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DRAFT Urban Design Assessment Report

Southern Cross – Brightside Hospital

Private Plan Change Application

For Southern Cross Hospitals Ltd

22 January 2019

Site Address: 3 Brightside Road and 149, 151 and 153 Gillies Avenue, Epsom, Auckland

1 Introduction

Motu Design have been commissioned to provide urban design and landscape design services to assist with the proposed plan change for the Southern Cross Brightside Hospital site at 3 Brightside Road in Epsom, and the 3 adjoining properties at 149, 151 and 153 Gillies Avenue which Southern Cross have purchased for the purpose of expanding their provision of healthcare services.

In summary the proposed plan change will:

1. Amend the zone of the site at 3 Brightside Road from Mixed Housing Suburban to Special Purpose – Healthcare facility and Hospital Zone;
2. Amend the zone of the three sites at 149, 151 and 153 Gillies Avenue from Residential – Single House Zone to Special Purpose – Healthcare facility and Hospital Zone;
3. Remove the Special Character Area Overlay from the three sites at 149, 151 and 153 Gillies Avenue; and
4. Add the inclusion of a parking variation control applicable for this hospital requiring a minimum parking requirement of 1 space per 64m² gfa.

Alongside the plan change work, Motu Design has worked on a separate Resource Consent application for the site which takes into consideration a more detailed proposal, and urban assessment of effects. This work has informed the assessment of the HFH Zone provisions and the formation of the option to include an additional Development Plan control. The Resource Consent work also included consideration of building elevational treatment and façade articulation, preparation of a detailed landscape strategy and landscape plans that are sensitive to the unique heritage features of the site. As the plan change application is a higher level document, this detailed information has not been included with the plan change proposal but is available on request.

This urban assessment report focuses on the:

- unique character of the site and its surrounding neighbourhood,
- appropriateness of the site for Hospital and Healthcare activities,
- effectiveness of the Special Purpose Healthcare Facility and Hospital Zone (HFH Zone) provisions

for managing the assessment of urban design related effects on neighbourhood character and residential amenity,

- how the site compares to other areas in the city that have a HFH Zone, and
- the urban design benefits of including a site specific Development Plan Control (refer page 7 of Attachment C) within the provisions of the HFH Zone.

This Urban Design Assessment Report should be read in conjunction with the following attachments:

Attachment A - Urban Design and Landscape Analysis dated 20 December 2018

This provides a site and context analysis, and summarises the site constraints and opportunities that have informed the assessment of the HFH provisions and informed the design and assessment of the Resource Consent application for the new hospital facility.

Attachment B – Additional site and context photos

These site and neighbourhood photos are referred to where noted in the report to illustrate key features of the area including neighbouring properties.

Attachment C – Health Facilities and Hospital Zone and Development Plan Control

This includes a comparison of other sites with the HFH Zone. It also includes an example of a site specific development plan control that could be used as an additional method to assist with managing and mitigating the effects on local character and amenity.

And the following information from Archimedia that is referred to where applicable.

- **Southern Cross Hospitals Brightside Road - Private Plan Change Report – Rev A – Dec 2018**

This includes additional information on the site and the building form possible as a permitted activity under the HFH Zone, in comparison to the proposed Resource Consent. It includes information on the shading created by a permitted building under the HFH zone, and some photo-simulations that show the potential building envelope in context.

- **Southern Cross Hospital Ltd - Architectural Drawings dated 28.11.18 (bulk and mass studies)**

This includes the architectural plans that illustrate how the permitted building footprint is derived from the site shape, in addition to the HIRB controls of the HFH zone, and a Volcanic View Shaft height restriction that impacts the western end of 3 Brightside Road.

2 Background

A Resource consent has been lodged for the development of a new hospital building on 149, 151 and 153 Gillies Avenue. This is to be connected to the existing hospital at 3 Brightside Road via an overhead footbridge for internal access between the two buildings, in addition to vehicular and pedestrian connections across the sites.

Motu Design have worked collaboratively with the project team on the development of this proposal, providing contextual information and ongoing urban design input as it has developed, as well as providing landscape advice and preparing the landscape concept plans and undertaking the urban design assessment of the proposal. This work has informed the urban design assessment of the proposed HFH Zone provisions. Attachments A and B include a substantial amount of site and context information from the report lodged with the Resource Consent.

For the purposes of undertaking the assessment of the proposed HFH zone, the information provided within the Resource Consent has been reviewed, edited and added to where required to produce the following.

- An Urban Design and Landscape Analysis document that includes a site and context analysis and a urban design strategy to that illustrates how a high level of amenity is able to be achieved, and that potential effects on neighbouring sites and the surrounding area can be minimised, whilst providing for significant development potential.
- Undertaking a comparative study of other sites that currently have the SP Healthcare Facility and Hospital Zone (HFH Zone) to identify the similarities and differences between the subject site and others with the HFH Zone.
- An urban design assessment of the rezoning of the Brightside hospital sites that takes into account the activities anticipated in the SP Healthcare Facility and Hospital Zone (HFH Zone) and the provisions that are included to manage potential effects including effects on residential amenity.
- Proposing the option of a site specific development plan control that responds to the unique characteristics of the site and its context, and that could be included in the HFH Zone provisions as an additional method to manage character and amenity effects. This includes the integration of a strategy for managing heritage, character, landscape and visual dominance effects through tree

protection and a defined building location.

Archimedia have produced a series of maximised bulk and mass potential diagrams that illustrate a complying permitted activity building envelope. This has been used to illustrate the potential shading and visual dominance effects from a hospital building, built to the maximum height provided for by the zone when set back at least 10m from a road frontage, and including the protection of notable trees. This building envelope, will generally provide for the building proposed within the submitted Resource Consent that will comply with the Height and HIRB controls, but would be Restricted Discretionary under the HFH Zone due to be being within 10m of the Brightside Road street frontage.

Extensive collaboration has taken place between Archimedia (project architects), Lifescapes (heritage consultants) Peers Brown Miller (Arborists) and Motu Design (urban designers) to produce the design proposed in the lodged Resource Consent. This collaboration has been important to enable an outcome that is sympathetic to the site's unique heritage, cultural and landscape setting, whilst enabling the expansion of the Southern Cross Hospital services. This work has included a significant amount of in-depth design, assessment and analysis of a greater detail than is often undertaken for plan changes. This provides surety that Southern Cross's aspirations for an extension to the existing hospital can be achieved within the provisions of the HFH zone; and that the potential for adverse effects on surrounding areas can be managed through the application of the HFH zone, and if adopted the site specific Development Plan.

This report should be read in conjunction with the Assessment of Environmental Effects prepared by SFH Consultants, and the heritage report by Lifescapes. An independent Visual Impact Assessment has also been undertaken by Rob Pryor of LA4.

3 Context

3.1 *Planning Context*

The Brightside Hospital sites are located across two zones. The existing part of the hospital is located on the western part of the site, zoned Mixed Housing Suburban under the Auckland Unitary Plan – Operative in Part (AUP), and the new proposed building footprint located on the eastern part of the site, zoned Single House Zone.

As illustrated on page 7 of the attached Urban Design and Landscape Analysis (UDLA), there is a Special Character overlay (Isthmus B1) within the AUP over the sites at 149, 151 and 153 Gillies Ave. This relates to the character dwellings and associated grounds, including the stone walls. 151 and 153 Gilles Ave are also subject to demolition, removal and relocation rules. These Gilles Ave properties are discussed in detail within the Lifescapes report.

There are two notable trees on the existing hospital site which are protected, as noted in the attached UDLA, page 8. No other trees are currently protected under the AUP.

There is a volcanic view shaft restriction that effects the western end of 3 Brightside Road cutting diagonally across the existing hospital site. This will limit the maximum height of development possible on that part of the 3 Brightside Road to 11.5m at the western boundary to Brightside Road, rising up to 16.5 m for the north-western portion of 149 Gilles Ave. This is contrast to the 16m in height provided for in the HFH zone. There is a Volcanic view shaft that extends over the rest of 3 Brightside Road, 149 Gilles and 153, 151 Gilles, but this is set at 36 - 42.5m and will not change the 16m height maximum height provided for in the HFH Zone.

3.2 *Neighbourhood Character*

The surrounding area is a long established residential neighbourhood in close proximity to the city Newmarket, and Mount Eden.

Gillies Avenue is a busy arterial road stretching north-south from Newmarket to Epsom. While the part of Gillies Avenue south of the motorway is historically residential in character, many dwellings have been converted over time to a range of commercial uses, including clinics and childcare facilities. There are also education facilities, sports facilities and parks. Brightside Road is a quieter suburban street.

The built form immediately surrounding the site is predominantly 1-2 storied buildings, and consists of heritage dwellings, more recent detached houses, and a number of blocks of flats and boarding houses. Even within the Single House Zone, a number of the sites have blocks of flats within them. This includes the residential sites on the opposite side of Brightside Road to the proposed development, at 2 and 4 Brightside road and 155 Gilles Avenue. Refer pages 6 & 11 of the attached UDLA.

The existing hospital fronts Brightside Road and contributes to the character of the street. This is a linear, predominantly 2 storied building, that is partially screened from the street by landscaping and tree planting.

Along Gilles Avenue the built form and character varies substantially proximate to the site. The Epsom Girls Grammar School (particularly the Ray Freedman Arts Centre), is located approximately 200m to the north should also be noted. Two large buildings front Gillies Avenue that are approximately 6 m in height with a building length of 45m and 80, each with no setback from the footpath, and minimal interaction with the street. (refer page 11 of the UDS) The form and mass of these buildings are at odds with the majority of the surrounding context which generally consists of finer grained development, but is also indicative of the variable character along Gilles Ave.

However, although the building form, size, age and style may vary along Gilles Ave, the similarity in building setback (for most sites), the number of mature trees and common use of stone walls (original and new) do assist in creating some continuity along the street, and this contributes to the special character of the area.

3.3 Special Character and Landscape

The special character of the surrounding neighbourhood is immediately evident, in particular within the areas west of Gilles Ave. This character includes some unique and distinctive features such as mature trees and dry stone walls for fencing on generously sized sites with a mixture of new buildings and older character

buildings. A separate special character assessment has been undertaken by Lifescapes, and landscape effects are also assessed by LA4 (landscape architects), but the following points are also of particular relevance to understanding the site and its context, and informing an urban design assessment of the proposed plan change.

The special character overlay in the Unitary Plan, includes sites with buildings and dry stone walls that generally date back to the late 19th Century / early 20th Century. These can be seen along Gillies Avenue, Brightside Road, and in the surrounding area. The late 19th Century character is also evident in the subdivision patterns with large lot sizes, generous building setbacks, and large trees planted in front gardens.

The two scheduled trees on the site are a large Pohutukawa located between the existing building and the proposed extension, and an Australian Frangipani on the northern boundary. There are also a number of other large specimens that contribute to the leafy character of the street and the site itself, that the team have identified and that will be protected as part of the proposed resource consent application. These include a Puriri, Tulip, Dawn Redwood and Pohutukawa trees along the Gillies Avenue frontage that as well as providing visual amenity in support of neighbourhood character, will serve to partially screen and frame the proposed building. A large Copper Beech and Jacaranda internal to the site will also be retained. Refer to UDLA page 8-9 for images and locations of the trees.

The stone walls and large mature trees are a prominent landscape feature. The dense tree canopies and variable heights of the stone walls screen views of the two corner houses from the street, and collectively provide visual amenity, character and a sense of vertical scale to the street. This is evident in the site photos on page 10 of the attached UDLA. Page 12 illustrates the location of key heritage character features on the subject sites, and a detailed description of these can be found in the Lifescapes assessment report.

The existing character overlay in the AUP emphasises the importance of maintaining a contiguous area of character but 151 and 153 Gillies Ave are separated from other sites by the boarding house, flats, and streets. The stone walls along the street boundary, and the mature trees are also the most visually prominent part of the streetscape, with the actual houses being predominately screened from view. (Refer to UDLA page 10).

3.4 Adjoining residential properties

Along the northern boundary of the site, are eight residential properties that have a Mixed Housing Suburban Zone. These are the residential properties that will be most affected by the proposed plan change. The potential for adverse effects in comparison to the existing situation vary, and it is important to note that five of the properties border the existing hospital, and three the boarding house at 149 Gilles Ave. Number 32a Owens Road borders both the existing hospital site and the boarding house, and is proximate to the existing out door garden area on the hospital site where it benefits from upper floor views of the mature trees on the hospital grounds. The character of each property and the specifics of its' relationship with the subject sites is discussed along with the assessment of potential adverse effects on each of the properties, in section 5,7 below .

3.5 Hospital and Health Care Requirements

Auckland-wide, there is an increasing demand on hospital facilities due to an increasing and ageing population. The Ernst and Young report Brightside Hospital Growth Analysis, addresses the issues of increased demand. The proposal will aid in alleviating demand by providing additional medical facilities including operating theatres and beds. The central location provides access for surgeons, staff, patients and support services, and is in close proximity to Auckland Hospital and the motorway. The existing hospital provides a significant range of services and it is understood that expanding upon this existing asset has significant advantages to the effective provision of health care services.

There are a number of factors influencing the scale of the required building footprint and building height that are essential enabling the efficient operation of the healthcare facility.

Other examples of the hospital specific requirements include the need to provide for:

- the provision of car parking for staff and visitors
- legible entries and easy to access car parks for patient arrival and check in
- the amount of services required to be included in the roof top plant space

- medical operating theatres and staged recovery room areas
- reception and complementary tenancy areas for specialists services
- ambulance servicing requirements
- a large oxygen tank and enclosure

The required building footprint and supporting services have been thoroughly investigated in the development of the proposal lodged for Resource Consent. This has included more detailed design considerations of the building's interior layout and function, in addition to the points above.

4 Special Purpose Health Facility and Hospital Zone

The Special Purpose Health Facility and Hospital Zone (HFH Zone) has its own set of objectives and policies. These support the Activities provided for within the zone, and the development Standards that have to be met. Where a development standard is not met, a proposal will be assessed against the objectives and policies of the HFH zone, and these are discussed in detail within section 7 of this report. Collectively the provisions ensure that the potential for adverse amenity effects on adjacent areas are avoided, remedied or mitigated in addition to enabling healthcare related development.

Key differences between the HFH zone and the existing Mixed Housing Suburban Zone (MHS Zone) and the Single House Zone (SH Zone) are summarised as follows:

- Dwellings that are accessory to healthcare are Permitted and other dwellings are not provided for, although retirement villages are Discretionary.
- Boarding houses greater than 10 people are Restricted Discretionary (as per the MHS Zone) whilst they are Discretionary in the Single House Zone. In this case a Boarding House already exists at 149 Gilles Ave and directly adjoins residential neighbours.
- Maximum permitted height of 16m, and Restricted Discretionary between 16 – 25m whilst the MHS and SH Zones have a maximum height of 8m with additional 1m depended on roof form.
- Side and Rear yards of 3m are required, whereas the residential zones only have a 1 m side yard.
- Impervious area of 80% whereas the SH Zone and MHS Zone to 40%
- No limit on Building Coverage whereas the SH Zone limits this to 35% and the MHS Zone to 40%
- No landscape area requirements.
- A Restricted Discretionary Consent consent for new buildings is only required when a new building or an extension to an existing building (that increases the existing footprint by more than 20%) is within 10m of a street frontage.
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The following are the same:

- Height in relation to boundary is the same due to the fact that H25.6.2 requires compliance with the

HIRB of the adjoining zone. This is to help manage visual dominance, and shading effects on residential properties.

- Front Yards of 3m minimum.

In addition to the above, the special character overlay further limits building coverage to 25% and also includes a greater front yard setback through the requirement to set buildings back to align with the streetscape as defined by other buildings along the street frontage.

The biggest differences as a result of the proposed removal of the Special Character overlay and the replacement of the residential zones with the HFH Zone, relate to:

- **Building height**, from 8m to 16m
- **Impervious areas**, from 40% to 80%
- **Building Coverage**, from 35% to no control, and thus limited only by other standards
- **Front Yard**, from variable depths along Gilles Ave to a minimum of 3m.
- **Side Yard**, from 1m to a 3m minimum depth
- **Activity Status** - Permitted if complying with the development standards and located 10m or more back from a public street,

Overall this is to enable larger buildings as required by hospital and health care activities to be created as a permitted activity, with Restricted Discretionary (RD) consent limited to buildings within 10m of a street frontage to enable the assessment of building design effects on public streets. The requirement for a RD consent will enable issues of neighbourhood character and existing site features to be considered within the design of a proposal, both as method of minimising adverse effects, and as mitigation of potential effects on streetscape, when proximate to a street frontage,

Residential amenity is primarily protected via the H25.6 Standards, including

- H25.8.1 Building Height (up to 16m)
- H25.6.2 Height in relation to boundary (2.5m plus 45 deg as per the H4.6.5 Height in Relation to Boundary in the MHS Zone) as per existing residential)
- H25.6.3.1 Yards (an increase in side yard depth to 3m)
- H25.6.5 Screening (of outdoor storage or rubbish collection areas)
- H25.6.6 Dwellings accessory to a healthcare activity (requiring compliance with the outlook, daylight

and outdoor living control of the MHS or THAB zone)

Any breach of these standards requires resource consent as a Restricted Discretionary activity with the relevant matters to be considered restricted to the relevant objectives and policies, the purpose of the standard, specific matters identified, any special or unusual characteristics of the site, effects of the infringement, and where more than one standard is infringed, the effects of all infringements together (C1.9(3)). Any breach of a standard will enable effects on amenity and character to be assessed.

Under the existing AUP only two of the mature trees on the site are protected and this will continue to be the situation under the HFH Zone. In respect of 3 Brightside Road, under the Mixed Housing Suburban zone, there is no control requiring the retention of the trees that are not scheduled, or retention of the open space garden area. However, a total of 8 trees are proposed to be kept in the Resource Consent as part of the strategy for minimising and mitigating the potential adverse effects from the proposed 16m high building and its large footprint on 149, 151 and 153 Gillies Ave.

