Attachment 2: s42A Reply Statement – Tracked Recommended Changes to submitter relief sought in relation to Manuka Street Hospital Schedule Y

– Manuka Street Hospital – Schedule Y"

Amendments to Planning Maps (NRMP, Volume 4)

Amend Planning Maps (Zoning) by adding *Schedule Y*.

Amendments to Text (NRMP, Volume 2)

Add to the 'Contents of Residential Zone rule table':

REr.106E~~xxx~~ Manuka Street Hospital (~~Schedule~~ Sch.Y)

Add a new rule REr.106E~~xxx~~

Item	Permitted	Controlled	Discretionary / Non-Complying	Assessment criteria	Explanation
REr.106Exxx Manuka Street Hospital ~~(Schedule Y)~~ Scheduled Site – Sch.Y	REr.106E.1~~xx x~~ ~~Schedule~~ Sch.Y applies	REr.106E.2~~x xx~~ ~~Schedule~~ Sch.Y applies	REr.106E.3~~xxx~~ ~~Schedule~~ Sch.Y applies	REr.106E.4~~x xx~~ ~~Schedule~~ Sch.Y applies	REr.106E.5~~x xx~~ ~~Schedule~~ Sch.Y applies

Add a new 'Schedule Y (Manuka Street Hospital)' as follows:

Schedule Y 'Manuka Street Hospital'

Y.1 Application of the Schedule

This schedule applies to the site ~~is~~ shown as Sch.Y on the Planning Maps, adjoining Manuka Street, Erin Street and Tasman Street. This site is also shown in **Figure 1** below. This schedule relates to rule REr.106E (Manuka Street Hospital).

~~This schedule includes all the land described within Identifier 647625 (36 Manuka Street), NL60/203 (44 Manuka Street) and NL2A/370 (164 Tasman Street).~~

~~The rules of the Residential Zone in Chapter 7 apply, with the exception of those specifically provided for in this Schedule.~~

Y.2 General rule

a) The rules in this schedule apply only to the land shown as Sch.Y on the planning maps and also in **Figure 1** below ~~described within Identifier 647625 (36 Manuka Street), NL60/203 (44 Manuka Street) and NL2A/370 (164 Tasman Street), owned by Manuka Street Hospital Limited (MSHL) or any successor whether of the~~

~~same or different name. If the land is no longer used for Hospital or Health Services this schedule does not apply, and the land is governed entirely by the Residential Zone rules.~~

b) For activities other than Hospital and Health Services as described under Y.3 below, the ~~normal residential~~ provisions in the Residential Rule Table apply.

c) For the purposes of this schedule ~~and this plan~~, any reference to site boundaries is to the boundaries of a scheduled site as shown on the planning maps. Similarly, any reference to site is to the full extent of the scheduled site as shown on the planning maps.

d) In addition to the activities specified in Sch.Y, the following rules in the Residential Rule Table apply to Hospital and Health Services: Fences; Parking; Cycle Parking, Access; Signs; Noise; Helicopter landing pads; Vibration; Radiofrequency exposure levels; Light spill; Hazardous substances use and storage; Vegetation clearance; Soil disturbance; Earthworks; all subdivision rules; any applicable rules related to natural hazard overlays; and all freshwater rules.

Y.3 Permitted activities

1. For the purpose of this schedule, Hospital and Health Services means: ~~including~~ services relating to physical and mental health needs, and ancillary services including laundry facilities, laboratory facilities, pharmaceutical suppliers, counselling and other health support facilities.

2. Hospital and Health Services are a permitted activity within Sch.~~edule~~Y.

3. New buildings and additions and alterations to existing buildings accommodating Hospital and Health Services are a permitted activity where they are located more than 15m from the road boundary with Manuka Street, and ~~where they~~ comply with the standards listed in Table Y.3.7 below.

4. Additions and alterations to existing buildings accommodating Hospital and Health Services located within 15m of the Manuka Street road boundary are a permitted activity where they are:

   a. ~~are~~ for maintenance or repair; or

   b. ~~are~~ internal to the building; or

   c. ~~are~~ less than 25m^2 in area of the street facing building façade and comply with the standards in Table Y.3.7.

~~5. Additions and alteration to existing buildings that are not otherwise permitted, and new buildings within 15m of the road boundary with Manuka Street, are a restricted discretionary activity where they comply with the standards listed in Table Y.3.7 below. Applications for resource consent under this rule will not be publicly or limited notified. The Council will restrict it discretion to the following matter:~~

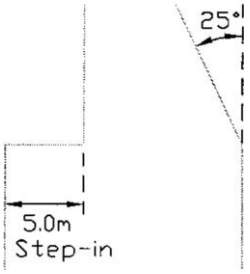
~~a. The safety and attractiveness of the street; and~~

~~b. Access and servicing; and~~

~~c. Effects on the safe and efficient operation of the road network.~~

~~5~~ 6. Buildings ~~must if they~~ accommodating Hospital and Health Services must comply with the following standards ~~conditions~~:

