

Appendix 1.1 – Recommended amendments to the Hospital Special Purpose Zone chapter

Note: The provisions below represent the section 42A report writing officer’s recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

Overview

The Hospital zone is a special purpose zone that applies to hospital activities and hospital related activities on the following three sites:

1. Bay of Islands Hospital - Kawakawa;
2. Kaitaia Hospital; and
3. Hokianga Health - Rawene Hospital.

The three hospitals are vital to the health of communities in the Far North District. They enable Far North residents to access local hospital and healthcare services, reducing pressure on Whangarei Hospital and allowing Whangarei Hospital to focus on providing more specialised services for the region. All three hospital sites have the potential for further development to better support the health and well-being of people and communities in the Far North District. Upgrades and extensions of buildings are anticipated as the hospitals adapt to the needs of their service catchments.

The purpose of the Hospital zone is to enable the efficient and effective operation and development of the important medical facilities and ancillary activities within the zone. It also provides for hospital related activities, such as pharmacies, offices and administrative activities and hospital related retail such as gift shops. Flexibility for the hospitals to operate, develop, upgrade, expand and/or adapt is important. All three hospitals run 24-hours a day and have special operational needs, such as access by helicopters and emergency service vehicles that generate effects such as noise. The special purpose zoning is tailored to address those needs and potential effects and to provide for a degree of operational flexibility. The special purpose zoning also ensures neighbouring communities are aware of what is anticipated within the zone, reducing the potential for reverse sensitivity effects. Non-hospital activities that are not compatible with the Hospital zone functions or which are more appropriately located in other zones are discouraged.

Objectives	
HOSZ-O1	Hospitals in the Far North District are able to: <ol style="list-style-type: none"> a. operate efficiently and effectively; b. provide a wide range of hospital activities and hospital related activities; and c. expand and develop as needed to meet the current and future health care requirements of the district.
HOSZ-O2	The importance of the Far North District’s hospitals as regionally significant infrastructure and the contribution they make to the economic and social well-being of the district and region is recognised.
HOSZ-O3	The adverse effects of hospital activities and hospital related activities on the surrounding environment are managed, while recognising that hospitals have special operational and functional needs that must be met.

Policies	
HOSZ-P1	Recognise the regional significance of the Far North District hospitals by enabling a range of existing and future hospital activities, and hospital related activities within the Hospital zone.
HOSZ-P2	Avoid the establishment of activities not related to hospital activities within the Hospital zone, unless such activities: <ol style="list-style-type: none"> a. demonstrate a direct requirement to establish within the Hospital zone; and b. are compatible with hospital activities and do not compromise or limit the safe and efficient operation of current and future hospital activities.
HOSZ-P3	Manage adverse effects on the surrounding environment by controlling development at the interface between the Hospital zone and adjoining zones.
HOSZ-P4	Recognise that the operational requirements of hospitals in the Far North District may require buildings or structures that have a larger height and bulk when compared to the surrounding environment.

HOSZ-P5	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ol style="list-style-type: none"> a. the public benefit of the proposed activity; b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation; c. any adverse effects on the character and amenity of adjacent zones; d. the level of noise emissions and light spill; e. the temporary or permanent nature of any adverse effects; f. the need for and location of earthworks and vegetation clearance; g. the provision of low impact design principles; and h. the likelihood of the activity creating or exacerbating a natural hazard.
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Rules

Notes:

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities in the coastal environment. The Natural Character chapter and Coastal Environment chapter should be referred to in addition to this zone chapter.¹

HOSZ-R1	New buildings or structures, <u>relocated buildings</u>², and extensions or alterations to existing buildings or structures	
Hospital zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity, including all buildings or structures, <u>relocated buildings</u>³, or extensions or alterations to existing buildings or structures comply with standards: HOSZ-S1 Maximum height; HOSZ-S2 Height in relation to boundary; HOSZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); and HOSZ-S4 Outdoor storage and rubbish collection areas.</p> <p>NOTE: Where located adjacent to a wetland, lake and river margins refer to Natural character chapter <u>and where located adjacent to MHWS refer to Coastal Environment chapter</u>.⁴</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the matters of discretion of any infringed standard
HOSZ-R2	Hospital and hospital related activity	
Hospital zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HOSZ-R3	Visitor accommodation	

¹ Consequential amendments to this advice note, see Section 3.4 of the section 42A report.

² S482.018 - Heavy Haulage Assoc Inc.

³ S482.018 - Heavy Haulage Assoc Inc.

⁴ Ibid

Hospital zone	Activity status: Permitted Where: PER-1 The visitor accommodation is ancillary to the hospital activity for the purposes of non-permanent accommodation for hospital staff, contractors, patients or family. NOTE: Payment of daily tariffs is not required.	Activity status where compliance not achieved with PER-1: Non-complying
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HOSZ-R4	Conservation activity	
Hospital zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HOSZ-R5	Supported residential care activity	
Hospital zone	Activity status: Restricted Discretionary Where: RDIS-1 Residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents or where care is provided on a daily basis to individuals Matters of discretion are restricted to: a. effects of traffic and parking; b. hours of operation; and c. noise	Activity status where compliance not achieved: Non-complying
HOSZ-R6	Activities not otherwise listed in this chapter	
Hospital zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Standards		
HOSZ-S1	Maximum height	
Hospital zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure is 126m ⁵ above ground level. This standard does not apply to: <ol style="list-style-type: none"> i. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and ii. architectural features (e.g. finials, spires) that do not exceed 1m in height. 	Where the standard is not met, matters of discretion are restricted to: <ol style="list-style-type: none"> a. the character and amenity of the surrounding built environment; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.

⁵ S42.009 – Te Whatu Ora

HOSZ-S2	Height in relation to boundary	
<p>Hospital zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>Except where the site boundary adjoins a lawfully established accessway or access lot serving a rear site, the measurement shall be taken from the furthest boundary of the accessway or access lot.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation; or v. A building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.
HOSZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
<p>Hospital zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 403m⁶ from all site boundaries <u>adjoining another zone</u>⁷.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. fences or walls no more than 2m in height; or ii. uncovered decks less than 1m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.

⁶ S42.011 – Te Whatu Ora

⁷ Clause 16, Schedule 1 of the RMA.

HOSZ-S4	Outdoor storage and rubbish collection areas	
Hospital zone	Any outdoor storage or rubbish collection areas must be fully screened by a solid fence or wall of a minimum height of 1.8m measured from ground level to ensure that it is not visible from adjoining sites and roads.	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. design and siting of the outdoor storage, or rubbish collection area; b. any adverse effects on the streetscape; c. screening, planting, and landscaping; and d. the extent to which the infringement is necessary due to the shape or natural and physical features of the site.