Consideration has been given to protecting these same trees within the provisions of the HFH Zone, via including them in a site specific development plan control. However, most of the mature trees are located around the perimeter of the site and are likely to be easily maintained within the side and front yards required by the HFH zone, or through setting buildings back 10m from street frontages that enables additional space for the larger trees in addition to a permitted activity status.

The exception is the Jacaranda tree that is located in the centre of the site and impacts on site layout and building form. However, Southern Cross recognises the contribution this tree makes to the amenity of the site for the enjoyment of the hospital staff and visitors, as well as the amenity of residential neighbours and thus intends to maintain it. Similarly, the other trees intended for retention within the lodged Resource Consent provide significant on-site amenity and thus Southern Cross wish to retain them for future amenity, even if not required to do so under the existing or proposed planning provisions.

5 Urban Design Assessment

Consideration of the following urban design issues are considered to be important in assessing the effectiveness of the Special Purpose – Healthcare Facility and Hospital Zone (HFH Zone) provisions, and the extent to which the proposed plan change will help meet the objectives and policies of the Regional Policy Statement (RPS) within the Auckland Unitary Plan (AUP). These issues draw on urban design best practice as outlined in the New Zealand Urban Design Protocol (MfE, 2005), People+Places+Spaces (MfE, 2002), and the Auckland Design Manual and take into consideration the uniqueness of the site, its context and the proposed activity. They have also been used to guide the design and urban design assessment of the proposed Resource Consent and as such provide a robust basis for the plan change assessment.

- Regional location and access
- Consolidation and efficiency of use
- Neighbourhood and site character
- Site layout and legibility
- Public realm interface
- Onsite amenity
- Relationship to residential neighbours

5.1 *Regional Location and Access*

Auckland-wide, there is an increasing demand on hospital facilities and the central location of the subject sites provides access for surgeons, staff, patients and support services, and is in close proximity to Auckland Hospital and the motorway. Gilles Ave is an arterial road, that provides easy access to the site in terms of private vehicular use for patients and visitors who typically arrive by car or taxi. The location is also well served by public transport (bus) routes that provide additional transport options for visitors and staff.

The varied nature of Gilles Avenue (activity and built form) and the site's accessibility to other parts of Auckland is a key positive feature of the site underpinning the appropriateness of the location for the HFH zone in terms of urban design. The varied and non-contiguous character of Gilles Ave also means the effects on neighbourhood character from a larger building (as provided for in the HFH zone provisions) are limited in scope and not out of context given the proximity of other large scale developments such as Epson Girls Grammar school. Across the city, as part of the AUP provisions, greater intensity of development is also now planned for along most arterial roads, and thus development of the height and scale possible under the HFH zone is complementary to overarching land- use strategy that has guided the application of various zones across the city.

5.2 Consolidation and efficiency of use

From an urban design perspective, the application of the HFH Zone is appropriate in this location because it expands upon an existing facility and enables the consolidation of new services within a central location in a manner that will also support better use of the existing facilities. Consolidation of services reduces travel time between facilities, and enables a wide range of benefits by providing healthcare services more efficiently.

The additional development potential provided by the increase in maximum building height, no building coverage control and a maximum impervious area of 80 %, enables redevelopment of the site to be maximised in terms of efficiency in design, construction and ongoing use.

The proposed development, that has been lodged for Resource Consent, has enabled the HFH Zone standards (under H25.6. Standards) to be evaluated in terms of considering the delivery of a functionally efficient, high quality development. It is understood that it would meet the development standards of the HFH zone, but require resource consent for a new building within 10m of a public road. The Resource Consent proposal includes approximately 8545 m² of Gross Floor Area (GFA) over three floors, a basement and area of roof top services. This is in addition to the existing hospital,

Archimedia have undertaken a building mass and floor area study for a permitted development (set back

10m from the street frontages) and complying with all the development standards for the HFH zone and the various site constraints, including the protected notable trees, HIRB rules and the impact of the Volcanic view shaft in addition to the site shape and varied topography. This illustrates a total potential GFA of 7448m² for 149-153 Gilles Ave over 3 floors plus a partial 4th floor above ground (but no basement).

If 3 Brightside Road was to be extended or redeveloped to include a 3rd floor above the current two floors and basement, along with a small area on the 4th floor possible outside of the volcanic view shaft restriction in height, a GFA of 7023m² could be achieved. This would result in a total site potential of 14 471m² of GFA over a building footprint of 4555 m², and the efficient consolidation of health and hospital services. The overall building form is also particularly efficient as it enables the creation of two rectangular shapes of good proportion with respect to providing for the specialist space requirements of the hospital and health care services.

This study undertaken by Archimedia, in addition to the work undertaken to produce the resource consent proposal, has confirmed the appropriateness of the maximum height and other controls with the HFH zone, for the purposes of enabling the efficient redevelopment of the site for health care and hospital services; and providing space for important landscape amenity features, such as the retention of existing trees.

5.3 Neighbourhood and Site Character

The subject sites are within an area of varied character, and includes 3 properties that are currently subject to the Special Character Overlay – Isthmus B1 controls. 153 and 151 Gilles Ave (refer page 7 of Attachment A) are also subject to demolition, removal and relocation rules. These 3 properties are the only ones in the block defined by Brightside, Gilles and Owens Road that have special character provisions, and the existing hospital is also an important feature of the block. Lifescapes have assessed the character features of the subject sites in detail within their report for this plan change. Their assessment has also informed the design of the proposal lodged for Resource Consent, and in particular the range of landscape character features that are proposed for retention that include mature trees (not just those that are scheduled), and the dry-

stone boundary walls.

The adjoining residential properties to the north are not subject to special character provisions, and have a Mixed Housing Suburban (MHS) Zone, as do the properties on the opposite side of Gilles, and the western end of Brightside road. To the south of the subject site, on the opposite side of Brightside Road the properties are subject to the Special Character Overlay - Isthmus 1 controls and have a Single House Zone, however, only 2 of the 5 sites are subject to demolition and removal controls, and these are located opposite the existing hospital. The buildings on the other character overlay sites are from later era's and include blocks of flats. These are shown in pictures 12 – 14 on page 13 of Attachment B.

Along Gilles Ave there is a wide range of buildings of varying sizes and eras, a range of activities, and a varied mix of landscape features. There are blocks of units, as well as older character homes. Sites with large scale mature trees, and some with no mature trees and only relatively recent planting and modern stone walls instead of historic dry stones wall etc. As well as residential dwellings, the surrounding context includes other large scale buildings, such as the existing hospital building, and the Epsom Grammar School building mentioned in Section 3 above.

HFH Zone provisions - public realm

The plan change proposes to remove the special character overlay and demolition control, along with the change to a HFH zone. The provisions of the HFH manage effects on the character and amenity of the surrounding neighbourhood by requiring a Restricted Discretionary consent for new buildings or additions that increase the building footprint by more than 20 %, and that are visible from and located within 10m of a public road (Table H25.4.1 Activity Table (A20)). The relevant assessment criteria, and associated objectives and policies of the HFH Zone do not specifically refer to character or heritage values, referring only generically to amenity effects. The matters of discretion are also limited to effects of building design and appearance on the adjoining streetscape (or land zoned open space which is not relevant to this site).

Although the discretion is limited to effects on the adjoining street, it enables a qualitative assessment of building design, and would trigger an urban design assessment. This in turn would consider how it responds to the character and amenity of the surrounding neighbourhood. In undertaking an urban design

assessment, it would be expected that the varied character of Gilles Ave, the special character area on the south side of Brightside road (as defined by the Special Character overlay), and the residential character of the western portion of Brightside Road, would be considered within an assessment, and thus the effects on the neighbourhoods 'special' character would be assessed.

The relevant assessment criteria (H25.8.2.(2)) include criteria related to:

- building design (use of design features to break up the bulk of the building)
- landscaping (the extent to which it can soften visual effects of the building), and
- service elements (the extent to which they can be integrated into façade and roof design).

These criteria enable consideration of existing neighbourhood and site character in determining the quality of a proposed development (including building and landscaping), and is further supported by objectives and policies that focus on ensuring adverse effect on adjacent areas are avoided, remedied or mitigated. Refer: H25.2.(a), in particular policies H25.3 (6) and (7). This continues to enable protection of existing trees and character features such as the dry-stone walls, to be considered as mitigation features, or methods of managing amenity effects.

For example, in undertaking an urban design assessment of a proposed development against the provisions of the HFH zone, consideration of the following neighbourhood character features could be reasonably expected to be considered in accordance with standard urban design practice.

- That the surrounding area is characterised by predominately 1-2 storey, residential buildings although there is substantial variation in activity and built form along Gillies Ave .
- The special character of properties on the southern side of Brightside Road
- Building design, and how a large building can be designed to respond to the varied scale and character of the adjoining streets, noting that Brightside Road is different to Gilles Ave.
- Landscape elements, that would include existing features (trees, walls and fences), as well as new elements.
- Protection of existing (not scheduled) trees along the street frontages, in particular within the 3m front yard and the benefit they have at softening built form in comparison to replacement planting, as experienced from both Brightside Road and Gilles Ave.

- Ensuring that the protection of the scheduled Pohutukawa Tree on Brightside road, continues to be recognised as a key character feature of the site.

HFH Zone provisions - private land and areas setback more than 10m from the street

Within the provisions of the HFH Zone, the discretion for assessment of design and subsequently character values and features is triggered when development occurs within 10m of the street frontage and impact on the street/ public realm, or when a development standard is breached. This is to provide more scope for hospital and health care facilities to be developed on a purely functional basis in areas that are unlikely to substantially impact on the public realm, wider neighbourhood character, or residential amenity. The 10m threshold doesn't preclude large buildings located (for example 12m back from the street frontage), impacting on street character, but a setback of this depth typically reduces the risk of visual dominance effects on the streetscape and still allows for landscaping along the street frontage even if not required. An example of this is the design proposed in the Resource Consent application, whereby the building that fronts Gilles Ave is setback 12 – 13 m from the Gilles Ave Street frontage.

Archimedia have provided a massing study and an associated series of photo-simulations that illustrate a complying building outline, when set back 10m from each of the street frontages. It responds to the HIRB requirements by setting the building footprint further back from the boundary than the minimum 3m side yard. The Volcanic view shaft restriction also impacts on the western end of 3 Brightside road.

This study illustrates how a building, when set back 10m from the street, will be substantially screened by the existing trees along the street frontage, both on the site where trees are proposed to be retained, and within the road reserve. In particular, Brightside Road has a number of existing street trees that will help to screen views of any building. The setback will also ensure that views from further along Gilles Ave are not dominated by future buildings if a permitted activity is sought.

However, using the design proposed for the Resource Consent as an example, parts of the proposed building fall within the 10m setback, and therefore the proposal would be subject to a restricted discretionary

design assessment. Therefore as part of a consent, conditions could be imposed to retain a number of existing trees. Southern Cross proposes to maintain the mature trees as identified in the Resource Consent application, even if not required to. This is due to the amenity they will provide to future patients, visitors and staff at the hospital, and the neighbourhood.

In terms of 'onsite' character and design quality in locations more than 10m from the street, the HFH zone does not provide for design assessment. It is my understanding that amenity effects to adjoining properties is primarily managed through compliance with the various items in H25.6 Standards, including impervious area, yard controls, height and height in relation to boundary. These standards provide for residential amenity in a number of ways, including:

- By requiring a larger side yard of 3m than the 1m that applies in the residential zone. This in addition to the impervious area controls, provides space for landscaping along boundaries, as well as enabling existing trees and planting along the boundaries of the site with residential properties to be retained. A mix of mature and new planting along the property boundary can soften views of the site, and building.
- A 3m min yard requirement also means that any windows will be set back at least 3m from a boundary with a residential property, and this will assist with ensuring privacy, noting that by way of comparison, in residential zones the out-look for master bedrooms is only 3m and 1m from other bedrooms.
- The HIRB control along the boundary requires upper floors to be set back. The design requirements for hospital and healthcare activities are different to residential and in order to make an efficient building form, any new building is likely to be setback from the side boundary by 6m or more (not the just the minimum of 3m, or 1m if a residential building was to be built under the existing zone). This is shown in the Archimedia GFA study for a permitted building, and is also the case in the design proposed within the lodged Resource Consent. With the building setback 6m or more the privacy to neighbours from any windows improves, and the space for mature tree canopy, further supports residential amenity.
- The HIRB control also helps to manage visual dominance, in particular from ground floor areas and outdoor spaces, by requiring upper floors to be setback further from the boundary than lower floors.

This will limit the potential development alongside residential boundaries to 3 stories above ground as per the Archimedia massing study and ensure that the 3rd floor is also is not visually prominent due to having to be setback from the floor below by 2 – 3m. The 3 storey building form is not out of character with the Mixed Housing Urban and Terraced Housing and Apartment Building zones, that anticipate larger buildings whilst retaining residential amenity.

- The HIRB controls are used across the city to manage shading and visual dominance effects between sites and between zones by requiring upper floors to be setback from the boundary to an extent that increases with height. Under the HFH Zone it is the HIRB controls of the adjoining properties' zone that applies. In this case the MHS zone. Thus, the amenity effects of building bulk proximate to the boundary are similar to what can be expected on many sites throughout the city, where a residential zone abuts another zone of greater height. Eg. THAB.

The provisions of the HFH Zone focus on ensuring a reasonable level of residential amenity is maintained without limiting the development potential of the subject site. However, in addition the above, the specific site shape, orientation and character of the subject site poses some advantages to the residential neighbours. In particular, the fact that they are located along the northern boundary of the site, so will not be impacted upon by shading for most times of the day, throughout the year, and that the volcanic view shaft rules limit the maximum height possible in some areas of the site.

The effects specific to individual residential properties is discussed in more detail under section 5.7 of this report.

Site Specific Development Plan Control

In addition to the application of the standard HFH Zone provisions, consideration has been given to the inclusion of a site specific Development Plan Control (refer page 7 of Attachment C) as a method of restricting where building can occur and to support additional tree protection. This is to ensure new development will fit within the character of the site and its context by protecting some key character features, in addition to providing for the increased development potential as anticipated by the HFH zone.

This is based on work undertaken for the Resource Consent that focused on respecting the character features of the area, and in particular protecting a number of large trees that contribute to the amenity values of the neighbourhood.

In the building footprint area recommended for the Development Control Plan, yard setbacks and the height in relation to boundary controls of the HFH zone along residential boundaries have been followed or are greater than the minimum. The setback of the building from the road frontage (more than 10m) allows for front yard landscaping, the retention of heritage features and protection of existing trees. Protecting these features, and limiting the location of building, enables future development of the site to occur in way that will minimise visual amenity and character effects on the surrounding area, including the residential areas to the north.

The Resource Consent proposal provides a useful example. It has been designed to respond positively to the uniqueness of the site's special character and the established neighbourhood character of the surrounding area, through the following:

- building setback in line with surrounding sites and reflective of historic residential patterns, and similar to 149 Gilles Ave.
- providing a generous front yard and protecting number of large mature trees that contribute to the streetscape amenity
- character features of the site retained and protected where possible, and in particular the dry stone walls along the street boundaries
- the character of the existing development patterns and lot sizes reflected in the built form, and elevation treatment of the building
- maintaining the existing landscaping, open space and mature tree planting that is located between the existing and proposed hospital buildings to ensure a sense of spaciousness along the residential boundaries of the hospital's sites.

The proposed layout supports the character of the street interface and helps to integrate additional height allowed for under the HFH zone into the residential streetscape. As shown in the context street elevations on page 19 of the UDLA, and in the photo-simulations, the scale of the existing trees, and the protected Pohutukawa tree provides a significant break between the buildings, will screen views of the elevated

walkway from the street, and is still taller than the proposed overall height of the development.

For pedestrians walking along Gillies Road or Brightside Road, much of their experience will be similar to the existing situation, due to the existing character stone wall fences, mature trees, and hedge planting being maintained. As illustrated in the photo simulations provided, these elements will also help to soften views of the building and enable it to sit comfortably within the varied character of the area.

All of the design features noted above were integrated into the Resource Consent proposal to assist in addressing the special character features of the sites, in addition to minimising the potential for visual dominance effects on the adjacent streets and residential properties. It is understood that Southern Cross Hospitals intend to maintain these features as they recognise the value they provide to the overall quality of the proposed hospital extension and patient experience. However, the purpose of the Site Specific Development Plan Control is also to protect these features within the planning provisions to provide some surety to neighbours and Council that they will be retained. They also help to provide mitigation for the future permitted development provided by the HFH Zone.

5.4 Site Layout and Legibility

Under the HFH Zone healthcare facilities, hospitals and a range of other activities as well as new buildings and alterations, are permitted as long as they meet the standards of H25.6. (including side and front yards) and are located more than 10m back from a street frontage. With the only exception being Boarding Houses and Visitor Accommodation that are Restricted Discretionary. This means that there is minimal scope to consider future buildings in relation to overall site layout for either character and amenity, or legibility of use. However, transport issues related to the location of vehicle access, number of car parks, and truck servicing are also important functional elements that effect site layout, with provisions in the Transportation section of the AUP requiring for the assessment of onsite pedestrian routes and the legibility of car parking. The two scheduled trees will also impact on site layout.

Whilst the HFH Zone doesn't have any building coverage control H25.6.4 Maximum Impervious area will

effect the site layout and to a certain extent building coverage. If the impervious area was to exceed the 80% maximum, various mitigation features may be able to address stormwater concerns. However, a non-complying resource consent would trigger an assessment against the objectives and policies of the zone and thus enable urban design and amenity effects on neighbours to be considered. The robustness of the objectives and policies are discussed in section 7 of this report.

Site Specific Development Plan Control

The option of including a development plan enables building coverage to be limited, and linked to site layout, with building footprints located so as to enable the protection of several existing trees, not just the two scheduled trees.

