

MAJOR FACILITIES (MERCY HOSPITAL) ZONE

DUNEDIN CITY DISTRICT PLAN

The plan change comprises four series of amendments to the District Plan:

- 1) A new zone, including a structure plan, is to be introduced;
- 2) Consequential amendments are to be made to existing special provisions and general provisions;
- 3) Two new definitions are to be inserted into Section 3 (Definitions); and
- 4) The District Plan Maps are to be updated to apply the new zone to the land comprising the existing Mercy Hospital site being legally described as Part Section 8-10 Block I Deposited Plan 539.

(1) NEW ZONE TO BE INTRODUCED INTO THE DISTRICT PLAN

Section 28 – Major Facilities (Mercy Hospital) Zone

Introduction

The Mercy Hospital site is approximately 4ha in area. The site is located at 72 Newington Avenue, Maori Hill, Dunedin. The hospital was originally established in 1936 and relocated to the current Maori Hill site in 1969.

Mercy Hospital provides a unique service to the South Canterbury, Otago and Southland regions, providing a comprehensive range of specialist assessment, diagnostic and treatment services. In addition to the principal health component, Mercy Hospital offers educational, religious and other support activities. Café, gift shop, kitchen facilities, laundries, offices and a variety of other support services are also located on-site. In providing this range of services at this site, Mercy Hospital makes an important and positive contribution to the social, cultural and economic wellbeing of the community.

The Major Facilities (Mercy Hospital) Zone has been designed to enable the services offered by Mercy Hospital to be provided into the future, and to provide greater certainty to the community regarding what land use activities can be expected to occur on the Mercy Hospital site.

The site is surrounded by predominately residential use interspersed with community support activities including private dentists and medical specialists. The surrounding uses receive a high level of residential amenity. There is extensive established vegetation in the neighbouring area and residents are exposed to very low levels of non-residential noise.

While the buildings on the Mercy Hospital site are generally large in scale, they are contained within an extensive site. The Mercy Hospital site includes well established stands of trees (some of which are listed as being Significant in Schedule 25.3 of the District Plan) and open space. The values of the vegetated area on the eastern part of the site are recognised via its' inclusion within the Urban Landscape Conservation Area. Marinoto house, which forms part of Mercy Hospital, is listed on the New Zealand Historic Places Register and Schedule 25.1 of this Plan.

Making wholesale changes to the scale and intensity of activities at the site could adversely affect the amenity of the surrounding area. This zone recognises the existing and foreseeable future use of the Mercy Hospital site and at the same time appropriately manages any effects on these neighbourhood characteristics. Mercy Hospital and its associated activities have the potential to generate effects, including traffic, noise, landscape and visual effects, which may impact on surrounding land uses. The type and mix of activities appropriate within the zone, and the ability of the site to absorb change, have been important factors in determining how the Mercy Hospital site will develop over time.

28.1 SIGNIFICANT RESOURCE MANAGEMENT ISSUE

Issue 28.1.1	Explanation
<p>Mercy Hospital is of fundamental importance to the welfare and quality of life of the Otago and Southland community through the provision of health services, at a site suitable for this purpose.</p> <p><i>Objectives: 28.2.1; 28.2.2</i></p> <p><i>Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4</i></p>	<p>The activities carried out at Mercy Hospital contribute to the social, economic, and cultural wellbeing of people and communities, and their health and safety. The presence of Mercy Hospital on the site at Newington Avenue, Dunedin warrants explicit recognition within the District Plan.</p> <p>More fundamentally, the on-going use and the development and diversification of activities at Mercy Hospital is considered to make a positive contribution to the health and wellbeing of the community, without compromising the integrity of the residential character values of the surrounding residential area.</p>

