

Appendix A: Tracked Changes to Hospital Zone Chapter.

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Hōhipera Hospital Zone Chapter, as recommended in the section 42A Report dated 20 February 2024.

Green underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Hōhipera Hospital Zone Chapter, as recommended in the Right of Reply response of **Anna Stevens** on behalf of Wellington City Council dated 30 April 2024

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Hōhipera

Hospital Zone

HOSZ

Hospital Zone

Introduction

The Hospital Zone applies to the four hospitals located within Wellington City. These hospitals include Wellington Regional Hospital | Ngā Puna Wai Ora, Southern Cross Hospital Wellington, Wakefield Hospital, which are all located in Newtown, and Bowen Hospital which is located in Crofton Downs. Wellington Regional Hospital | Ngā Puna Wai Ora is the public regional hospital in Wellington City. Southern Cross, Wakefield and Bowen hospitals are smaller, private hospitals.

The purpose of the Hospital Zone is to enable the efficient and effective operation and development of these four hospital sites. The zone provisions provide for a range of hospital activities and ancillary activities and the Hospital's special operational needs and functional needs.

This zone chapter seeks to ensure that the evolving health care needs of Wellington City, and the wider region, are supported by the efficient development of Wellington's hospital sites, whilst also recognising the visual character and amenity values of the surrounding environment. The zone manages the bulk, scale and location of built form and the location and management of activities around the site. Activities that are not compatible with the Hospital Zone functions or which are more appropriately located in other zones are discouraged.

All four hospitals provide a wide range of services and ancillary activities that are critical to the health and social wellbeing of communities throughout the Wellington Region.

Wellington Regional Hospital | Ngā Puna Wai Ora is also a major employment and education hub for Wellington. Ancillary activities provided for in this zone include but are not limited to pharmacies, cafes, offices and administrative activities and commercial activities. These ancillary activities play a key role in supporting the functions of the hospitals.

Wellington Regional Hospital (Ngā Puna Wai Ora) and the land on which it sits has long established historical and cultural associations for the mana whenua of Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Activities and development within the Hospital Zone must recognise mana whenua as kaitiaki, alongside their relationship with the land and the health benefits associated with the land and springs that the Wellington Regional Hospital | Ngā Puna Wai Ora sits on, as well as the manaaki that Wellington Regional Hospital | Ngā Puna Wai Ora provides. Active [partnership engagement](#) with mana whenua will assist in ensuring the mouri/~~mauri~~ of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities within the zone.

It is essential that the zone provides sufficient flexibility for the hospitals to develop, undertake maintenance, upgrade, expand and/or adapt in the future. This is necessary to enable the hospitals to continue to cater to the diverse needs and comfort, safety and accessibility requirements of the users, employees and visitors to the hospitals.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
HOSZ-01	<p>Purpose</p> <p>Wellington Regional Hospital Ngā Puna Wai Ora, Southern Cross Hospital Wellington, Bowen Hospital and Wakefield Hospital operate efficiently and effectively as nationally and regionally significant hospitals and their ongoing operation, function and development to support the economic, health and social well-being of the district and region is provided for.</p>
HOSZ-02	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations to Wellington Regional Hospital Ngā Puna Wai ora, the manaaki that Wellington Regional Hospital Ngā Puna Wai Ora provides, the land and the values of the network of awa are recognised in planning and developing Wellington Regional Hospital Ngā Puna Wai ora.</p>
HOSZ-03	<p>Evolving demands, service and technological changes</p> <p>The evolving hospital and health care facility needs of Wellington City and the wider region are supported through land use activities and development that:</p> <ol style="list-style-type: none"> 1. Is undertaken in an efficient, well-integrated and strategic manner; 2. Wellington Regional Hospital Ngā Puna Wai Ora provides a greater choice of open space for patients, staff and visitors to enjoy, recreate and shelter; and 3. Positively contributes to maintaining, and where possible enhancing a safe, comfortable and accessible hospital environment including opportunities to enhance connectivity through the site.
HOSZ-04	<p>Managing adverse effects</p> <p>Adverse effects of activities and development in the Special Purpose Hospital Zone are managed effectively both:</p> <ol style="list-style-type: none"> 1. Within the Wellington Regional Hospital Ngā Puna Wai Ora site zone; and 2. At interfaces with; <ol style="list-style-type: none"> a. Heritage buildings, heritage structures and heritage areas; b. Sites and areas of significance to Māori; c. Residential Zoned areas; and d. Open Space and Recreation Zoned areas. ; and e. Key pedestrian streets. -