The example development plan included in Attachment C, includes an open space between the existing building and proposed building footprint that protects both the listed Pohutukawa tree and the currently unprotected mature Jacaranda. This supports a sense of spaciousness across the site whilst ensuring efficient use of the two buildings as one organisation. It will also avoid the existing and future buildings becoming a singular mass.

The development plan proposes a new building footprint parallel to Gillies Avenue, that will focus the bulk and mass of a future building along the busy arterial that is Gillies Ave. This will allow for an efficient building design, and a clear and legible frontage to Gilles Ave.

The figure ground study on page 15 of the attached Urban Design and Landscape Analysis (UDLA) document illustrates how these areas help to maintain a sense of spaciousness across the site, despite the large footprint possible under the HFH zoning. It also illustrates how a large scale addition is not out of context, taking into consideration the size and location of the existing hospital building, and the relatively large footprint of 149 Gilles Ave. Noting also that a finer grain to the building can be introduced through the detailed design of the building and architectural features and would be required by the assessment criteria of H25.8.2 (2) when the building is within 10m of a street frontage.

Within the proposed resource consent, Gilles Ave becomes the new entry (vehicular and pedestrian) to the hospital complex. The existing landscaped features will be retained in their current locations, (one between

the old and new building, and one on the Gillies Ave frontage of the proposed building). These provide on-site amenity but also assist with integration of the proposal with the surrounding area, and provide a benefit to the residential neighbours. In particular, with the retention of the large Jacaranda tree that is visible from the upper floors of the adjoining residential properties.

5.5 *Public Realm Interface*

Under the HFH zone the requirement for front yards of 3m deep provides scope for landscaping along street frontages to help soften the scale and appearance of new buildings built to the maximum height of 16m.

When within 10m of a street or public space, the Restricted Discretionary consent requirement means that the design of both buildings and landscaping can be assessed, and as noted above this can ensure a quality frontage to the street, including architecture and landscaping. However, if less than 10m, then new building is permitted. No mention is made in the HFH zone about existing site features, such as mature trees and the role they could provide in terms of managing the interface with the public realm. The existing character of other sites with HFH zones vary substantially. For example the Mercy Hospital site has a significant mix of mature trees and landscaped grounds, on site and in the surrounding area. Whereas most of the other HFH zones have minimal landscape amenity, in part due to their more recent development, despite often having quite extensive areas of grass around the perimeter of their buildings.

From an urban design perspective, the application of the HFH Zone is sufficient to manage the quality of new development in relation to the public realm, on the proviso that the existing character does not need to be protected to a significant extent as a mitigation feature of managing the effects of the increased density of development on the wider neighbourhood. This is because some of the existing street frontage features, such as the character dry-stone walls, hedges and mature planting, may make a significant contribution to local character, but do not necessarily mean that alternative good, or even better urban design outcomes cannot be achieved. For example, good urban design outcomes for public buildings, like health care and hospital facilities, will typically not include solid wall fencing over 1m in height and visual surveillance of the street from ground floors, along with low planting and/or fencing is usually preferred in contemporary developments.

However, there is also urban design merit in maintaining some of the existing character features where they can complement health care and hospital facilities, in particular due to privacy to patients and medical activities by the stone walls and majestic nature of the mature trees that provides significant visual amenity to both the users of the hospital, and the wider community. Southern Cross propose to keep the existing character features, as provided for in the Resource Consent application.

The provisions of the HFH zone enable assessment through the consent process. The advantage of a site specific Development Control plan is that the reconciliation of these two approaches would be addressed through the plan change process. Resulting in either the protection (or not) of the mature trees and existing dry-stone walls along the Gilles Ave and Brightside Road.

The following comments are predominately based on the assessment of the proposed Resource Consent and highlight the value of retaining the character features around the perimeter of the site.

Gilles Ave Frontage

The intersection of Gilles Avenue and Brightside is a prominent corner. The Puriri and Tulip Trees located on the corner of the site will substantially screen any future building from view along Gillies Ave. The photo-simulations provided are based on photos taken in winter, illustrating the worst case scenario.

The street frontage features special character stone walls, large mature trees and a large building set back, in-line with the neighbourhood character, that collectively help to ensure a larger building allowed for under the HFH Zone will not have significant adverse visual dominance effects to the streetscape. The mature trees along the frontage contribute considerably to the street amenity but are not protected under the AUP. The retention of these trees proposed in the Resource Consent application is a significant positive effect of this proposal.

The likely orientation of a building footprint parallel to Gillies Ave gives the opportunity for a future building to provide an active and positive interface to Gillies Ave where visible between, over or through the perimeter character stone walls and planting.

The more detailed Resource Consent application includes the approach taken to break up the bulk of

the building for this long elevation. It is also noted that because this proposed building is located within 10m of Brightside Road, it would require assessment as a restricted discretionary activity under the provision of the HFH zone.

If the building is setback 10m or more from Brightside, and thus permitted, the existing mature trees on site that are able to be maintained, will still continue to soften and screen views of the building, along with the potential for new tree planting as indicated in the photo-simulations provided for Archimedia for a permitted building mass.

Brightside Road Frontage

The Brightside Road frontage consist of the existing hospital at the western end, and corner house that is proposed to be removed to make way for the proposed hospital extension at the eastern end. In the Resource Consent proposal, the two buildings are separated by a landscaped area with the mature Pohutukawa tree located about halfway along the frontage. This tree lends visual amenity to the street and provides a positive contribution to the streetscape interface. The existing building has a frontage and entry to Brightside Road that currently has a reasonable level of both pedestrian and vehicular activity, although pedestrian and vehicular routes would change following future development of the site.

The proposed building footprint is orientated towards Gillies Ave, and has its end elevation to Brightside Road. The ground floor would be screened from view by the existing stone wall and hedge that will be retained. The hedge and wall are very much entwined and for the structural integrity of the existing stone wall fence the hedge is to be kept. As such, this is not an active frontage, however there is potential for upper floors to overlook the street to provide passive surveillance. The existing special character of the street at street level will be maintained, under the Resource Consent proposal, which includes a reasonable level of pedestrian amenity due to the Pohutukawa, landscaping, hedging and the dry stone walling that is a character feature of the area.

The existing street trees and onsite planting along Brightside Road, including the Pohutukawa, will

substantially screen the proposed new building, and elevated walkway from the western ends of Brightside Road but it would be more visually prominent from the intersection of Brightside Road and Gillies Ave.

The Assessment Criteria of the HFH zone (for building within 10m of the street frontage) enables the assessment of design and architectural features to further break up the bulk of the building along this frontage.

Where the building is setback 10m or more, and thus permitted, the existing mature trees in the road reserve, and on site that are able to be maintained, including the protected Pohutukawa tree, will soften and screen views of the building.

5.6 On-site Amenity

The provisions of the HFH Zone focus on enabling substantial development potential internal to sites, with the management of amenity effects limited to the perimeter of the site. Eg. via yard and HIRB controls for residential neighbours, or by the RD consent requirement when within 10m of street.

The existing sites include a number of features that contribute to the on-site amenity, in particular the mature trees and dry stone walls on the perimeter of the site. The HFH zone provisions, which encourage building setback, and provide for wider yards, support the retention of these features (while not requiring it). The dry stone walls and several mature trees are proposed to be retained in the Resource Consent application, and could also be recognised and protected by a site specific development plan.

5.7 Relationship to Residential Neighbours along Northern Boundary

As the hospital site is bordered by roads to the south, west and east, the immediate neighbours are located only along the northern side. There are eight properties adjacent to the northern boundary of the proposed building (some of these have multiple units). As the proposal is located to the south of the neighbouring properties, and the HIRB controls of the MHS zone are applied by way of standard H25.6.2, shading is not

considered to be a problem. Even with the additional height allowed for in the HFH Zone. For the Resource Consent proposal, shading diagrams were provided by Archimedia and these confirm the limited impact of shading onto adjoining properties.

For each of the sites, it is important to note the following:

- the subject site is on the southern side of this property and a 3m yard would be required along with the 2.5m and 45 deg HIRB setback.
- As a result the upper floors of any development will need to be setback from this boundary.
- The 3m yard is wider than the 1m currently required for residential zones.
- If dwellings (not currently proposed by Southern Cross) instead of hospital rooms were to be included in any future development of the site, a minimum outlook area of 6m would be required as per a typical residential zone.
- That the level of amenity provided by the HFH Zone standards is similar to that provided for other residential zones in the city, including those next to Business Mixed use and Terraced Housing and Apartment Building Zone. The primary difference being that all new buildings are Restricted Discretionary within these zones, enabling more discretion on building design and landscaping as a means of managing amenity effects in addition to development standards.

As a result the most likely amenity effects on residential neighbours from the application of the HFH zone relates to visual amenity and potentially privacy depending on the nature of the hospital activities and proximity to site boundaries. These are discussed in more detail below.

147 Gillies Ave

147 and 2/147 is a linear shaped duplex fronting Gillies Avenue. A carport is located at the southern end of the property, between the house and the proposed building. The house itself is approximately 20m from the northern face of the proposed extension to the hospital. Hospital rooms IP26 and IP27 will look across to the site.

There are no outdoor seating areas, between the house and southern boundary and most of the

windows have an east or west orientation. There are two windows on the southern side of the building looking towards the hospital extension site. The large evergreen tree on the southern boundary of 147 Gillies Avenue will provide some privacy, and is a scheduled tree.

In summary, due to the design, location and orientation of the existing buildings on 147 Gilles relative to the subject site, in addition to the provisions of the HFH zone, the change to a HFH zone will have minimal impact on the amenity values of the property.

The standard provisions of the HFH zone will ensure a good standard of residential amenity is maintained, as expected across the city for residential zones.

30 Owens Road

This is a block of flats in a heritage building that is located directly to the north of the proposal. The house at 30 Owens Road is positioned on an angle, meaning no windows face directly to the hospital expansion site. There is a lawn on the southern side of the property, adjacent to the northern boundary of the Southern Cross site. There is no obvious decking or outdoor seating area. In the north-eastern corner of the site there is a large Copper Beech that is not protected (but is proposed to be retained with the Resource Consent). If retained this will partially screen the proposal from view due to the angled nature of the building, creating a sense of privacy. The Copper Beech is located within the 3m side yard required by the HFH zone and is likely to be retained even if not required by a resource consent.

Privacy and overlooking between the house and any future development of the subject site are unlikely to be an issue due to the oblique angle of the building at 20 Owens Road and its relatively modest windows. However, upper floors of any building would look out over lawn of 20 Owens Road. This has the potential for some privacy effects that could be managed through the detailed design of the building if applicable. The 3m side yard also provides scope for landscaping that could assist with the mitigation of any privacy effects.

The standard provisions of the HFH zone will ensure a good standard of residential amenity is maintained, as expected across the city for residential zones. However, the application of a site

specific development plan as considered in Attachment C, is likely to be of benefit to this property by ensuring retention of the Copper Beech tree and providing a greater setback from the boundary than the 3m required by the side yard control.

30A-30D Owens Road

This is a linear block of units, with the end unit, 30D Owens Road being closest to the proposal. It has balconies/ decks that look out towards the site, but these are offset in relation to the proposed likely location of a building. The 3m side yards along the northern and western boundary, assist in addition to the HIRB provisions to provide separation between any building on the subject site, and the view towards the site from the balconies.

The retention of the large Copper Beech tree in this corner would make a significant contribution in ensuring privacy to 30 D Owens Road, and to help to avoid visual dominance and visual amenity effects any development of the subject site. Due to the size of the tree and density of the canopy, a development of up to 16 m in height would be mostly screened from view, in particular during summer. The 3m side yard requirements of the HFH zone will support the retention of this tree.

The standard provisions of the HFH zone will ensure a good standard of residential amenity is maintained, as expected across the city for residential zones. However, the application of a site specific development plan as considered in Attachment C, is likely to be of benefit to this property by ensuring the retention of the Copper Beech tree and providing a greater setback from the boundary than the minimum yard requirement of 3m.

32A Owens Road

The house is located on the corner of the existing hospital and boarding house sites, with its southern boundary facing the existing hospital site, and its eastern boundary facing the proposed hospital

expansion site. The building setback from the western face of the proposed hospital building, and a pool is located between the house and its eastern boundary. While the dwelling can't currently be seen from the ground level of 149 Gillies Ave due to a high retaining wall with timber fence on top (total height approximately 4m), it is likely the first and second floor of a new development will be able to overlook the house and the pool area. However, from my understanding of the house, it has a limited number of windows looking east to the site, and it is only the pool area that may be affected.

32A Owens Road also has windows that look south over the existing landscaped area of the existing hospital. Under the proposed Resource Consent the existing landscaped area and mature jacaranda will remain, as will the amenity of the property that benefits from views out over this landscaped area.

However, under the Mixed Housing Suburban or the HFH zone provisions the maintenance of this open space cannot be guaranteed. The large Jacaranda Tree is also not protected and can be removed as of right.

The standard provisions of the HFH zone will ensure a good standard of residential amenity is maintained, as expected across the city for residential zones. The HFH zone will also provide for a wider yard setback than the Mixed Housing Suburban zone. The application of a site specific development plan as considered in Attachment C, is likely to benefit this property as it would protect the Jacaranda and surrounding open space.

34, 36, 36a and 38 Owens Road

Each of these properties boarder the existing hospital site and as illustrated on pages 20 – 23 of Attachment B - Additional Site and Context Photos, the boundary between the hospital and the residential properties includes a substantial amount of planting that provides a dense visual buffer, including a range of mature shrubs and trees. The planted area is at the original ground level and at the top of the retaining wall used to form the lower ground service area of the existing hospital. Refer site photo 37 in Attachment 3. The majority of this planted area is within the 3m side yard area required by the HFH zone, is likely to be maintained and will provide an effective buffer to any re-development of the existing building at 3 Brightside Road.

As illustrated in the Archimedia complying building study, for the majority of the site boundary, a new hospital or health care building will most likely be setback greater than 3m due to the irregular site shape. Only along the boundaries of 28 and 36 a Owens Road is the side yard likely to be just the minimum of 3m yard. However, this 3m requirement still provides more amenity protection than the 1m required under the existing MHS zone.

The HIRB will also ensure that any upper floors are appropriately setback to retain a residential scale to the development, relative to the ground level along the boundary. The site orientation along with the mature planting along the boundary will also ensure that any shading effects from increased development on 3 Brightside will be minimal, if any at all.

It is also important note that each of these sites appear to have their main outdoor living areas located to north and away from the boundary with the hospital with garaging predominately located alongside the boundary with the hospital.

6 Comparison to other HFH Zones within residential areas

There are a number of examples around Auckland where a small HFH zone is located within residential areas. These are shown in the Urban Design and Landscape Analysis document, and include:

- Mercy Ascot, Epsom. While larger than the subject site, this Mercy Ascot is comparable in terms of the surrounding residential environment and landscape and heritage character.
- Franklin Memorial Hospital, a similar size to the Brightside site and located within a residential area, with Mixed Housing Suburban Zone to the east and south, and Open Space to the north and west.
- Hibiscus Coast Community Health Centre located immediately adjacent to Single House Zone and Mixed Housing Suburban Zone
- Pitman House on Carrington Road. This is a much larger site and located amongst much denser activity, however the southern boundary is comparable in terms of its relationship with existing

residential properties

- Grace Joel Retirement Village in St Heliers, while larger in size is comparable in terms of its size and density, and boundary conditions between the HFH Zone and adjacent Mixed Housing Urban and Suburban Zones

Mercy Ascot, also located in Epsom, has a similar suburban character with established mature trees and heritage features such as dry stone walls. The level of housing density surrounding the site is similar to the Brightside Hospital site. The images of Mercy Hospital that are included in Attachment C, show the level of screening provided by mature vegetation and stone walls, and how with careful design, the healthcare facility can be integrated into a residential environment.

7 Auckland Unitary Plan

If any of the development controls are infringed, a full assessment is required against the objectives and policies of the zone. This table considers the scope provided by the objectives and policies of the zone for assessing urban design effects, including effects on the residential amenity of neighbouring sites in addition to enabling the further development of hospital and health care facilities.

HFH Zone	OBJECTIVE TEXT	URBAN DESIGN ASSESSMENT
H25.2.(1)	The efficient operation and development of hospitals and healthcare facilities to support the community's healthcare needs is enabled.	The Healthcare Facility and Hospital (HFH) Zone would enable the hospital to better accommodate growing need for healthcare services, and to ensure efficiency of design and operation.
H25.2.(2)	A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.	HFH Zone would enable the hospital to better accommodate growing need for healthcare services, including a wider range of services.

