
To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Te Whatu Ora – Health New Zealand, Te Tai Tokerau

Full Name: Te Whatu Ora – Health New Zealand, Te Tai Tokerau Attn: Jacqueline Bell

Phone: 024 677 369

Address for Service: Email is the preferred contact method – Jacqueline.Bell@northlanddhdhb.org.nz & Melissa McGrath, Barker and Associates – melissam@barker.co.nz

Date: 4 September 2023

Further Submission Information:

These are further submissions on the Far North District Council’s (FNDC) Proposed Far North District Plan (PDP).

Te Whatu Ora – Health New Zealand, Te Tai Tokerau has an interest greater than the interest the general public has, as it made an original submission on the PDP (S42), and the submission points identified within these further submissions, specifically affect Te Whatu Ora – Health New Zealand, Te Tai Tokerau interests in the Far North District.

Te Whatu Ora – Health New Zealand, Te Tai Tokerau could not gain an advantage in trade competition through these further submissions.

The specific original submission points of the PDP that Te Whatu Ora – Health New Zealand, Te Tai Tokerau further submissions relate to are attached.

Te Whatu Ora – Health New Zealand, Te Tai Tokerau supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Te Whatu Ora – Health New Zealand, Te Tai Tokerau wishes FNDC to make to ensure the issues raised by Te Whatu Ora – Health New Zealand, Te Tai Tokerau are dealt with are also contained in the attached document.

Te Whatu Ora – Health New Zealand, Te Tai Tokerau wishes to be heard in support of these further submissions.

Jacque Bell

Te Whatu Ora – Health New Zealand, Te Tai Tokerau

Specific Further Submission Points on PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
General/Plan Content/Miscellaneous					
S454.134	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support in part	Te Whatu Ora recognise the importance of critical electricity infrastructure to the efficient operation of hospitals, however seek that provisions ensure that the primary purpose of the Hospital Zone is protected and the operation of Hospitals are not compromised.	Accept in part FS402.001
S483.031	Top Energy Limited	General/Plan Content/Miscellaneous	Support	Te Whatu Ora recognise the importance of critical electricity infrastructure to the efficient operation of hospitals, however seek that provisions ensure that the primary purpose of the Hospital Zone is protected and the operation of Hospitals are not compromised.	Accept in part FS402.002
S159.017	Horticulture New Zealand	Definitions/Noise Sensitive Activity	Oppose in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to ‘Health Facilities’ is consistent throughout the plan. Amend the definition to refer to ‘heath care activities’ and ‘hospital’.	Oppose in part F402.003

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S217.002	New Zealand Defence Force	Definitions/Noise Sensitive Activity	Oppose in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'heath care activities' and 'hospital'.	Oppose in part FS402.004
S416.003	KiwiRail Holdings Limited	Definitions/Noise Sensitive Activity	Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'heath care activities' and 'hospital'.	Oppose in part FS402.005
S489.004	Radio New Zealand	Definitions/Noise Sensitive Activity	Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'heath care activities' and 'hospital'.	Oppose in part FS402.006
S55.011	New Zealand Pork Industry Board	Definitions/Sensitive Activity	Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the	Oppose in part FS402.007

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				plan. Amend the definition to refer to ‘health care activities’ and ‘hospital’.	
Transport					
S331.025	Ministry of Education Te Tāhuhu o Te Mātauranga	Transport/TRAN-P7	Oppose in part	Te Whatu Ora seek to amend policy TRAN-P7 to provide for the efficient operation of Hospitals without the requirement for ITA, noting that the car parking standard is too onerous.	Reject in part FS402.008
S356.036	Waka Kotahi NZ Transport Agency	Transport/TRAN-P7	Oppose in part	Te Whatu Ora seek to amend policy TRAN-P7 to provide for the efficient operation of Hospitals without the requirement for ITA, noting that the car parking standard is too onerous.	Reject in part FS402.009
S215.003	Haigh Workman Limited	Transport/TRAN-Table 1	Oppose in part	Te Whatu Ora seek to amend TRAN- Table 1 to provide for parking spaces to enable the efficient operation of Hospitals.	Reject in part FS402.010
S516.041	Ngā Tai Ora - Public Health Northland	Transport/TRAN-Table 1	Oppose in part	Te Whatu Ora seek to amend TRAN- Table 1 to provide for parking spaces to enable the efficient operation of Hospitals.	Reject in part FS402.011
Noise					
S45.018	Puketona Business Park Limited	Noise/NOISE-S1	Oppose in part	Te Whatu Ora seek to amend NOISE-S1 to provide for hospitals to operate as Regionally Significant Infrastructure, along	Reject in part FS402.012

