

Special Purpose Zones / Hospital Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Hospital Zone / General HOSPZ	Vital Healthcare Property Trust	258.2	Support	Supports the application of the Special Purpose Hospital Zone at Bowen and Wakefield Hospitals	Retain the Special Purpose Hospital Zoning at Bowen Hospital (98 Churchill Drive) and Wakefield Hospital (30 Florence Street) as notified.
Special Purpose Zones / Hospital Zone / General HOSPZ	Waka Kotahi	370.441	Support	The Hospital Zone provisions are supported. In particular provision of residential development close to the hospital.	Retain the Hospital Zone provisions as notified.
Special Purpose Zones / Hospital Zone / General HOSPZ	Southern Cross Healthcare Limited	380.43	Support	Supports introduction. It is appropriate that the Introduction recognises that Southern Cross Hospital Wellington and that private hospitals play a role in serving the healthcare needs of Wellington,	Retain Introduction of Special Purpose Hospital Zone as notified.
Special Purpose Zones / Hospital Zone / General HOSPZ	Taranaki Whānui ki te Upoko o te Ika	389.113	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks to amend chapter to provide triggers for active partnership or engagement with Taranaki Whānui in respect of design opportunities with Taranaki Whānui specific associations
Special Purpose Zones / Hospital Zone / General HOSPZ	Te Rūnanga o Toa Rangatira	488.87	Amend	Considers that the introduction to the chapter statement could be improved by requiring partnership with mana whenua rather than engagement.	Amend the introduction of the Hospital Zone to require partnership rather than engagement with mana whenua.
Special Purpose Zones / Hospital Zone / General HOSPZ	Te Whatu Ora - Health New Zealand	496.2	Support	The Hospital Zone is supported. The urban context around the Hospital is changing, and the Hospital Zone settings have been updated to reflect this. The proposed settings will better enable the Hospital to deliver health services for the community and region.	Retain the Hospital Zone chapter as notified.
Special Purpose Zones / Hospital Zone / New HOSPZ	Vital Healthcare Property Trust	258.3	Amend	Considers it appropriate that a new rule enabling healthcare facilities, pharmacies and cafes activities to occur as a permitted activity in the Special Purpose Hospital Zone	Seeks to add new rule to as follows: <u>HORZ-R1A: Healthcare facilities, pharmacies and cafes ancillary to a hospital activity.</u> <u>1. Activity Status: Permitted</u>
Special Purpose Zones / Hospital Zone / HOSZ-01	Southern Cross Healthcare Limited	380.44	Support	Supports objective HOSZ-01. Supports Southern Cross Hospital Wellington being recognised as a regionally significant hospital and the extent to which the Proposed Plan provides for its ongoing operation, function and development to support the economic, health and social wellbeing. Southern Cross Hospital plays a critical role in supporting Health NZ (which has replaced Capital and Coast and Hutt Valley DHBs) to provide urgent or complex surgeries, and plays an important role in providing both publicly and privately funded elective surgeries.	Retain Special Purpose Hospital Zone Objective HOSZ-01 (Purpose) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-02	Taranaki Whānui ki te Upoko o te Ika	389.114	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that HOSZ-02 (Mana Whenua) as amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Hospital Zone / HOSZ-02	Te Rūnanga o Toa Rangatira	488.88	Support in part	Supports objective HOSZ-02 and reference to mana whenua	Retain HOSZ-02 (Mana whenua) with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-02	Te Rūnanga o Toa Rangatira	488.89	Amend	Considers that the objective should requiring partnership with mana whenua rather than engagement.	Amend HOSZ-02 (Mana whenua) to require partnership rather than engagement with mana whenua.