<p>H25.2.(3)</p>	<p>The adverse effects of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities on adjacent areas are avoided, remedied or mitigated.</p>	<p>The HFHZ controls adverse effects to neighbouring residential activity through height limits, HIRB and yard setbacks, and screening controls. Matters of discretion related to effects of the building design and external appearance on the adjoining streetscape, bulk and appearance, landscaping, and effect of roof services are only triggered if a building is within 10m of the street.</p> <p>However, if a development control is infringed, extensive consideration can be given to avoiding, remedying or mitigating the effects of the proposal to neighbouring residential properties and the street, including the consideration of:</p> <ul style="list-style-type: none"> • Retaining mature trees for privacy and screening as well as amenity • Residential scale and appearance along the residential boundaries, • Features to manage privacy to residential areas • Visual dominance and shading <p>and to the streetscape through the use of:</p> <ul style="list-style-type: none"> • Façade articulation, and design features to break up the bulk of the building where possible without compromising the functional requirements of the building • Setbacks along the street frontage, reflective of historic setbacks and neighbourhood character
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		<ul style="list-style-type: none">• Extensive landscaping along the road frontage to soften the visual effects of the building, including retaining a number mature trees, planting and landscaping around the 'sundial garden' and planting and fencing to screen the at-grade parking area where possible. <p>All of the above considerations are relevant to the assessment of potential adverse amenity effects on adjoining areas.</p>
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HFH Zone	POLICY TEXT	URBAN DESIGN ASSESSMENT
H25.3.(1)	<p>Enable a range of hospital and healthcare facilities to meet the health and well-being needs of the community.</p>	<p>Southern Cross have identified that there is demand for a healthcare facility such as the proposed to meet the needs of the community.</p>
H25.3.(2)	<p>Enable for a range of non-healthcare activities provided they:</p> <p>(a) do not compromise the efficient use of the zone for hospital and healthcare activities; and</p> <p>(b) avoid, remedy or mitigate significant adverse effects, including traffic effects.</p>	<p>The HFH zone provides for a limited range of activities that support community activities, such as education, sports and care centres, as well as supported residential care and ancillary residential dwellings.</p> <p>This policy is however clear that health care and hospital activities must be prioritised and this will limit the size and scope of other activities.</p>

H25.3.(3)	<p>Minimise the effects of supporting activities and services on the amenity values of the adjacent land.</p>	<p>This provides scope to also consider a range of design features to ensure supporting elements, such as oxygen tanks, services areas, rubbish collection, are all managed to avoid significant adverse effects on adjacent streets or residential properties. This enables consideration of a range of elements including:</p> <ul style="list-style-type: none"> - landscaping, - mature trees - existing stone walls, - acoustic fencing - screened enclosures
H25.3.(4)	<p>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.</p>	<p>This policy ensures residential amenity to neighbouring properties is maintained. In assessing the adverse effects to adjacent properties a wide range of details can be considered including:</p> <ul style="list-style-type: none"> • Building set back from boundary • Use of screens and design features to reduce overlooking • Design and location of the proposal to minimise shading effect to neighbours • Roof plant area located away from the residential boundaries
H25.3.(5)	<p>Provide for additional building height in identified</p>	<p>The site will have a 16m height limit as allowed for sites less than 4ha in this zone . It is not one of the sites</p>

	<p>locations, where it:</p> <p>(a) enables the efficient operation of the hospital or healthcare facility; and</p> <p>(b) can be accommodated without significant adverse effects on adjacent properties.</p>	<p>identified for additional height. Any infringement of the maximum height would trigger a full and detailed assessment of effects on adjoining areas.</p>
H25.3.(6)	<p>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.</p>	<p>This policy enables careful design consideration to take place regarding the amenity and enhancement of the streetscape, while enabling a building footprint and built form required for the efficient operation of the hospital.</p> <p>This may include retention of mature trees and vegetation, additional planting, screening of at grade car parking that would otherwise be visible from the street, and the inclusion of spaces for visitors (including a plaza and café).</p>
H25.3.(7)	<p>Encourage new buildings to be designed to provide a high standard of amenity and safety.</p>	<p>This policy supports buildings to be designed to provide a high standard of design, amenity and safety.</p> <p>An extensive design process, including feedback from the Auckland Urban Design Panel, would be anticipated for any major development that requires resource consent with the zone.</p>

8 Regional Policy Statement

In assessing the merit of the proposed plan change, the extent to which the proposed plan change will help meet the objectives and policies of the Regional Policy Statement (RPS) within the Auckland Unitary Plan (AUP) is an important consideration. The AUP plan specifically states that:

The objectives and policies are set out in the sections of the regional policy statement following the issues to which they relate.

The regional policy statement must be read as a whole. If an issue relates to more than one section, then the relevant objectives and policies in each section must be read together. (B1.5. Objectives and policies)

The following sections of the regional policy statement are relevant to an urban design assessment of this plan change which proposes to remove the special character overlay on the Gilles Ave sites, and the demolition control on 151 and 153 Gilles Ave in addition to changing the residential zones to the HFH zone.

B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form

This section of the RPS focuses on the need to provide for Auckland's growing population, including social facilities and services. The first of the objectives focuses on the creation of a 'quality compact urban form' and the rezoning achieves this through the application of a 16m height limit and a maximum impervious area control of 80 %. The HFH zone enables a well designed, efficient and compact facility to be created it includes provisions that enable a development that from an urban design perspective will better meet the objectives of RPS than the current zone as follows.

B2.3. A quality built environment. I

The application of a HFH zone on the subject sites:

- complements the 'intrinsic qualities and characteristics' of the site, area and setting (B2.3.1 Objective (1) a), which is possible through the ability to protect and retain mature trees and a range of site character features such as the stone walls on the Gilles Rd properties; and in particular as the plan change relates to an existing building and activity on 3 Brightside Road that is better suited to the HFH zone than a residential zone;
- reinforces the hierarchy of corridors, such as Gilles Ave (B2.3.1 Objective (1) b), which is achieved through the location of the sites and the proposed maximum height;
- maximises resource and infrastructure efficiency (B2.3.1 Objective (1) d) which includes land and ensuring that it is used in a way that is best suited to the location; and transport infrastructure which is achieved due to the site location and proposed activity;
- Promotes the health and safety of communities (B2.3.1 Objective (3)) which is what a hospital and health care facility does.

B2.8. Social Facilities

The application of an HFH zone on the subject sites will:

- Meet the health needs of people and communities (B2.8.1 Objective (1));
- Ensure health facilities are accessible from a range of transport modes (B2.3.1 Objective (2)) including public transport;
- Be effective at managing reverse sensitivity effects between the hospital and neighbouring land (B2.3.1 Objective (3));

And in particular the following policies are also achieved:

- The provision a medium-scaled hospital facility within easy access to city, metropolitan and town centres and on corridors; (B2.8.2. Policies (1) (b))
- The provision of health facilities to meet the diverse demographic and cultural needs of people and communities. (B2.8.2. Policies (2))
- The intensive use and development of an existing and new social facility site. (B2.8.2. Policies (3)),
- The flexibility to include activities that are accessory to the primary health care function of the site. (B2.8.2. Policies (5) a),

B5 Ngā rawa tuku iho me te āhua - Historic heritage and special character

This section of the RPS focuses on Auckland's historic heritage, with a key issue being ensuring areas with special character are identified, maintained and enhanced (B5.1 Issues (3)). It is relevant due to the special character provisions that apply to the Gilles Ave sites.

It is not possible for the objectives related to Special character (B5.3.1 Objectives (1) and (2)) to be achieved in their entirety due to the need to remove the houses on 151 and 153 Gilles Ave, in addition to the demolition of the boarding houses on 149 Gilles Ave, to make way for the hospital that will have a building footprint that spans across all three sites,

However, as discussed in the sections above and as illustrated in the attachments, the most visually prominent parts of these sites, that have the greatest impact on character as viewed from the adjoining streets, is the mature trees and original dry stone boundary walls. Southern Cross propose to keep these walls and the majority of trees to assist with ensuring the special character of the wider area is maintained. The side and front yard controls of the HFH zone, in addition to the impervious area control and Restricted Discretionary consent requirement for buildings within 10m of the street will all assist in incentivising the protection of these character elements.

In addition this, within the proposed building design for Resource Consent, careful consideration has also been given to the design of the building to break down the mass of the building to reflect the historic subdivision pattern, and the integration of existing and new landscape features that express historic character values, such as the sundial on 151 Gilles Ave, and the proposed timeline with the paving of the main entry. As a result, at least the most visually prominent character and amenity values of the special character area are maintained and able to be enhanced in line with the B5.3.1 Objective (2), under the HFH zone. The policies also recognise the importance of streetscape, landscape and open space (not just buildings) in maintaining special character areas.

Special Character issues are discussed in more detail within Lifescapes report.

9 CONCLUSION

The Proposed Plan Change to Special Purpose – Healthcare Facility and Hospital Zone is considered an appropriate zoning and mix of activities for the subject site. From an urban design perspective, the consolidation of healthcare and hospital services around the existing hospital, on a regional arterial, easily accessed from the centre of Auckland by various modes of transport, and in an area that already includes a diverse mix of activities and buildings, has substantial merit. It is also in line with the objectives and policies of the RPS for urban growth and social facilities.

The provisions of the HFH Zone are also sufficient to manage potential amenity effects on the streetscape, the public realm, and residential neighbours, due to the permitted activity standards and RD consent requirement and associated assessment criteria for building within 10m of a street frontage. Where buildings are located more than 10m back from the boundary, sufficient space is provided for mature tree retention and additional landscaping to visually screen the building bulk possible as a permitted activity.

Within the provisions of the HFH zone, the HIRB, Height and yard controls will ensure residential amenity is maintained on adjoining sites consistent with other HFH zoned sites across the city that have residential adjoining them. With a maximum height of 16m, and the application of the MHS zone's HIRB controls, the visual dominance effects of future development on the HFH zone will also be similar to that created across the city by THAB and Mixed Use zones with respect to visual dominance and shading effects, and thus can be considered reasonable in the context of the wider planning framework. The wider side yard requirement of 3m will also provide the ability to retain existing and/or provide additional planting along boundaries.

However, of concern is that clear direction is not provided within the provisions of the HFH zone for the protection of some of the unique character features, that help to ensure a context sensitive design that would achieve a high standard of residential amenity on the neighbouring properties. For example, although Southern Cross propose to keep a number of mature trees, including the beautiful jacaranda in the centre of the site, these are not protected and can be removed as of right under both the existing provisions and the proposed HFH zone. The dry-stone walls that are a character feature of the streetscape are currently protected by the character overlay in the AUP, but would not be protected under the HFH zone.

However, it is also noted that as an alternative to the existing mature trees and dry-stone walls a well-

designed building with glazing, variation in detailing, planting and new (smaller) trees can provide an attractive presentation to the street as per the provisions of the HFH zone.

These outcomes (retention of mature trees and drystone walls, sensitive building design and additional planting) can be achieved via the provisions of the HFH zone that will trigger a Restricted Discretionary consent for buildings located within 10m of a street frontage, with the associated assessment criteria able to manage amenity effects on the public realm, including the interface of the site with the neighbourhood. In addition, if the development controls are infringed, such as the maximum height, height in relation to boundary and yard controls, effects on residential amenity will be assessed. If development is internal to the site, (and is not a boarding house or carparking building), to be permitted the development must comply with the development standards which ensure a reasonable level of residential amenity is maintained. In addition, the additional controls from the protected trees and volcanic viewshafts, as well as the site shape, orientation and character of the site enables development to occur in a manner and form that will integrate into the residential environment.

A good urban design outcome is one that balances the need to provide for the regional well-being of the community in an efficient manner, with the protection of localised special character and residential amenity, as acknowledged in the Regional Policy Statement's objectives and policies of the AUP. This can be achieved under the provisions of the HFH zone. However, a site specific development plan control could be included in the HFH zone to provide mitigation for the removal of the special character overlay from 149, 151 and 153 Gillies Ave. This plan could provide for existing key character features to be maintained including open space, mature trees and dry-stone walls. Although these features can be maintained under the HFH zone provisions, the development plan approach has urban design merit as it provides more certainty of these outcomes.

Southern Cross Hospital Private Plan Change

3 Brightside Road, Epsom



Urban Design and Landscape Analysis

21 January 2019



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Introduction

This Urban Design and Landscape Analysis document includes site and context information, that has informed the urban design and landscape components of the proposed plan change for Brightside Hospital.

It includes a range of analysis drawings, and concept sketches that illustrate how the proposal responds to the unique special character features of the site and its surrounds.

The first hospital

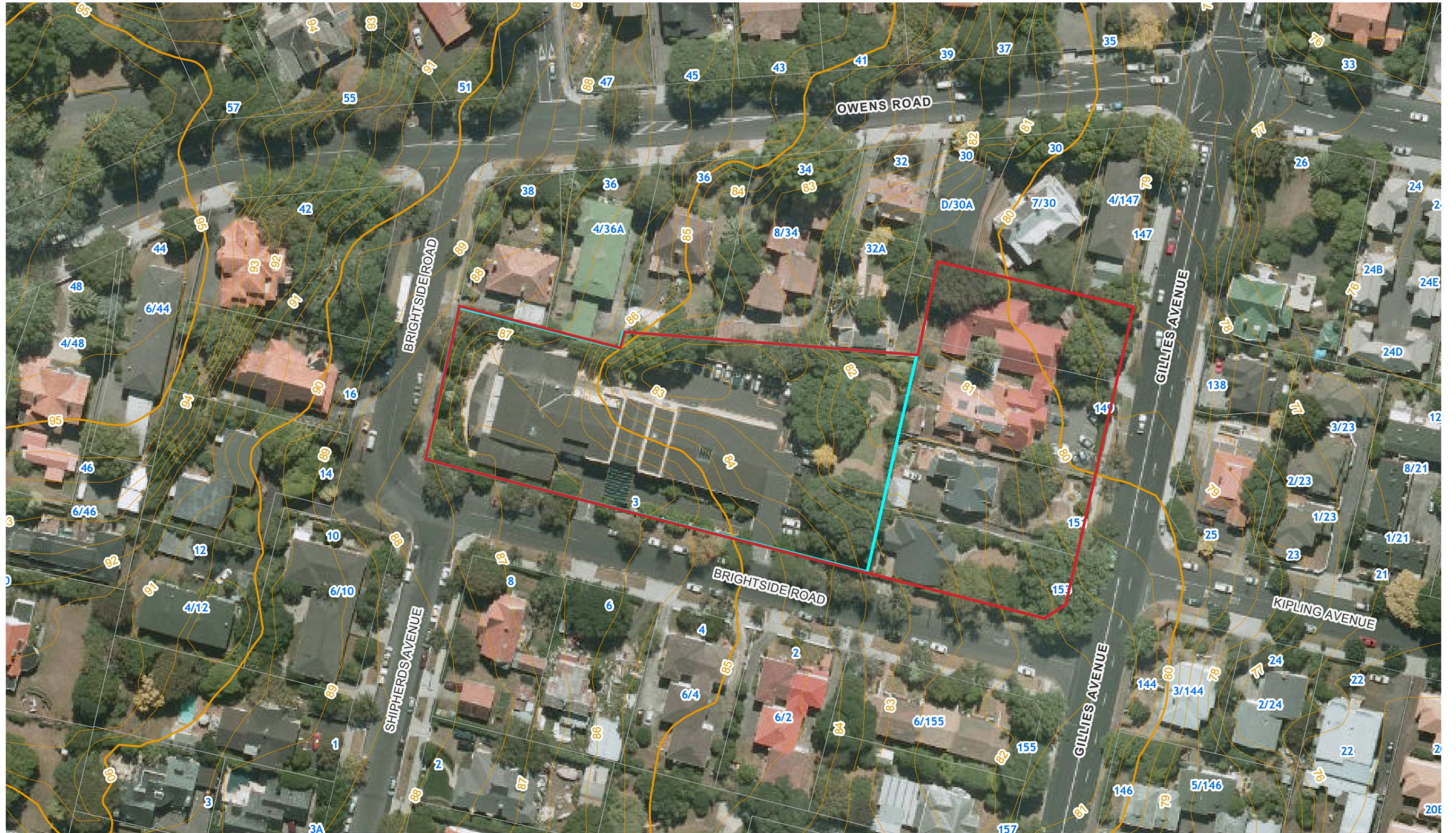
The existing Southern Cross hospital is located on the site of the original Owen homestead that was built in 1905. A key feature of the existing Brightside Hospital site is the fact that it has been the home to medical services since 1922. The proposed expansion of the medical services reflects a continuation of the need to provide additional medical services to support the growing needs of the community.

The heritage assessment undertaken by Lifescapes records on page 10 the history of the site on which the existing hospital is located:

In 1922 the house was purchased by Nancye Hannah Rose, who converted it to a private medical and convalescent hospital named Awanui, the same name she had given to her earlier hospital originally behind the Lyric Theatre off Symonds Street. Rose retired in 1943, selling the hospital to a group of doctors called Brightside Hospital Limited. Southern Cross Hospital Trust purchased the site in 1980. The Owen homestead / Awanui hospital building, along with two early 1920s houses directly to the west (lot 10 in the 1905 subdivision plan), was demolished in 1998 to enable the construction of the new surgical hospital complex (2000).

An important part of the urban design and landscape approach taken to the proposed design for the hospital extension is to work closely with Lifescapes to identify important special character features, and to maintain them as much as possible. This has been done through identification, and integration into the landscape strategy, as well as through informing the proposed architectural drawings through close collaboration with the Archmedia team.

Site Location



The Brightside Hospital site comprises 3 Brightside Road (currently occupied by the existing part of the hospital), and 149, 151 and 153 Gillies Ave. The total site area is 9,273m².

