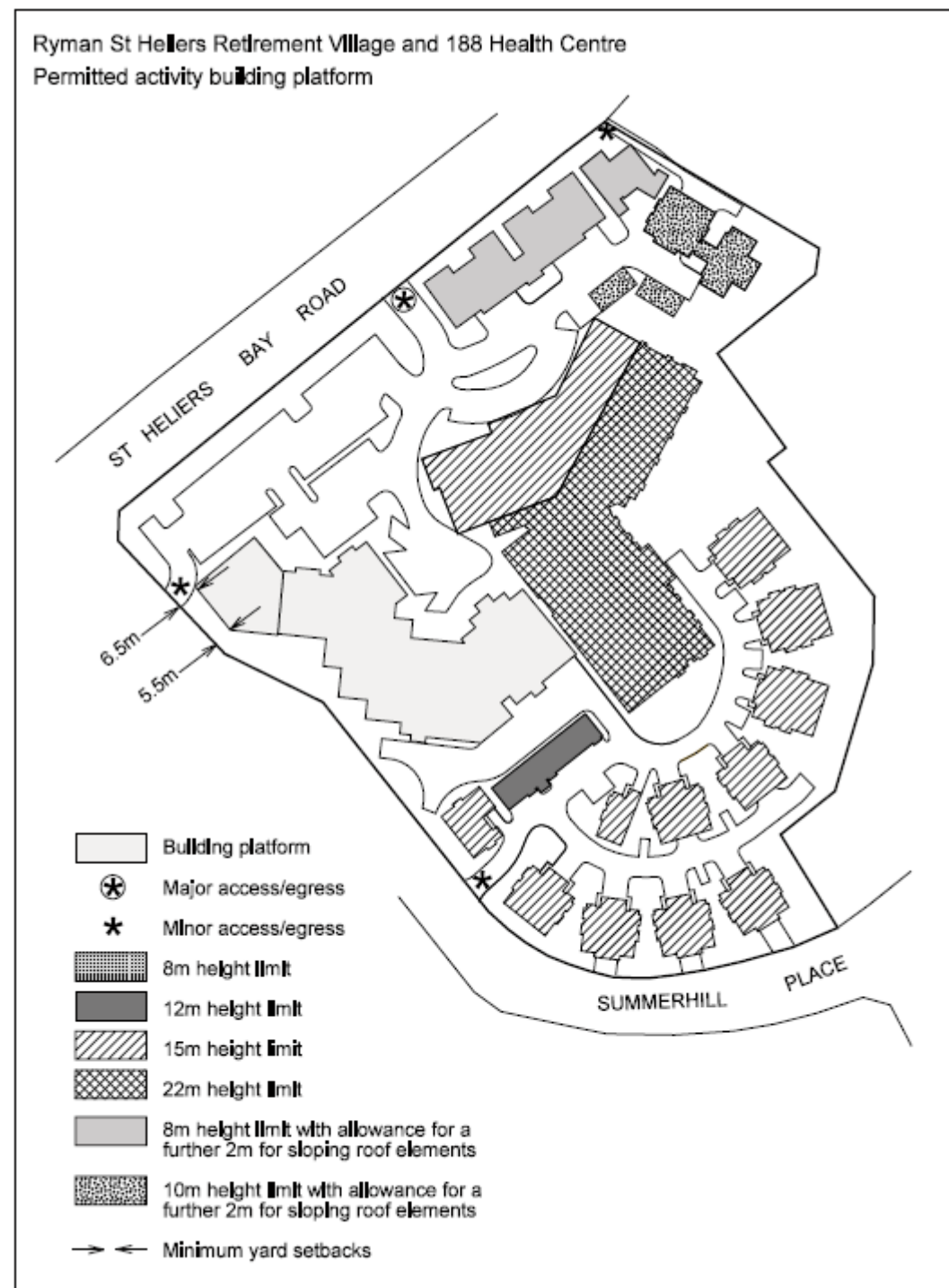


Greenlane Hospital

Building height

- ◆ Area 1: 50m
- ◆ Area 2: 43m
- ◆ Area 3: 40m
- ◆ Area 4: 27m
- ◆ Area 5: 25m

Diagram 4: Ryman St Helier's Retirement Village and 188 Health Centre



Ryman St Heliers Retirement Village and 188 Health Centre
Controlled activity building platform

