

ANNEXURE A

SUBMISSION POINTS BY MERCY HOSPITAL – 2GP – PLAN CHANGE 1

Table 1

PROVISION	POSITION	REASONS	RELIEF SOUGHT (or other such similar outcome that has the same effect as the relief sought)
Definitions			
<p>Construction and Site Investigation</p> <p>The use <u>or storage</u> of plant, tools, gear, or materials <u>or relocatable site offices either on-site or off-site</u> {Change TA4} as part of <u>one or more of the following: site investigation (including test piles or boreholes for the purpose of geotechnical, contamination, underground water, or hazard assessments); the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development</u>. This definition includes all work from <u>site preparation investigation to site restoration</u>, including the driving of piles for <u>building foundations</u>. It also includes any <u>earthworks as part of site investigation provided that the ground is reinstated within 48 hours</u>. {Change Earth1}</p> <p>This definition does not include any resultant <u>buildings, structures or site development activities</u> (including <u>demolition or removal for relocation</u>), which are separately defined</p>	Neutral	<p>Mercy regularly undertakes construction activities to give effect to its Development Plan.</p> <p>Mercy does not have a position on the changes proposed to this definition. However, Mercy would like to be included in the process to be able to input into any further changes through this plan change process to ensure such changes do not affect Mercy’s ability to undertake construction on site efficiently.</p>	Retain as notified, or if amended, not to the extent Mercy’s ability to undertake efficient construction works on site is affected.


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<p>under development activities or city-wide activities. It also does not include site investigation provided for under the definitions of mineral exploration and mineral prospecting. {Change Earth1}</p> <p>Construction and site investigation is an activity in the temporary activities category. {Change Earth1}</p>			
<p>Healthcare (included in category of Community Activities)</p> <p>The use of land and buildings for the provision of healthcare services for people, including but not limited to:</p> <ul style="list-style-type: none"> • registered and unregistered health practitioners • traditional healthcare such as Rongoā Māori • out-patient treatment facilities; or • in-patient facilities with up to 10 beds. <p>For the sake of clarity, this includes integrated healthcare hubs where healthcare is the primary activity, and that also contain one or more complementary activities including:</p> <ul style="list-style-type: none"> • education services • government agencies • a dispensing pharmacy or other retail activity (provided that this 	<p>Support in part</p>	<p>Mercy largely supports the proposed definition of healthcare, other than the inclusion of “in-patient facilities with up to 10 beds”. “In-patient” is not defined in the 2GP but is generally understood to mean overnight stay.</p> <p>Mercy considers that any facility providing “in-patient” care, is, in fact a hospital (apart from rest home/retirement village facilities), and therefore should be excluded from the definition of “healthcare”. For in-patient care to be provided, the facility must have a complex set of rosters, significant infrastructural requirements, operate 24-hrs per day (with associated traffic and parking, along with noise implications of this), along with health and safety obligations that are significantly increased compared with day-stay care. Mercy is not aware of any healthcare facilities in Dunedin offering overnight inpatient care (other than</p>	<p>Amend the definition “healthcare” as follows (yellow highlight):</p> <p><i>The use of land and buildings for the provision of healthcare services for people, including but not limited to:</i></p> <ul style="list-style-type: none"> • <i>registered and unregistered health practitioners</i> • <i>traditional healthcare such as Rongoā Māori</i>

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<p>occupies no more than 25% of the gross floor area of buildings); and</p> <ul style="list-style-type: none"> • medical imaging services and blood or other medical testing or collection services. <p>This definition excludes:</p> <ul style="list-style-type: none"> • activities otherwise defined as hospital, supported living, industry, schools, campus, community and leisure or sport and recreation; and • commercial activities such as spas and saunas, weight control clinics, or beauticians, which are provided for under the definition of retail. <p>Healthcare is an activity in the community activities category. {Change D16}</p>		rest homes/retirement villages) outside of the Hospital Special Purpose Zones, which is appropriate.	<ul style="list-style-type: none"> • in-patient treatment facilities; or • in-patient facilities with up to 10 beds.
<p>High Trip Generators</p> <p>The group of activities which includes:</p> <ul style="list-style-type: none"> • new or additions to parking areas that result in 50 or more new parking spaces; and • any new or expansions of land use activities that generate 250 or more vehicle movements per day result in the thresholds in Appendix 6C being exceeded. {Change CPI} 	Neutral	Mercy is neutral on the wording of this definition, however, as per submission points below, Mercy seeks that the provisions proposed to manage High Trip Generator activities are not applicable to the Mercy Hospital Zone.	Retain definition as notified.