Special Purpose Zones / Hospital Zone / HOSZ-03	Southern Cross Healthcare Limited	380.45	Support in part	Supports the direction of objective HOSZ-03 to recognise that healthcare needs are evolving and its important that the Proposed Plan enables hospitals and healthcare facilities are about to provide choice to their patients, staff and visitors.	Supports objective HOSZ-03 (Evolving demands, service and technological changes), with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-03	Southern Cross Healthcare Limited	380.46	Amend	Seeks that objective HOSZ-03 is be amended to include hospital activities, which would be consistent with the objectives, policies and rules in this zone. The objective refers to "health care facility needs". Health care facilities are define in the Proposed Plan as distinct from hospital activities, and health care facilities expressly exclude hospitals.	Amend Objective HOSZ-03 (Evolving demands, service and technological changes) as follows: The evolving health care facility <u>and hospital</u> needs of Wellington City and the wider region are supported through land use activities and development that:

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Special Purpose Zones / Hospital Zone / HOSZ-O3	Southern Cross Healthcare Limited	380.47	Amend	Seeks that objective HOSZ-O3 is be amended to specify that the objective only applies to the Wellington Regional Hospital I Nga Puna Wai Ora site only. HOSZ-O3(2) also provides for a greater choice of open space for patients, staff and visitors to enjoy, recreate and shelter. This is appropriate for the large Wellington Regional Hospital I Nga Puna Wai Ora site, but not for the private hospital sites which are smaller and need to make more efficient use of their land. The private hospitals also focus on elective surgery where patients are discharged as soon as possible, therefore there is not the same need for outdoor spaces.	Amend Objective HOSZ-O3 (Evolving demands, service and technological changes) as follows: ... 1. Is undertaken in an efficient, well- integrated and strategic manner; 2. The Wellington Regional Hospital I Nga 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 enhance connectivity through the site.
Special Purpose Zones / Hospital Zone / HOSZ-O4	Southern Cross Healthcare Limited	380.48	Support in part	Supports the intention that any adverse effects of activities and development in the Special Purpose Hospital zone are managed appropriately.	Supports objective HOSZ-O4 (Managing adverse effects), with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-O4	Southern Cross Healthcare Limited	380.49	Amend	Seeks that objective HOSZ-O4 is be amended to require this assessment at interfaces with the zone, but not within the zone.	Amend Objective HOSZ-O4 (Managing adverse effects) as follows: Adverse effects of activities and development in the Special Purpose Hospital Zone are managed effectively both: 1. Within the Zone; and 1. At interfaces with; a. Heritage buildings
Special Purpose Zones / Hospital Zone / HOSZ-P1	Southern Cross Healthcare Limited	380.50	Support	Supports HOSZ-P1 (Enabled activities) hospital activities being enabled in the Special Purpose Hospital Zone.	Retain policy HOSZ-P1 (Enabled activities)as notified.
Special Purpose Zones / Hospital Zone / HOSZ-P2	Southern Cross Healthcare Limited	380.51	Support	Supports HOSZ-P2 (Potentially incompatible activities) only allowing other activities which are compatible with the purpose of the zone and will not have adverse effects on the vitality, amenity and function of the zone.	Retain policy HOSZ-P2 (Potentially incompatible activities) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-P3	Taranaki Whānui ki te Upoko o te Ika	389.115	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that HOSZ-P3 (Mana Whenua) as amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Hospital Zone / HOSZ-P3	Te Rūnanga o Toa Rangatira	488.90	Support in part	Supports Policy HOSZ-P3 and reference to mana whenua.	Retain HOSZ-P3 (Mana whenua) with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-P3	Te Rūnanga o Toa Rangatira	488.91	Amend	Considers that the policy should requiring partnership with mana whenua rather than engagement.	Amend HOSZ-P3 (Mana whenua) to require partnership rather than engagement with mana whenua.
Special Purpose Zones / Hospital Zone / HOSZ-P4	Southern Cross Healthcare Limited	380.52	Support	Supports HOSZ-P4 (Urban form, quality and amenity). Supports the direction of Policy HOSZ -P4 to provide for high-quality new development, alterations, additions and public spaces.	Retain policy HOSZ-P4 (Urban form, quality and amenity) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-P4	Taranaki Whānui ki te Upoko o te Ika	389.116	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that HOSZ-P4 (Urban form, quality and amenity) as amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City".
Special Purpose Zones / Hospital Zone / HOSZ-P5	Southern Cross Healthcare Limited	380.53	Support	Supports HOSZ-P5 Supports the intention of this policy to encourage development that is adaptable and supports hospitals' roles as resilience anchors and critical facilities after natural hazard events.	Retain policy HOSZ-P5 (Resilience) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-R1	Vital Healthcare Property Trust	258.4	Support	Supports HOSZ-R1 which enables hospital activities to occur in the Special Purpose Hospital Zone as a permitted activity	Retain HOSZ-R1 (Hospital activities) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-R1	Southern Cross Healthcare Limited	380.54	Support	Supports hospital activities being permitted in the Special Purpose Hospital Zone.	Retain rule HOSZ-R1 (Hospital activities) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-R2	Vital Healthcare Property Trust	258.5	Oppose in part	Opposes HOSZ-R2 (All other activities) because there are a range of nonhospital activities which are typically ancillary to and found within hospitals, such as healthcare facilities, pharmacies and cafes.	Retain as notified with amendments sought below.