Table Y.3.7		
(a)	Infrastructure	Buildings must be connected to a community water supply and the wastewater and stormwater network, with sufficient capacity to service the development; and Stormwater from the site ~~used for the activity~~ must not directly drain to the kerb and channel of any public road, except for secondary flow purposes.
(b)	Site coverage	~~Buildings are permitted where~~ Site coverage ~~of the site~~ must not exceed 70%.
(c)	Front yards	Buildings (excluding eaves up to 600mm) ~~are permitted if they are~~ must be setback at least 3.0m from ~~the~~ any road boundary ~~front yards~~.
(d)	Other yards	Buildings ~~are permitted if buildings~~ (excluding eaves up to 600mm) must ~~are~~ not locate~~d~~ within 3m of side and rear boundaries.
(e)	Permeable landscaping area	~~Buildings are permitted where a~~At least 10% of the site ~~is~~ must be maintained as permeable landscaped area.
(f)	Landscaping	~~Buildings are permitted where a~~ A planted landscape strip of 1.5m ~~is~~ must be provided and maintained on side, rear and road ~~front~~ boundaries of the site (excluding for vehicle and pedestrian access).
(g)	Maximum building height	~~The maximum permitted b~~Buildings must not exceed ~~height is~~ 14m in height. ~~On the eastern boundary of the site, a~~ A 14m building must ~~shall~~ be set back at least 15m ~~or more~~ from ~~this boundary~~ the shared common boundary with 46 Manuka Street.
(h)	Daylight admission	Buildings ~~are permitted if they do~~ must not project beyond: a) a 45 degree recession plane measured from a point 4m above ground level along the eastern side boundary of the site; b) a 35 degree recession plane measured from a point 4m above ground level along the rear (southern) boundary of the site; c) a 60 degree recession plane measured from a point 4m above ground level along other side boundaries (including side boundaries with 164 Tasman Street). ~~As shown in diagram [diagram to be provided by the submitter].~~ The above requirements are shown in Figure 2 below. This standard does not apply to: i. a boundary with a road; and ii. aerials, except dish antennas greater than 1m in diameter; and iii. dormer windows and solar panels provided they are no more than 1.5m in height above the height permitted by the recession plane and make up no more than 25% of the length of the building or a maximum length of 2.5m, whichever is the lesser; and iv. gable and other roof ends, where the roof ridge is generally at right angles to the site boundary. The end of the ridge must be no greater than 1.5m above the recession plane and no greater than 2.5m in area, and 2.5m in width. Only one intrusion is permitted per boundary, and v. Party walls, and any new allotment boundary related to these.

		For the purposes of this rule, a boundary with a step-in of less than 5m, or a bend of less than 25º from straight, is considered a single boundary (see diagram). 
(i)	Maximum building length	No maximum building length standard applies.
~~(i)~~	~~Buildings adjoining a heritage building~~	~~Rule RFr.18T does not apply. There is no additional height restriction where development shares a common boundary with the heritage building at 46 Manuka Street.~~

Y.4 Restricted Discretionary activities

The following are restricted discretionary activities:

1. Additions and alteration to existing buildings that are not otherwise permitted; and
2. New buildings within 15m of the road boundary with Manuka Street, are a restricted discretionary activity where they comply with the standards listed in Table Y.3.7 above. Applications for resource consent under this rule will be considered without notification, or obtaining written approval of affected persons. The Council will restrict its discretion to the following matters:

   a. The safety and attractiveness of the street;

   b. Access and servicing; and

   c. Effects on the safe and efficient operation of the road network.

Y.5 Assessment Criteria for restricted discretionary activities

1. Having regard to the functional requirements of the activity and the layout of existing buildings and uses on the site:

   a. Whether development provides a high quality and attractive frontage to Manuka Street. This includes orientating buildings to front the street with clear and direct pedestrian access, and minimising long expanses of blank walls and at grade carparking;
   b. Whether safe and direct pedestrian/ micromobility access that is easily identifiable is provided from Manuka Street to public entrances within any proposed buildings;
   c. Whether storage areas for rubbish and recycling are sufficiently sized, conveniently located and appropriately screened and can be safely serviced by appropriate collection vehicles;
   ~~d. whether the development can be adequately serviced for firefighting water supply in accordance with the New Zealand Fire Service Water Supplies Code of Practice;~~
   e. Whether the development is consistent with Appendix 10 and Appendix 11.

Y.6 Discretionary activities

The following are discretionary activities:

Any activity that contravenes a ~~permitted condition in~~ standard in Table Y.3.7 of this schedule is a discretionary activity.
(Note Y.2 (b) above).

