

To: Hutt City Council (“Council”)
district.plan@huttcity.govt.nz

Submitter: Vital Healthcare Property Limited (Vital)

Address for Service: C/- Barker & Associates Ltd
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INTRODUCTION

1. This is a submission on the Hutt City Proposed District Plan (“PDP”) in accordance with clause 6(1) of the first schedule of the Resource Management Act (“RMA”) 1991.
2. This submission relates specifically to zoning and the definition of ‘healthcare activities’ as listed in the attached document and those related provisions of the PDP. The reasons are provided in the attached document.
3. The submitter, Vital, could not gain an advantage in trade competition through this submission.
4. Vital wishes to be heard in support of this submission.
5. Vital would consider presenting a joint case with any other party seeking similar relief.

VITAL HEALTHCARE’S LANDHOLDINGS AND OPERATIONAL CONTEXT

6. Vital is a specialist owner of healthcare property within New Zealand with a sole focus on healthcare real estate. Vital have a large portfolio of healthcare assets including private hospitals, aged care facilities and out-patient buildings. Within Lower Hutt, Vital currently have two properties, Boulcott Hospital and Hutt Valley Health Hub at the following locations:
 - Boulcott Hospital – 666 High Street, Lower Hutt
 - Hutt Valley Health Hub – 135 Witako Street, Lower Hutt
7. In Vital’s experience, regional and district planning frameworks often do not properly recognise healthcare and private hospital activities. Given Vital’s presence in Lower Hutt, the content of these

and any future District Plan provisions will be integral to the continuing operation and development of Vital in Lower Hutt.

SUBMISSION

8. Vital Healthcare makes a number of PDP submission points in as set in **Attachment 1**.
9. Vital Healthcare current locations in the Hutt City area are given in **Attachment 2** with related submission points.
10. Vital Healthcare seeks all such consequential relief required to give effect to the relief sought in Attachments 1 and 2.
11. For the Proposed Plan provisions not addressed in this submission, Vital Healthcare either agrees with, or is indifferent to, the Proposed Plan provisions as written in their present form. Should the drafting subsequently change, Vital Healthcare reserves its ability to file a further submission or provide further comment on those changes.

Barker & Associates Limited



Ashleigh Wharam

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Attachment 1: The specific submission points on the Hutt City Proposed District Plan that this submission relates to are as follows.

PDP Reference	Submission / Reasons	Support / Oppose	Relief Sought
Part 1: Introduction and General Provisions			
Definitions	<p>The PDP contains a specific definition for health care activity:</p> <p><i>means the use of land and/or buildings for the primary purpose of providing health care services to the community including medical and psychiatric assessment, diagnosis, treatment, rehabilitation, in-patient care and hospice, and ancillary activities which are subsidiary to and necessary to support these activities.</i></p> <p><i>Ancillary activities may include:</i></p> <ul style="list-style-type: none"> <i>a. Administrative offices,</i> <i>b. Catering,</i> <i>c. Childcare facilities, which are primarily for the use by the families of patients and staff,</i> <i>d. Community facilities,</i> <i>e. Educational activities for the purpose of medical training or education,</i> <i>f. Gymnasiums and sports facilities, which are primarily for the use by patients and staff, and</i> <i>g. Small-scale retail such as a pharmacy or café.</i> <p>Vital supports this definition as this will ensure the ongoing operation and development of Vital's healthcare facilities can continue to meet the growing population and health needs of Lower Hutt.</p>	Support	Retain the definition of health care activity.
Part 3: Area-Specific Matters - Zones			
Special Purpose Zones – Hospital Zone	<p>Whole Zone</p> <p>Zoning as it applies to Boulcott Hospital (666 High Street) and Hutt Valley Health Hub (135 Witako Street).</p>	Support	Vital supports the intent of the Special Purpose Zone – Hospital Zone, specifically as it applies to Boulcott Hospital and Hutt Valley Health Hub, as the provision of a specific zone for public and private hospitals in Hutt City will ensure the ongoing operation and development of these hospitals as required to meet the growing population and health needs of Hutt City.

Attachment 2: Vital’s current locations in the Hutt City area and related submission points:

Site	PDP Zone	Support / Oppose	Relief Sought
Boulcott Hospital 666 High Street	Special Purpose Zone – Hospital Zone	<ul style="list-style-type: none">• Support zoning• Support definition of health care activity	<ul style="list-style-type: none">• Retain zoning as notified
Hutt Valley Health Hub 135 Witako Street	Special Purpose Zone – Hospital Zone	<ul style="list-style-type: none">• Support zoning• Support definition of health care activity	<ul style="list-style-type: none">• Retain zoning as notified