

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
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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.
- (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 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

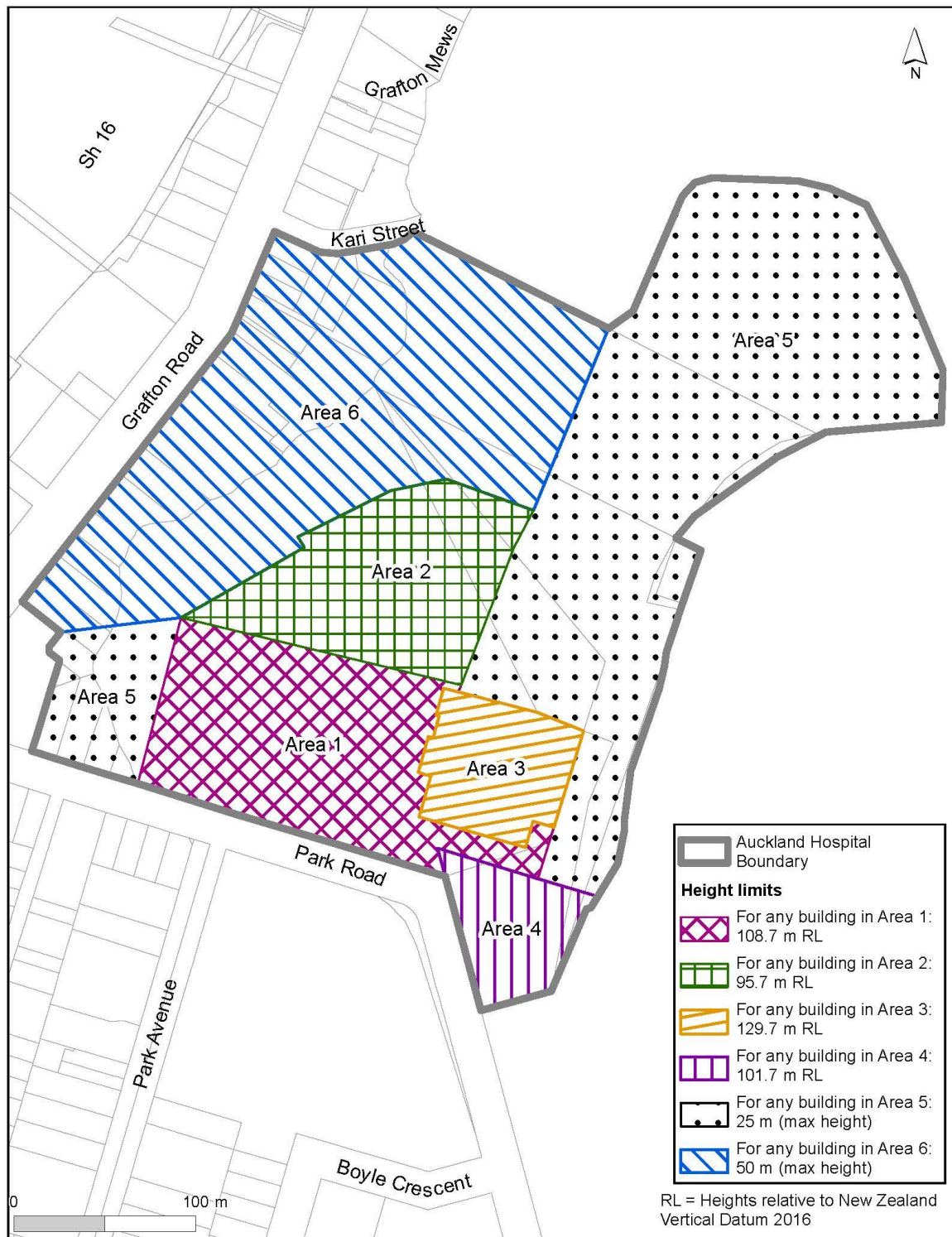
- (1) Buildings heights are specified in Table H25.6.1.1 Building heights and Figure H25.6.1.1 Auckland Hospital permitted building heights.

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 <u>outside walkable catchments</u>	Up to 16m	Between 16m and up to 25m	Greater than 25m

<u>Sites with a total site area up to 4ha inside walkable catchments</u>	<u>Up to 22m</u>	<u>Between 22 and 25m</u>	<u>Greater than 25m</u>
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

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.

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

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](#).

H25.7. Assessment – controlled activities

There are no controlled activities in this section.

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.

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.

H25.9. Special information requirements

There are no special information requirements in this section.

H29. Special Purpose – School Zone

H29.1. Zone description

The Special Purpose – School Zone applies to Auckland’s independent and integrated schools and associated community facilities, and is characterised by campus-style developments. The purpose of the zone is to allow the continued operation and further development of these schools and associated facilities.

Refer to [Chapter K: Designations for Ministry of Education](#) owned sites subject to designations.

This zone does not apply to existing or future schools located in the city centre, metropolitan or town centres.

H29.2. Objectives

- (1) The educational needs of school students are met and the well-being of students, staff and visitors is provided for.
- (2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.
- (3) Opportunities for communities to use school facilities, and for the co-location of school and community facilities are provided.
- (4) Adverse effects of schools, community facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H29.3. Policies

- (1) Enable the efficient utilisation of school land, buildings and infrastructure.
- (2) Enable a range of activities including education, recreation, early childhood learning services, worship and residential accommodation, and appropriate accessory activities.
- (3) Enable community use of the existing and future school land, buildings and infrastructure and the co-location of school and community facilities provided they:
 - (a) do not compromise the use of the zone for school activities; and
 - (b) avoid remedy or mitigate adverse effects on adjoining properties.
- (4) Minimise adverse effects on adjacent properties from development that causes overshadowing, visual domination, loss of visual privacy and loss of other amenity values by the use of building setbacks, screening, 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) provides for the efficient use of the site; and

- (b) can be accommodated without significant adverse effects on adjacent properties.
- (6) Encourage new buildings to be designed to provide a high standard of amenity and safety.
- (7) 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.

H29.4. Activity table

Table H29.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – School Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H29.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Student accommodation	P
Commerce		
(A3)	School shops	P
Community		
(A4)	Care centres	P
(A5)	Community facilities	P
(A6)	Community use of education facilities	P
(A7)	Education facilities	P
(A8)	Healthcare services accessory to education facilities	P
(A9)	Informal recreation	P
(A10)	Organised sport and recreation	P
(A11)	Public amenities	P
(A12)	Recreation facilities	P
Rural		
(A13)	Horticulture accessory to education facilities	P
(A14)	Farming accessory to education facilities (excluding pig keeping and pig farming)	P
Development		
(A15)	New buildings, additions and alterations, and demolition, unless otherwise specified	P
(A16)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent and that are visible from and located within 10m of a public road or an	RD

	open space zone	
(A17)	Sport and recreation structures	P
(A18)	Parks maintenance	P
(A19)	Recreational trails	P
(A20)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD

H29.5. 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.
- (2) Any application for resource consent for an activity listed in Table H29.4.1 Activity table and which is not listed in H29.5(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\(4\)](#).

H29.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H29.4.1 Activity table must comply with the following standards.

Where a school comprises multiple adjoining sites but has a common Special Purpose – School Zone, the entire school will be treated as a single site for the purposes of applying the following standards.

H29.6.1. Dwelling density

- (1) The number of dwellings on a site must not be greater than one dwelling per 2000m² total site area.

H29.6.2. Building height

- (1) Buildings (excluding floodlights) must not be greater than the height specified in Table H29.6.2.1 Building height unless Standard H29.6.7 applies.

Table H29.6.2.1 Building height

Building location	Maximum building height
Buildings less than 20m from a boundary with a site in residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), open space zones, or the Future Urban Zone	12m
Buildings greater than or equal to 20m from a boundary with a site in a residential zone (other than Residential – Terrace Housing and Apartment Buildings Zone) or open space zones, or the Future Urban Zone	16m
<u>Buildings inside walkable catchments</u>	<u>22m</u>
Buildings in all other locations	16m

(2) Floodlights must comply with the following:

- (a) poles must not exceed 16m in height;
- (b) pole diameter shall be no more than 1m at the base of the pole, tapering to no more than 300mm at its maximum height; and
- (c) the pole must be recessive in colour.

(3) Steeples, spires, minarets and similar structures constructed as part of a place of worship may exceed the maximum height by not more than 6m, where that part of the structure exceeding the maximum height measures no more than 2m in any horizontal direction.