Policies	
HOSZ-P1	<p>Enabled activities</p> <p>Enable hospital activities and healthcare facilities in the Hospital Zone.</p>
HOSZ-P2	<p>Potentially incompatible activities</p> <p>Only allow other activities within the Hospital Zone where they:</p> <ol style="list-style-type: none"> 1. Are compatible with the purpose of the zone; and 2. Will not have adverse effects on the vitality, amenity and function of the zone.
HOSZ-P3	<p>Mana whenua</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations at Wellington Regional Hospital Ngā Puna Wai Ora by:</p> <ol style="list-style-type: none"> 1. Ensuring that use and development on the site recognises and has regard to the historical and contemporary relationship between mana whenua and this site, the land, network of awa and the manaaki that Ngā Puna Wai ora (Wellington Regional Hospital) activities provide; 2. Managing new development adjoining scheduled sites of significance to Māori; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space on the site.
HOSZ -P4	<p>Urban form, quality and amenity</p> <p>Deliver high-quality new development, alterations and additions, and public spaces within the hospital sites to positively contribute to the distinctive form, quality and amenity of the Hospital Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Centres and Mixed Use Design Guide; 2. Has regard to the location of existing and potential future primary and ancillary hospital activities; 3. Responds to the local context, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. A heritage building, heritage structure or heritage area; b. Sites and areas of significance to Māori c. A Residential zone; d. Open space zones; and e. Key pedestrian streets; 4. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Maintains and, where possible, enhances existing informal pedestrian and cycling routes and creates new links that increase access and connectivity; 6. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 7. Provides a safe environment for people that promotes a sense of security and allows both formal and informal surveillance; 8. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; 9. Incorporates high-quality visual and architectural quality design based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations; 10. Enhances the quality of the streetscape and the private/public interface; and 11. Has regard to the benefits and use of open space, landscaping and mature trees within the site on the streetscape, and on the character and visual amenity of the hospital sites and adjoining areas.

HOSZ-P5	Resilience Encourage new development within the hospital sites that: <ol style="list-style-type: none"> 1. Is sustainable, resilient and adaptable to change in use over time; and 2. Supports the hospitals' roles and functions as resilience anchors and critical facilities after natural hazard events.
Rules: Land use activities	
HOSZ-R1	Hospital activities <u>and healthcare facilities</u>
	1. Activity status: Permitted
HOSZ-R2	All other activities
	1. Activity status: Discretionary
Rules: Building and structure activities	
HOSZ-R3	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
HOSZ-R4	Demolition or removal of buildings and structures
	1. Activity status: Permitted
HOSZ-R5	Additions and alterations to buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The additions or alterations: <ol style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or ii. Are not visible from public spaces; or iii. Do not increase the existing building footprint by more than 10%; and iv. Compliance with Effects Standards HOSZ-S1 and HOSZ-S2 is achieved.
	<p>2. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. For the Wellington Regional Hospital Te Puna Wai Ora site compliance with the requirements of HOSZ-R5.1 cannot be achieved. <p>Matters of control are:</p> <ol style="list-style-type: none"> 1. <u>1.</u> Relevant matters in HOSZ-P3, HOSZ-P4 and HOSZ-P5; 2. <u>2.</u> The Centres and Mixed-Use Design Guide; 3. <u>2.</u> Design, external appearance, siting and verandahs; and 4. <u>3.</u> The screening or integration of any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the <u>adjoining</u> road or public open space, as part of the façade or roof of the building. <p>Notification status: An application for resource consent made in respect of rule HOSZ-R5.2 is precluded from being either publicly or limited notified.</p>
	<p>3. Activity status: Restricted Discretionary</p> <p>Where</p>

- a. For the Southern Cross Wellington Hospital, Bowen Hospital and Wakefield Hospital sites compliance with any of the requirements of HOSZ-R5.1 cannot be achieved.

Matters of discretion are:

- ~~1.~~ 1. Any relevant matters in ~~HOSZ-P3~~, HOSZ-P4 and HOSZ-P5;
- ~~2.~~ 2. The extent and effect of non-compliance with HOSZ-S1 and HOSZ-S2;
- ~~3.~~ 3. ~~The Centres and Mixed-Use Design Guide;~~
- ~~4.~~ 3. Design, external appearance, siting and verandahs; and
- ~~5.~~ 4. The screening or integration of any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the adjoining road or public space, as part of the façade or roof of the building.

Notification status: An application for resource consent made in respect of rule HOSZ-R5.3 is precluded from being publicly notified

HOSZ-R6

Construction of new buildings and structures

1. Activity status: **Permitted**

Where:

- a. The new building or structure:
 - i. Is not visible from a public space; and
 - ii. Will have a maximum gross floor area of less than 500m²; and
- b. Compliance with HOSZ-S1 and HOSZ-S2 is achieved.

2. Activity status: **Controlled**

Where:

- a. For the Wellington Regional Hospital site, compliance with any of the requirements of HOSZ-R6.1 cannot be achieved:

Matters of control are:

- ~~1.~~ 1. Relevant matters in HOSZ-P3, HOSZ-P4 and HOSZ-P5;
- ~~2.~~ 2. ~~The Centres and Mixed-Use Design Guide;~~
- ~~3.~~ 2. The extent and effect of non-compliance with HOSZ-S1 and HOSZ-S2;
- ~~4.~~ 3. Design, external appearance, siting and verandahs;
- ~~5.~~ 4. Integration of Crime Prevention Through Environment Design practices;
- ~~6.~~ 5. Landscaping;
- ~~7.~~ 6. The integration of any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the adjoining road or public open space, as part of the façade or roof of the building;
- ~~8.~~ 7. Site access; and
- ~~9.~~ 8. Loading and servicing; and Internal traffic circulation.