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Special Purpose Zones / Hospital Zone / HOSZ-R2	Southern Cross Healthcare Limited	380.55	Support in part	Supports rule in part.	Supports rule HOSZ-R2 (All other activities), with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-R2	Southern Cross Healthcare Limited	380.56	Amend	<p>Considers that 'all other activities' should be restricted discretionary, with the matters of discretion being HOSZ-P2, HOSZ-P4, and HOSZ-P5.</p> <p>The Proposed Plan provides for all other activities as discretionary. Although the definition of 'hospital activities' is broad, there may be changes in how healthcare services are delivered that requires other activities to be located at the hospital to support its function.</p> <p>The Proposed Plan recognises health care facilities as distinct from hospital activities, however healthcare facilities are not specifically provided for in the Special Purpose Hospital zone.</p>	<p>Amend Rule HOSZ-R2 (All other activities) as follows:</p> <p>1. Activity status: <u>Restricted</u> Discretionary</p> <p><u>Matters of discretion are:</u></p> <p><u>HOSZ-P2,</u></p> <p><u>HOSZ-P4,</u></p> <p><u>HOSZ-P5.</u></p>
Special Purpose Zones / Hospital Zone / HOSZ-R3	Southern Cross Healthcare Limited	380.57	Support	Supports rule HOSZ-R3 maintenance and repair of buildings and structures being permitted.	Retain rule HOSZ-R3 (Maintenance and repair of buildings and structures) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-R4	Greater Wellington Regional Council	351.297	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain HOSZ-R4 (Demolition or removal of buildings and structures) with amendment.
Special Purpose Zones / Hospital Zone / HOSZ-R4	Greater Wellington Regional Council	351.298	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend HOSZ-R4 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Special Purpose Zones / Hospital Zone / HOSZ-R4	Southern Cross Healthcare Limited	380.58	Support	Supports rule HOSZ-R4 demolition or removal of building and structures being permitted.	Retain rule HOSZ-R4 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-R5	Southern Cross Healthcare Limited	380.59	Support in part	Supports additions and alterations that comply with Rule HOSZ-R5.1 being permitted.	Supports Permitted activity status under rule HOSZ-R5.1 (Additions and alterations to buildings and structures).
Special Purpose Zones / Hospital Zone / HOSZ-R5	Southern Cross Healthcare Limited	380.60	Support in part	Supports resource consent applications for additions and alterations that do not comply with Rule HOSZ-R5.1 being a Restricted Discretionary activity.	Supports Restricted Discretionary activity status under rule HOSZ-R5.3 (Additions and alterations to buildings and structures).
Special Purpose Zones / Hospital Zone / HOSZ-R5	Southern Cross Healthcare Limited	380.61	Amend	Supports resource consent applications for additions and alterations that do not comply with Rule HOSZ-R5.1 being precluded from public notification.	Supports notification clauses under rule HOSZ-R5.3 (Additions and alterations to buildings and structures).
Special Purpose Zones / Hospital Zone / HOSZ-R5	Southern Cross Healthcare Limited	380.62	Oppose in part	Opposes the Centres and Mixed-Use Design Guide being a matter of control and matter of discretion. This is inappropriate, as it elevates the design guide to the status of standards, rather than guidance as it is intended to be. Further, some of the matters addressed in the Centres and Mixed-Use Design Guide are inappropriate for a hospital development. For example, hospitals are purpose-built and may not be consistent with the built form of other urban developments (G80) and it is impractical for a hospital building to be designed to allow for conversion to other uses (G89).	Opposes part of rule HOSZ-R5.3 (Additions and alterations to buildings and structures), seeks amendment.