H29.6.3. Yards

(1) The yards in Table H29.6.3.1 must be provided.

Table H29.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the school on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side yard where the side boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Rear yard where the rear boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake yard	30m

Coastal protection yard	25m or as otherwise specified in Appendix 6
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- (2) Where a side or rear yard is required, the yard is only required along that part of the side or rear boundary adjoining a residential zone, open space zone or the Future Urban Zone (i.e., a side or rear yard is not required along the full length of the side or rear boundary where only part of the side or rear boundary adjoins one of the zones identified in Table H29.6.3.1).

H29.6.4. Building coverage

- (1) The maximum building coverage must not be greater than 50 per cent.

H29.6.5. Maximum impervious area

- (1) The maximum impervious area must not be greater than 70 per cent.

H29.6.6. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary adjoining a site in the residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), rural zones or the Future Urban Zone.
- (2) Buildings must not project beyond a 45 degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, another Special Purpose – School Zone or any other zone boundary not specified H29.6.6(1).
- (3) Floodlights, steeples, spires, minarets and similar structures must not project beyond a 45 degree recession plane measured from 12m vertically above ground level at any site boundary.
- (4) This standard does not apply to buildings located on St Cuthberts College land at its boundary with Cornwall Park commencing at a point 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.7. Height Variation Control

- (1) Buildings located at St Cuthberts College, Epsom must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, provided that buildings are located:
 - (a) 3m from the boundary with Cornwall Park; and
 - (b) in the area commencing at a point on the common boundary 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.8. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential or open space zone or the Future Urban Zone must be screened from those areas by a solid wall or fence at least 1.8m high.

H29.6.9. Fencing

- (1) The height of fences on any road boundary must not be greater than:
 - (a) 1.8m if at least 50 per cent of the fence/wall is transparent; or
 - (b) 1.5m if the fence is solid.

H29.6.10. Dwellings

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

H29.7. Assessment – controlled activities

There are no controlled activities in this zone.

H29.8. Assessment – restricted discretionary activities

H29.8.1. Matters of discretion

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

- (1) 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.
- (2) 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.

H29.8.2. Assessment criteria

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

- (1) 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 open space zone can be integrated as part of the façade or roof of the building.
- (2) 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 open space zone can be integrated as part of the façade or roof of the building.

H29.9. Special information requirements

There are no special information requirements in this zone.

H30. Special Purpose – Tertiary Education Zone

H30.1. Description

The Special Purpose – Tertiary Education Zone applies to tertiary education facilities in locations where the surrounding zoning will not appropriately provide for the ongoing operation and development of the facilities or where the facilities are not subject to a precinct plan.

Generally, these are large facilities in campus-style developments, with extensive and highly visible buildings, substantial parking areas and significant areas of private open space. Increasingly, business, offices, research and laboratory facilities are co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The purpose of the zone is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

H30.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Other activities which are compatible with, or accessory to, tertiary education facilities are provided for where they do not compromise the use of the zone for tertiary education purposes.
- (3) Adverse effects of tertiary education facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H30.3. Policies

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for a range of other activities which are compatible with, or accessory to, tertiary education facilities including research, innovation, learning or related work experience where they are of a character and scale which will not displace tertiary education facilities.
- (3) 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.
- (4) Encourage new buildings to be designed to provide a high standard of amenity and safety.

- (5) Require screening or landscaping of waste management facilities, service areas and buildings and parking to enhance their appearance when viewed from adjacent residential zones, streets and public open spaces.
- (6) Provide for accessory and compatible activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities.
- (7) Require new buildings to be designed in a manner that respects any adjacent scheduled historic heritage places on the site.
- (8) 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.

H30.4. Activity table

Table H30.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – Tertiary Education Zone pursuant to section 9(3) of the Resource Management Act 1991.

Where a tertiary education facility comprises adjoining multiple sites but has a common Special Purpose – Tertiary Education Zone, the entire facility will be treated as a single site for the purpose of applying the activity table and standards.