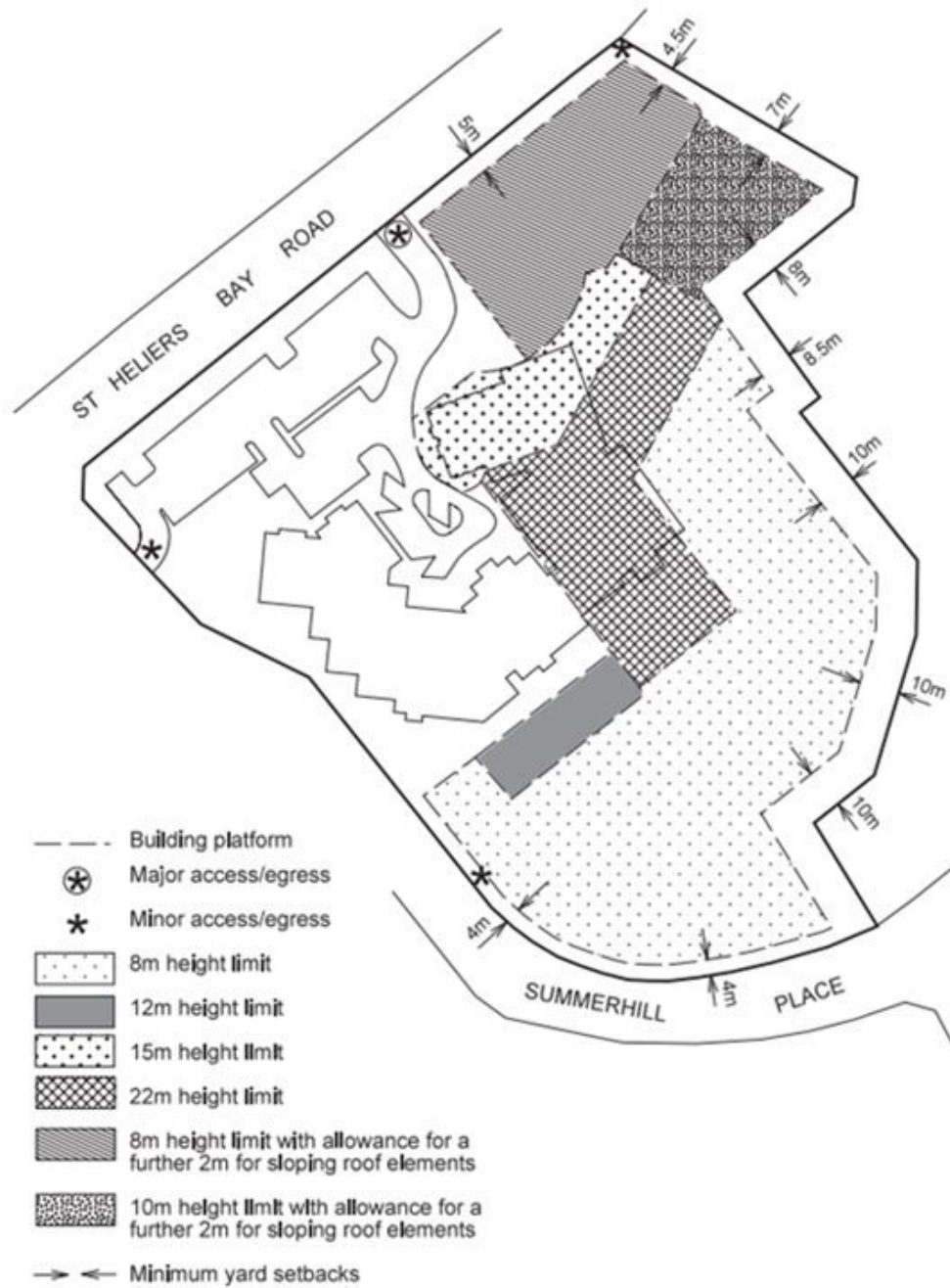
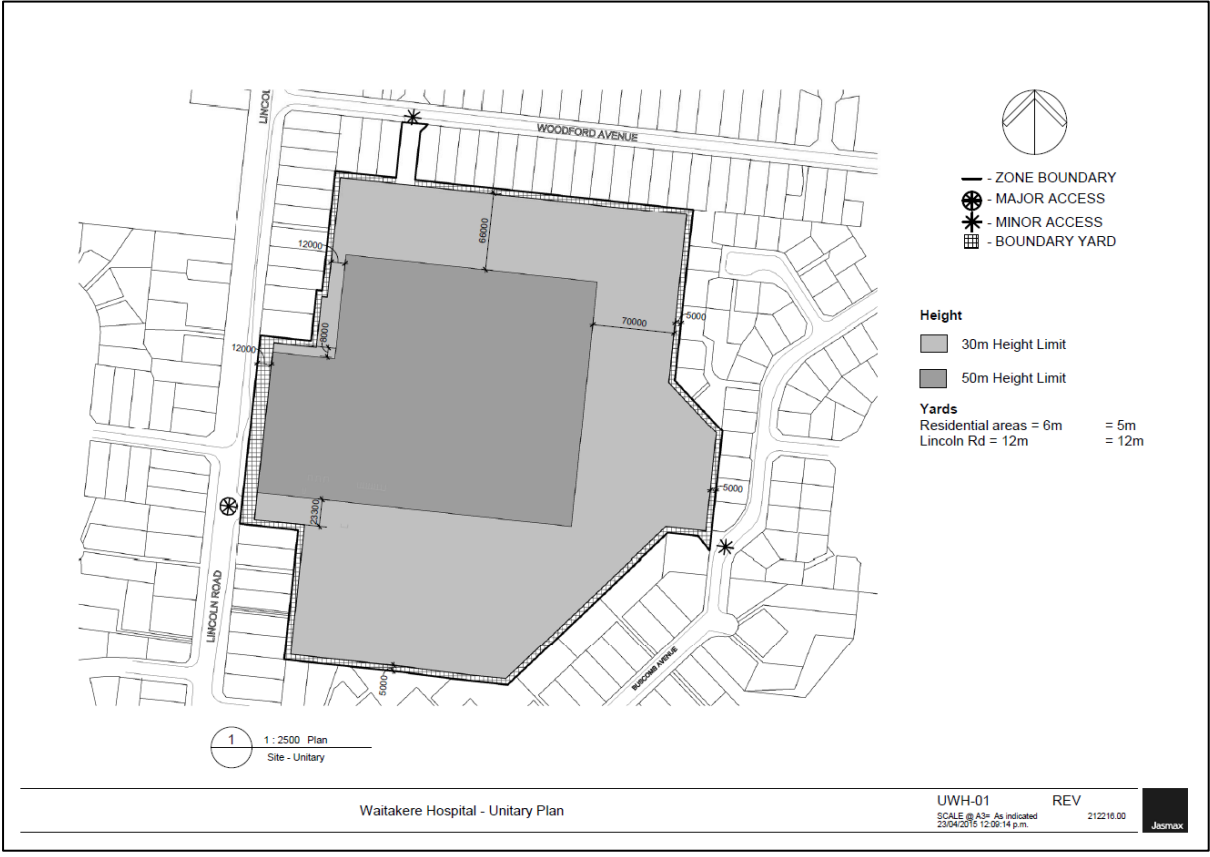


Diagram 5: Waitakere Hospital



Consequential amendment to the definition of 'hospitals'

Hospitals

Facilities that provide for the medical, or surgical or psychiatric care and treatment of persons.

Includes:

- accessory offices, ~~retail including pharmacies, food and beverage, and florists~~
- accessory retail including pharmacies, food and beverage, and florists
- accessory commercial services including banks and dry cleaners
- ambulance facilities and first aid training facilities
- conference facilities
- helicopter facilities
- **hospices**
- hospital maintenance and service facilities, including kitchens and laundries
- medical research and testing
- mortuaries
- rehabilitation facilities
- supported residential care
- training.