

## MERCY HOSPITAL DISTRICT PLAN CHANGE PROPOSAL

### INTRODUCTION

Mercy Hospital Dunedin Limited (Mercy Hospital) is located at 72 Newington Avenue, Maori Hill, Dunedin. Mercy Hospital provides a unique service to the South Canterbury, Otago and Southland Regions, providing specialist elective surgical services to approximately 6500 patients each year. Mercy Hospital strives to make an important contribution to the cultural and economic welfare of the city and its health services.

The hospital was originally established in 1936 and relocated to the current Maori Hill site in 1969. The site is approximately 4.2ha in area (highlighted in **Figure 1**) and accommodates a complex of buildings which includes Mercy Hospital, Marinoto Clinic, Marinoto House and Mercy Care East. The Mercy Hospital complex is the only private surgical hospital in the City, providing specialist medical assessment, treatment and care services for its patients.



**Figure 1 Location of the Mercy Hospital Site**

### BACKGROUND TO THE PROPOSED PLAN CHANGE

The Mercy Hospital site is currently zoned Residential 1 in the Dunedin City District Plan (District Plan). This means that Mercy Hospital is required to seek resource consent for any new hospital related activities or extensions to the hospital's existing facilities. In the past this has resulted in a piecemeal approach to development of the site, with no certainty to either neighbours or Mercy Hospital about what can be established. Mercy Hospital is currently undertaking a Master Planning exercise for the site, to ensure future changes occur in a co-ordinated and efficient manner.

Mercy Hospital would like to amend the provisions in the District Plan that regulate what is allowed to occur at the Mercy Hospital Site. This includes a range of community facilities and infrastructure currently associated with the Hospital. These changes will enhance the opportunity to provide for the range of healthcare activities and related functions that are appropriate to the Mercy Hospital Complex, creating a greater community asset.

### WHAT DOES THE PROPOSED PLAN CHANGE INVOLVE?

The proposed Plan Change involves the creation of a new "Hospital Zone – Mercy Hospital" in the District Plan that will provide for hospital related activities at Mercy Hospital in accordance with a site specific *Structure Plan*. The Plan Change will include the development of new objectives, policies, rules and performance standards which will control future development on the site. It is also proposed to include a definition for "*Private Hospital Activity*" which will define the activities that can occur within the new zone.

The *Structure Plan* will provide a foot print of where any future development would be expected to occur within the site. The areas to be delineated in the *Structure Plan* will be based on the nature of activities presently undertaken, and the optimum location of future activities to maximise the efficient operation of the site (see **Figure 2**). Overall it is proposed that the existing low density of development at Mercy Hospital will be maintained, with potential adverse environmental effects of future activities to be managed by Performance Standards. Therefore future activities undertaken in accordance with the *Structure Plan* and in compliance with the performance standards will become permitted activities. Any activities falling outside the scope of the *Structure Plan* would comprise discretionary activities. Such activities shall be considered on their merits via the established Resource Consent process.



## **WHAT DOES THE PROPOSED PLAN CHANGE MEAN?**

The proposed plan change will enable the Mercy Hospital complex to continue to be maintained, upgraded and developed for specialist medical assessment, treatment and care services for patients. It will also allow us to increase our charitable outreach activities back to the community. Ultimately, this will provide the long-term land-use planning framework for the Mercy Hospital Complex which will assist in maximising resource use efficiency and facilitate the avoidance and mitigation of adverse effects.

Overall this provides greater certainty for the hospital, the City Council and the local community on the future direction of development at Mercy Hospital.

## **HOW CAN YOU HAVE YOUR SAY?**

### **Prior to the Plan Change request being lodged with the Council:**

Mercy Hospital is committed to engaging with the local community, keeping them informed of future development at this site and to build positive relationships. Mercy Hospital is interested in hearing from neighbours regarding the proposed Plan Change and would encourage you to complete and return the feedback form attached. This is intended to give Mercy Hospital an idea of what you think of the proposed Plan Change, whether there are any specific issues you would like to be addressed and whether you are interested in being kept informed of both process and its progress.

We extend an invitation to you to attend a Public Open Day at:

**Mercy Hospital, 72 Newington Avenue, Dunedin**  
**Thursday 29<sup>th</sup> March 2012**  
**Marinoto House**  
**Between 3.30 pm and 7.30 pm**

You can come anytime within the above time slot to view information on the proposed Plan Change, talk to the project team and ask questions. Feedback sheets will also be available during the Open Day. If you are unable to attend the Open Day, would like further information or would like to meet directly with Mercy Hospital staff, please feel free to contact Joanne Dowd of Mitchell Partnerships Limited using the below details:

Phone: 03 477 7884 / E-mail: [joanne.dowd@mitchellpartnerships.co.nz](mailto:joanne.dowd@mitchellpartnerships.co.nz)

### **Once the Plan Change request has been lodged with the Council:**

Mercy Hospital has been in contact with the Dunedin City Council with regards to the proposed Plan Change. Discussions and meetings with DCC representatives continue. Once the Plan Change request has been lodged with Council, it will be processed in accordance with the process that is set out in the Resource Management Act 1991.

The request will be publicly notified and members of the public will have the opportunity to make a submission. Notification is likely to occur in July/August 2012. Anyone who submits will have the opportunity to present their submission at a Council Hearing.