Notification status: An application for resource consent made in respect of rule HOSZ-R6.2 is precluded from being limited notified.

3. Activity status: **Restricted Discretionary**

Where:

- a. For the Southern Cross Wellington Hospital, Bowen Hospital and Wakefield Hospital sites compliance with any of the requirements of HOSZ-R6.1 cannot be achieved.

Matters of discretion are:

- ~~1.~~ 1. Any relevant matters in ~~HOSZ-P3~~, HOSZ-P4 HOSZ-P5;

- ~~2.~~ 2. The extent and effect of non-compliance with HOSZ-S1 and HOSZ-S2;
- ~~3.~~ The Centres and Mixed-Use Design Guide;
- ~~4.~~ 3. Design, external appearance, siting and verandahs;
- ~~5.~~ 4. Integration of Crime Prevention Through Environment Design practices;
- ~~6.~~ 5. Landscaping;
- ~~7.~~ 6. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the adjoining road or open space zone can be integrated as part of the façade or roof of the building;
- ~~8.~~ 7. Site access;
- ~~9.~~ 8. Loading and servicing; and
- ~~10.~~ 9. Internal traffic circulation.

Notification status: An application for resource consent made in respect of rule HOSZ-R6.3 is precluded from being publicly notified.

HOSZ-R7**Outdoor storage areas****1. Activity status: Permitted**

Where:

- a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance with the requirements of HOSZ-R7.1 cannot be achieved.

Matters of discretion are:

- 1. The relevant matters in HOSZ-P4;
- 2. The extent to which any lesser screening is necessary to provide for functional needs and operational needs of the activities on the site; and
- 3. Visual amenity effects.

Notification status: An application for resource consent made in respect of rule HOSZ-R7.2 is precluded from being either publicly or limited notified.

Standards		
HOSZ-S1	Maximum height of buildings and structures	
1. In relation to Wellington Regional Hospital Ngā Puna Wai Ora, buildings and structures must not exceed the following maximum height limits above ground level:		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs and operational needs of the hospital activities; 2. Design and siting of the building or structure; 3. Whether the additional height provides for intensification of services within the existing site enabling greater efficiency of use of the existing hospital facility, rather than extending beyond the site boundaries; 4. Any adverse effects on the streetscape; 5. The extent to which the infringement is necessary due to the shape or natural and physical features of the site; and 6. The extent to which the building or structure has the potential to become a dominant feature in the landscape.
Location	Limit	
Height Control Area 1	17m	
Height Control Area 2	25.5m	
Height Control Area 3	34m	
Height Control Area 4	50.5m	
Height Control Area 5	21m	

WELLINGTON REGIONAL HOSPITAL



KEY

- Height Control Area 1 (17.0m)
- Height Control Area 2 (25.5m)
- Height Control Area 3 (34.0m)
- Height Control Area 4 (50.5m)
- Height Control Area 5 (21.0m)
- Parcel Boundaries

2. In relation to Southern Cross Wellington Hospital, buildings and structures must not exceed the following maximum height limits above ground level:

Location	Limit
Height Control Area 1	21m

SOUTHERN CROSS HOSPITAL



KEY


- Height Control Area 1 (21m)
- Parcel Boundaries



3. In relation to Bowen Hospital, buildings and structures must not exceed the following maximum height limits above ground level:

Location	Limit
Height Control Area 1	21m

BOWEN HOSPITAL



KEY

- Height Control Area 1 (21m)
- Parcel Boundaries

4. In relation to Wakefield Hospital, buildings and structures must not exceed the following maximum height limits above ground level:

Location	Limit
Height Control Area 1	21m
Height Control Area 2	14m

WAKEFIELD HOSPITAL



KEY

- Height Control Area 1 (21.0m)
- Height Control Area 2 (14.0m)
- - Parcel Boundaries

5. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).

This standard does not apply to:

- a. Satellite dishes, antennas, aerials, chimneys, flues and flag poles provided these do not exceed 1m in diameter and do not exceed the height limit by more than 1m measured vertically; or
- b. Solar power and heating components provided these do not exceed the height limit by more than 500mm measured vertically; or
- c. Lift overruns provided these do not exceed the height limit by more than 4m measured vertically.

HOSZ-S2	Height in relation to boundary		
1. No part of any building or structure may project beyond the relevant recession plane shown below:			Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs and operational needs of the hospital activities on the site; 2. Design and siting of the building or structure; 3. Whether the additional height provides for efficient intensification of the site, rather than extending beyond site boundaries; 4. Streetscape and visual amenity effects; and 5. Dominance and shading effects on adjoining sites.
Location	Recession Plane		
Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level		
Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level		
Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level		
Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level		
2. In relation to the above, where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; or b. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm; or c. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or d. Satellite dishes, antennas, aerials, flues, and architectural features (e.g. finials, spires) provided these do not exceed 1m in diameter and do not exceed the height in relation to boundary by more than 1m measured vertically. 			