

16 Community Facilities Zone

16.1 Purpose

- a. Community facilities include places of worship, schools and community houses. Community facilities are an essential component of the urban environment and contribute significantly to quality of life. The intent of the Community Facilities Zone is to provide for the development and operation of a range of community facilities while protecting local amenity.
- b. Not all community facilities are in the Community Facilities Zone. Many small facilities are suitably catered for in other zones, for example small childcare centres in Residential Zones and community centres in Open Space Zones.
- c. Some community facilities, for example schools, are established and operated through designations. When considering a notice of requirement for a designation, Council must consider the effects on the environment of allowing the requirement, having particular regard to the District Plan.

16.2 Objectives and Policies: Community Facilities Zone

Objective	Policies
16.2.1 Ongoing operation and development of accessible community facilities.	16.2.1a Subdivision, use and development shall provide community facilities and services that support the social wellbeing of the community.
	16.2.1b Retailing, office and industrial activities shall not take place, except small-scale activities ancillary to a community facility.
Explanation <i>The primary purpose of the Community Facilities Zone is to ensure the accessibility of community facilities within existing neighbourhoods. The facilities covered by the Community Facilities Zone already play an important role in the social and community framework of Hamilton. It is a role that is not adequately catered for in the other zones.</i>	
Objective	Policies
16.2.2 Activities have minimal adverse environmental effects.	16.2.2a Adverse visual impacts of buildings shall be minimised through building and landscape design, including by: <ol style="list-style-type: none"> i. Building setback and separation. ii. Height control, outdoor space, planting and landscaping.

	<p>iii. Building design that contributes to the streetscape.</p> <p>iv. Development scaled appropriately for the locality and site, considering the site area, shape, frontage, topography and existing development.</p> <p>v. Providing adequate servicing areas.</p> <p>vi. Allowing passive surveillance between the public and private realm.</p>
	<p>16.2.2b Adverse effects of activities on the amenity values of the locality shall be minimised.</p>
	<p>16.2.2c Hours of operation shall be compatible with activities in the locality.</p>
	<p>16.2.2d The development and use within the historic heritage areas shall protect and appropriately be integrated and sympathetic to the identified heritage values of the area.</p>
<p>Explanation</p> <p><i>Community facilities are predominantly surrounded by the Residential and Special Character Zones. Non-residential activities can undermine the quality of residential areas. Control is exercised to mitigate the adverse effects of community facilities on surrounding areas.</i></p> <p><i>Buildings that interface with a public area such as the Open Space Zone or the Transport Corridor Zone require greater control in terms of building design, site layout and landscaping. Bulk and location standards are appropriate to control the interface with other zones.</i></p>	

16.3 Rules – Activity Status Table

Activity	Class
Buildings	
a. Accessory buildings	P
b. New buildings and relocated buildings (except for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
c. Alterations and additions to buildings (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P