28.2 OBJECTIVES

<p>Objective 28.2.1</p> <p>The continued use, maintenance and the future development of Mercy Hospital and associated private hospital activities are able to meet the reasonably foreseeable needs of the community.</p> <p><i>Issues: 28.1.1</i></p> <p><i>Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4</i></p> <p><i>AERs: 28.6.1; 28.6.2; 28.6.3</i></p>	<p>Explanation</p> <p>Private hospital activities make a significant contribution to the community's social, economic and cultural wellbeing. The Council has a responsibility to sustain the potential of Mercy Hospital and its resources for future generations. It is necessary to expand the Mercy Hospital facility over time in order to continue meeting the healthcare needs of the community.</p>
<p>Objective 28.2.2</p> <p>Existing and future activities within the zone are compatible with the surrounding residential environment, and maintain or enhance the areas of established native bush adjacent to the Town Belt, the listed trees and heritage building on the Mercy Hospital site.</p> <p><i>Issues: 28.1.1</i></p> <p><i>Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4</i></p> <p><i>AERs: 28.6.1; 28.6.2; 28.6.3</i></p>	<p>The Mercy Hospital site is reasonably large with established activities that are appropriate at this location. The related policies and rules are designed to allow these activities to continue to operate and develop, whilst ensuring development occurs without significantly impacting upon the surrounding residential environment in a negative way.</p> <p>There is a Historic Places Trust Category II listed building within the Mercy Hospital site, several listed trees and part of the site is within an ULCA. The policies and rules aim to continue to protect the values associated with these features.</p>

28.3 POLICIES

<p>Policy 28.3.1 Provide for the ongoing use, maintenance and operation of private hospital related activities within the Major Facilities (Mercy Hospital) Zone.</p> <p><i>Objective: 28.2.1</i></p> <p><i>Methods: 28.4.1; 28.4.2</i></p>	<p>The policy aims to ensure Mercy Hospital can continue to operate and is maintained by applying the Major Facilities (Mercy Hospital) Zoning to the site. The zoning and associated methods including rules clearly provide for the hospital and its associated activities in an ongoing manner, allowing it to continue to provide appropriate services to the community.</p>
<p>Policy 28.3.2 Enable the future expansion and establishment of private hospital activities within the Major Facilities (Mercy Hospital) Zone in accordance with a Structure Plan.</p> <p><i>Objectives: 28.2.1; 28.2.2</i></p> <p><i>Methods: 28.4.1; 28.4.2</i></p>	<p>Allowing Mercy Hospital to expand is a pre-requisite to achieving sustainable management of the physical resources concerned. It is important to the community wellbeing that existing valued community resources are preserved for future use and development.</p> <p>Limited opportunities exist for increasing the density of development within the existing footprint of development. Expansion outside this footprint is therefore required. A structure plan has been prepared to illustrate both existing development on the site, and planned future development areas.</p>
<p>Policy 28.3.3 Manage adverse effects on residential amenity values including the visual effect of buildings and the use of the transportation network (including carparking) associated with activities undertaken at Mercy Hospital.</p> <p><i>Objectives: 28.2.1</i></p> <p><i>Methods: 28.4.1; 28.4.2</i></p>	<p>The Major Facilities (Mercy Hospital) Zone includes a site specific structure plan, rules, performance standards and other methods to ensure that the continued use and on-going development of the Hospital does not give rise to significant adverse effects on the residential amenity of the surrounding Residential 1 Zone.</p> <p>Car parking demands associated with private hospital based activities can have an adverse effect outside of the zone itself. If insufficient car parking spaces are provided for staff and visitors within the Mercy Hospital site, a potential for overuse of surrounding residential streets for carparking by those using the Hospital occurs. This presents an inconvenience for residents.</p> <p>The policy and associated methods aim to ensure adequate carparks are provided on site for Hospital staff and visitors.</p>

<p>Policy 28.3.4 Control development within the zone so that the heritage values of Marinoto House, scheduled trees and the values of the Dunedin Town Belt Urban Landscape Conservation Area that are present within the zone are maintained or enhanced.</p> <p><i>Objective: 28.2.2</i></p> <p><i>Methods: 28.4.1; 28.4.2</i></p>	<p>The Mercy Hospital site contains the historic building Marinoto House and part of the grounds of the hospital contain a number of significant trees and form part of the Dunedin Town Belt – Urban Landscape Conservation Area which contributes to amenity. The District Plan protects these values in other chapters of the District Plan which continue to apply to the Mercy Hospital site.</p> <p>Any resource consent sought for buildings not in accordance with the Structure Plan must take into account potential effects on the values of these protected buildings, trees and areas, including potential effects on view shafts to, and the setting of, Marinoto House.</p>
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28.4 METHODS OF IMPLEMENTATION

