

Response ID ANON-URZ4-5FJ8-J

Submitted to Fast-track approval applications
Submitted on 2024-04-30 15:39:18

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Health New Zealand

2 Contact person

Contact person name:
Monique Fowler

3 What is your job title

Job title:
Head of Land and Property

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Whangarei Hospital
115 Maunu Road
Woodhill
Whangarei 0110

File upload:
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Upload file here:

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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

Health New Zealand

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

We are the owner of the land

Section 2: Project details

What is the project name?

Please write your answer here:

Project Pihi Kaha - Whangarei Hospital Redevelopment

What is the project summary?

Please write your answer here:

The building of a new Acute Services Building at Whangarei Hospital completely within the boundary of land owned by Health New Zealand.

What are the project details?

Please write your answer here:

The project purpose is to build a new acute services building at Whangarei Hospital to replace the ageing acute services building which is no longer fit for purpose. To enable the building of a new acute services building, two services need to be moved to another location on site, both of which are already under construction. A new carpark will also be required to replace parks lost as a result of the project, however, funding for the new carpark has not been secured.

Future tranches, not yet funded, may include some new Ward towers replacing ageing ward blocks and creating additional capacity.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Enabling projects construction completion - April 2026

Acute Services Building construction completion - 2031

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Whangarei District Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

None

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

If the final budget estimate prior to entering construction for the acute services building is greater than the current appropriation, Ministerial or Cabinet approval may be required.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Final programme is still being worked on, dependent on final procurement strategy, however the current programme sees detailed design being finalised late 2026 with construction commencing in 2027 and completion in 2031.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The project is completely on Health NZ land and will only impact the local authority if we breach any local planning rules. Mana whenua are aware of and support the project.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

No formal consultation has been undertaken to date however mana whenua are aware of and support the redevelopment.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

None

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

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Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Increased traffic congestion is the only known anticipated effects of increasing the capacity of the Whangarei Hospital but detailed traffic planning is yet to be undertaken as the final location of the carpark is not established. Discussions with Waka Kotahi, given the adjacency of State Highway 14, and the proximity of State Highway 1, has been undertaken and will continue. We are not aware of any other effects at the current time.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

We have not made any assessments of the project against any national policy statements or standards as yet.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

No

Please explain your answer here:

Given where we are with our planning, including developing our consenting strategy, we do not know whether the fast-track process will enable the project to be processed in a more timely and cost-efficient way than normal processes. The underlying zoning for the hospital redevelopment is very permissive and, subject to final design, the project may be a complying activity, therefore not requiring consent. Once further planning is undertaken and a consenting strategy developed, it may be that a fast-track approach will enable the project to be processed in a more timely and cost-efficient way and we would like the opportunity at that time to make an application to joint Ministers.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Please see comment above. Given where this project is in terms of planning, it may be too early to consider the fast-track process.

Has the project been identified as a priority project in a:

Central government infrastructure priority list

Please explain your answer here:

Funding of \$759million for Project Pihi Kaha - Whangarei Hospital Redevelopment was appropriated in Budget 22 with enabling works currently underway.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Whangarei Hospital is the main acute services hospital for the Northland region.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

The redeveloped hospital will support improved delivery of health services to the community that it serves and help to support ease of access to quality healthcare for everyone.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver broader outcomes, not only through the construction phase and the investment in workforce and sub-trades, but through the ongoing operations by supporting better health outcomes for the community and providing ongoing employment opportunities.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The new acute services building will be built to Greenstar 5 standards.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The new acute services building will be built to IL4 seismic standards and incorporate resilience through improved contingent capacity in the event of disruption due to natural hazards.

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project is being designed to be able to deal with climate change and natural hazards.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

None.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Monique Fowler

Important notes