Table H30.4.1 Activity Table

Activity		Activity status
(A1)	Activities not provided for	D
(A2)	Activities compatible with tertiary education facilities	RD
Use		
Accommodation		
(A3)	Dwellings accessory to tertiary education facilities	P
(A4)	Student accommodation	P
(A5)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A6)	Commercial services	P
(A7)	Licensed premises accessory to tertiary education facilities	P
(A8)	Laboratories	P
(A9)	Retail accessory to tertiary education facilities	P
(A10)	Entertainment facilities accessory to tertiary education facilities	P
(A11)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A12)	Office accessory to tertiary education facilities	P
(A13)	Conference facilities	P

Community		
(A14)	Care centres	P
(A15)	Community facilities	P
(A16)	Community use of education and tertiary education facilities	P
(A17)	Tertiary education facilities	P
(A18)	Informal recreation	P
(A19)	Organised sport and recreation	P
(A20)	Public amenities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Artworks	P
(A24)	Information facilities	P
Rural		
(A25)	Horticulture	P
(A26)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A27)	Accessory buildings	P
(A28)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A29)	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	RD
(A30)	New parking buildings visible from and located within 10m of a public road or a residential zone or public open space zone	RD
(A31)	Parks maintenance	P

H30.5. Notification

- (1) Any application for resource consent for an activity listed in Table H30.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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\(4\)](#).

H30.6. Standards

All activities listed in Table H30.4.1 Activity table must comply with the following standards.

H30.6.1. Building height

- (1) Buildings must not exceed the maximum height specified in Table H30.6.1.1 Building height

Table H30.6.1.1 Building height

Building location	Maximum building height
Less than 20m from a site in the residential zones, the Future Urban Zone or an open space zone	12m
<u>Less than 20m from a site in the residential zones, the Future Urban Zone or an Open Space Zone inside walkable catchments</u>	<u>22m</u>
Greater than or equal to 20m from a boundary with a site in the residential zones, the Future Urban Zone or an open space zone	24m

H30.6.2. Yards

- (1) Buildings must be located no closer than the yard dimension specified in Table H30.6.2.1 Yards.

Table H30.6.2.1 Yards

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, the Future Urban Zone or an open space zone	3m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

H30.6.3. Building coverage

- (1) Maximum Building coverage: 50 per cent.

H30.6.4. Height in relation to boundary

- (1) Where a site in the Special Purpose – Tertiary Education Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the Special Purpose – Tertiary Education Zone site boundary.

- (2) Where the adjoining zone does not specify a height in relation to boundary rule, the yard and/or setback standards in the adjoining zone apply to the Special Purpose – Tertiary Education Zone boundary.

H30.6.5. Screening

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

H30.6.6. Dwellings accessory to a tertiary education facilities, visitor accommodation accessory to tertiary education facilities and student accommodation

- (1) Detached dwellings accessory to a tertiary education facilities must comply with the following Residential – Mixed Housing Suburban Zone standards:
- (a) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11 Outlook space](#)
 - (b) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12 Daylight](#); and
 - (c) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13 Outdoor living space](#).
- (2) Attached dwellings accessory to a tertiary education facilities 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 Outlook space](#);
 - (b) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14 Daylight](#); and
 - (c) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15 Outdoor living space](#).
- (3) Visitor accommodation and student accommodation must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standard:
- (a) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13 Outlook space](#).

H30.7. Assessment – controlled activities

There are no controlled activities in this zone.

H30.8. Assessment – restricted discretionary activities

H30.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) 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.
- (2) 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.
- (3) activities compatible with tertiary education facilities:
 - (a) the relationship of the activity with the tertiary education facility;
 - (b) the effects on the capacity of the zone to accommodate tertiary education facilities;
 - (c) the effects on the safe and efficient operation of other activities in the zone; and
 - (d) the effects on nearby town centres.

H30.8.2. Assessment criteria

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

- (1) 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;

- (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 open space zone can be integrated as part of the façade or roof of the building; and
 - (d) whether the building complies with the standards.
- (2) 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;
 - (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 open space zone can be integrated as part of the façade or roof of the building; and
 - (d) whether the building complies with the standards.
- (3) activities compatible with tertiary education facilities:
- (a) whether the activity is compatible with tertiary education facilities;
 - (b) whether the activity will detract from the safe and efficient operation of the site;
 - (c) whether the activity is of a character and scale which will displace tertiary education facilities and compromise the use of the zone for tertiary education purposes; and
 - (d) the extent to which the activity will affect the function of nearby town centres.

H30.9. Special information requirements

There are no special information requirements in this zone.