

9 May 2025

Dunedin City Council
PO Box 5045
Dunedin 9054

For the attention of the PC-2025-1 Hearings Panel

c/- governance.support@dcc.govt.nz

Jenny Lapham

PC-2025-1 – Heritage – Health New Zealand Te Whatu Ora Further Information

- 1 Health New Zealand Te Whatu Ora (*Health NZ*) made a submission (#252) and further submission on Plan Change 1 to the Partially Operative Dunedin City Second Generation District Plan (2GP) (PC1).
- 2 Among other matters, that submission opposed the proposed inclusion of the Dunedin Hospital Administration Block (former) (*Building*) located at 255 Great King Street (*Site*) as a scheduled heritage building in the 2GP on the basis that:¹
 - (a) The Building is part of the existing Dunedin Hospital campus, which provides essential services and significant benefits to the Otago and Southland region.
 - (b) Given their various operational and functional requirements and the changing needs of the populations they serve, the design, delivery and management of hospitals is uniquely complex and extremely costly. It is critical that health buildings are able to adapt to changing needs in a cost-effective and efficient manner.
 - (c) The proposed scheduling of (and the consequential protection that would be afforded to) the Building located in the middle of the current Hospital campus will create significant issues and impact Health NZ's ability to make the best use of that Site in future.
 - (d) The costs associated with scheduling the Building are not outweighed by the benefits of protecting any heritage values it may have.
- 3 In response to that submission, the reporting officer for the PC1 Section 42A Report (Heritage) observed that:²

There is no information in the submission on the existing or future use of this proposed scheduled building. My understanding is that psychological services currently operate from this building. I have looked at the Southern District Health Board Site Masterplan (2022), and it appears from viewing Figure 16, 2080 North View, and Figure 18, 2080 Plan View of the masterplan that the proposed heritage building will be demolished and replaced with mainly green space (surrounding an L shaped accommodation building).

¹ Submission of Health NZ on PC1 at pages 2 and 3.

² PC1 Section 42A Report (Heritage) at page 75.

4 The reporting officer then stated that:³

- (a) It would be helpful for the submitter to confirm whether the outcome in the Masterplan is still proposed.
- (b) Additional information at the hearing would also be useful to confirm why demolition of the Building is necessary, rather than refurbishment or adaptive reuse, to allow the Dunedin Hospital to operate efficiently as a medical training and research facility and to meet the health needs of the community.

5 To assist the Panel, Health NZ provides the following responses to those comments.

Southern District Health Board - Health Precinct Masterplan

- 6 The Health Precinct Masterplan referenced by the planning officer was finalised in April 2022. It sets out a vision for the future of health infrastructure in Dunedin which will provide healthcare and support for the ongoing wellbeing of all of those in the Southern district. As the planning officer identified, the Site is proposed in that Masterplan as a potential location for accommodation and open space to support the other hospital facilities within the proposed health precinct.
- 7 As of 2025, no further progress has been made towards implementing the Masterplan as Health NZ's focus has been on the complex task of delivering the now \$1.88b New Dunedin Hospital project amidst significant financial challenges that many large-scale projects have also faced in recent years. Notwithstanding that, the Masterplan illustrates the potential role that the Site could play in the future planning and development of the health precinct in Dunedin, owing in large part to its central location within the existing campus.
- 8 In that context, it remains Health NZ's position that preserving the flexibility to develop its tertiary hospital facilities is essential, and that the proposed scheduling of the Building would create significant additional constraints on the ability for Health NZ to make the best use of that Site in future. Those constraints relate to the additional consenting requirements which would result from the protections imposed by the 2GP on scheduled heritage buildings. Those requirements may ultimately preclude certain activities or may require them to be carried out in a way that would incur additional expense compared to what might otherwise be required if the Building were not scheduled.
- 9 All of those constraints result in increased costs that must be dedicated toward protecting the heritage values of the Building. While, in principle, Health NZ has no objection to that outcome (namely, the protection of heritage values), the challenges facing the physical health estate across New Zealand will require significant investment over the coming years, and Health NZ has an obligation to dedicate its available (and limited) resources as far as possible toward delivering high quality healthcare safely and effectively to New Zealanders. It is for that reason that Health NZ opposes the proposed scheduling of the Building which, if approved by the Panel, risks increasing the costs of adapting that Building and/or the Site to meet future health needs.

Demolition of the Building, rather than refurbishment or adaptive re-use

³ PC1 Section 42A Report (Heritage) at page 76.

- 10 At this stage, Health NZ has not determined that demolition of the Building is necessary to allow the Dunedin Hospital to operate efficiently as a medical training and research facility and to meet the health needs of the community. It is possible that the Building could be refurbished for that purpose. However, any substantial refurbishment is also likely to involve the features of the Building which are proposed for specific protection as part of the proposed scheduling (namely, the entire external building envelope and the central stairway). As such, works involving those features will be subject to the additional consenting requirements imposed by the 2GP, with a resultant increase in cost and complexity for that redevelopment.
- 11 Health NZ therefore remains opposed to the proposed inclusion of the Building in the 2GP heritage schedule and respectfully requests that that proposal is rejected by the Panel for the reasons set out in its submission.

Yours sincerely



Dr Rob Ojala

**Regional Head of Infrastructure, South Island
Infrastructure and Investment**

Health New Zealand

0272136209 | rob.ojala@tewhatuora.govt.nz