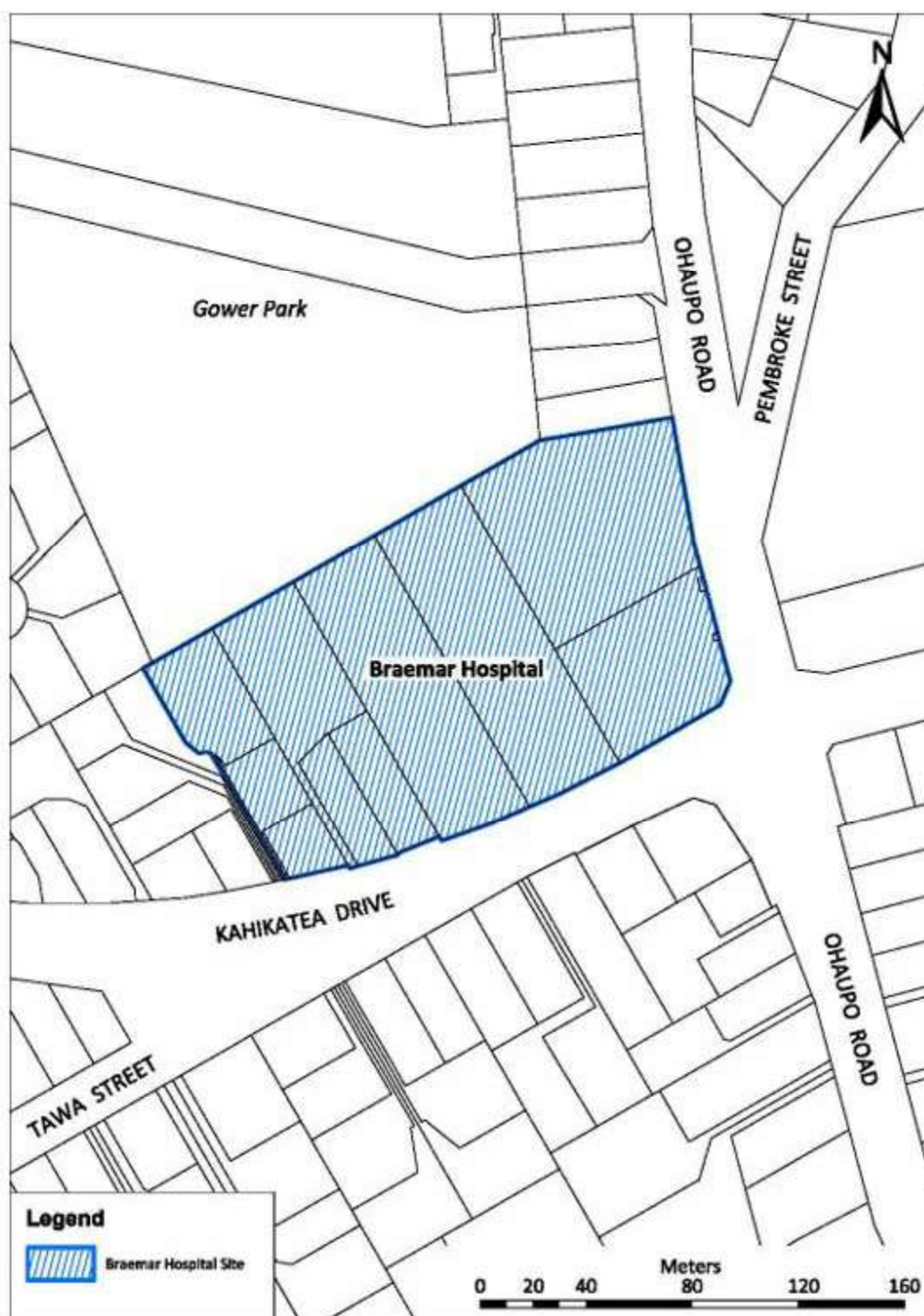
d. Demolition or removal of existing buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
e. Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
Activities	
f. Activities ancillary to any permitted activity, including libraries, offices, retail, workshops, depots and storage	P
g. Ancillary residential units (e.g. clergy, caregiver, caretaker)	P
h. Community centre	P
i. Childcare facilities	P
j. Informal recreation	P
k. Indoor recreation	P
l. Managed care facilities	P
m. Marae	P
n. Papakainga	P
o. Public Art	P
p. Organised recreation	P
q. Places of worship	P
r. Residential centres	P
s. Rest homes	P
t. Schools	RD
u. The expansions of existing lawfully established schools	P
v. Emergency service facilities	RD
w. Hospital and Healthcare Services on Braemar Hospital Site ² (Figure 16.3v)	P

Note

1. For activities and buildings in the Electricity National Grid Corridor, see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.
2. Braemar Hospital Site consists of: Sec 14 SO 431446, Sec 16 SO 431446, Sec 18 SO 431446, Sec 24 SO 431446, Pt Lot 2 DP S2686, Pt Lot 3 DP S2686, Pt Lot 2 DP 6867, Pt Lot 3 DP 6867, and Pt Lot 4 DP S1925.
3. For any activity not identified above, see Section 1.1.8.1
4. Refer to Chapter 1.1.9 for activities marked with an asterisk (*).

5. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.

Figure 16.3v: Braemar Hospital Site



16.4 Rules – General Standards

16.4.1 Site Coverage

a. Site coverage

Maximum 40%

16.4.2 Density

Activity	Net site area
a. Residential centres, managed care facilities, papakainga and rest homes	50m ² minimum per resident

16.4.3 Building Height

a. Building height	Maximum 15m
b. Height control plane	<ul style="list-style-type: none"> • Angle: 45 degrees • Starting point: 3m above the site boundary
c. Where a building is on land that adjoins the General Residential Zone or Special Character Zone: <ul style="list-style-type: none"> i. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 16.4.3d). Except that: <ul style="list-style-type: none"> ii. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary (see Figure 16.4.3e). 	