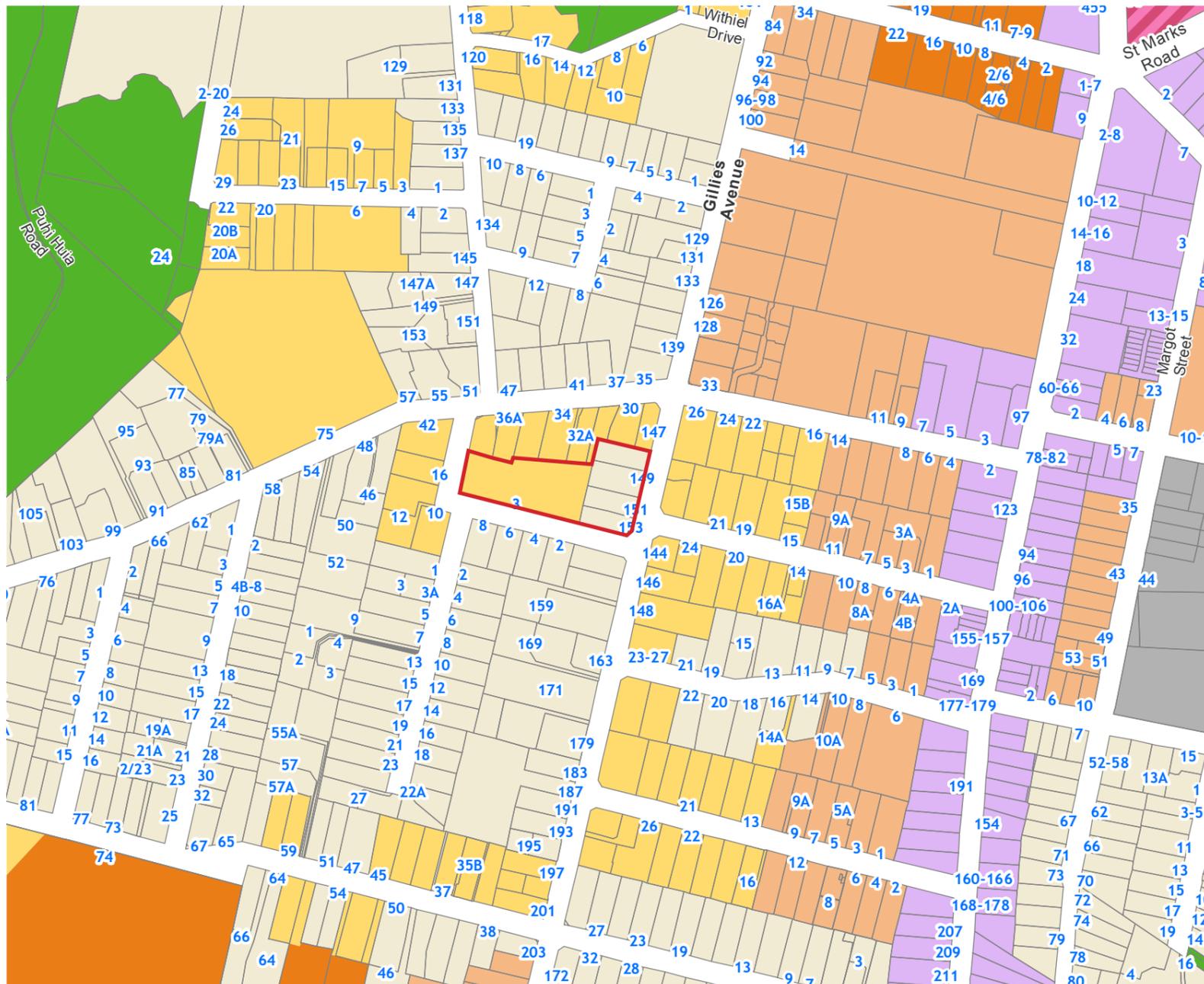
Site Surrounds



scale 1: 5000 @ A3

- | | | | | | | | | | |
|---|--------------|---|------------------------|---|---------------------|---|-----------|---|---------|
|  | subject site |  | business area |  | public open space |  | education |  | library |
|  | bus stops |  | regional arterial road |  | local arterial road |  | motorway | | |

Unitary Plan Zoning



Single house zone

- Building height: 8m + 1m roof
- HIRB: 2.5m + 45 degree recession plane
- Yards: front 3m; rear and side 1m
- Maximum impervious area: 60 per cent
- Building coverage: 35 per cent
- Landscaped area: 40 per cent; 50 per cent of front yard should be landscaped

Mixed housing suburban zone

- Building height: 8m + 1m roof
- HIRB: 2.5m + 45 degree recession plane
- Yards: front 3m; rear and side 1m
- Maximum impervious area: 60 per cent
- Building coverage: 40 per cent
- Landscaped area: 40 per cent; 50 per cent of front yard should be landscaped

Special Character Area - Residential

- Building height: 8m
- HIRB: 3m + 45 degree recession plane
- Front yard: The average of existing setbacks of dwellings on adjacent sites (3 either side or 6 on one side)
- Side yard: 1.2m
- Rear yard: 3m
- Building coverage: 25%
- Landscaped area: 50%
- Maximum paved area: 25%
- Fences, walls and other structures: 1.2m

Special Character Overlay



Existing house 153 Gillies Ave



Existing house 151 Gillies Ave



Stone walls outside 153 and 151 Gillies Ave



Notable Trees

Large, mature trees contribute to the character of the area. This is demonstrated by the number of notable trees both on and surrounding the site scheduled in the Auckland Unitary Plan.



Scheduled Pohutukawa to be protected



Two scheduled trees are located on the site, a Pohutukawa (labeled 'P' on the drawing above), and an Australian Frangipani (labeled 'AF' on the drawing above). Both trees will be retained. The location and protection of the Pohutukawa was one of the key drivers for informing the building layout and location.

Other Significant Trees



Jacaranda



Puriri and Tulip Tree



Copper Beech



Dawn Redwood



- J** Jacaranda
- CB** Copper Beech
- P** Puriri
- T** Tulip Tree
- DR** Dawn Redwood

Site Context: Brightside Road and Gillies Ave



Brightside Road



Brightside Road - Existing hospital



Brightside Road - Existing hospital



Corner Brightside Road and Gillies Ave



Gillies Ave

Site Context: Brightside Road and Owens Road



Brightside Road - Existing Hospital



Brightside Road



Owens Road

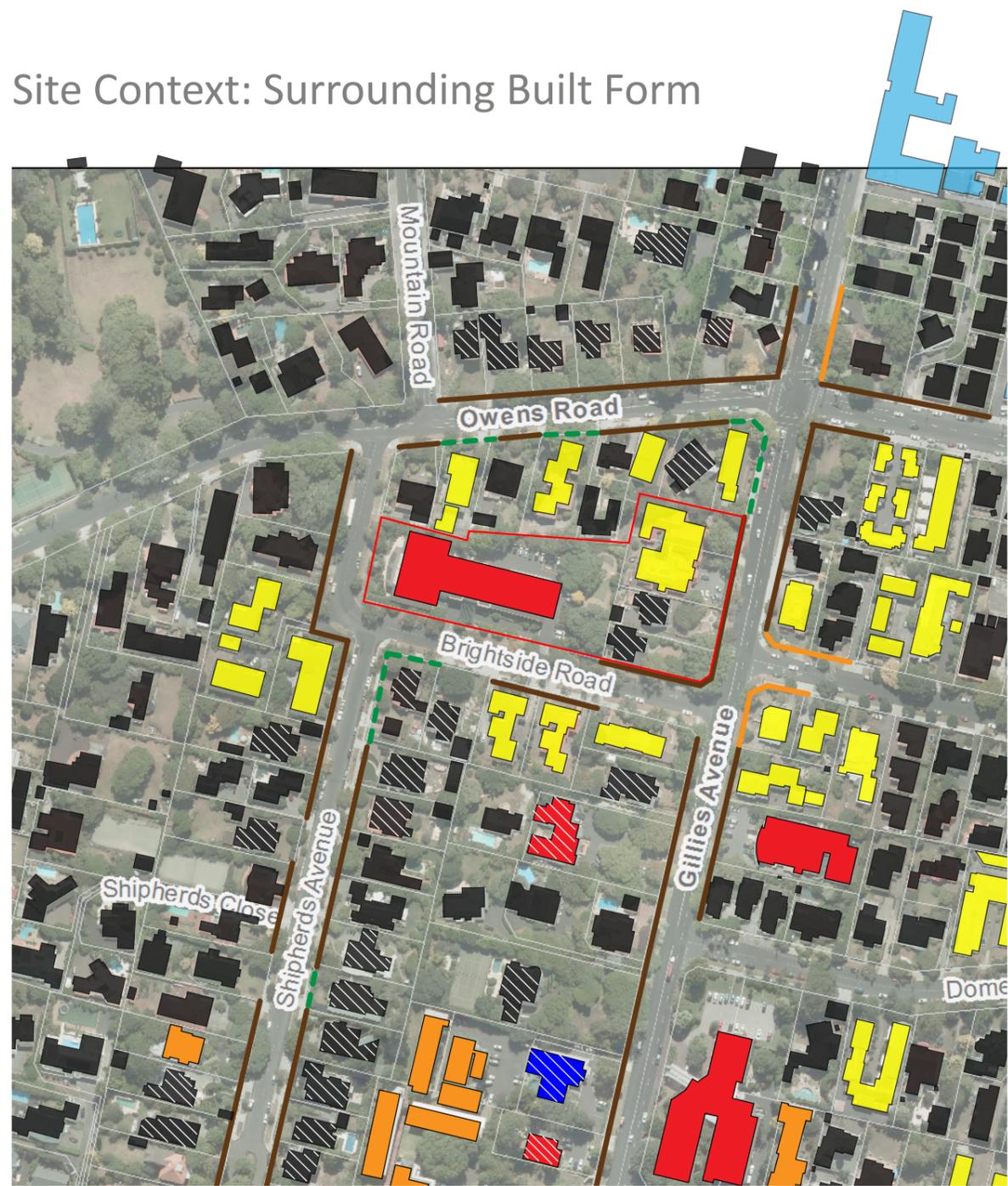


Intersection Brightside Road and Shipherds Ave



Intersection Owens Road and Brightside Road

Site Context: Surrounding Built Form



- Subject site
- Clinics
- Motels
- Flats and boarding houses
- Childcare
- Education
- Detached houses
- Heritage / character building



149 Gillies Ave



157 Gillies Ave



26 Owens Road



147 Gillies Ave



Epsom Girls Grammar school building height approx 7m. 108, 116, 122 Gillies Ave



Existing hospital, Brightside Road

Heritage Features



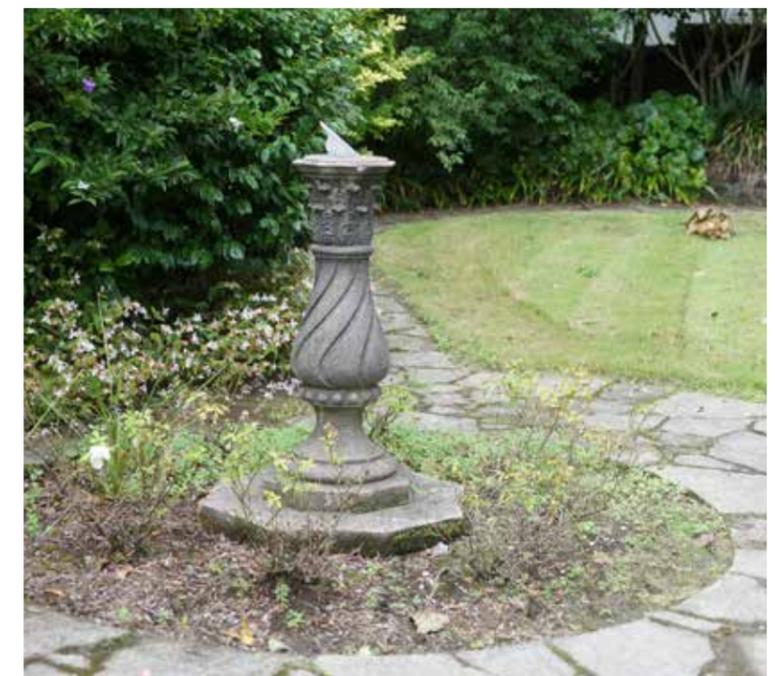
- KEY**
- W.01 Walls
 - G.01 Gates
 - L.01 Landscape Features
 - T.01 Trees

Heritage features were identified by Lifescapes heritage consultant, including trees, walls, gates, and landscape features. These were set out in a table with a description of the feature and if/how they would be treated. (Refer to Heritage documents for more information.)

Heritage features have been central to informing the Urban Design and Landscape Strategy.



Decorative inset in stone wall



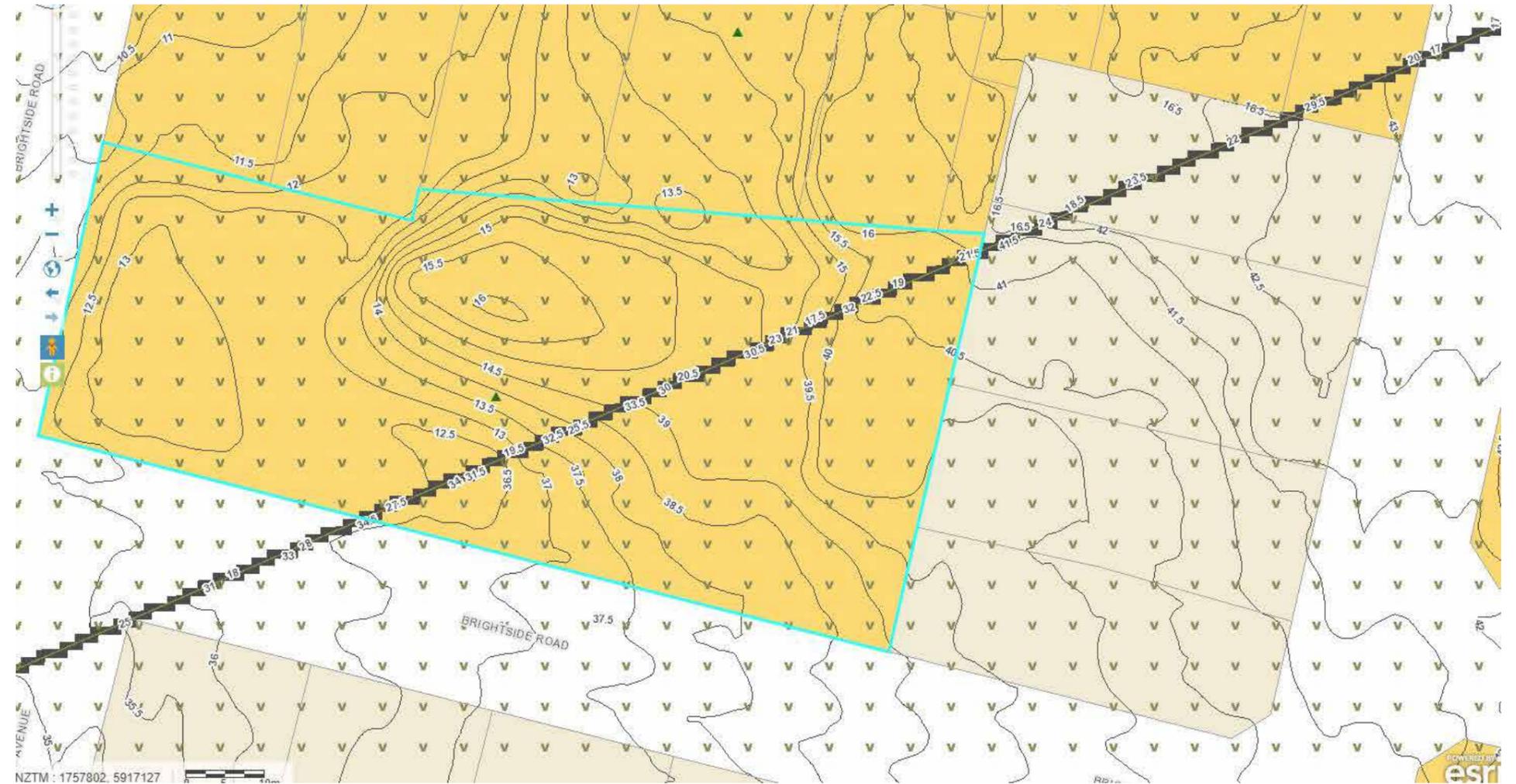
Contemplative garden with sundial centrepiece

Volcanic View Shafts

There are two volcanic viewshafts that cut across the site. The black line on the drawing opposite is the boundary between the two view shafts and the numbers on the contour lines are the heights above existing ground level that the view shaft crosses above the sites.

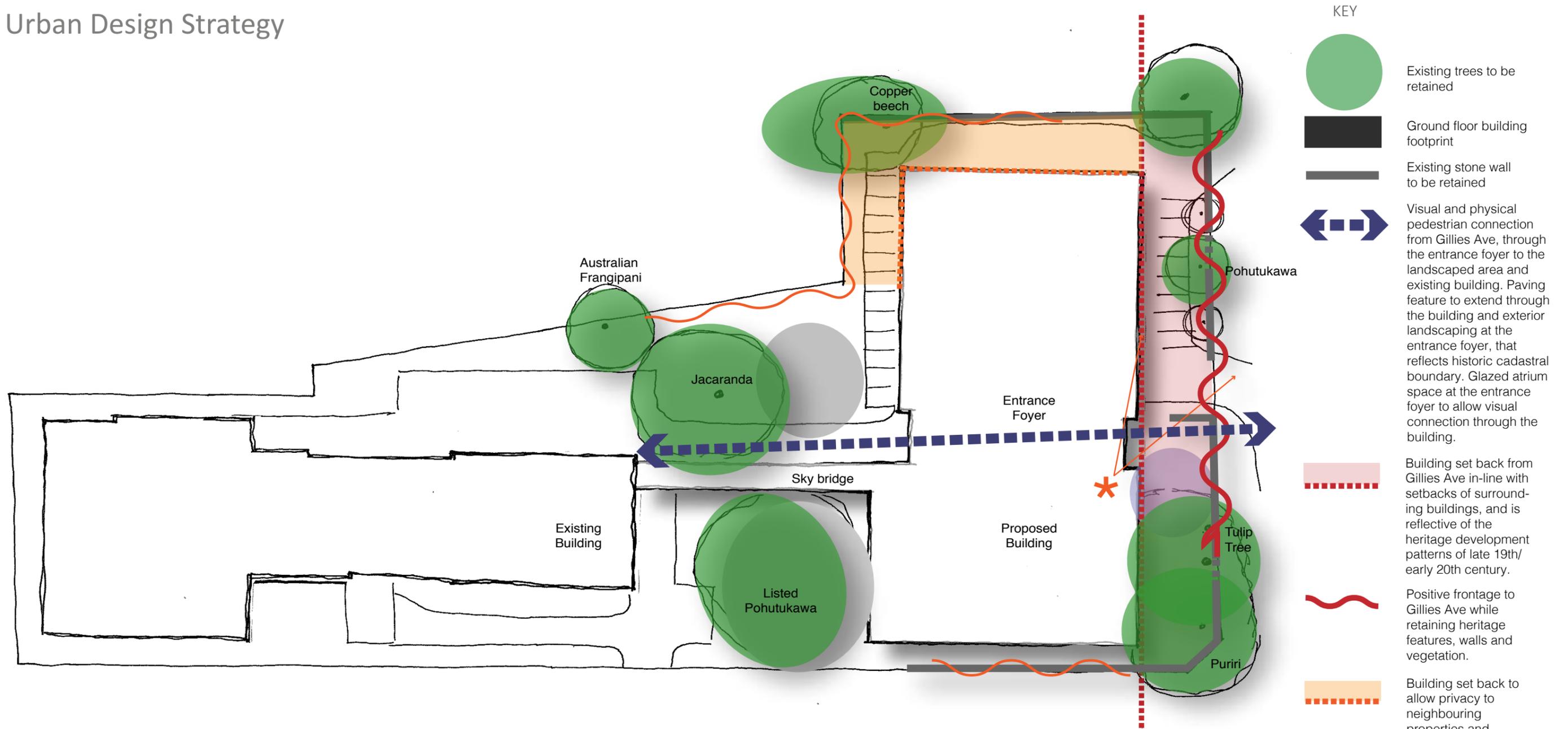
The view shaft to the north and west of the black line, that cuts across the site, restricts the overall height of development on that portion of the site to between 11.5m and 16m. This takes precedent over the 16m maximum height provided for in the proposed HFH Zone.