Method 28.4.1 Mercy Hospital Structure Plan

A Structure Plan has been developed which reflects the development aspirations of Mercy Hospital. The Structure Plan determines permitted activity building development on the hospital site. The Structure Plan is made up of three plans: a site plan, a north-west 3D image and a north-east 3D image.

The site plan illustrates the footprint of existing and future development that is permitted within the zone. The site plan also notes the height limits associated with the future development areas. The 3D images illustrate the area within which future private hospital activities are permitted to occur. This indicates both the permitted height and depth of future development.

For clarity, the structure plan illustrates the Urban Landscape Conservation Area, the building that is listed on Schedule 25.1 and the trees that are listed on Schedule 25.3. The site plan also indicates that road and carparking that existed as at June 2012 to provide further context to the use of the plan.

Method 28.4.2 District Plan Zone and Rules

Within the Major Facilities (Mercy Hospital) Zone, private hospital activities (as defined) are permitted subject to compliance performance standards, which include the Structure Plan.

For the avoidance of doubt, the Special Provisions (Sections 13 – 16) apply to activities undertaken within the Major Facilities (Mercy Hospital) Zone.

Activities provided for in the General Provisions (Sections 17 – 22) in the District Plan will be considered under those chapters.

28.5 RULES

Rule 28.5.1 Permitted Activities

The following activities are permitted activities subject to compliance with the performance standards of Rule 28.5.2:

- (i) The construction, maintenance and use of Private Hospital Activities.

Advice Note: The rules in this section of the Plan provide a complete code for those activities within the Major Facilities (Mercy Hospital) Zone, other than in relation to activities expressly provided for within sections 13 - 16 and 17 – 22 in which case the relevant section will apply. Should a resource consent be required in terms of sections 13 - 16 or 17 – 22, only the effects of that activity which fails to be permitted will be considered in any resource consent application.

Rule 28.5.2 Performance Standards for Permitted Activities

(i) Structure Plan

- (a) Except as provided for by Rule 28.5.2(i)(b), buildings are to be within the envelope (height and footprint) depicted as 'Existing Buildings (as at June 2012)' and the 'Future Development Areas' on the Mercy Hospital Structure Plan (Appendix 28.1).
- (b) Accessory buildings, plant and equipment (including flues and ducts), infrastructure, utilities, pipes, roading, accessways, carparking, site preparation works, earthworks and landscaping are not subject to the Structure Plan (Appendix 28.1).

(ii) Accessory Buildings

- (a) Shall be no more than 20m² in gross floor area
- (b) Shall not exceed 3m in height above existing ground level
- (c) Minimum Yards
 - Fronts Yards 4.5m
 - All Other Yards 2.0m

(iii) Transportation Requirements

- (a) The performance standards in Section 20 (Transportation) shall apply except that:
- (b) The total carparking provision on site shall be a minimum of 1.9 spaces per 100m² of building Gross Floor Area at all times.
- (c) Where additional Gross Floor Area is proposed, any additional carparking spaces required to meet Rule 28.5.2 (iii)(b) above shall be in place prior to construction commencing for the additional floor area.

Rule 28.5.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with one or more of the performance standards in Rule 28.5.2.
- (ii) The Council's discretion is restricted to the performance standard or standards with which the activity fails to comply, in addition to any actual or potential benefits to the social, economic and cultural wellbeing of the community from the proposed works. Where Standard 28.5.2 (i) [Structure Plan] or Standard 28.5.2 (ii) [Accessory Buildings] is breached, Council's discretion will be limited to the effects on residential amenity in the area surrounding the Mercy Hospital site, in addition to any actual or potential benefits to the social, economic and cultural wellbeing of the community from the proposed works.

