

Hospital Zone (HOSZ)

Issues

The Hospital Zone (HOSZ) recognises the significance of the facilities at the Whangārei Hospital (“[Hospital](#)”) [site](#), and their importance to the Whangārei District and to the Northland Region as [regionally significant infrastructure](#). The purpose of the Hospital Zone 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 20ha of [land](#) on the southern side of State Highway 14 in the Maunu area of Whangārei City. It is bordered by Residential and [Open Space and Recreation Zones](#) and has potential for extensive further greenfield development.

The [Hospital](#) is the most significant medical facility within the Northland Region. There will be further development of facilities within the Hospital Zone to cater for expanding populations within both Whangārei 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 will be established within the [Hospital site](#) to provide the necessary services for both inpatients and outpatients and also for community and private health care services.

The [environment](#) within the Hospital Zone 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 Hospital Zone. Some activities proposed outside of the Hospital Zone may not be compatible with, or may present a risk of [reverse sensitivity](#) to, activities required to occur within the Hospital Zone. It is anticipated that such [sensitive activities](#) will be carefully managed during their establishment, and that development within the Hospital Zone will have regard to the potential adverse [effects](#) which may arise beyond the [site](#).

Objectives

HOSZ-O1 – Current and Future Development	Enable and provide for: <ol style="list-style-type: none">1. The efficient and effective operation, expansion and future development of the Hospital within the Hospital Zone; and2. A wide range of hospital activities and hospital related activities to meet the current and future needs of the Whangārei District and the Northland Region as population and health demands grow.
HOSZ-O2 – Managing Adverse Effects	Manage adverse effects from the provision of hospital activities and hospital related activities on the surrounding environment .
HOSZ-O3 – Regionally Significant Infrastructure	Recognise and provide for the importance of Whangārei Hospital as regionally significant infrastructure and the contribution it makes to the economic and social wellbeing of the District and Region.
HOSZ-O4 – Subdivision	Avoid fragmentation of the Hospital Zone associated with inappropriate subdivision .

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

Rules

HOSZ-R1	Any Activity not Otherwise Listed in This Chapter.
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.
HOSZ-R2	Hospital and Hospital Related Activities
	Activity Status: Permitted
HOSZ-R3	Visitor Accommodation

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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>visitor accommodation</u> is an <u>ancillary activity</u> to the <u>hospital</u> for the purposes of non-permanent accommodation for <u>hospital</u> staff, contractors, patients or family. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
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HOSZ-R4	Commercial Services
HOSZ-R5	Food and Beverage Activity
HOSZ-R6	Place of Assembly
HOSZ-R7	Emergency Services
HOSZ-R8	Educational Facilities

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is an <u>ancillary activity</u> to the <u>hospital</u>. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
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HOSZ-R9	Minor Buildings
<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules HOSZ-R10 – R13. 	

HOSZ-R10	Building and Major <u>Structure</u> Height
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> is: <ol style="list-style-type: none"> 32m above <u>ground level</u>, except that for up to 25% of the Hospital Zone the maximum <u>height</u> is 50m; and 22.5m above <u>ground level</u> for any <u>building setback</u> within 30m of the Hospital Zone / West End Avenue <u>boundary</u>; and 32m above <u>ground level</u> for any <u>building setback</u> within 30m of the Hospital Zone / Maunu Road <u>boundary</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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HOSZ-R11	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. All buildings and major structures:<ol style="list-style-type: none">a. Do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any Residential or Open Space and Recreation Zone boundary; orb. Where the Hospital Zone adjoins Maunu Road, height in relation to boundary shall be measured from the centreline of Maunu Road at a point 3m above ground level at an angle of 55° toward the Hospital Zone.	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. The outlook and privacy of adjoining and adjacent properties.2. Effects of shading and visual dominance on adjoining and adjacent properties.
HOSZ-R12	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. All buildings and major structures are set back at least:<ol style="list-style-type: none">a. 4.5m from road boundaries.b. 20m from the West End Avenue/Hospital Zone boundary. A building or buildings may be located within the 20m setback, provided that any part of a building or buildings within 20m of the boundary shall not exceed 30m in length for each building or part of a building and shall be setback a minimum of 4.5m from the West End Avenue/Hospital Zone boundary. Where there is more than one building or part of a building within the 20m setback area, each building must be separated from the next building within the 20m setback area by a distance equal to the average width of that part of each of these two buildings within the setback area.	<p>Activity Status when compliance not achieved with HOSZ-R12.1(a) – (c): Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. The outlook and privacy of adjoining and adjacent properties.2. Effects of shading and visual dominance on adjoining properties.3. Effects on the streetscape character of the area.4. Effects on the safety and efficiency of the transport network. <p>Activity Status when compliance not achieved with HOSZ-R12.1(d): Discretionary</p>

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- c. 3.0m from any Residential and Open Space and Recreation Zones.
- d. 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.