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<p>Hospital</p> <p>The use of land or buildings to provide a range of in-patient and out-patient medical and surgical services which must include all of the following for the purpose of providing health care services for the community. For the sake of clarity, this includes:</p> <ul style="list-style-type: none"> • medical assessment, diagnosis, <u>and</u> treatment and rehabilitation services • temporary accommodation for family/support people • supported accommodation for in-patients, including transitioning from hospital to community care • dispensaries; <u>and</u> • in-patient care • out-patient departments and clinics, • medical or health training; education or research, including public education • physiotherapy facilities; and <p><u>and may include any of the following:</u></p> <ul style="list-style-type: none"> • <u>rehabilitation services</u> 	<p>Support</p>	<p>Mercy supports the proposed amendments to the definition of “hospital”. In particular, it is appropriate that “hospital” is clearly separate from “healthcare” as defined. Hospital’s involve in-patient care, including the associated infrastructure and systems to provide this, whilst “healthcare” should be limited to out-patient care (i.e. day stay only) (refer submission regarding “healthcare”).</p> <p>It is important that the wide range of supporting activities critical to the functioning of a hospital continue to be included in the definition including all those listed in the definition as amended by PC1.</p>	<p>Retain definition of “hospital” as notified.</p>

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<ul style="list-style-type: none"> • <u>temporary accommodation for family/support people</u> • <u>medical or health training, education or research, including public education</u> • <u>physiotherapy facilities</u> • <u>medical imaging services, blood or other medical testing or collection services, medical equipment fitting or supply services (including prosthetics); and</u> • any activities <u>ancillary</u> to, or an integral part of, the functioning of the facility, including: chapel activities, administration services, laundries, kitchens, temporary staff accommodation, staff facilities, cafeterias, gift shops, storage facilities, workshops, laboratories, mortuaries, and at Dunedin Public Hospital only, a heliport. <p>This definition excludes activities otherwise defined as <u>rest homes</u> and <u>registered health practitioners healthcare</u>.</p> <p><u>Hospital</u> is an activity in the <u>major facility activities</u> category. {Change D16}</p>			

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<p>Registered Health Practitioners – to be deleted</p> <p>The use of land or buildings for the provision of primary health care services by doctors, nurses, dentists, physiotherapists, or other health professionals who operate under the Health Practitioners Competence Assurance Act (2003), including any administrative support staff.</p> <p>This definition excludes activities otherwise defined as hospital.</p> <p>Registered health practitioners are a sub-activity of office. <i>{Change D16}</i></p>	Support	Mercy supports the deletion of this definition. There is no need for this definition with the introduction of “healthcare” as a defined term.	Delete definition: “registered health practitioners” as per PC1.
Mercy Hospital Zone			
<p>Policy 27.2.1.1</p> <p>Enable hospital and healthcare activities in the Mercy Hospital Zone.</p>	Support	Mercy supports the new policy which clearly enables both hospital and healthcare in the Mercy Hospital Zone, which are fundamental to Mercy’s operation.	Retain Policy 27.2.1.1 as notified.
<p>Table 27.3.3 Activity status table – land use activities</p> <p>Healthcare</p> <p>Table 27.3.3.Y Permitted</p> <p>Registered health practitioners</p> <p>Delete Table 27.3.3.9</p>	Support	<p>Mercy supports adding “healthcare” as a permitted activity in the Mercy Hospital Zone as “healthcare” is an important component of Mercy’s wide ranging healthcare facilities.</p> <p>Mercy supports the deletion of “registered health practitioners” as a listed activity in the Mercy Hospital</p>	<p>Retain Table 27.3.3.Y as notified.</p> <p>Delete Table 27.3.3.9 as notified.</p>