Rule 28.5.4 Non-Complying Activities

The following activities are non-complying activities:

- (i) Any activity not specifically identified as permitted or discretionary (restricted) by the rules in this Zone or as permitted, controlled, discretionary (restricted), discretionary (unrestricted), non-complying or prohibited in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the Zone those activities are undertaken.

28.6 ASSESSMENT OF RESOURCE CONSENT APPLICATIONS FOR NON-COMPLYING ACTIVITIES

28.6.1 Sustainability

The objectives and policies of the Sustainability Section.

28.6.2 Manawhenua

The objectives and policies of the Manawhenua Section.

28.6.3 Bulk and Location

The bulk and location of buildings associated with the proposed activities and their effects on the amenity values of the environment in which they are located and the environment of surrounding areas.

28.6.4 Amenity Values

The impact on amenity values generally.

28.6.5 Signage

The objectives and policies of the Signs Section.

28.6.6 Noise, Glare and Lighting

The objectives and policies of the Environmental Issues Section.

28.6.7 Odour and Dust

The impact of odour and dust generated by the activity.

28.6.8 Cumulative Effects

The actual and potential cumulative effects on the environment as a result of allowing the activity.

28.6.9 Transportation

The objectives and policies of the Transportation Section.

28.6.10 Heritage

Effects on the setting of and view shafts to Marinoto House.

28.7 ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results are:

28.7.1

Continuity and expansion of private hospital activities by Mercy Hospital.

28.7.2

The avoidance or mitigation of adverse effects from private hospital activities on surrounding residential areas.

28.7.3

The scheduled trees, the heritage values of Marinoto House and the values of the Urban Landscape Conservation Area within the Zone are retained.

APPENDIX 28.1: STRUCTURE PLAN



LEGAL DESCRIPTION

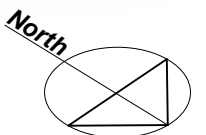
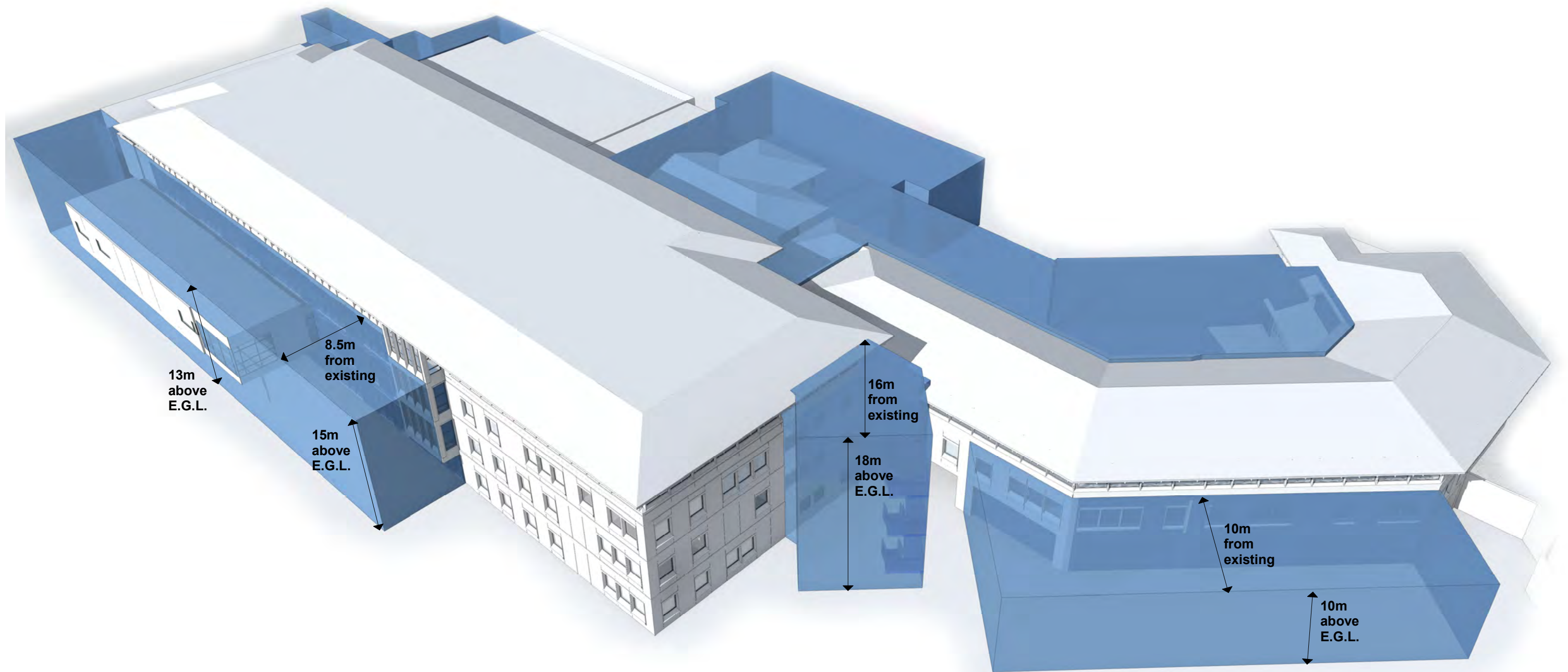
Part Section 8-10
Block I
Deposited Plan 539