HOSZ-R13

Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. Any building or major structure results in the total cumulative building and major structure coverage being no more than 60% of the area of the Hospital Zone.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality.
2. The outlook and privacy of adjoining and adjacent properties.
3. Visual dominance of buildings and major structures.

HOSZ-R14

Landscaping

Activity Status: Permitted

Where:

1. All land within 4m of the West End Avenue / Hospital Zone boundary, excluding footpaths, walkways and vehicle accesses is planted in trees and grass prior to the occupation of any new buildings built within 20m of West End Avenue; and
2. Any trees shall be planted at minimum 10m spaces and shall be capable of growing to a minimum mature height of 10m.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining properties.
3. Effects on the streetscape character of the area.
4. Effects on the safety and efficiency of the transport network.
5. The extent of existing and proposed landscaping.

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HOSZ-R15	Impervious Areas	
	<p>Activity Status: Permitted</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 total area of the Hospital Zone. <p>Note:</p> <ol style="list-style-type: none"> Existing use rights may apply to impervious areas that have been lawfully established in the Hospital Zone prior to [insert operative date]. 	<p>Activity Status when compliance not achieved: Discretionary</p>
HOSZ-R16	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Fencing within 10m of a road boundary or boundary of a Residential or Open Space and Recreation Zone, is no higher than 2m above ground level. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects of shading and visual dominance on adjoining properties. Urban design and passive surveillance. Effects on streetscape character and amenity. Health and safety effects.
HOSZ-R17	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Car parking spaces are not within 2m of a road boundary, excluding any on-street car parking. Formed car parking spaces located within 4.5m of a road boundary or a zone boundary shall be screened from the adjoining road or zone by a minimum 2m wide landscaping strip with a maximum plant height of 1.15m (excluding any tree planting). 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Traffic safety. Amenity effects on adjoining residential properties.
HOSZ-R18	Controlled Activity Integrated Transport Assessments	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Any new or modified vehicle entry or exit to West End Avenue is proposed. 	

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2. Any new **building** activity, development or changes in **Hospital** staff numbers results in the total **Hospital** staff numbers reaching or exceeding 2,930.

Matters of control:

1. **Effects** on the safe and efficient operation of the transport network immediately adjacent to the Hospital Zone including vehicle **access**.
2. Methods to facilitate **access** to public and **active transport modes**.
3. Parking and travel demand management.
4. Recommendations and proposed mitigation measures of the Integrated Transport Assessment and any further information provided through the consent process.
5. Methods of ongoing monitoring and reporting of staff numbers.

Compliance Standard:

1. *HOSZ-R18.2 does not apply where consent has previously been granted under HOSZ-R18.2.*

Notes:

1. *Any application shall comply with information requirement HOSZ-REQ1.*
2. *Any application under this rule will require assessment against the District Wide objectives and policies within the Transport Chapter.*

HOSZ-R19

Restricted Discretionary Activity Integrated Transport Assessments

Activity Status: Restricted Discretionary

Where:

1. Any new **building** activity, development or changes in **Hospital** staff numbers results in the total **Hospital** staff numbers:
 - a. Reaching or exceeding 3,060; or
 - b. Thereafter, increasing by an increment of at least 100 above 3,060 (e.g. at 3,160, 3,260, 3,360, etc.).

Matters of discretion:

1. **Effects** on the safe and efficient operation of the transport network adjacent to the Hospital Zone including vehicle **access** and operation of the State Highway 14 / Hospital Road intersection.
2. Methods to facilitate **access** to public and **active transport modes**.
3. Parking and travel demand management.
4. Recommendations and proposed mitigation measures of the Integrated Transport Assessment and any further information provided through the consent process.
5. Methods of ongoing monitoring and reporting of staff numbers.