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		Zone as this term has been replaced with “healthcare” via PC 1.	
<p>Setback from coast and water bodies (change RES13)</p> <p>27.3.4.X Performance standards that apply to all building and structure activities</p> <p>a. Setback from coast and water bodies</p> <p>27.6.X Setback from coast and water bodies</p> <p>New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3</p> <p>10.3.3 Setback from Coast and Water Bodies</p> <p>In all zones, other than the Harbourside Edge Zone, St Clair Neighbourhood Destination Centre, Dunedin Hospital Zone, Dunedin International Airport Zone, <u>Mercy Hospital Zone</u>, Moana Pool Zone, Otago Museum Zone, <u>Port Zone</u> and Wakari Hospital Zone, new <u>buildings</u> and <u>structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utility activities</u> must be set back a minimum of:</p>	Support		<p>Retain the mapping of the stormwater open watercourse through the Mercy site as notified.</p> <p>Retain rule 27.3.4.X as notified.</p> <p>Retain rule 27.6.X as notified.</p> <p>Retain the addition of clause X to rule 10.3.3 as notified.</p> <p>Amend rule 27.9.4.X as follows (yellow highlight):</p> <p><i>27.9.4.X Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5X) – matters of discretion:</i></p> <p>~</p> <p>Delete rule 27.9.6.1.</p>

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<p>1. 20m from mean high water springs (MHWS); and</p> <p>2. 20m from any wetland identified in Appendix A1.2, Schedule of Areas of Significant Biodiversity Value (ASBV);</p> <p>3. 20m from any water body with a clearly defined bed of at least 3m in width in the rural zones;</p> <p>4. 5m from any water body with a clearly defined bed less than 3m in width in the rural zones; and</p> <p>5. 5m from any water body with a clearly defined bed in all other zones; and</p> <p><u>W. 20m from a stormwater open watercourse mapped area in the rural zones; and</u></p> <p><u>X. 5m from a stormwater open watercourse mapped area in all other zones; {Change Res13}</u></p> <p>27.9.4 Assessment of development performance standard contraventions</p> <p>27.9.4.X Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) – matters of discretion:</p>		<p>PC1 RES13 adds a stormwater drain line on the planning map running through the Mercy zone – as per the image above. The line accurately identifies an open stormwater drain which runs through the site. This part of the site is densely vegetated and there are no plans are in place to develop this area due to topography and vegetation.</p> <p>The change to Rule 10.3.3 requires a 5m setback from this stormwater open watercourse in the Mercy Hospital Zone. This rule captures most works including buildings and structures, additions and alterations, earthworks – large scale, storage and use of hazardous substances, and network utility activities.</p> <p>Mercy has no concerns with this amendment and considers 5m is an appropriate setback in this location.</p> <p>Mercy has no concerns with the matters of discretion listed in rule 27.9.4.X, although it is noted that the chapeaux should be amended to include new clauses W and X (currently limited to clauses 1 – 5).</p> <p>In relation to clause 27.9.6 Assessment of RD performance standard contraventions in an overlay zone, mapped areas, or affecting a schedule item,</p>	

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<p>a. Effects on biodiversity values and natural character of riparian margins and the coast (see Rule 10.5)</p> <p>b. Effects on public access</p> <p>c. Risk from natural hazards (see Rule 11.4)</p> <p>27.9.6.1</p> <p>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X)</p> <p>Matters of discretion:</p> <p>a. Effects on the efficiency and affordability of infrastructures</p> <p>Guidance on the assessment of resource consents – see Rule 9.5</p>		<p>Mercy assumes the open stormwater watercourse is an “mapped area” in the plan. This standard appears to be a double up from the matters to be assessed under rule 27.9.4. It can therefore be deleted.</p>	
<p>27.6.3</p> <p>~</p> <p>2. Activities that contravene this performance standard are restricted discretionary activities, except contravention of rule 27.6.3.1.a and c are restricted discretionary activities</p>	<p>Support</p>	<p>Mercy accepts that the existing wording is confusing as it appears to split out the activity status for a breach of the small scale buildings and structures standards, but lists all activities as RD. This appears to be an error providing for the breach of clauses a and c as an RD as opposed to full discretionary activity, noting there are no matters of discretion in relation to these two matters (building footprint and not being used for clinical services). It is appropriate that the relevant objectives</p>	<p>Amend rule 27.6.3 as notified.</p>