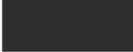
The volcanic view shaft that is located to the south and east of the black line is located 36 - 43 m above the existing ground level. Therefore it does not impact upon either the proposed Resource Consent, or the maximum height of 16 m proposed within the HFH zone.



Geo Maps Volcanic View Shafts

Urban Design Strategy



- KEY**
-  Existing trees to be retained
 -  Ground floor building footprint
 -  Existing stone wall to be retained
 -  Visual and physical pedestrian connection from Gillies Ave, through the entrance foyer to the landscaped area and existing building. Paving feature to extend through the building and exterior landscaping at the entrance foyer, that reflects historic cadastral boundary. Glazed atrium space at the entrance foyer to allow visual connection through the building.
 -  Building set back from Gillies Ave in-line with setbacks of surrounding buildings, and is reflective of the heritage development patterns of late 19th/ early 20th century.
 -  Positive frontage to Gillies Ave while retaining heritage features, walls and vegetation.
 -  Building set back to allow privacy to neighbouring properties and reduce shading and dominance effects
 -  Building responds to residential character
 -  Staff / client cafe with glazing and seating to activate entrance lobby and road frontage, and provide passive surveillance over carpark, street and pedestrian entrance
 -  Heritage landscaped areas (refer to Landscape Strategy for more information)

The Urban Design Strategy was driven by a thorough investigation of the existing site and its constraints, and identifying key opportunities for a development that responds positively to the surrounding built, natural and historical context.

Key drivers informing the design were:

- 1) Creating a contemporary built form that is sympathetic to its surroundings, while still allowing for practical function as a healthcare facility, and a signature building for Southern Cross
- 2) Protecting key heritage features to the Brightside Road and Gillies Avenue frontages such as stone walls and mature trees
- 3) Protecting key heritage features within the landscape internal to the site such as the 'folly' to the west of the proposed building, and the 'contemplative garden' to the east of the proposed building

4) Identifying a number of mature trees to be retained (both scheduled and not scheduled) that contribute to the character of the site, and adapting the design to enable their protection

5) Creating a positive interface to Gillies Ave with opportunities for interaction with the street and passive surveillance balanced with the functional requirements and heritage features

6) Identifying the surrounding urban grain and adapting the design to respond

7) Providing clear and legible accessways and entrances

8) Responding to Development Controls where possible, such as Height in Relation to Boundary, yards, and landscaping within the front boundary.

Figure Ground Study



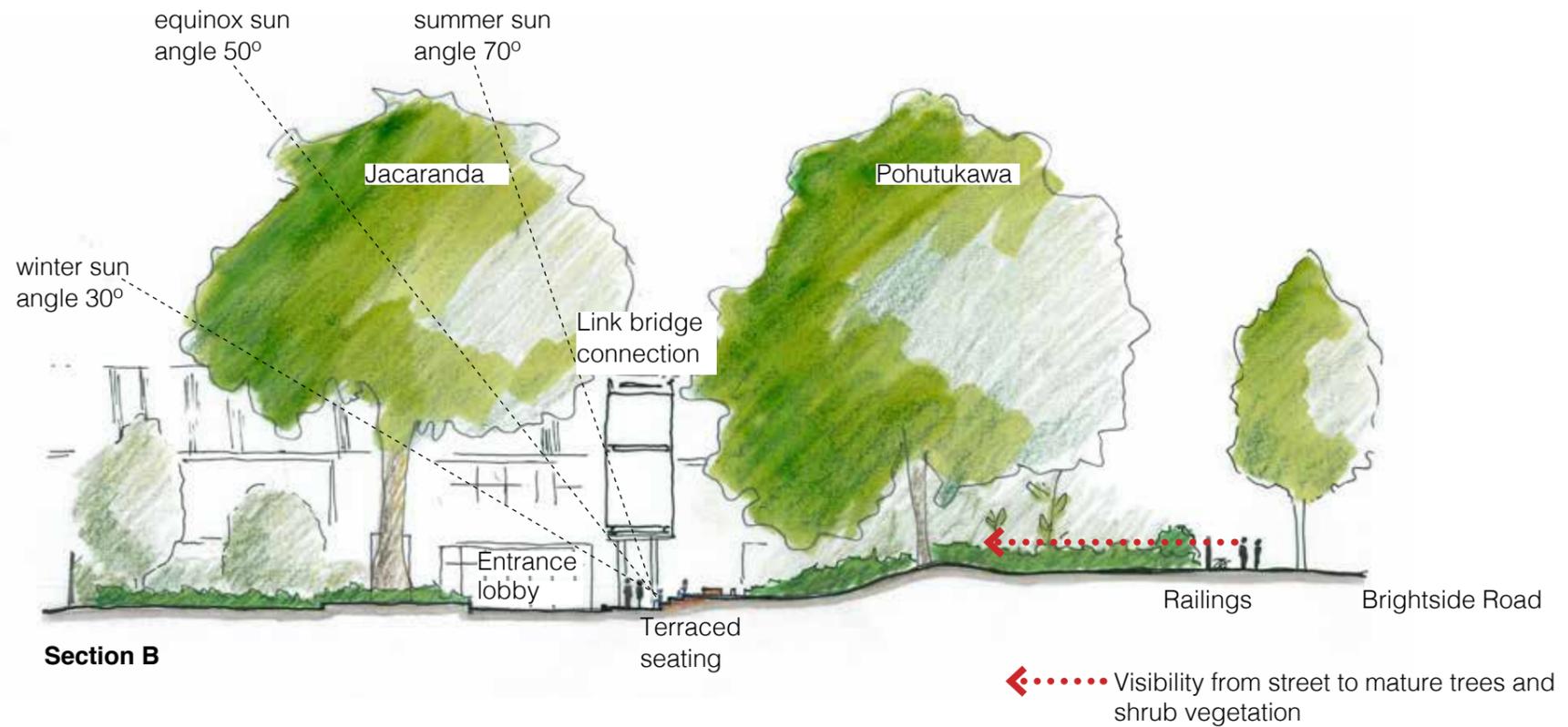
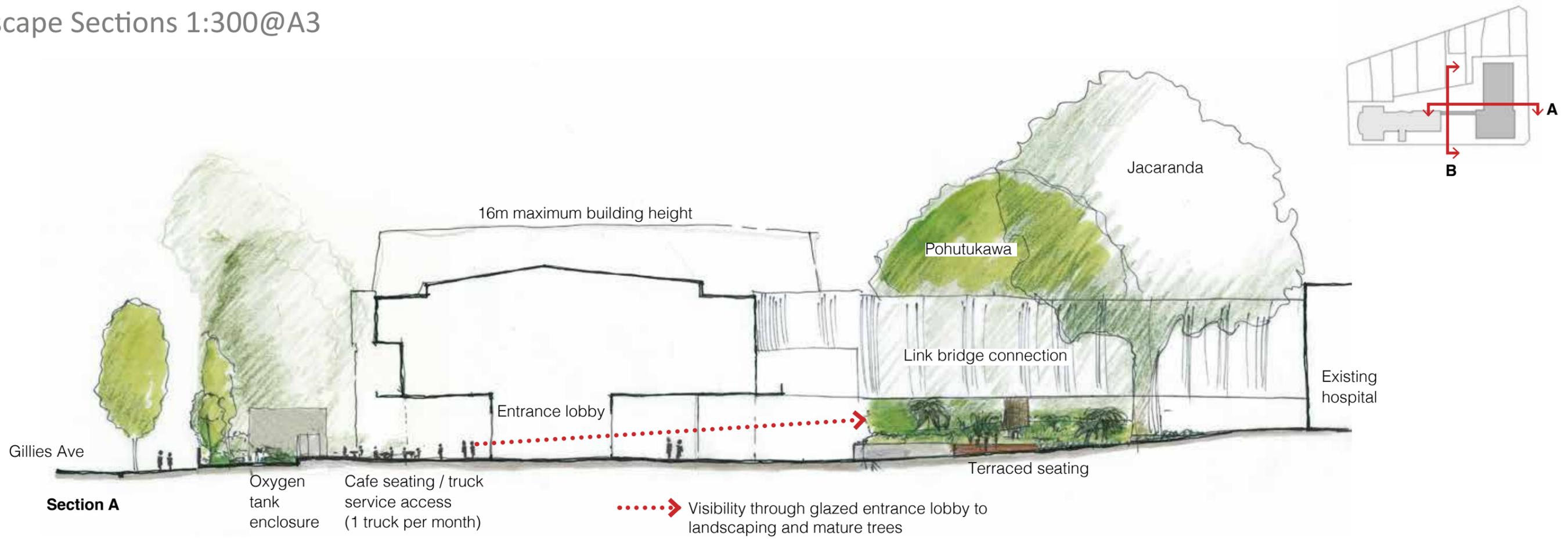
Existing
Existing building footprint and trees



Proposed
Proposed building footprint and trees to be retained

- Key**
-  Building footprint
 -  Existing trees. Note only trees on the block of the subject site have been shown, and on the western side of Brightside Road.
 -  Existing building setback from Gillies Ave.

Landscape Sections 1:300@A3



Proposed 3D Visual Simulations

Indicative building mass

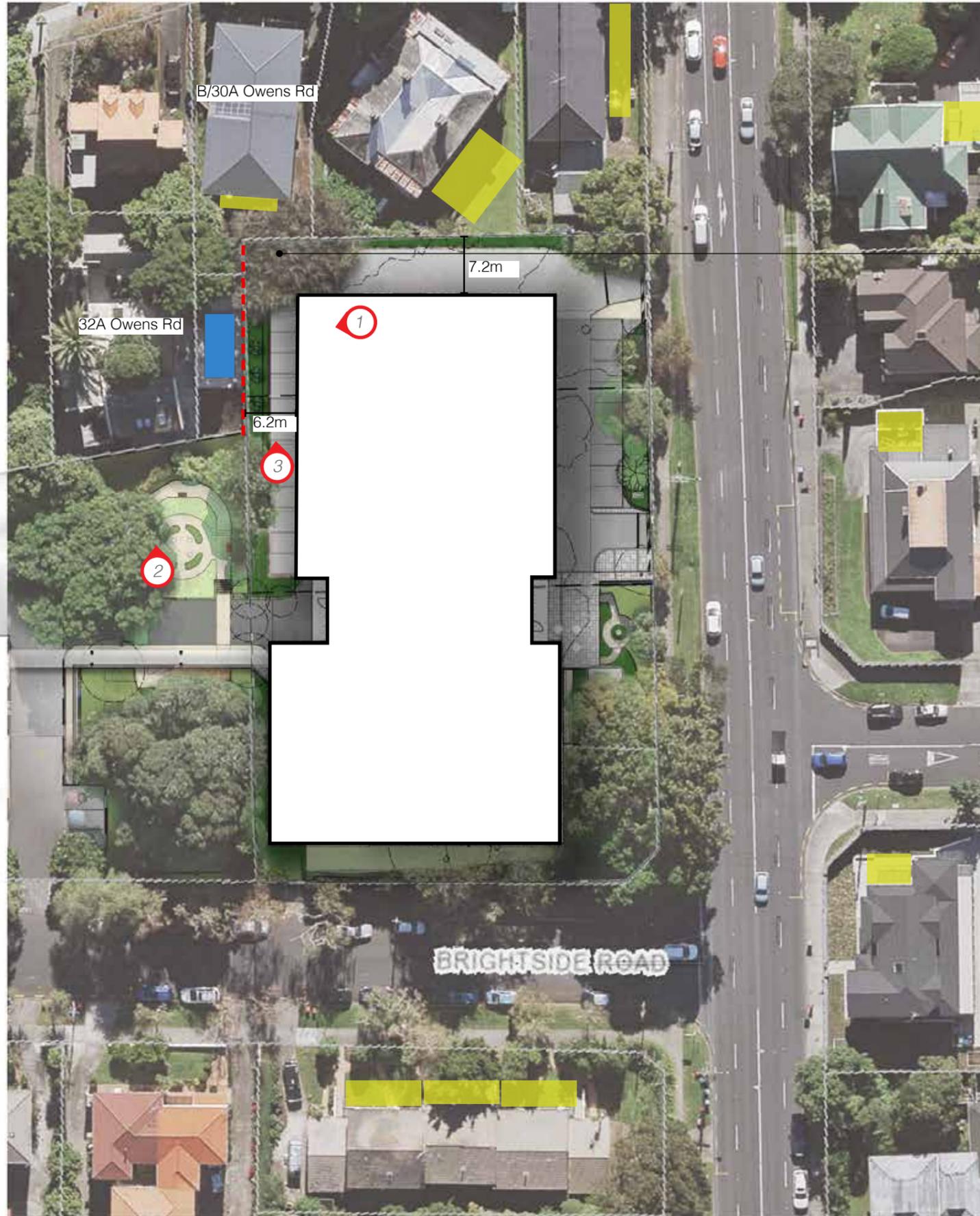


Proposed 3D Visual Simulations

Indicative building mass



Privacy to Neighbours - First Floor



- Neighbours pool
- Neighbours outdoor space (estimated)
- - - High retaining wall
- Copper Beech Tree



1 32A Owens Road. 3D image taken from google maps. Note only small upper floor window faces toward the subject site.



2 32A Owens Road. Extensive landscaped buffer including mature trees between 32A Owens Road southern boundary and the proposal.



3 High retaining wall on boundary between subject site and 32A Owens Road. Copper Beech tree at northern corner of the site screens views to B/30A Owens Road

Attachment B: Additional Site and Context Photos

January 2019

Southern Cross Hospital
Private Plan Change

3 Brightside Road, Epsom



Brightside Road



View looking west down Brightside Road to Mount Eden. The existing Southern Cross building is located in the right mid-ground of the image, screened from view by street trees



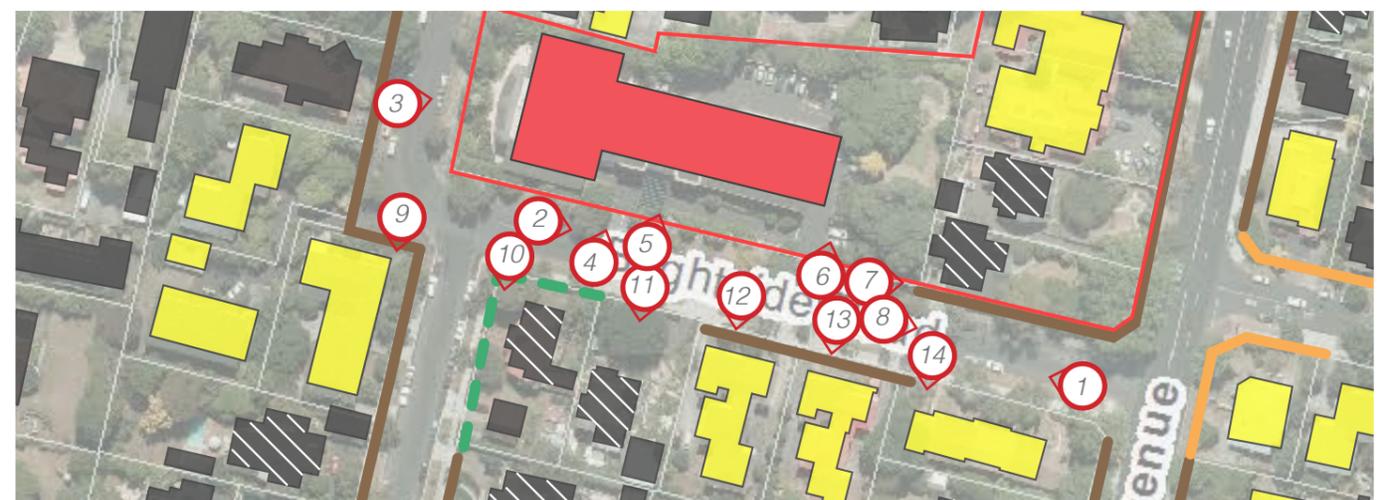
View looking east down Brightside Road to Gillies Ave. The existing Southern Cross building is located on the left side of the road.



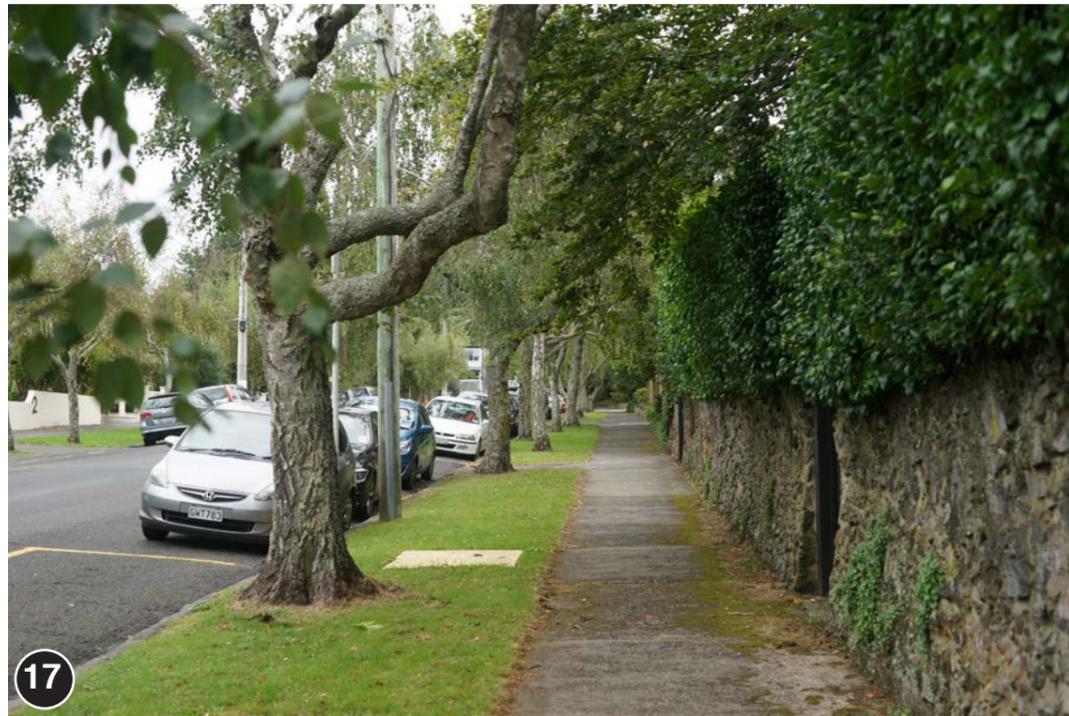
Views from Brightside Road looking north towards the existing hospital



Views from Brightside Road looking south to residential dwellings opposite the hospital. The south side of Brightside Road is zoned Single House Zone.

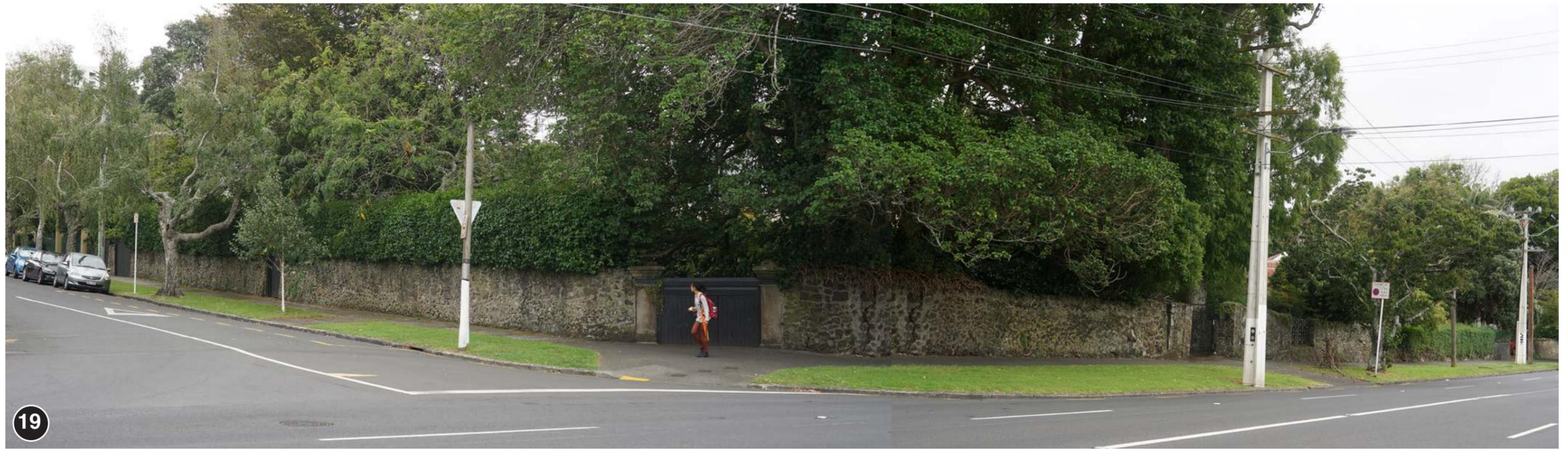


151 Gillies Avenue



Images 15-17 show street views of 153 Gillies Ave. Image 18 from inside the stone wall looking towards the house.

Corner Brightside Rd and Gillies Avenue



Corner of Brightside Rd and Gillies Ave. The existing dwelling at 153 Gillies Ave is screened behind the stone wall and mature trees



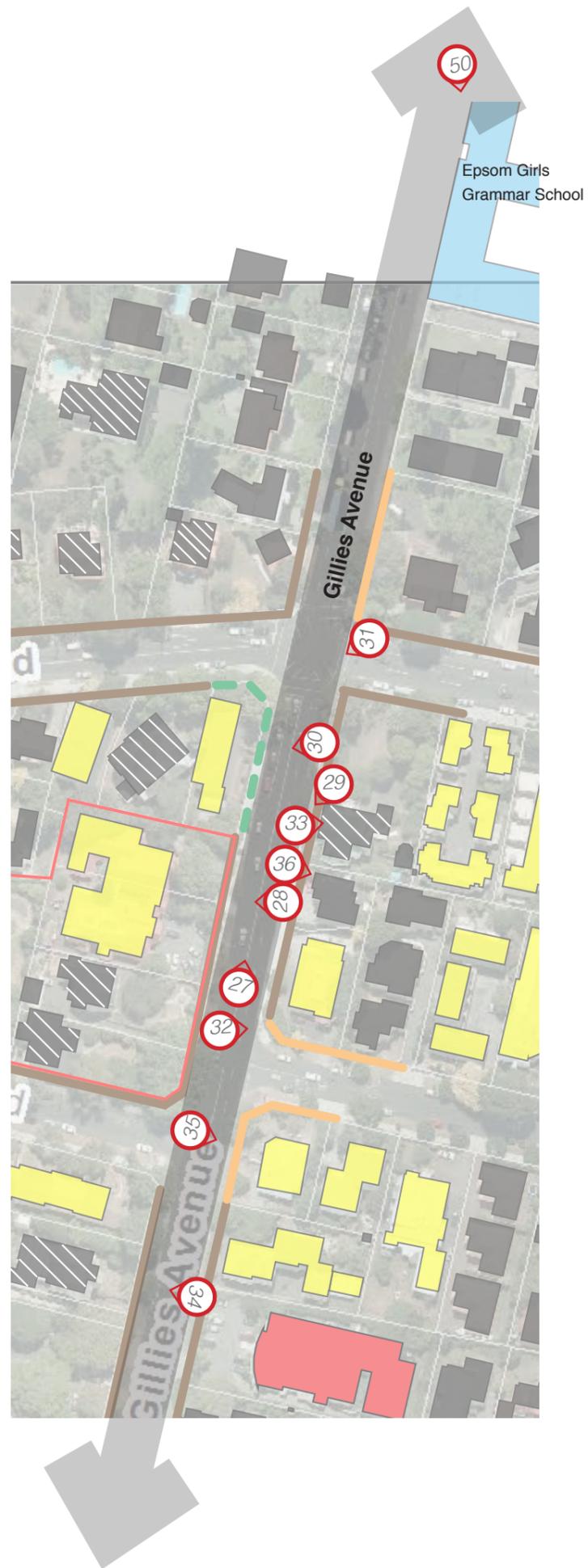
Gillies Avenue



Looking north up Gillies Ave. 153 and 151 Gillies Ave is on the left side of the road. Note the visual prominence of the stone wall and mature trees, that screen the dwellings from view



Images 21-25 show heritage features along the Gillies Ave frontage. Image 26 is a streetview looking south along Gillies Ave. The subject site is on the right side of the road.



27 Heritage stone wall outside 151 Gillies Ave



28 Boarding house at 149 Gillies Ave



32 and 33: Residential dwellings on the opposite side of Gillie Ave



33



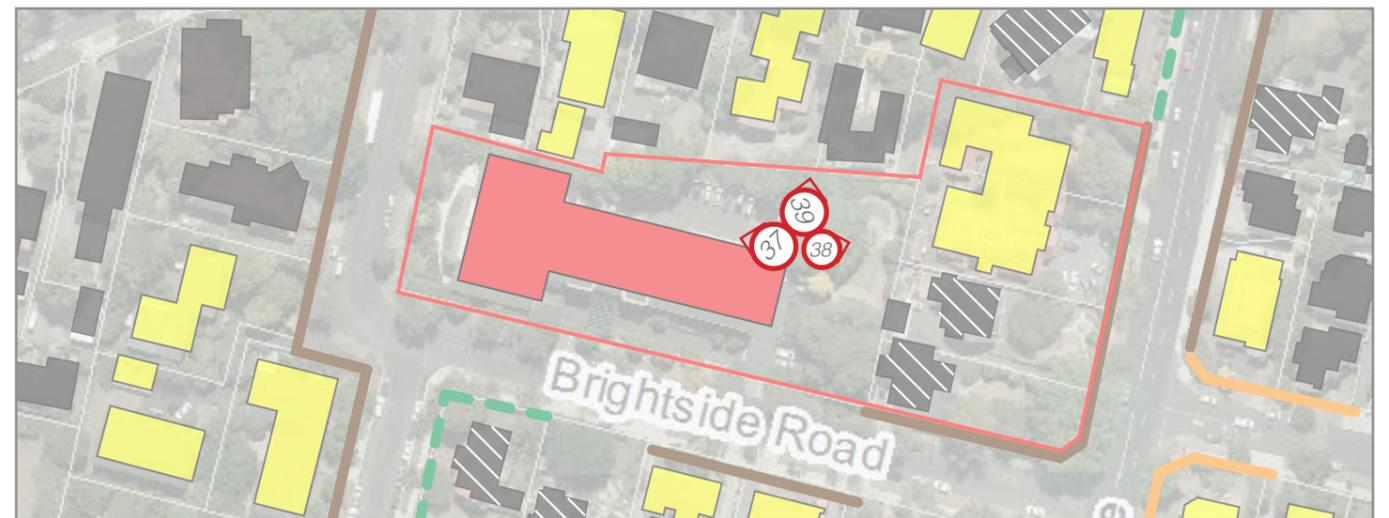
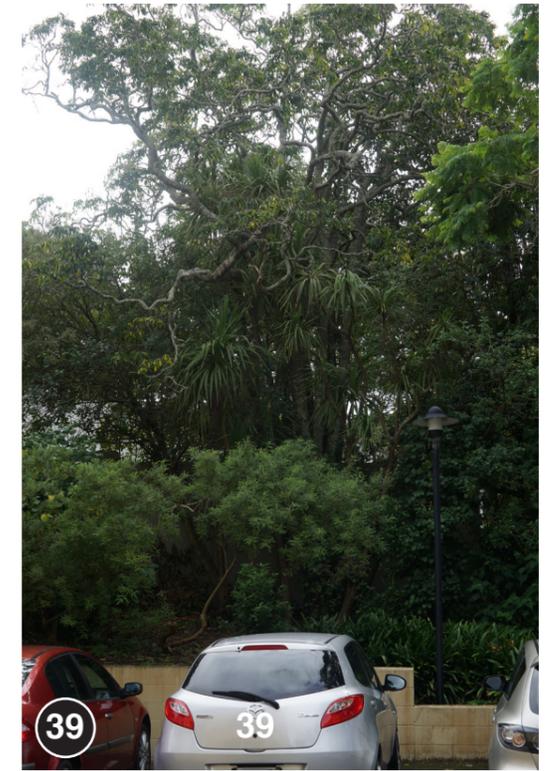
50 Large scale building at Epsom Girls Grammar School fronting Gillies Ave. Located approximately 250m to the north of the subject site.



Residential dwellings on Gillies Ave surrounding the subject site.



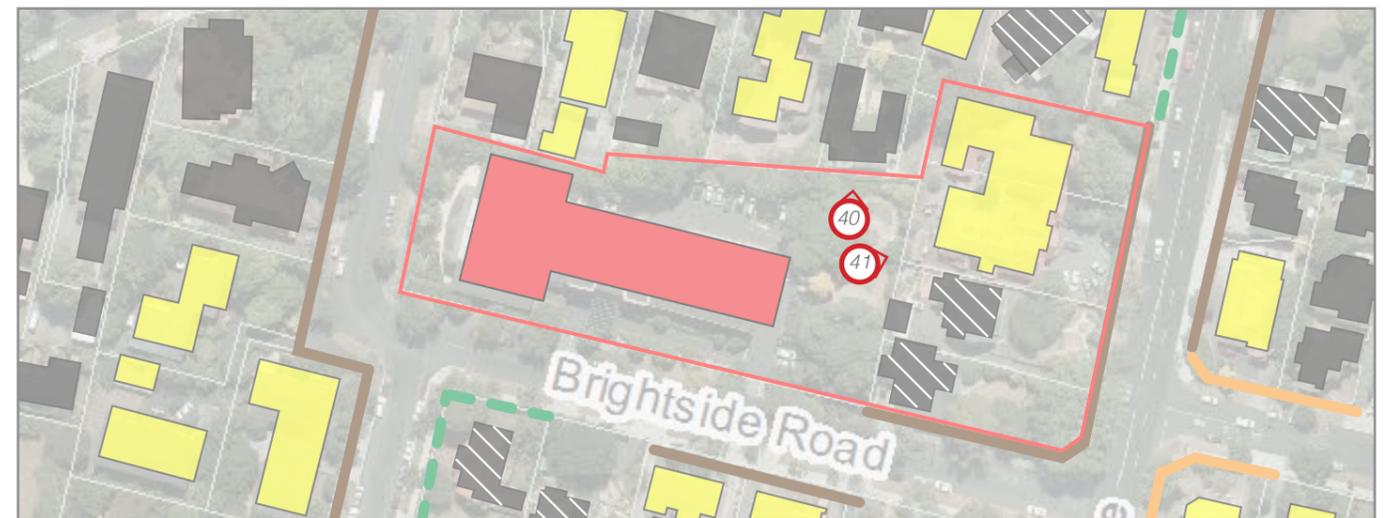
Rear of existing hospital building



Rear of Existing Building



Garden to the rear of existing hospital building



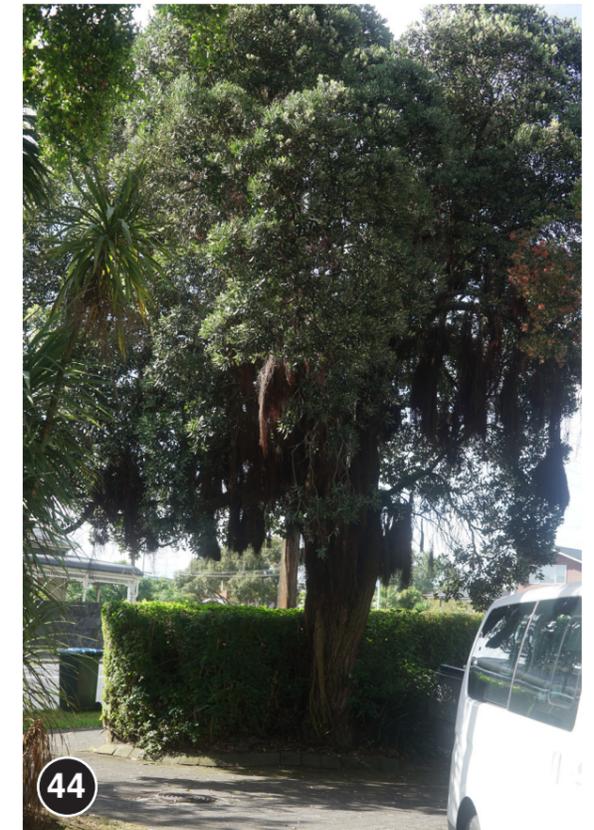
149 Gillies Avenue



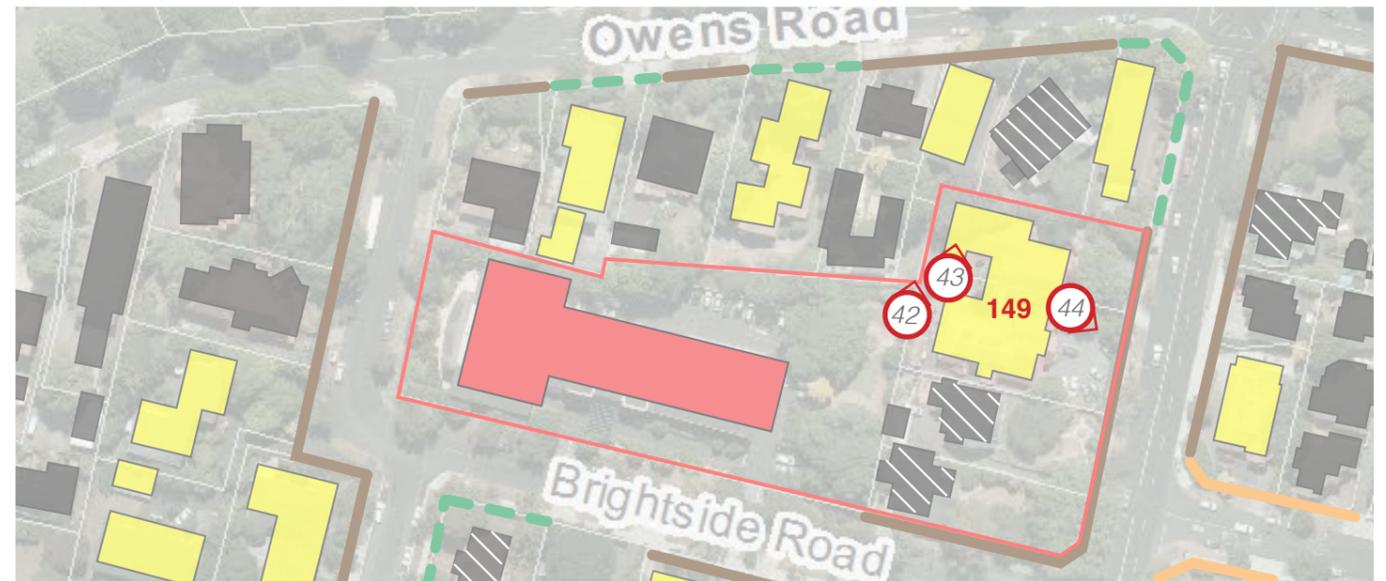
Rear of existing boarding house at 149 Gillies Ave