Site Area: 4.0684ha

- Legend**
- Existing Building Footprint (as at June 2012)
 - Future Development Areas
 - Roading and Carparking (as at June 2012)
 - Trees listed on Schedule 25.3
 - Urban Landscape Conservation Area
 - E.G.L. Existing Ground Level
 - Xm above E.G.L. Number represents height of future development areas

MERCY HOSPITAL STRUCTURE PLAN

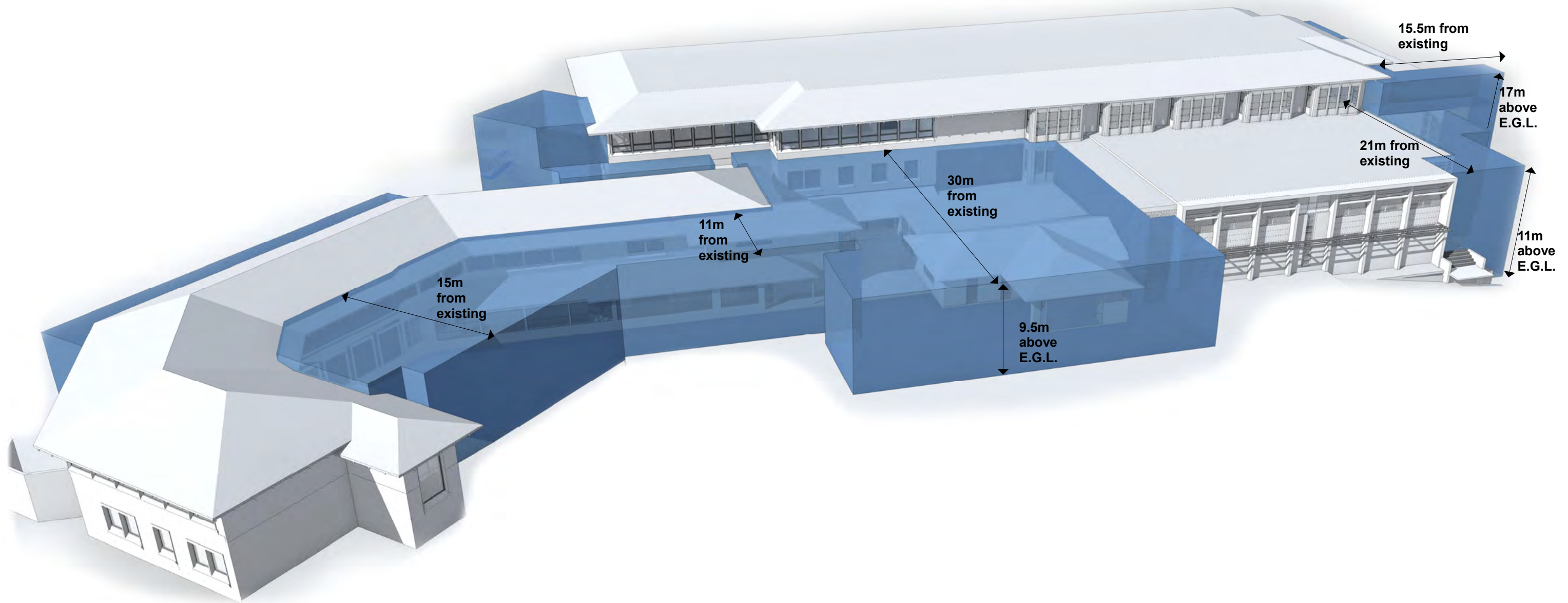
SITE PLAN



- Legend**
- E.G.L. Existing Ground Level
 - Future development areas
 - Xm above E.G.L. Number represents height of future development areas
 - Xm from existing Number represents depth of future development areas
 - Existing Buildings as at June 2012

MERCY HOSPITAL STRUCTURE PLAN

NORTH-EAST 3D IMAGE



Legend

E.G.L.	Existing Ground Level
	Future development areas
Xm above E.G.L.	Number represents height of future development areas
Xm from existing	Number represents depth of future development areas
Existing Buildings as at June 2012	

(2) AMENDMENTS TO SPECIAL PROVISIONS AND GENERAL PROVISIONS:

Section 13 – Townscape

No amendments proposed.

Section 14 – Landscape

No amendments proposed.

Section 15 – Trees

No amendments proposed.

Section 16 – Indigenous Vegetation and Fauna

No amendments proposed.

Section 17 – Hazards, Hazardous Substances and Earthworks

A new column will be added to Table 17.1 (as amended by Plan Change 13) to the right of Group 7. The new column will be titled: **Group 8: Major Facilities (Mercy Hospital) Zone.**

All permitted levels will be as for Group 1, with the exception of:

Substance	HSNO Class	Substance	Permitted Quantity