Compliance Standard:

1. *HOSZ-R19.1(a) does not apply where consent has previously been granted under HOSZ-R19.1(a).*

Notes:

1. *Any application shall comply with information requirement HOSZ-REQ2.*
2. *Any application under this rule will require assessment against the District Wide objectives and policies within the Transport Chapter.*

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HOSZ-R20	Care Centres
Activity Status: Restricted Discretionary	
Where:	
1. The activity is a primary activity or <u>ancillary activity</u> .	
Matters of discretion:	
1. Traffic.	
2. Parking.	
3. Hours of operation.	
4. Noise.	
HOSZ-R21	Residential Activities
HOSZ-R22	Retail Activities (excluding Hospital Related Activities)
HOSZ-R23	Entertainment Facilities
HOSZ-R24	Service Stations
HOSZ-R25	Funeral Home
HOSZ-R26	Recreational Facilities
HOSZ-R27	Rural Production Activities
HOSZ-R28	General Commercial
HOSZ-R29	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or <u>ancillary activity</u> .	
HOSZ-R30	Industrial Activities (Excluding Research Laboratories used for scientific or medical research)
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or <u>ancillary activity</u> .	
HOSZ-REQ1	Information Requirement – Controlled Integrated Transport Assessments
1. Any application pursuant to HOSZ-R18 shall include an Integrated Transport Assessment prepared by a suitably qualified professional which shall include (but is not limited to):	

- a. A description of the site characteristics, existing development, total staff numbers, existing traffic conditions and trip generation, proposed activity and its intensity.
- b. An assessment of the features of the existing transport network, including the following where relevant to the proposal:
 - i. Existing access arrangements, on-site car parking and crossing locations.
 - ii. Existing internal vehicle and pedestrian circulation.
 - iii. Existing walking and cycling networks.
 - iv. Existing public transport service routes and frequencies including bus stops and lanes.
- c. A description of the estimated number of trips which will be generated by each transport mode (public transport, walking, cycling and private vehicles, including heavy vehicles).
- d. The accessibility to public transport and how the design of the development will encourage public transport use by considering the attractiveness, safety, distance and suitability of the walking routes to the nearest bus stop.
- e. The accessibility for pedestrians and cyclists and how the design of the development will encourage walking and cycling to nearby destinations such as reserves, other public spaces and commercial or community facilities.
- f. Evidence of consultation with the New Zealand Transport Agency and commentary on response to that consultation.
- g. An assessment of the peak hour performance (within any 24 hour period) of the State Highway 14 / Hospital Road intersection.
- h. A description of measures that will be put in place to mitigate against the effects of the construction process where construction work is required.

HOSZ-REQ2

Information Requirement – Restricted Discretionary Integrated Transport Assessments

1. Any application pursuant to HOSZ-R19 shall include an Integrated Transport Assessment prepared by a suitably qualified professional which shall include (but is not limited to):
 - a. A description of the site characteristics, existing development, total staff numbers, existing traffic conditions and trip generation, proposed activity and its intensity.
 - b. An assessment of the features of the existing transport network, including the following where relevant to the proposal:
 - i. Existing access arrangements, on-site car parking and crossing locations.
 - ii. Existing internal vehicle and pedestrian circulation.
 - iii. Existing walking and cycling networks.
 - iv. Existing public transport service routes and frequencies including bus stops and lanes.
 - c. A description of the estimated number of trips which will be generated by each transport mode (public transport, walking, cycling and private vehicles, including heavy vehicles).
 - d. The accessibility to public transport and how the design of the development will encourage public transport use by considering the attractiveness, safety, distance and suitability of the walking routes to the nearest bus stop.
 - e. The accessibility for pedestrians and cyclists and how the design of the development will encourage walking and cycling to nearby destinations such as reserves, other public spaces and commercial or community facilities.

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- f. The effects on the transport network adjacent to the Hospital Zone of average vehicles per day directly related to Hospital activities that exceed 8,520 vehicles per day.
- g. The effects of peak traffic flows directly related to Hospital activities on the operation of the State Highway 14 / Hospital Road intersection when the adjacent length of State Highway 14 is experiencing peak flows.
- h. Evidence of consultation with the New Zealand Transport Agency and commentary on response to that consultation.
- i. A description of measures that will be put in place to mitigate against the effects of the construction process where construction work is required.