

Hospital Zone (SPH)

Overview

The Hospital Zone (SPH) recognises the significance of the facilities at the Whangarei Hospital (“Hospital”) site, and their importance to the Whangarei District and to the Northland Region as regionally significant infrastructure. The purpose of the SPH is to provide for the ongoing operation of the Hospital, its future development and redevelopment, including associated residential care facilities.

The Hospital is strategically located on approximately 23.5ha of land on the southern side of State Highway 14 in the Maunu area of Whangarei City. It is bordered by Open Space and Residential Zones and has potential for further greenfield development.

The Hospital is the most significant medical facility within the Northland Region. It is expected that there will be further development within the SPH to cater for expanding populations within both Whangarei District and the wider Northland Region. A wide range of health-related services is expected as the Hospital responds to meet the needs of the expanding populations. New and expanded buildings and facilities are expected within the Hospital site to provide the necessary services for both inpatients and outpatients and also for community health care services.

The environment within the SPH is unique as the Hospital must operate continuously and without interruption. Emergency services and helicopter services need to access the Hospital at any time, resulting in higher levels of lighting and noise (particularly during the night) than in other Urban Areas. The Hospital is a ‘significant destination’ for patients, staff, visitors and the community. Traffic movements are currently at high volumes and are expected to increase as the Hospital expands. This has the potential to impact on the surrounding roading networks.

Some activities may be sensitive to the external effects of activities occurring within the SPH. Some activities proposed outside of the SPH may not be compatible with, or may present a risk of reverse sensitivity to, activities required to occur within the SPH. It is anticipated that such sensitive activities will be carefully managed during their establishment, and that development within the SPH will have regard to the potential adverse effects which may arise beyond the site.

Objectives

SPH-O1 – Current and Future Development

Enable and provide for:

1. The effective operation, expansion and future development of the Hospital within the SPH and;
2. A range of hospital activities to meet the needs of the Whangarei District and the Northland Region as population and health demands grow.

SPH-O2 – Managing Adverse Effects

Manage adverse effects from the provision of hospital activities on the surrounding environment.

SPH-O3 – Regionally Significant Infrastructure

Recognise and provide for the importance of Whangarei Hospital as regionally significant infrastructure and the contribution it makes to the economic and social wellbeing of the District and Region.

SPH-O4 – Subdivision

Avoid fragmentation of the SPH associated with inappropriate subdivision.

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Policies	
SPH-P1 – Regional Significance	To recognise the regional significance of Whangarei Hospital by providing for a wide range of existing and future hospital activities within the SPH.
SPH-P2 – Protection of Land for Hospital Activities	To avoid the establishment of activities not related to hospital activities within the SPH unless such activities: <ol style="list-style-type: none"> 1. Demonstrate a direct requirement to establish within the SPH; and 2. Do not compromise or limit the safe and efficient operation of current and future hospital activities.
SPH-P3 – Industrial Activities	To avoid the establishment of industrial activities within the SPH, unless they are medical research facilities.
SPH-P4 – Adverse Effects	To manage adverse effects on the surrounding environment by controlling development at the interface between the SPH and adjoining zones.
SPH-P5 – Buildings & Structures	To recognise that the efficient operational requirements of Whangarei Hospital may require buildings and structures that are of a larger height and bulk when compared to the surrounding environment.
SPH-P6 – Subdivision	To avoid fragmentation associated with inappropriate subdivision by: <ol style="list-style-type: none"> 1. Retaining large sites and landholdings within the SPH; and 2. Only enabling subdivision within the SPH where it is required to meet the operational requirements of the Hospital.

Rules – Landuse

SPH-R1	Any activity not otherwise listed in this chapter.
	<p>Activity Status: P</p> <p>Where:</p> <p>Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan.</p>
SPH-R2	Hospital activities
	Activity Status: P

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SPH-R3	Visitor Accommodation	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The visitor accommodation is an ancillary activity to the hospital for the purposes of non-permanent accommodation for hospital staff, patients or family. 	<p>Activity Status when compliance not achieved: NC (Non-Complying)</p>
SPH-R4	Commercial Services	
SPH-R5	Food and Beverage Activity	
SPH-R6	Place of Assembly	
SPH-R7	Emergency Services	
SPH-R8	Educational Facilities	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is directly ancillary to the hospital. 	<p>Activity Status when compliance not achieved: NC</p>
SPH-R9	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum height is 32m. 	<p>Activity Status when compliance not achieved: D</p>
SPH-R10	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The height is equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary adjoining any Residential or Open Space Zone. 	<p>Activity Status when compliance not achieved: D</p>

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SPH-R11	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none">The building is setback at least:<ol style="list-style-type: none">4.5m from any road boundaries.3.0m from any Residential and Open Space Zones.27m from mean high water springs or the top of the bank of any river that has a width exceeding 3m, excluding bridges, culverts and fences.	<p>Activity Status when compliance not achieved: D</p>
SPH-R12	Building Coverage	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none">Any building results in the total cumulative building coverage being no more than 60% of the area of the SPH.	<p>Activity Status when compliance not achieved: D</p>
SPH-R13	Impervious Areas	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none">Any impervious area does not increase the cumulative total impervious area to be more than 80% of the area of the SPH.	<p>Activity Status when compliance not achieved: D</p>
SPH-R14	Fences	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none">Any fence is less than 2m in height within 10m of a road boundary or boundary of a Residential or Open Space Zone.	<p>Activity Status when compliance not achieved: D (Discretionary)</p>

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SPH-R15	Parking
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any parking space is not within 50m of an adjoining zone. Any formed parking space is not within 2m of a road boundary. 	<p>Activity Status when compliance not achieved: RD (Restricted Discretionary)</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Traffic safety. Amenity effects on adjoining residential properties.
SPH-R16	Care Centres
<p>Activity Status: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Traffic. Parking Hours of operation Noise 	
SPH-R17	Residential Activities
SPH-R18	Retail Activities
SPH-R19	Entertainment Facilities
SPH-R20	Service Stations
SPH-R21	Funeral Home
SPH-R22	Recreational Facilities
SPH-R23	Rural Production Activities
<p>Activity Status: NC</p>	
SPH-R24	Industrial Activities (excluding medical research facilities)
<p>Activity Status: Pr</p>	