Y.7 Assessment Criteria ~~(~~for discretionary activities~~)~~

a) any adverse effects of reduced setback of buildings, particularly on any adjoining residential sites.

b) the ability to mitigate any adverse effects by additional landscaping or screening.

c) any adverse effects on adjoining (non-schedule) sites in terms of dominance of buildings and loss of privacy.

d) in the case of a reduced setback, the ability to better utilise the site and provide better environmental quality elsewhere on the site.

e) the nature of the activity to occur within any reduced setback and its likely effects on ~~the~~ any residential neighbours~~, or the appearance from the road~~.

f) the nature and timing of noise and its likely effects.

g) the hours of operation of the activity.

h) the type and volume of any materials to be stored on the site, and any other means of screening.

i) ~~(Subject to Rule REr.18T being approved for other sites)~~ Where the recession plane or yard setback in Table Y.3.7(d) or (h) is breached along the shared common boundary with 46 Manuka Street, the following assessment criteria applies:

(i) the relationship between ~~compatibility with~~ the form, scale, and proportions of the proposed development with the adjoining heritage building;

(ii) whether the building uses materials and/or design details that respect rather than replicate the ~~patterns or~~ historic heritage defining elements of the adjoining heritage building.

~~(iii) the heritage building's sensitivity to change or capacity to accommodate change without compromising its historic heritage values and setting.~~

~~(iv) whether there is potential for a reduction or loss of heritage values, including the ability to interpret the heritage building, and its relationship with other heritage items.~~

~~(v) existing views of the scheduled heritage building from adjoining public places and publicly accessible areas are maintained as far as is practicable.~~

Y.8 Explanation

Manuka Street Hospital has operated from the scheduled site in some form since 1966. It provides an important community service and has a support function to Nelson Hospital.

~~MSHL does not have the ability to designate in the Plan.~~ The scheduled site ~~therefore~~ makes provision for the operation of Manuka Street Hospital and related services. ~~Relying just on resource consents and existing use rights would be very limiting for the activity.~~ The schedule allows for ~~normal~~ hospital and related activities, while ensuring that residential amenity is respected ~~maintained~~ at the boundaries of the site, having regard to the planned built character of the area. With the exception of the separation provided by Erin Street and Manuka Street, the site is surrounded by residential activity and the standards ensure that development on the site is well integrated with the surrounding area within this context. ~~The site has been scheduled over its underlying Residential zoning rather than providing a separate zoning, in the same manner as that for Schedule C (Nelson~~

~~Hospital). If hospital or health services cease to be provided on some or all of the site, the Plan provides for the replacement activity to be residential.~~

Figure 1 Site to which Schedule Y applies

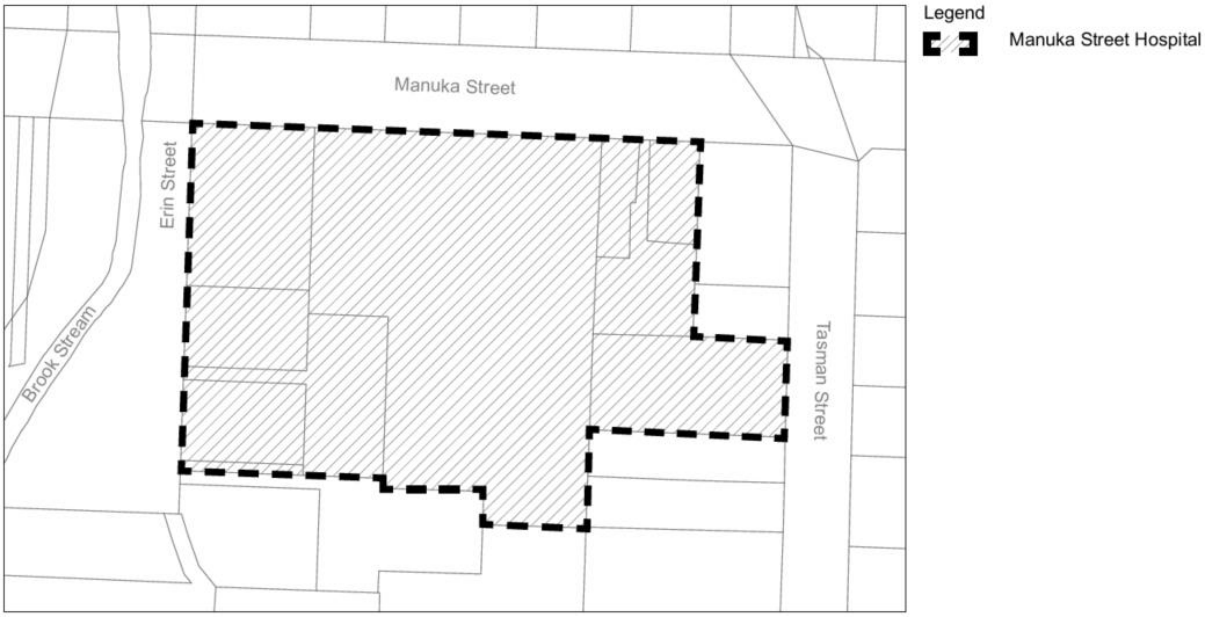


Figure 2 Diagram illustrating daylight admission standards contained in Table Y.3.7(h)