Figure 16.4.3d: Height Control Plane for a boundary adjoining a General Residential Zone or Special Character Zone

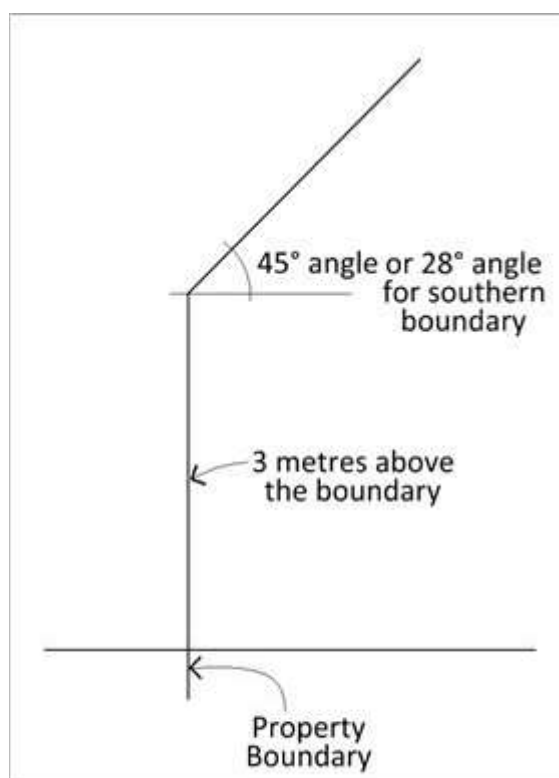
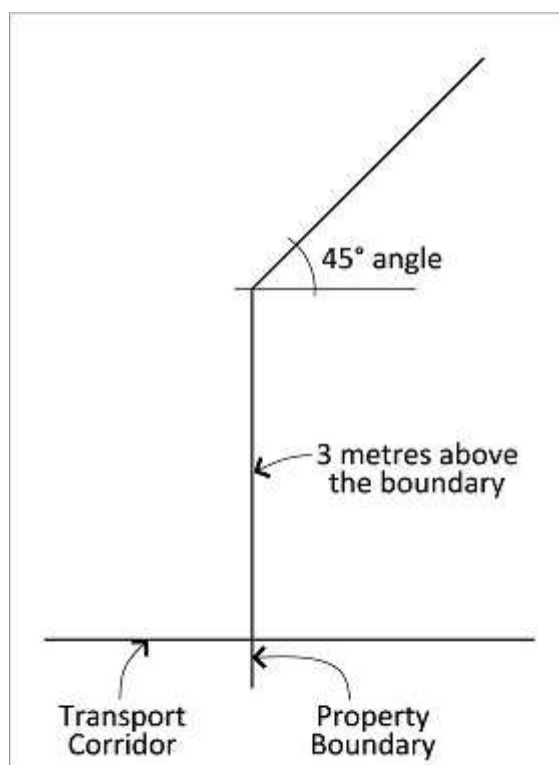


Figure 16.4.3e: Height Control Plane for boundaries adjoining a Transport Corridor or Access



16.4.4 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary	5m
b. Boundary with a Residential or Special Character Zone	5m
c. All other boundaries	3m
d. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

16.4.5 Service and Outdoor Areas

Description	Minimum requirements
a. Service area per site	i. At least 10m ² ii. Capable of containing a 2.5m-diameter circle iii. All-weather dust-free surface
b. Outdoor recreation and amenity space	i. At least 10% of net site area ii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas

16.4.6 Fences and Walls

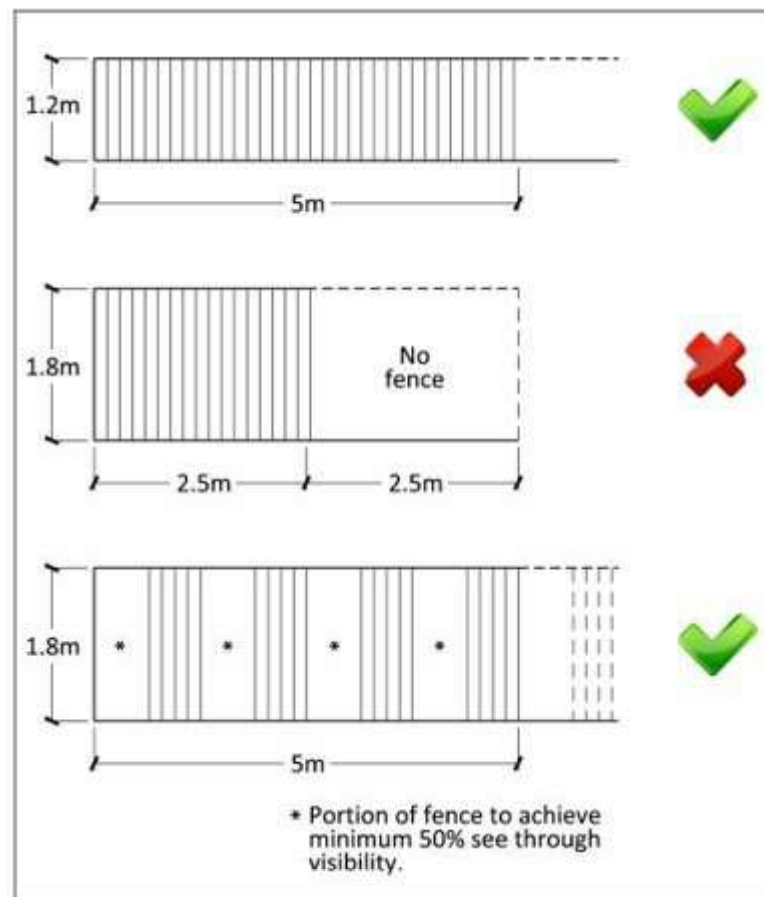
- a. Boundary fences have a maximum height of 1.8m, except as provided below.
- i. The following design and dimensions apply to fences or walls on boundaries adjoining any Residential or Special Character Zones, or Transport Corridor.