Special Purpose Zones / Hospital Zone / HOSZ-R5	Southern Cross Healthcare Limited	380.63	Amend	Considers references to the Centres and Mixed-Use Design Guide to be deleted from the Special Purpose Hospital zone chapter. It is noted that discretion is retained over "design, external appearance, siting and verandahs".	<p>Amend Rule HOSZ-R5.3 (Additions and alterations to buildings and structures) as follows:</p> <p>....</p> <p>2. The extent and effect of noncompliance with HOSZS1 and HOSZ-S2;</p> <p>3. The Centres and Mixed-Use Design Guide;</p> <p>4. <u>3.</u> Design, external appearance, siting and verandahs; and</p> <p>....</p>
Special Purpose Zones / Hospital Zone / HOSZ-R6	Southern Cross Healthcare Limited	380.64	Support in part	Supports new buildings and structures that comply with HOSZ-R6.1 being permitted.	Supports Permitted activity status under rule HOSZ-R6.1 (Construction of new buildings and structures).

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Special Purpose Zones / Hospital Zone / HOSZ-R6	Southern Cross Healthcare Limited	380.66	Support	Supports resource consent applications for new buildings and structures that do not comply with Rule HOSZ-R6.1 being precluded from public notification.	Supports notification clauses under rule HOSZ-R6.3 (Construction of new buildings and structures).
Special Purpose Zones / Hospital Zone / HOSZ-R6	Southern Cross Healthcare Limited	380.67	Amend	Considers that there should be amendments to the matters of discretion to remove references of HOSZP3 within rule HOSZ-R6. HOSZ-P3 only applies to the Wellington Regional Hospital I Nga Puna Wai Ora and should be deleted.	Amend Rule HOSZ-R6 (Construction of new buildings and structures) as follows: Matters of discretion are: 1. Any relevant matters in HOSZP3 , HOSZ-P4 HOSZ-P5;
Special Purpose Zones / Hospital Zone / HOSZ-R6	Southern Cross Healthcare Limited	380.68	Amend	Considers references to the Centres and Mixed-Use Design Guide to be deleted from the matters of discretion from Rule HOSZ-R6 (Construction of new buildings and structures). This is inappropriate, as it elevates the design guide to the status of standards, rather than guidance as it is intended to be. Further, some of the matters addressed in the Centres and Mixed-Use Design Guide are inappropriate for a hospital development. For example, hospitals are purpose-built and may not be consistent with the built form of other urban developments (G80) and it is impractical for a hospital building to be designed to allow for conversion to other uses (G89).	Amend Rule HOSZ-R6 (Construction of new buildings and structures) as follows: 2. The extent and effect of noncompliance with HOSZS1 and HOSZ-S2; 3. The Centres and Mixed-Use Design Guide; 4. 3.Design, external appearance, siting and verandahs; and
Special Purpose Zones / Hospital Zone / HOSZ-R7	Southern Cross Healthcare Limited	380.69	Support	Supports outdoor storage being permitted where the storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.	Retain Rule HOSZ-R7 (Outdoor storage areas) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-S1	Vital Healthcare Property Trust	258.6	Amend	Considers the more restrictive 14m height control as it applies to the eastern portion of the site is not supported because a more restrictive height in relation to boundary control already applies along those boundaries shared with adjacent residential properties.	Seeks to amend HOSZ-S1.4 (Maximum height of buildings and structures) Wakefield Hospital so that a 21m height control applies across the whole site.
Special Purpose Zones / Hospital Zone / HOSZ-S1	Southern Cross Healthcare Limited	380.70	Support	Supports height limit in standard HOSZ-S1 (Maximum height of buildings and structures). A height control area with a limit of 21m applies to Southern Cross Hospital, and the land to the north and east. This approach meets the intensification requirements of the NPS-UD and reflects the mixed used nature of Southern Cross Hospital's surrounding environment. Specifically, Policy 3 of the NPS-UD requires that building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of city centre zones, or the edge of metropolitan centre zones. The Site is within a 2-3 minute walk of the City Centre zone, being approximately 156m away.	Retain Standard HOSZ-S1 (Maximum height of buildings and structures) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-S2	Vital Healthcare Property Trust	258.7	Support	Supports the proposed height in relation to boundary standard as notified. Specifically, Vital supports the application of different height in relation to boundary standards as they relate to the height limits proposed on adjacent residential zones.	Retain HOSZ-S2 (Height in relation to boundary) as notified.
Special Purpose Zones / Hospital Zone / HOSZ-S2	Southern Cross Healthcare Limited	380.71	Support	Supports the height in relation to boundary controls.	Retain HOSZ-S2 (Height in relation to boundary) as notified.