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		<p>and policies guide resource consent for breaches of these two clauses on a case by case basis.</p> <p>For completeness Mercy is supportive of breaches of the remaining clauses in rule 27.6.3 to remain as RD.</p>	
<p>27.9.3.3</p> <p>Minimum mobility car parking – matters of discretion:</p> <p>a. — Effects on the safety and efficiency of the transport network</p>	Support	<p>Mercy agrees that there is no need to assess effects on the safety and efficiency of the transport network in the case of a breach of mobility car parking standard. Any impacts would be on site and relate to the user of the facility while on site, as opposed to off site.</p>	Amend rule 27.9.3.3 as notified.
<p>High Trip Generators</p> <p>High trip generators</p> <p>Table 27.3.3.X RD</p> <p>27.10.X.1 Assessment of restricted discretionary land use activities</p> <p>High trip generators:</p> <ul style="list-style-type: none"> - New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded <p>Matters of discretion:</p> <p>a. Effects on the safety and efficiency of the transport network</p>	Oppose	<p>Mercy opposes the addition of high trip generators as a RD activity to table 27.3.3. The proposed rule requires a RD consent if the thresholds in Appendix 6C are exceeded. It is understood that this is to link to Appendix 6C of the Transportation chapter, but this is not stated. Healthcare and hospitals have a 300m² gross floor area threshold in Appendix 6C. Appendix 6C requires this threshold to include any existing activity. For Mercy, given the existing activity is well above 300m² ANY increase in floor area would require a resource consent.</p> <p>Mercy has a development plan included in its zone, which provides for growth and upgrade of the facility overtime. At the time the development plan was prepared when the zone was established, full transport assessments ensured that the surrounding roading</p>	<p>Delete High trip generators from Table 27.3.3.</p> <p>Delete associated assessment of restricted discretionary land use activities Rule 27.10.X.1</p> <p>Exclude Mercy Hospital Major Facility zone from the thresholds included in Appendix 6C</p>

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<p>b. Effects on accessibility</p> <p>Guidance on the assessment of resource consents – see Rule 6.11</p> <p>Appendix 6C Transportation Chapter</p>		<p>network was sufficient for the planned increased floor area at Mercy. It is not necessary or efficient to require Mercy to seek additional resource consents for increases in floor area on the site given the effects on the roading network have already been accounted for in the limitations imposed through the zone rules including the development plan.</p> <p>Note also that in the Mercy Hospital zone, Table 27.3.4 already includes clause 14 which requires a RD resource consent for new or additions to parking areas that result in 50 or more new parking spaces. This rule will ensure that any such carpark would be suitably designed to ensure parking, loading and access matters are managed (as occurred with the newly built Burwood Ave carpark).</p> <p>To impose an additional consent for any increase in floor area (or even 300m² + floor area) would be contrary to the Mercy Hospital Zone objectives and policies – Objective 27.2.1, Policy 27.2.1.1, Objective 27.2.2, Policy 27.2.2.1, in particular.</p> <p>As an aside, it is noted that the RD rule has been included in the land use table, whereas the threshold in Appendix 6C refers to floor area of buildings. Mercy therefore suggests that such a control should be</p>	

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		included in the development activity table, which is where the existing carparking rule is listed for the Mercy Hospital Zone.	
Temporary Activities – Section 4			
<p>4.3.2 Activity Status Table – Temporary Activities</p> <p>2. Construction <u>and site investigation</u> Permitted Performance Standards:</p> <p>a. Noise</p> <p><u>b. Maximum duration, frequency, and site restoration (Change TA4)</u></p>	Neutral	<p>Mercy regularly undertakes construction activities to give effect to its Development Plan.</p> <p>Mercy does not have a position on the changes proposed to this definition. However, Mercy would like to be included in the process to be able to input into any further changes through this plan change process, to ensure such changes do not affect Mercy’s ability to undertake construction on site efficiently.</p> <p>It is not clear which standard clause b relates to as no link is provided. The s32 report on this topic refers to rules 5.5.12, 6.5.3, 5.7.3.Y and 6.10.4.3, so it is unclear which rule would apply in which instance.</p>	<p>Retain as notified, or if amended, not to the extent Mercy’s ability to undertake efficient construction works on site is affected.</p> <p>Clarify which standard clause b applies to in which circumstances.</p>