A. Designed/constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m maximum height
B. Materials with 50% or more see-through visibility	1.8m maximum height

Note

1. Refer to Figure 16.4.6b for examples of acceptable fencing solutions.
2. Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.

Figure 16.4.6b: Examples of acceptable fencing solutions



16.4.7 Hours of Operation

Day or activity	Time
a. Sunday to Thursday	0700 to 2230 hours
b. Friday and Saturday	0700 to 2400 hours
c. These hours of operation may be exceeded for any 24-hour period up to five days per calendar year	
d. Hours of operation exclude residential activities on site	

16.4.8 Residential Buildings – Separation and Privacy

- a. Residential buildings shall be setback at least 3m from the nearest part of any other residential building, except:
 - i. No separation is required between buildings that are attached.
 - ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, separation distance is a minimum of 1.5m.

- b. A balcony or window of a habitable room at upper-floor level shall be setback at least 5m from boundaries. This does not apply to a boundary along a road, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

16.4.9 Outdoor Living Area

- a. Each residential unit shall be provided with an outdoor living area that is:
- For the exclusive use of each residential unit.
 - Readily accessible from a living area inside the residential unit.
 - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - Located on a side of the residential unit which faces north of east or west.
- b. Outdoor living areas shall have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Ancillary residential unit	12m ²	No dimension less than 2.5m
ii. Communal open space for four or more residential units for the exclusive use of the residential units	12m ²	<ul style="list-style-type: none"> Capable of containing a 8m diameter circle No dimension less than 4m

- c. The communal open space shall serve four or more residential units for the exclusive use of the residential units. Any communal open space shall be optional.

16.4.10 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

16.5 Rules – Specific Standards

16.5.1 New Buildings, Relocated Buildings and Alterations and Additions to Existing Buildings

Where located within 10m of a Transport Corridor or Open Space Zone shall be designed to:

- a. Have the main building entrance (where not already existing) facing the Transport Corridor; and
- b. Have a minimum of 30% of the façade facing the Transport Corridor and Open Space Zone comprised of clear glazing which enables the achievement of passive surveillance from within the building; and
- c. Not have any service or outdoor storage area or loading space (where not already existing located between the building and Transport Corridor or Open Space Zone).

16.5.2 Ancillary Retail Activity

There shall be:

- a. A maximum of one ancillary retail activity per site.
- b. It shall have a maximum gross floor area of 50m².

16.5.3 Ancillary Residential Unit

There shall be:

- a. A maximum of one ancillary residential unit per site (excluding papakainga).

16.5.4 Managed Care Facility

- a. An outdoor living area shall be provided which is:
 - i. For the exclusive use of the residents.
 - ii. Readily accessible for all residents.
 - iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - iv. Comprises no more than 35% impermeable surface area.
 - v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.
- b. The outdoor living area shall be provided communally which shall comprise:
 - i. At least 12m² per resident.
 - ii. A minimum dimension of not less than 4m.

- iii. An area capable of containing a 6m diameter circle.
- iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.
- c. A service area shall be provided that has:
 - i. A minimum area of 20m²; with a minimum dimension of 3m.
 - ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.
- d. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.
- e. No part of any site or premises used as a managed care facility shall contain a secure unit.

16.5.5 Residential Centres

- a. An outdoor living area shall be provided which is:
 - i. For the exclusive use of the occupiers.
 - ii. Readily accessible for all occupiers.
 - iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - iv. Comprised of no more than 35% impermeable surface area.
 - v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.
- b. The outdoor living area shall be provided communally which shall comprise:
 - i. At least 12m² per resident.
 - ii. A minimum dimension of not less than 4m.
 - iii. An area capable of containing a 6m diameter circle.
 - iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

16.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

- a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New schools	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity
ii. Emergency service facilities	<ul style="list-style-type: none"> • B – Design and Layout • C – Character and Amenity • F – Hazards and Safety

Note

1. Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

16.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following:

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation