

9A Community Health Activity Area

9A 1 Issues, Objectives and Policies

9A 1.1 Local Area Issues

9A 1.1.1 Amenity Values

Issue

The Hutt Hospital provides essential health care services, however the nature and scale of activities on the site have the potential to affect adversely the amenity values of the surrounding area. It is important that opportunity is available for the operations to continue and expand where necessary, while ensuring adverse effects upon the surrounding area are managed.

Objective

To accommodate a range of activities on the site in a manner which does not affect adversely amenity values of the surrounding area, or the efficient functioning of the roading network.

Policies

- (a) That opportunity be available for a range activities related to the provision of health services.
- (b) That the accommodation of activities not related to the provision of health care services be managed to ensure adverse effects upon the character and amenity values of surrounding recreation and residential activity areas, and the roading network are avoided, remedied or mitigated.
- (c) That the amenity values of surrounding residential and recreation activity areas be maintained and enhanced.
- (d) That subdivision is managed to ensure character and amenity values of surrounding residential and recreation activity areas are maintained and enhanced.

Explanation and Reasons

The provision of health care services to the community is the primary function of the Hutt Hospital. Health care services include any activity which provides services relating to physical and mental health and welfare. In addition to this, in the context of this activity area, health care services shall also include commercial activities directly associated with patient and visitor welfare such as a cafe or kiosk.

Provisions in the Plan will ensure continued opportunity is available for these services to operate and expand where necessary, while ensuring the nature, and scale of activities does not affect adversely the amenity values of surrounding residential and recreation activity areas.

Consideration shall also be given to activities not related to the provision of health care services. Such activities will be managed to ensure adverse effects upon the surrounding residential and recreation activity areas, and the efficient functioning of the roading network are avoided, remedied or mitigated.

9A 1.1.2 Residential Activities

Issue

Activities on sites surrounding the Hutt Hospital are principally residential in nature. It is necessary to provide opportunity for residential activities within the activity area, where the character and amenity values of surrounding activity areas can be maintained and enhanced.

Objective

To ensure opportunities are available for residential activities on the site, in a manner which does not affect adversely the amenity values or character of the surrounding area.

Policies

- (a) That opportunity be available for a range of residential activities.
- (b) To ensure residential amenity values of surrounding areas are maintained and enhanced.
- (c) To allow home occupations where the adverse effects on the surrounding residential area are managed and the residential characteristics of the site and buildings are retained.

Explanation and Reasons

Activities which surround the Community Health Activity Area are principally residential in nature. Although the current activities on the site are associated with the provision of health care services, recognition of the potential for residential activities is also made in the Plan.

Where residential activities other than those associated with health care services are proposed, compliance with the Permitted Activity Conditions within the General Residential Activity Area will be required.

9A 1.2 Site Development Issues

9A 1.2.1 Height, Scale and Location of Buildings and Structures

Issue

The site on which the Hutt Hospital is located is used intensively, and the scale of buildings is different in character to those in surrounding areas. Future development on the site must be managed to ensure buildings and structures do not affect adversely the amenity values of the surrounding area.

Objective

To ensure that all structures and buildings are designed and maintained to ensure the amenity values of surrounding residential and recreation activity areas, and the streetscape are maintained and enhanced.

Policies

- (a) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, maintaining adequate daylight and sunlight for adjoining properties.
- (b) To require minimum setback requirements from all boundaries to maintain and enhance amenity values of surrounding the activity areas and the streetscape.
- (c) To ensure that new buildings are of a height, shape and form that adverse effects of wind are managed and mitigated.
- (d) To ensure that new buildings and structures are of a height, scale and design that adverse effects upon visual amenity values are avoided, remedied or mitigated.

Explanation and Reasons

All new buildings and structures on the site have the potential to affect adversely the amenity values of adjoining sites and the surrounding area if their height, location, intensity and scale is not managed.

Building form, height and location can also affect wind flow patterns which can have adverse effects on pedestrians. Such adverse effects need to be mitigated or avoided.

The Plan will manage the adverse effects of buildings and structures through the use of rules.

The amenity values of adjoining sites will be maintained by restricting the height of buildings in close proximity to residential boundaries.

The visual amenity values of the site when viewed from High Street will also be maintained, by restricting development between the existing buildings and the road frontage.

9A 1.2.2 On Site Parking

Issue

The demand for on site vehicle parking generated by staff and visitor cars is significant. It is essential that on site parking is managed to maintain and enhance amenity values of the surrounding area, and ensure adverse effects upon the road network are avoided or mitigated.

Objective

To ensure provision made for on site parking does not affect adversely the amenity values of adjacent activity areas, or the efficient functioning of the roading network.

Policies

- (a) That provision for on site parking be made when alterations or new buildings are proposed.
- (b) That on site parking areas be adequately screened from surrounding activity areas and adjoining roads.

Explanations and Reasons

Health related activities on the site generate a significant amount of vehicle activity, consisting principally of staff and visitor vehicles.

It is necessary that provision for on site parking be managed to ensure adverse effects of vehicle activities on the surrounding activity areas and on the roading network are avoided, remedied or mitigated.

The Plan specifies minimum parking requirements when new buildings are erected on the site. Landscaping and screening of car parking areas can improve the visual amenities of an area. It is important therefore that car parking areas and adjoining roads or boundaries with residential or recreation activity areas are suitably landscaped and screened.

9A 2 Rules

9A 2.1 Permitted Activities

- (a) Activities related to the provision of health care services and ancillary activities of a commercial nature.
- (b) Additions to existing buildings and new buildings and structures.
- (c) Dwelling houses.
- (d) Home occupations.
- (e) Child care and Kohanga Reo facilities.
- (f) Accessory buildings to the above Permitted Activities.

9A 2.1.1 Permitted Activities - Conditions

- (a) **Minimum Yard Requirements:** All yards: 3 m
- (b) **Recession Planes:**
 For all buildings and structures
- (i) From the north facing boundary: 2.5m + 45°
 - (ii) From the north-east and north-west facing boundary: 2.5m + 41°
 - (iii) From all other site boundaries: 2.5 m + 37.5°
- provided the recession plane shall not apply to television aerials, flagpoles and chimneys.
- See Appendix Community Health 1
- (c) **Maximum Height of Buildings and Structures:**
 Area 1 - 20.0m
 Area 2 - 8.0m
 See Appendix Community Health 2
- (d) **Maximum Length for all Buildings and Structures:**
 No part of any building exceeding 20m in length may fall outside two arms meeting at a common point on the boundary and each making an angle of 20 degrees with that boundary.
 See Appendix General Residential 18 in the General Residential Activity Area.
- (e) **Dust:**
 All outside areas shall be sealed, surfaced or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.
 All storage of goods, and waste materials shall be stored in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
 All use of goods shall be undertaken in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
- (f) **Odour:**
 All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.
- (g) **Light Spill and Glare:**
- (i) Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site.
 - (ii) All activities shall be undertaken to avoid glare (light reflection) and light spill beyond the boundary of the site.
 - (iii) No outdoor lighting or illumination may flash.
- (h) **Vibration:**
 Any activity that would cause vibration shall be managed and controlled in such a way that no vibration is discernible beyond the boundaries of the site.
- (i) **On Site Parking:**
- (i) All parking areas where they are not contained within buildings, which abut a Residential or Recreation Activity Area shall be screened by a close boarded fence or a fence of solid material, to a height of 1.8 metres.

- (ii) At least 5% of car parking areas not contained within a building and adjoining legal roads must be landscaped and screened.
- (iii) General Rules:
Compliance with all matters in the General Rules - See Chapter 14.
- (j) For Permitted Activities (c), (d), (e) and (f), the Permitted Activity Conditions in the General Residential Activity Area - Chapter 4A, shall apply.

9A 2.2 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted Activity or Restricted Discretionary Activity which fails to comply with any of the Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Offices not associated with a Permitted Activity.

9A 2.2.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in Sections 104 and 105, and Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

9A 2.3 Non-Complying Activities

- (a) All other activities not listed as a Permitted or Discretionary Activity.

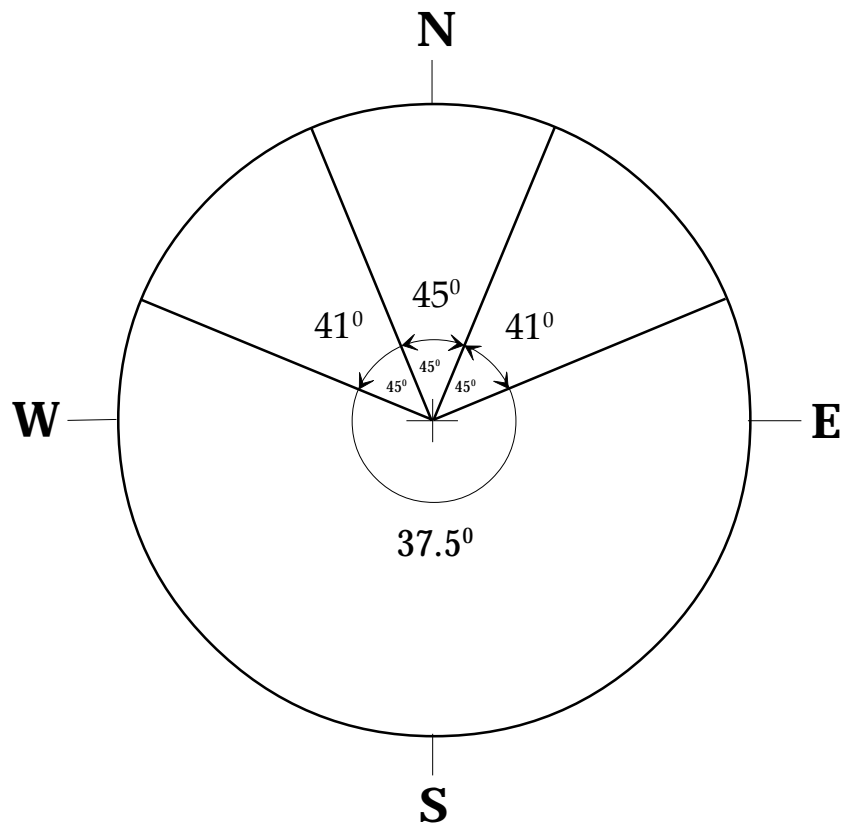
9A 2.4 Other Provisions

- (a) Subdivisions - see Chapter 11.
- (b) Financial Contributions - see Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

9A 3 Anticipated Environmental Results

- (a) Opportunity available for the provision of health services.
- (b) Opportunity available for certain activities not associated with the provision of health services.
- (c) Maintenance and enhancement of the amenity values of the surrounding activity areas and the streetscape.
- (d) Opportunity available for residential activities.

Appendix Community Health 1



Recession Plane Indicator

Appendix Community Health 2