Gases and aerosols	2.1.1A High hazard flammable gases	Acetylene	1.45m ³
Flammable liquid (stored above ground in containers with individual capacity less than or equal to 450 litres)	3.1B Liquid: High hazard	All – e.g. acetone, paint thinners, pure alcohol	100L stored in accordance with HSNO requirements
Flammable liquids (stored above ground with individual capacity greater than 450 litres)	3.1D Liquid: Low hazard	All – e.g. diesel, petroleum fuel oils	Certified Double skin tank/s: 5,200L
Oxidising substances	5.1.2A Gases	Oxygen (Except as stored and used in accordance with HSNO requirements within medical facilities)	No limit if stored and used in accordance with HSNO requirements within medical facilities
Oxidising substances	5.1.2A Gases	Nitrous oxide (Except as stored and used in accordance with HSNO requirements within medical facilities)	No limit if stored and used in accordance with HSNO requirements within medical facilities
Oxidising substances	5.2A-G Organic Peroxide: Types A-G	All – e.g. MEKP Polyester resin catalyst	0.5 litres in addition to Steris 20 Concentrate: 70kg

No amendments proposed to earthworks rules (section 17.7). Note that the site will fall under “All other zones” in Table 17.5.

Section 18 – Subdivision Activity

The following amendment will be made to existing Rule 18.5.2:

Rule 18.5.2 Non-Complying Subdivision Activity

Any subdivision that does not comply with Rules 18.5.1 or 18.5.1(A) **or that is within the Major Facilities (Mercy Hospital) Zone** shall be considered as a non complying subdivision activity.

Section 19 – Signs

New Rule:

Rule 19.5.9 Signs permitted in the Major Facilities (Mercy Hospital) Zone

- (i) **The following signs associated with a Private Hospital Activity in the Major Facilities (Mercy Hospital) Zone are permitted:**
 - (a) **Signs located on buildings;**
 - (b) **Directional and instructional signage;**
 - (c) **Free standing signs, provided that:**
 - (i) **One free-standing sign is permitted at the road frontage of each vehicle / pedestrian entry / exit point.**
 - (ii) **Free standing signs shall not be erected on the road reserve.**
 - (iii) **The maximum area of a free standing sign shall be 6m² per face**
 - (iv) **Maximum height of a free standing sign shall be 3m above the ground.**
 - (d) **Signs for the sole purpose of identifying vehicle access points at each vehicle entrance to or exit from the site provided that:**
 - (i) **The maximum area of each sign identifying vehicle access points shall be 1m² per face.**
 - (e) **Signs can be illuminated.**

Consequential amendments:

Rule 19.5.~~9~~**10** Conditions on all Permitted Signs

Rule 19.5.~~10~~**11** Discretionary Activities (Restricted)

Rule 19.5.~~11~~**12** Discretionary Activities (Unrestricted)

Rule 19.5.~~12~~**13** Non-Complying Activities

Section 20 – Transportation

No amendments proposed.

Section 21 – Environmental Issues

The following amendment will be made to existing Rule 21.5.1(v):

Exemptions

Rules 21.5.1 (i), (ii) and (iii) does not apply to:

(e) Construction noise, except within the Abbotsford Residential 6 Zone outside the period between 7am and 7pm Monday to Sunday inclusive, and all Sunday, **and except within the Major Facilities (Mercy Hospital) Zone (where Rule 25.5.1(v)(f) applies).**

...
New Rule 25.5.1(v)(f):

- (f) **Noise associated with demolition and construction activities within the Major Facilities (Mercy Hospital) Zone which shall comply with the standards set out in Table 2 of NZS6803:1999 “Acoustics – Construction Noise” when received at the boundary of any residential activity occurring within a Residential Zone (Table 2 of NZS6803:1999 is replicated below). Noise resulting from construction and demolition work shall be measured and assessed in accordance with NZS 6803:1999.**

Time of week	Time period	Duration of work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		L _{eq}	L _{max}	L _{eq}	L _{max}	L _{eq}	L _{max}
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

Section 22 – Utilities

Consequential amendment to Rule 22.5.2(vii)

Conditions Attaching to Permitted Activities

- (b) The diameter of any head array (consisting of support structures and an array of aerals and/or antennas) shall not exceed 7 m in all zones with the exception of Residential Zones **and the Major Facilities (Mercy Hospital) Zone** in which case the diameter of the head array shall not exceed 3.5m.
- (c) ...
- (d) No mast shall exceed a height greater than 2 m above the maximum height for buildings in any Residential Zone, the Rural Residential Zone, the Local Activities 1 and 2 Zones, the Port 1 Zone, the Industrial 2 Zone,~~or~~ the Campus Zone, **or the Major Facilities (Mercy Hospital) Zone.** ...

Consequential amendment to Rule 22.5.2(ix)

The maximum size for any aerial or antenna shall be:

	Dish Antenna	Aerial (including Panel Antenna)
	Max diameter	Max cross sectional area*
Residential, Local Activity 1 and 2, <u>Industry 2, Major Facilities (Mercy Hospital)</u> and Campus Zones ...	1.0m	1.0m ²
...
...
...

(3) INSERT TWO NEW DEFINITIONS INTO SECTION 3 - DEFINITIONS

Private Hospital Activity – means land and buildings and their use for the primary purpose of providing for the health of the community, and includes:

- *medical assessment, treatment, rehabilitation and care services for patients;*
- *dispensaries;*
- *out-patient departments and clinics;*
- *aged care;*
- *residential activities (excluding home occupation);*
- *community support activities (including educational and chapel activities);*
- *support services and activities (such as, but not limited to administration services, laundries, kitchens, cafeterias, gift shops, refreshment facilities, generators, storage facilities, workshops, staff rooms); and*
- *ancillary infrastructure, accessory buildings, carparking, loading, access and roading, and landscaping.*

Floor Area – for the purposes of Rule 28.5.2(iii) Carparking Requirements – means the sum of the gross floor area of all the buildings on the site measured from the exterior faces of the exterior walls or from the centre line of walls separating two buildings, but excluding Marinoto House and those floors or parts of floors devoted to parking functions and “Gross Floor Area” shall have a corresponding meaning.