## PROPOSED PLAN CHANGE MERCY HOSPITAL

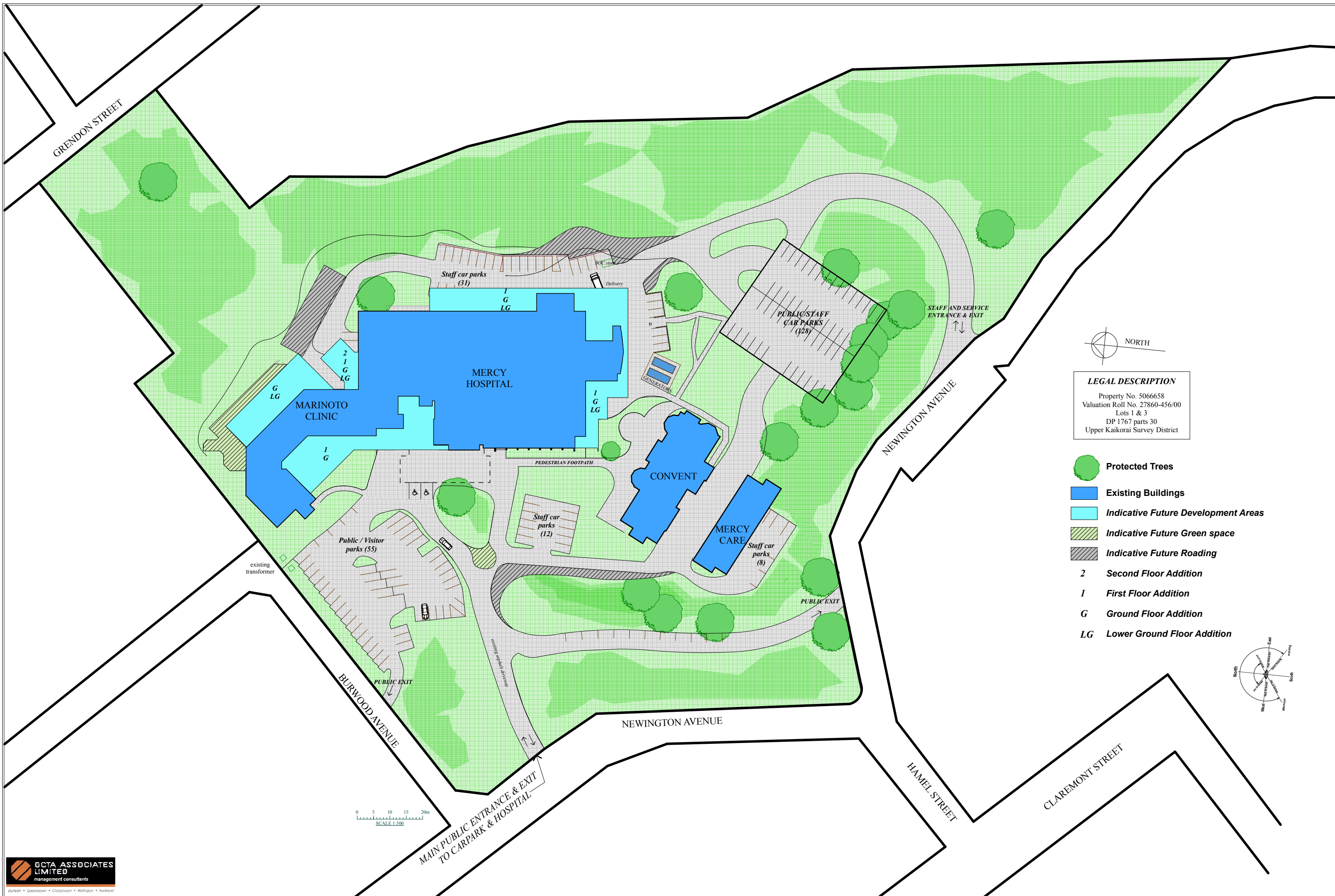
FEEDBACK FORM	MARCH 2012
<p>Your feedback on the proposed plan change for rezoning the Mercy Hospital site is welcomed.</p> <p>Please fill in your details and respond to the questions below and return via the Freepost address overleaf.</p>	
<b>Name:</b>	
<b>Address:</b>	
<b>Email:</b>	
<b>1A. Do you think that the proposed Plan Change to rezone the Mercy Hospital site from Residential 1 to a new "Hospital Zone – Mercy Hospital" is a good idea?</b>	
<b>YES / NO</b>	
<b>1B. Please explain.</b>	
<b>2. Do you have any further comments regarding the proposed plan change? (please detail these here)</b>	
<b>3. Do you want to be on the mailing list to be kept informed of progress with this project?</b>	
<b>YES / NO</b>	
<b>Thank you for your feedback.</b>	



**FreePost Authority Number 227517**

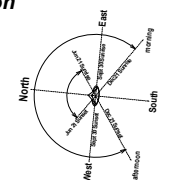
Mitchell Partnerships  
P O Box 489  
**DUNEDIN 9054**

Attention: Joanne Dowd



**LEGAL DESCRIPTION**  
 Property No. 5066658  
 Valuation Roll No. 27860-456/00  
 Lots 1 & 3  
 DP 1767 parts 30  
 Upper Kaikorai Survey District

- Protected Trees
- Existing Buildings
- Indicative Future Development Areas
- Indicative Future Green space
- Indicative Future Roding
- 2** Second Floor Addition
- 1** First Floor Addition
- G** Ground Floor Addition
- LG** Lower Ground Floor Addition



0 5 10 15 20m  
 SCALE 1:500