Mature Copper Beech tree to be protected



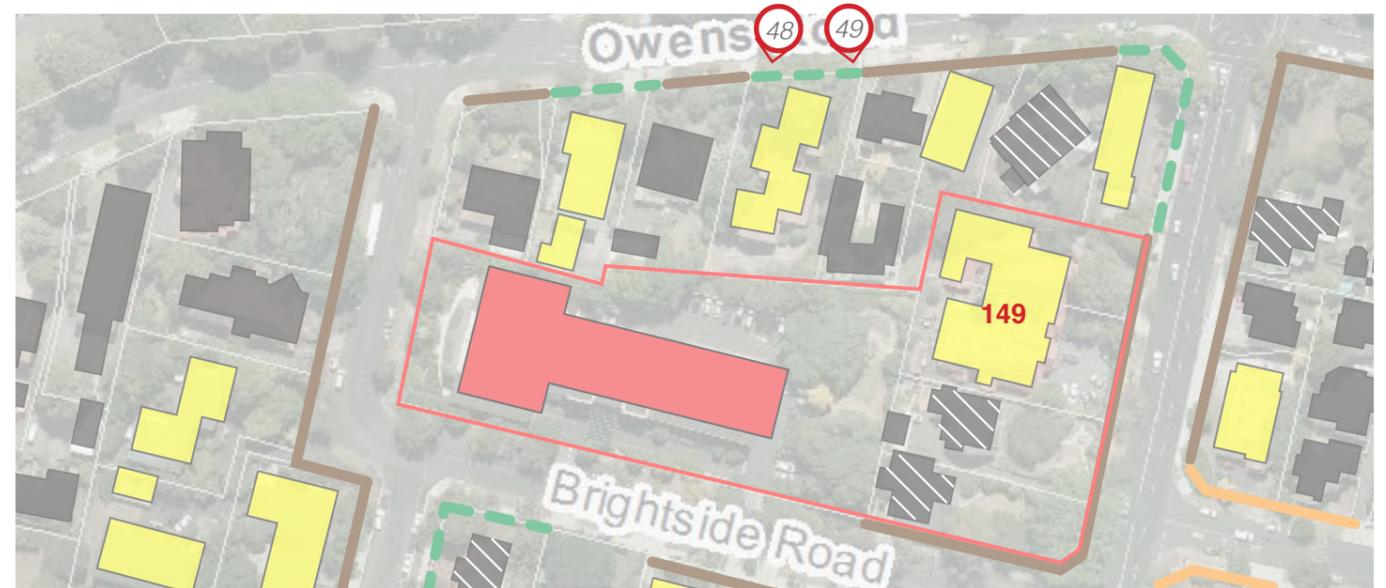
Pohutukawa on Gillies Ave boundary to be retained



Neighbouring Buildings- 32A & 34 Owens Road



Residential dwellings to the north of the subject site



Attachment C: Healthcare Facilities and Hospital Zone and Development Control Plan

January 2019

Southern Cross Hospital
Private Plan Change

3 Brightside Road, Epsom



Comparable SP Healthcare Zones

The following section provides a comparative study of Healthcare Facility and Hospital Zones within close proximity of residential zones, for sites of a similar size to the Brightside Hospital site.



Auckland Unitary Plan zoning



Aerial Photo

Franklin Memorial Hospital

Address: 72 Kitchener Road, Waiuku Auckland

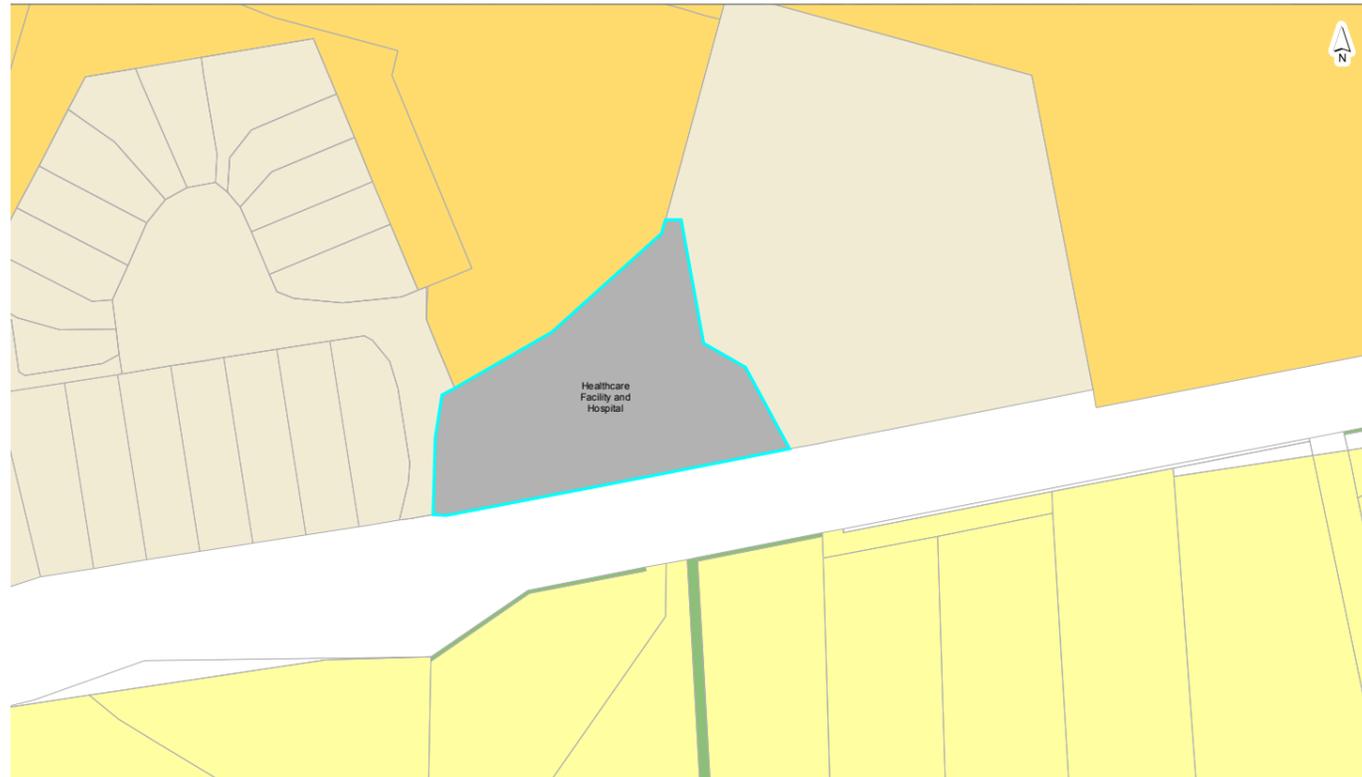
Size: 1.4920ha

Franklin Memorial Hospital is located within a residential area, with Mixed Housing Suburban Zone to the east and south, and Open Space to the north and west. This site is a similar size to the Southern Cross site at 1.4920ha with a similar density of surrounding housing.



Streetview (from google maps)

Comparable SP Healthcare Zones



Auckland Unitary Plan zoning



Aerial Photo

Hibiscus Coast Community Health Centre

Address: 136 Whangaparoa Road, Red Beach

Size: 4322m²

Single House Zones to the east and west, and Mixed Housing Suburban to the north ...

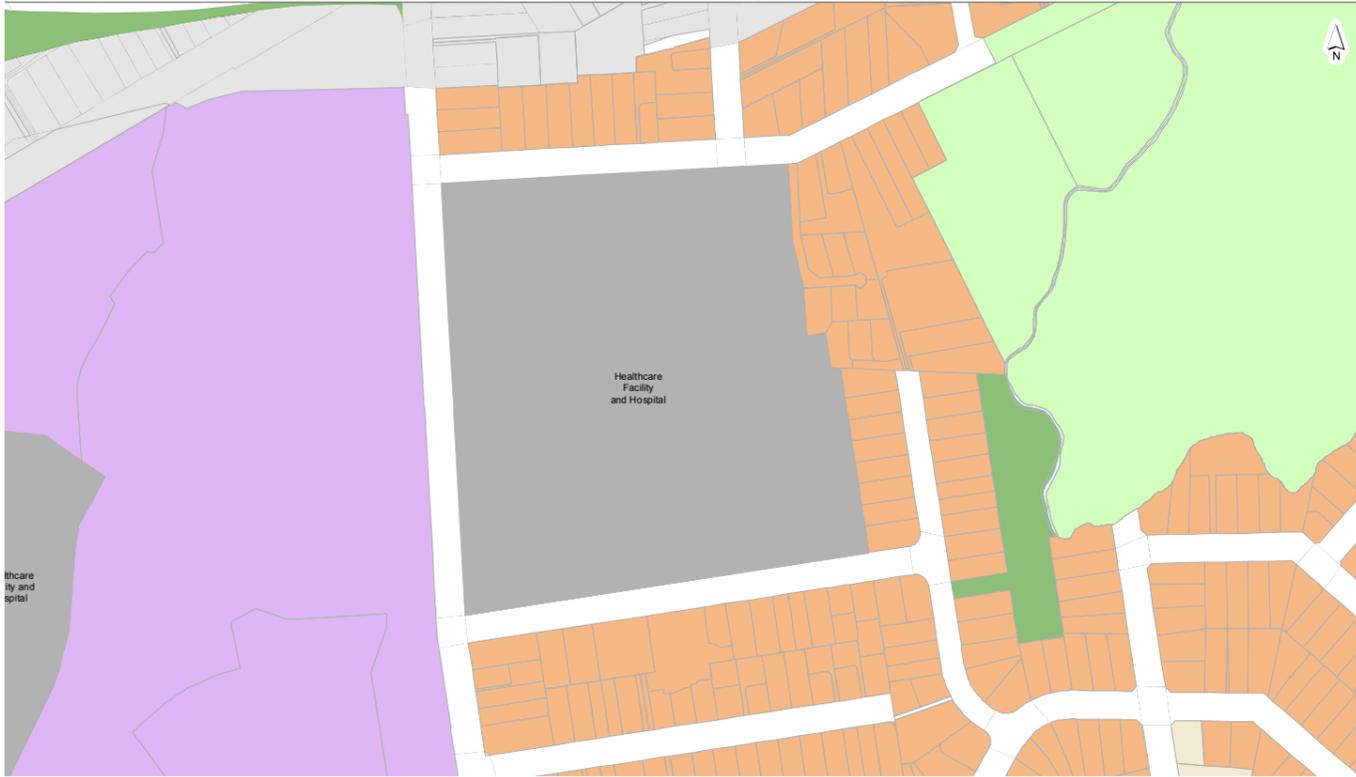


Interface between Healthcare Facility and Hospital Zone and Single House Zone



Interface between Healthcare Facility and Hospital Zone and Single House Zone
Streetview (from google maps)

Comparable SP Healthcare Zones



Auckland Unitary Plan zoning

Pitman House

Address: 50, 52 and 56 Carrington Road and 5-27 Sutherland Road, Mt Albert

Size: 7.7912ha

Much larger site, however there are similarities with the interface with the suburban area, particularly to the east and south. The properties to the east back directly onto the Healthcare Facility and Hospital Zone, sharing a common boundary.



Aerial Photo



Interface between Healthcare Facility and Hospital Zone and Mixed Housing Urban Zone
Streetview (from google maps)

Comparable SP Healthcare Zones



Auckland Unitary Plan zoning



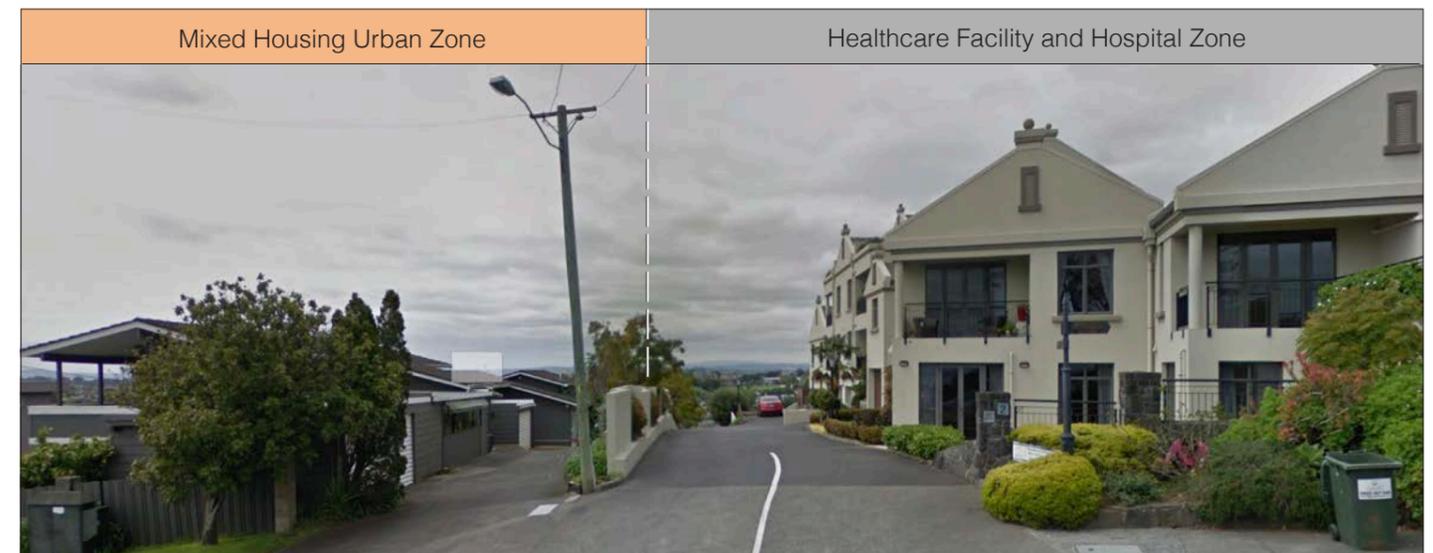
Aerial Photo

Grace Joel Retirement Village (Ryman Healthcare)

Address: 184-188 St Heliers Bay Road, St Heliers

Size: 2.8309ha

Larger than the subject site, but shows the interface between 2-4 storey apartment and healthcare buildings and neighbouring residential zones.

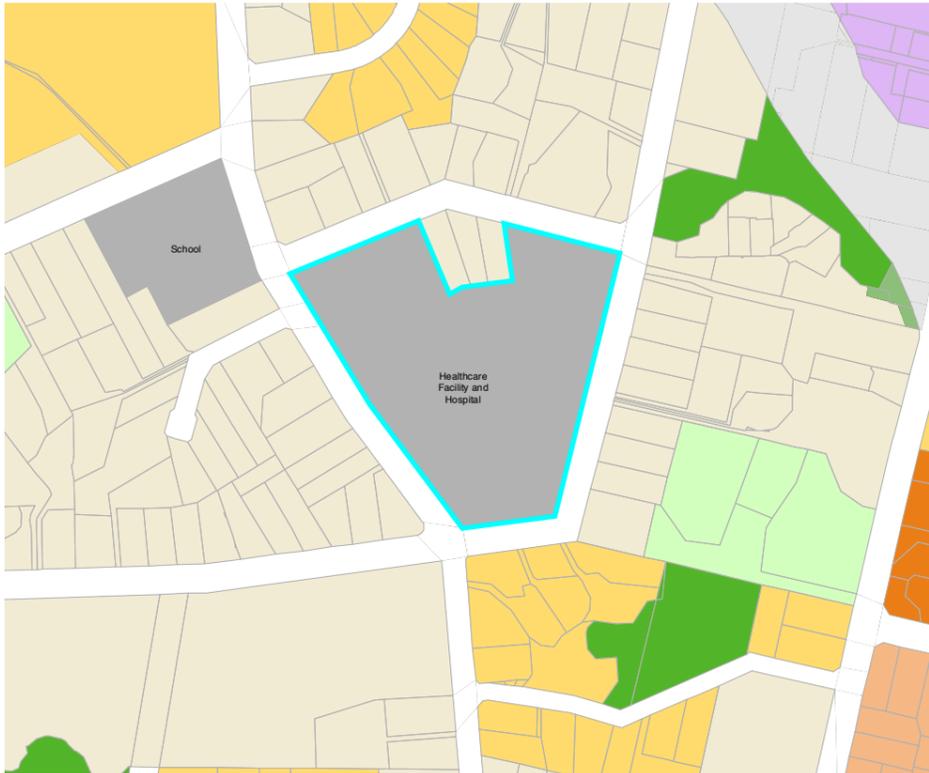


Interface between Healthcare Facility and Hospital Zone and Mixed Housing Urban Zone
Streetview (from google maps)



Interface between Healthcare Facility and Hospital Zone and Mixed Housing Suburban Zone
Streetview (from google maps)

Comparable SP Healthcare Zones



Auckland Unitary Plan zoning



Aerial Photo

Mercy Ascot

Address: 98 Mountain Road, Epsom

Size: 3.017ha

Located less than 1km to the north, Mercy Ascot is also located in Epsom, and has a similar heritage, landscape and built character to the Southern Cross site. It is also surrounded by single house zone.



Interface between Healthcare Facility and Hospital Zone and Single House Zone



Interface between Healthcare Facility and Hospital Zone and Single House Zone



Interface between Healthcare Facility and Hospital Zone and Single House Zone



Interface between Healthcare Facility and Hospital Zone and Single House Zone



Healthcare Facility Zone viewed from Single House Zone



Interface between Healthcare Facility and Hospital Zone and Single House Zone

Potential Development Outline Plan