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				with recognising their prominence in the existing environment.	
S45.050	Puketona Business Park Limited	Noise/NOISE-S1	Oppose in part	Te Whatu Ora seek to amend NOISE-S1 to provide for hospitals to operate as Regionally Significant Infrastructure, along with recognising their prominence in the existing environment.	Reject in part FS402.013
S561.054	Kāinga Ora Homes and Communities	Noise/NOISE-S1	Oppose in part	Te Whatu Ora seek to amend NOISE-S1 to provide for hospitals to operate as Regionally Significant Infrastructure, along with recognising their prominence in the existing environment.	Reject in part FS402.014
S45.053	Puketona Business Park Limited	Noise/NOISE-S4	Oppose in part	Te Whatu Ora seek to amend NOISE-S4 to provide for hospitals to operate as Regionally Significant Infrastructure, along with recognising their prominence in the existing environment.	Reject in part FS402.015
Signs					
S447.007	Kapiro Conservation Trust	Signs/SIGN-S3	Oppose	Te Whatu Ora oppose the amendments sought to reduce the number of signs per site within the Hospital Zone. Signage is an important form of communication within patients and the community, the reduced	Reject FS402.016

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				number of signage will not enable effective communication.	
S447.008	Kapiro Conservation Trust	Signs/SIGN-S3	Oppose	Te Whatu Ora oppose the amendments sought to reduce require signs to be consolidated within the Hospital Zone. Signage is an important form of communication within patients and the community and flexibility in location is essential.	Reject FS402.017
Hospital					
S300.006	Creative Northland	Hospital/HOSZ-01	Oppose	The relief sought by Creative Northland is outside the scope of the RMA and should not be detailed within the District Plan.	Reject FS402.018
S512.064	Fire and Emergency New Zealand	Hospital/Rules	Support	Te Whatu Ora support the amendments proposed to enable emergency service facilities to be exempt from setback distances and vehicle crossings. Emergency services particularly ambulance movements are essential for the efficient operation of health services.	Accept FS402.019
S555.005	Ngā Kaingamah a o Ngāti Hine Charitable Trust	Hospital/Rules	Oppose in part	Te Whatu Ora do not support the relief sought to provide for retirement villages within the Hospital Zone, because the Hospital Zone has been located in limited locations and the efficient use of this land	Reject in part FS402.020

Barker & Associates

+64 375 0900 | admin@barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				for hospital and ancillary activities are important. Furthermore, definitions recommended by Te Whatu Ora provide sufficient scope for elderly residential living and care.	
S482.014	House Movers Section of New Zealand Heavy Haulage Association Inc	Hospital/HOSZ-R1	Oppose	Te Whatu Ora do not support the relief sought it is considered that the plan does not limit or exclude the relocation of buildings.	Reject F402.021
S214.013	Airbnb	Hospital/HOSZ-R3	Oppose	Te Whatu Ora do not support the relief sought to provide for visitor accommodation as a permitted activity within the Hospital Zone, because the Hospital Zone has been located in limited locations and the efficient use of this land for hospital and ancillary activities are important.	Reject FS402.022
S431.195	John Andrew Riddell	Hospital/HOSZ-S2	Oppose	Te Whatu Ora seek to amend the height in relation to the boundary standard to provide to effective use of land within the Hospital Zone.	Reject FS402.023
Heritage Area					
S409.042	Heritage New Zealand Pouhere Taonga	Planning Maps/Heritage Area	Oppose	Te Whatu Ora oppose the recommended extension to the Rawene Heritage Area to include the Hokianga Health Enterprise Trust facility (Rawene Hospital), because the	Reject FS402.024

Barker & Associates

+64 375 0900 | admin@barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				hospital site has been significantly modified and developed to provide for an operational hospital. Additional limitations that would result due to the heritage area will result in unnecessary constrain, cost and delay in the on-going operation and development of the hospital.	
Planning Maps					
S555.001	Ngā Kaingamaha o Ngāti Hine Charitable Trust	Planning Maps / Rural Residential Zone	Oppose in Part	<p>Te Whatu Ora’s original submission (S42.017) sought changes to the planning maps to seek that a number of its landholdings at Bay of Islands Hospital are shown as Hospital Zone. This submission point from Ngā Kaingamaha o Ngāti Hine Charitable Trust seeks that the rear of 11 Grenacres Drive (Section 22 SBRS of Kawakawa) and the adjoining site to the south Section 25 SBRS of Kawakawa are rezoned from rural residential to general residential zone.</p> <p>Te Whatu Ora are neutral on this submission point from Ngā Kaingamaha o Ngāti Hine Charitable Trust, but seek clarification to the extent of the rezoning sought. If this extends over the land sought to be rezoned Hospital Zone as per Te Whatu Ora’s original</p>	<p>Clarification sought, Reject in Part</p> <p style="color: red; font-weight: bold;">FS402.025</p>

Te Whatu Ora PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				submission, then Te Whatu Ora would oppose the extent that affected the Bay of Islands Hospital Zone / landholdings.	

Barker & Associates

+64 375 0900 | admin@barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka