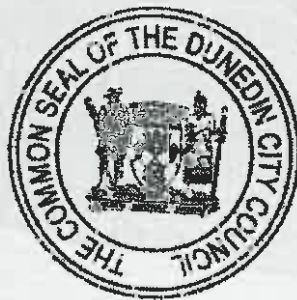


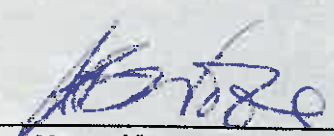
Dunedin City District Plan
DISTRICT PLAN CHANGE 17
Major Facilities (Mercy Hospital) Zone

District Plan provisions as amended by decisions on
submissions

Fully operative from 2 September 2013

The **seal** of the **DUNEDIN CITY COUNCIL**
was affixed in the presence of:





Mayor/Councillor



Councillor

19 August 2013

Resource Management Act (1991)

DUNEDIN CITY DISTRICT PLAN

DISTRICT PLAN CHANGE 17:

Major Facilities (Mercy Hospital) Zone
(as amended by decisions on submissions)

District Plan Change 17 makes amendments to existing sections of Volume 1 as summarised on the following table:

VOLUME 1 DUNEDIN CITY DISTRICT PLAN		
Section	Provision	Amendment
3 Definitions		New definition 'Private Hospital Activity'
		New definition 'Gross Floor Area'
17 Hazards, Hazardous Substances and Earthworks	Table 17.1	New Group 8: Major Facilities (Mercy Hospital) Zone with permitted levels for Hazardous Substances
18 Subdivision Activity	Rule 18.5.2	Amend rule.
19 Signs	Rule 19.5.9	New rule.
	Rule 19.5.10	Amend rule.
	Rule 19.5.11	Amend rule.
	Rule 19.5.12	Amend rule.
	Rule 19.5.13	Amend rule.
21 Environmental Issues	Rule 21.5.1(v)	Amend rule.
	Rule 21.5.1(v)(f)	New rule.
22 Utilities	Rule 22.5.2(vii)	Amend rule.
28 Major Facilities (Mercy Hospital) Zone	New Section	

VOLUME 2 DUNEDIN CITY DISTRICT PLAN		
Section	Map numbers	Amendment
Zone Maps	32-35	Amend to show Major Facilities (Mercy Hospital) Zone.



Plan Change 17

Section 3: Definitions



- Forestry Activity** - means the use of land and buildings for the primary purpose of growing trees for timber production and includes the following component activities:
- (a) preparation of land for tree planting;
 - (b) planting a commercial crop of trees;
 - (c) tending of trees;
 - (d) harvesting of trees; and
 - (e) replanting of trees,
- but excludes the milling and processing of trees.
- Free-Standing Sign** - means a sign which is mounted on a freestanding supporting structure and not supported by any building.
- Fundamental Element** - means one of a number of components, which together comprise the basic structure of the City and help to determine its overall townscape character.
- Gross Floor Area** *[Inserted by - Plan Change 17, 2 September 2013]* - for the purposes of Rule 28.5.2 (iii) Transportation Requirements 28 means the sum of the gross floor area of all buildings containing Private Hospital Activities. Gross floor area shall be calculated by measuring from the exterior faces of the exterior walls, or from the centreline of the walls separating two buildings. Marinoto House, accessory buildings, and buildings, or those parts of buildings, used for parking purposes, shall be excluded from the calculation.
- Ground Disturbance**
[Deleted by Plan Change 11, 11/10/10]
- Ground Level** - means the ground level as at 1 July 2010.
[Amended by Plan Change 11, 11/10/10]
- Habitable Room** - means (in this Plan in relation to residential density, parking and amenity space requirements) any room in a residential unit that is greater than 4.5m² in floor area and capable of providing privacy for sleeping purposes. It does not include an entrance, passageway, toilet, bathroom, separate kitchen, laundry, a garage or one functional communal living area per unit. Where a room is used both as a communal living area and for sleeping purposes it shall be considered to be a habitable room for the purposes of this definition.
[Amended by Consent Order: 1/6/04]
- Hapu** - means subtribe, extended whanau.



Private Hospital Activity

[Inserted by Plan Change 17, 2
September 2013]

- means land and buildings and their use within the Major Facilities (Mercy Hospital) zone 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 excluding independent living facilities;
 - residential activities (excluding home occupation);
 - closely associated, non-medical, support activities such as:
 - community support activities (including educational and chapel activities);
 - administration services, laundries, kitchens, cafeterias, gift shops, refreshment facilities, generators, storage facilities, workshops, staff rooms, ancillary infrastructure, accessory buildings, and carparking.

Private Road *

- means any roadway, place, or arcade laid out (or formed) within a district on private land, by the owner thereof, but intended for the use of the public generally.

Private Way *

- means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally. A Private Way includes a Right of Way, Access Allotment, Common Land, and Common Property.

Production Land *

- means:
 - (a) any land and auxiliary buildings used for the production (but not processing) of primary products (including agricultural, pastoral, horticultural, and forestry products).
 - (b) does not include land or auxiliary buildings used or associated with prospecting, exploration, or mining for minerals, and "production" has a corresponding meaning.

Prohibited Activity *

- means an activity which a plan expressly prohibits and describes as an activity for which no resource consent shall be granted; and includes any activity prohibited by section 105(2)(b) of the Historic Places Act 1993.

Public Open Space

- means space between buildings which is open or accessible to the public and is maintained at the expense of the community.



Plan Change 17

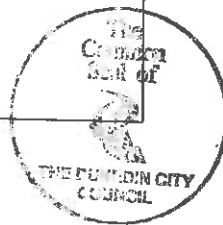
Section 17: Hazards, Hazardous Substances and Earthworks



Table 17.1: Thresholds Above Which a Resource Consent is Required for Hazardous Substances

(IMPORTANT - Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, etc. residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Explosives	1.1A-G, J, L Mass explosion hazard	Gunpowder and black powder	15kg	15kg	0	15kg	0	0	0	0
		Display fireworks	0	0	0	0	0	0	0	0
	1.2B-L Projection hazard	Industrial explosives (e.g. TNT) and all other I.1	0	25kg	0	25kg	25kg	No threshold	0	0
		All	No thresholds							
Explosives	1.3C, F-L Fire and minor blast hazard	Smokeless ammunition reloading powder	15kg	50kg	0	15kg	15kg	No threshold	15kg	15kg
		Retail fireworks	No thresholds							
	1.4B-G, S No significant hazard	All other I.3	No thresholds							
		Safety ammunition and marine flares	25kg	50kg	5kg	25kg	15kg	50kg	No threshold	25kg
	1.5D Very insensitive, with mass explosion hazard	Retail fireworks	No thresholds							
		Sodium Azide	0							
Hazardous Substances and Earthworks	1.6N Extremely insensitive, no mass explosion hazard	All other I.4	No thresholds							
		All	No thresholds							
		All	No thresholds							



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Rural Residential Zone, excluding forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Gases and aerosols	2NH (Non-Hazardous)	All	10m ³	200m ³	200m ³ 500 litres of non-flammable, non-toxic cryogenic liquids stored in accordance with AS1894:1997	200m ³	200m ³	200m ³	200m ³	10m ³
	2.1.1A High hazard flammable gases [Amended by Consent Order ENT-2012-CHC-99, 6 December 2012]	LPG (inc. propane-based refrigerant) in cylinders or multi-vessel tanks. See Note for Plan Users 11 with regard to indoor storage of LPG.	200kg Outdoor Storage Quantity	450kg Outdoor Storage Quantity	450kg Outdoor Storage Quantity	450kg Outdoor Storage Quantity	450kg Outdoor Storage Quantity	600kg Outdoor Storage Quantity	450kg Outdoor Storage Quantity	200kg Outdoor Storage Quantity
		LPG propane-based refrigerant in commercial refrigeration receivers	0	50kg	50kg	50kg	50kg	50kg	50kg	0
Gases and aerosols	2.1.1A High hazard flammable gases [Amended by Consent Order ENT-2012-CHC-99, 6 December 2012]	Acetylene	1m ³	2m ³	30m ³	30m ³	30m ³	30m ³	30m ³	1.45m ³
		Hydrogen, methane and all other permanent gases	0	0	30m ³	100m ³	30m ³	30m ³	30m ³	0
Gases and aerosols	2.1.1B Medium hazard flammable gases	Anhydrous ammonia refrigerant	0	140kg	0	0	0	140kg	140kg	0
		All other 2.1.1B	No thresholds							
	2.1.2A Flammable aerosols	All	20 litres	450 litres	450 litres	450 litres	450 litres	450 litres	450 litres	20 litres



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Flammable liquids (stored above ground in containers with individual capacity ≤450 litres)	3.1A Liquid: Very high hazard (flash point <23°C, initial boiling point ≤35°C)	Petrol	<ul style="list-style-type: none"> 10 litres inside dwelling. 50 litres outside dwelling. (No storage in metal drums) 	<ul style="list-style-type: none"> 50 litres (any storage except metal drums). 250 litres in Dangerous Goods cabinet approved to AS 1940. 420 litres in approved HSNO 'Type' stores. 	2000 litres			<ul style="list-style-type: none"> 50 litres (any storage except metal drums). 250 litres in Dangerous Goods cabinet approved to AS 1940 420 litres in approved HSNO 'Type' stores. 		<ul style="list-style-type: none"> 10 litres inside dwelling. 50 litres outside dwelling. (No storage in metal drums)
	3.1B Liquid: High hazard (FP<23°C, IBP>35°C)	All other	0	50 litres					0	100 litres stored in accordance with HSNO requirements.
		All – e.g. acetone, paint spray thinners, pure alcohol	10 litres	<ul style="list-style-type: none"> 10 litres (any storage). 250 litres in Dangerous Goods cabinet approved to AS 1940. 450 litres in approved HSNO 'Type' stores. Large scale retail activities only: 1500 litres in containers of up to 5 litres each. Group 6: Port Zone are permitted to hold 1500 litres in containers of up to 20 litres where a test location certificate is held 						
	3.1A Petrol plus 3.1B	Petrol plus any substance – cumulative total limit	<ul style="list-style-type: none"> 10 litres inside dwelling. 50 litres outside dwelling. (No storage in metal drums) 	<ul style="list-style-type: none"> 50 litres (any storage except metal drums). 250 litres in Dangerous Goods cabinet approved to AS 1940. 420 litres in approved HSNO 'Type' stores. 	2000 litres			2000 litres	<ul style="list-style-type: none"> 50 litres (any storage except metal drums). 250 litres in Dangerous Goods cabinet approved to AS 1940. 420 litres in approved HSNO 'Type' stores. 	<ul style="list-style-type: none"> 10 litres inside dwelling. 50 litres outside dwelling. (No storage in metal drums)



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Flammable liquids (stored above ground in containers with individual capacity ≤450 litres)	3.1C Liquid: Medium hazard (FP≥23°C, but ≤35°C)	All – e.g. kerosene, aviation kerosene	<ul style="list-style-type: none"> 20 litres inside dwelling. 50 litres outside dwelling. 	<ul style="list-style-type: none"> 10 litres (any storage). 250 litres in Dangerous Goods cabinet approved to AS 1940. 450 litres in approved HSNO 'Type' stores. Large scale retail activities only: 1500 litres in containers of up to 5 litres 						<ul style="list-style-type: none"> 20 litres inside dwelling. 50 litres outside dwelling.
	3.1D Liquid: Low hazard (FP>60°C, but ≤93°C)	All – e.g. diesel, petroleum fuel oils	<ul style="list-style-type: none"> 20 litres inside dwelling. 209 litres outside dwelling 	450 litres						<ul style="list-style-type: none"> 20 litres inside dwelling. 209 litres outside dwelling
	3.1A Liquid: Very high hazard (flash point <23°C, initial boiling point ≤35°C)	Petrol	0	<ul style="list-style-type: none"> Certified Single skin tanks: 0. Certified Double skin tanks: 600 litres. 			<ul style="list-style-type: none"> Certified Single skin tanks: 0. Certified Double skin tanks: 2000 litres. 	<ul style="list-style-type: none"> Certified Single skin tanks: 0. Certified Double skin tanks: 600 litres. 		0
Flammable liquids (stored above ground in containers with individual capacity >450 litres)		All others	0							
	3.1B Liquid: High hazard (FP<23°C, IBP>35°C)	All – e.g. acetone, paint spray thinners, pure alcohol	0	<ul style="list-style-type: none"> Certified Single skin tanks: 0. Certified Double skin tanks: 600 litres. 						0
	3.1C Liquid: Medium hazard (FP≥23°C, but ≤35°C)	All – e.g. kerosene, aviation kerosene	0	<ul style="list-style-type: none"> Certified Single skin tanks: 450 litres. Certified Double skin tanks: 2000 litres. 						0



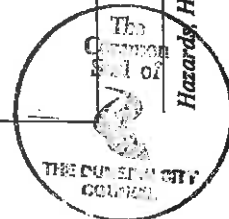
(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding res activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Rural Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Rural Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Flammable liquids (stored above ground in containers with individual capacity >450 litres)	3.1D Liquid: Low hazard (FP>60°C, but ≤93°C)	All – e.g. diesel, petroleum fuel oils	<ul style="list-style-type: none">• Certified Single skin tanks: 450 litres.• Certified Double skin tanks: 600 litres.• Certified Super vault tanks constructed to South Western Research Institute (SWRI) standards: 10000 litres.	<ul style="list-style-type: none">• Certified Single skin tanks: 450 litres.• Certified Double skin tanks: 2000 litres.• Certified Super vault tanks constructed to SWRI standards: 10000 litres.	<ul style="list-style-type: none">• Single skin tanks: 450 litres.• Double skin tanks: 2000 litres.• Super vault tanks constructed to SWRI standards: 10000 litres.	<ul style="list-style-type: none">• Certified Single skin tanks: 450 litres.• Certified Double skin tanks: 5000 litres.• Certified Super vault tanks constructed to SWRI standards: 30000 litres.	<ul style="list-style-type: none">• Certified Single skin tanks: 450 litres.• Certified Double skin tanks: 20000 litres.• Certified Super vault tanks constructed to SWRI standards: 30000 litres.	<ul style="list-style-type: none">• Certified Single skin tanks: 450 litres.• Certified Double skin tanks: 10000 litres.• Certified Super vault tanks constructed to SWRI standards: 30000 litres.	<ul style="list-style-type: none">• Certified double skin tank/s: 5200 litres	
Flammable liquids (stored below ground)	3.1A, 3.1B, 3.1C, 3.1D	All	0							
Flammable liquids (any storage)	3.2A, 3.2B & 3.2C Liquid desensitised explosive: High, medium & low hazard	All	0							



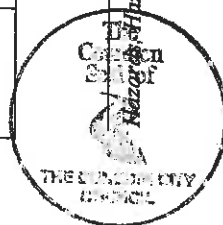
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Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Rural Residential Zone, excluding forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Rural Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Flammable solids	4.1.1A Readily combustible solids and solids that may cause fire through friction: Medium hazard	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.1.1B Readily combustible solids and solids that may cause fire through friction: Low hazard	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0
	4.1.2A&B Self-reactive: Types A&B	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.1.2C-G Self-reactive: Types C-G	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0
	4.1.3A-C Solid desensitized explosives	All	0	0	5kg	0	0	0	0	0
Flammable solids	4.2A&B Spontaneously combustible – Pyrophoric substances: High hazard & Self-heating substances: Medium hazard	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.2C Spontaneously combustible – Self-heating substances: Low hazard	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0



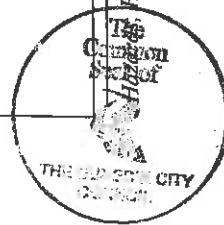
(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Rural Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Rural Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
	4.3A&B Solids that emit flammable gas when wet: High & medium hazard	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.3C Solids that emit flammable gas when wet: Low hazard	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0
Flammable solids	4.2A&B Spontaneously combustible – Pyrophoric substances: High hazard & Self-heating substances: Medium hazard	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.2C Spontaneously combustible – Self-heating substances: Low hazard	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0
	4.3A&B Solids that emit flammable gas when wet: High & medium hazard	All	0	50kg	50kg	50kg	50kg	50kg	50kg	0
	4.3C Solids that emit flammable gas when wet: Low hazard	All	0	500kg	500kg	500kg	500kg	500kg	500kg	0



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substances	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Residential Zone, excluding forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Oxidising substances	5.1.1A-C Liquids & solids	All	10 litres if liquid, 10kg if solid	200 litres if liquid, 200kg if solid	200 litres if liquid, 200kg if solid	No threshold	200 litres if liquid, 200kg if solid	200 litres if liquid, 200kg if solid	200 litres if liquid, 200kg if solid	10 litres if liquid, 10kg if solid
	5.1.2A Gases	Oxygen (Except as stored and used in accordance with HSNO requirements within medical facilities)	5.5m ³	1000m ³	500m ³	200m ³	200m ³	200m ³	200m ³	No limit if stored and used in accordance with HSNO requirements within medical facilities.
Toxic substances	5.2A-G Organic Peroxide: Types A-G	Nitrous oxide (Except as stored and used in accordance with HSNO requirements within medical facilities)	0	30 x 8-gram nitrous oxide cartridges for catering purposes only	0					No limit if stored and used in accordance with HSNO requirements within medical facilities.
		Chlorine	0							0
		All – e.g. MEKP Polyester resin catalyst	0.5 litres	16 litres	0.5 litres	0.5 litres	0.5 litres	0.5 litres	0.5 litres	0.5 litres in addition to Steris 20 Concentrate: 70kg
	6.1A-C Acutely toxic	Anhydrous ammonia refrigerant	0	140kg	0	0	0	140kg	140kg	0
		Chlorine	0	0	0	0	0	0	0	0
		All other substances	0	20 litres if liquid, 20kg if solid	20 litres if liquid, 20kg if solid	20 litres if liquid, 20kg if solid	20 litres if liquid, 20kg if solid	20 litres if liquid, 20kg if solid	20 litres if liquid, 20kg if solid	0
	6.1D&E	Sodium Chloride	5kg	200kg	1000kg	1000kg	1000kg	1000kg	1000kg	5kg
	6.1D&E	All other substances	1kg	200kg	1000kg	200kg	1000kg	1000kg	1000kg	1kg



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substances	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Residential Zone, excluding forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Toxic substances	6.3A&B Skin irritant	All	1kg	2000kg	1000kg	2000kg	1000kg	1000kg	1000kg	1kg
	6.4A Eye irritant	Cement, Hydrated Lime and Burnt Lime	400kg	50 tonne	1000kg	30 tonne	30 tonne	100 tonne	1000kg	400kg
		Sodium Chloride	5kg	200kg	1000kg	1000kg	1000kg	1000kg	1000kg	5kg
		All Others	1kg	2000kg	1000kg	2000kg	1000kg	1000kg	1000kg	1kg
	6.5A&B Respiratory & contact sensitizers	Cement, Hydrated Lime and Burnt Lime	400kg	50 tonne	1000kg	30 tonne	30 tonne	100 tonne	1000kg	400kg
		All Others	1kg	2000kg	1000kg	2000kg	1000kg	1000kg	1000kg	1kg
	6.6A&B Human mutagens	All	1kg	2000kg	1000kg	2000kg	1000kg	1000kg	1000kg	1kg
Radioactive materials	6.7A&B Carcinogens	All	1kg	200kg	1000kg	200kg	1000kg	1000kg	1000kg	1kg
	6.8A-C Human reproductive or developmental toxicants	All	0	0	0	0	0	0	0	0
	6.9A&B Substances affecting human target organs or systems	All	0	0	0	0	0	0	0	0
	These substances are controlled through the Radiation Protection Act 1965 rather than through HSNO.	All	0	0	0	0	0	0	0	0
Quantities specified in the 'Type A' transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples: domestic smoke detectors, demonstration radioactive sources in school laboratories.										



(IMPORTANT – Table 17.1 must be read with Notes for Plan Users and Permitted Activity Rule 17.5.1) [Amended by Plan Change 13, 2 September 2013]

Substance	HSNO sub-class and hazard classification	Substance	Group 1: Residential Zones and residential activities in all other zones.	Group 2: Activity, Industry, Stadium, Proposed Harbourside Zones, excluding residential activities.	Group 3: Campus Zone, excluding residential activities.	Group 4: Rural and Rural Residential Zone, excluding residential, forestry and timber treatment activities.	Group 5: Forestry and timber treatment activities in the Rural and Rural Residential Zone.	Group 6: Port Zone, excluding residential activities.	Group 7: Airport Zone, excluding residential activities.	Group 8: Major Facilities (Mercy Hospital) Zone.
Corrosives	8.1A Substances corrosive to metals	All	5 litres	1000 litres	1000 litres	1000 litres	5000 litres	1000 litres	1000 litres	5 litres
	8.2A-C Substances corrosive to skin	Cement, Hydrated Lime and Burnt Lime	400kg	50 tonne	1000kg	30 tonne	30 tonne	100 tonne	1000kg	400kg
	8.3A Substances corrosive to the eye	All	5 litres	1000 litres	1000 litres	1000 litres	5000 litres	1000 litres	1000 litres	5 litres
Ecotoxics	9.1A-D Aquatic ecotoxics and 9.2A-D Soil ecotoxics	Cement, Hydrated Lime and Burnt Lime	400kg	50 tonne	1000kg	30 tonne	30 tonne	100 tonne	1000kg	400kg
	9.3A-C Terrestrial vertebrate ecotoxics	All	5 litres	1000 litres	1000 litres	1000 litres	5000 litres	1000 litres	1000 litres	5 litres
	9.4 Terrestrial invertebrate ecotoxics	All	5 litres	1000 litres	1000 litres	1000 litres	5000 litres	1000 litres	1000 litres	5 litres
See base Class thresholds NB- Where a substance requires resource consent and also has an ecotoxic class, the ecotoxicity shall be taken into consideration as part of Assessment Matter 17.6.8										
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Plan Change 17

Section 18: Subdivision Activity



- each resulting site is not less than 11.25 ha; and
 - a minimum of 50% of the sites created by the subdivision are not less than 15 ha; and
 - the average area of the sites created by the subdivision is not less than 15ha.
- (ii) Subdivision applications in the Rural Residential Zone where the application complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10, and:
- each resulting site is not less than 1.5 ha; and
 - a minimum of 50% of the sites created by the subdivision are not less than 2 ha; and
 - the average area of the sites created by the subdivision is not less than 2 ha.

In assessing an application for discretionary activities (unrestricted) Council shall have regard to, but not be limited to, the matters identified in Section 18.6 and the objectives and policies of the Rural Section.

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. *[Amended by Plan Change 17, 2 September 2013]*

Rule 18.5.3 Access

Every allotment shall have both legal access and vehicle access to a formed road, except in the Activity Zones where every allotment shall have legal access. The standards for access are identified in Rule 20.5.7(iv) and (v) 'Vehicle Access Performance Standards' of the Transportation Section.

Note: Approval for any work in a road, including the establishment of access to properties, must be obtained from the relevant road controlling authority. Under section 317 of the Local Government Act 1974, the Dunedin City Council is the road controlling authority for all roads in the city, with the following exceptions:

- a. State Highways are under the control of the NZ Transport Agency (NZTA), unless the NZTA has delegated control to the council.
- b. Government roads are under the control of the Minister of Transport.

In addition, under section 51(2) of the Government Roadways Powers Act 1989, the written permission of the NZTA must be obtained prior to the commencement of any work on any State Highway. Early consultation with the NZTA should be undertaken for subdivision or development proposals adjacent to, or seeking access to, State Highways. See Note 2 in Rule 20.5.7 for more details. *[Amended by Consent Order, 21/12/01, and by Plan Change 10, 18/1/11]*

Rule 18.5.4 Water bodies where Esplanade Reserves or Strips will be required

- (i) An esplanade reserve shall be created on the subdivision of any land into lots of less than 4 ha, abutting the:
- Coastal Marine Area, including Blueskin Bay, Hawksbury Lagoon, Hooper's Inlet & Orokonui Estuary
 - Lower Taieri River (being the Taieri River below the Outram Bridge)
 - Water of Leith (except within the Stadium Zone, where no esplanade reserve will be required) *[Amended by Plan Change 8, 30/3/09]*
 - Kaikorai Stream
 - Silverstream

[Amended by Plan Change 7, 29/05/2012]



Plan Change 17

Section 19: Signs



- (ii) In addition to Rule 19.5.8(i), up to 25 additional directional signs may be erected, provided that:
 - (a) No greater than 10 signs may be established along any zone boundary; and
 - (b) The maximum size of any such sign is 4m²; and
 - (c) The maximum height of any such signage is 6 metres.
- (iii) Free standing signs, provided that:
 - (a) No greater than one free standing sign is permitted within the zone, on Ravensbourne Road road frontage; and
 - (b) No free standing sign shall be permitted on road reserve; and
 - (c) Free standing signs may be double sided with the maximum size of each side being 18m²; and
 - (d) Maximum height of the sign is 9 metres above the ground.

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

[Inserted by Plan Change 17, 2 September 2013]

- (i) The following signs associated with a Private Hospital Activity in the Major Facilities (Mercy Hospital) Zone are permitted:
 - (a) Signs located on buildings provided that the maximum area of a sign shall be 2m²;
 - (b) One free-standing sign at the public entrance to the site to identify the property as Mercy Hospital and Marinoto Clinic, provided that:
 - (i) The sign shall have a maximum area of 4m² per face; and
 - (ii) Shall stand no higher than 3m above natural ground level; and
 - (iii) Shall not be located on road reserve.
 - (c) Signs for the sole purpose of identified vehicle or pedestrian access points at each entrance to, or exit from, the site provided that:
 - (i) The maximum area of each sign shall be 1m² per face.
 - (d) Free-standing signage to be viewed by persons within the site provided that the signs shall have a maximum area of 4m² per face.
 - (e) Signs can be illuminated.

Rule 19.5.10 Conditions on all Permitted Signs *[Amended by Plan Change 8, 30/3/09, and Plan Change 17, 2 September 2013]*

In addition to the conditions contained in Rules 19.5.1 to 19.5.8, the following conditions apply to all permitted signs:

- (i) Any sign overhanging the footpath shall, at its lowest point, be no less than 2.6 m above the footpath directly beneath the sign.
- (ii) For the purpose of ensuring traffic safety, all signs shall comply with the following rules:
 - (a) No sign shall be located in a manner that restricts visibility to or from any property access or road intersection.
 - (b) No sign shall be of a design or form such that it resembles or conflicts with traffic signs.



Rule 19.5.11 Discretionary Activities (Restricted) *[Amended by Plan Change 17, 2 September 2013]*

The following signs are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with the conditions of Rules 19.5.1 to 19.5.9. The Council's discretion is limited to the condition or conditions with which the activity fails to comply.

Rule 19.5.12 Discretionary Activities (Unrestricted) *[Amended by Plan Change 17, 2 September 2013]*

The following signs are discretionary activities (unrestricted):

- (i) *[Deleted by Variation 7: 18/7/01]*
- (ii) Murals.
- (iii) Sandwich board signs except those in the Central Activity, Local Activity 1 and Harbourside Zones. *[Amended by Plan Change 1: 18/7/05], [Amended by Plan Change 7, 29/5/12]*

Rule 19.5.13 Non-Complying Activities *[Amended by Plan Change 17, 2 September 2013]*

The following signs are non-complying activities:

- (i) Permanent hoarding signs, except those provided within the Airport Zone in accordance with Rule 19.5.7 (vii). *[Amended by Plan Change 3, 1/9/2008]*
- (ii) Buildings painted as signs.



Plan Change 17

Section 21: Environmental Issues



- (c) Aircraft taking off and landing at the Taieri Aerodrome during the period 7.00 am to 10.00 pm.
- (d) Noise generated within the Port 1 Zone at Port Chalmers.
- (e) Construction noise, except within the Abbotsford Residential 6 Zone outside the period between 7am to 7pm Monday to Saturday inclusive, and all Sunday, and except within the Major Facilities (Mercy Hospital) Zone (where Rule 25.5.1(v)(g) applies). *[Amended by Plan Change 4, 3/3/08 and Plan Change 17, 2 September 2013]*
- (f) Noise associated with activities at preschools and schools during the period 8.00 am to 6.00 pm.
- (g) 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

[Inserted by Plan Change 17, 2 September 2013]



Rule 21.5.2 Port Noise Management and Noise Mitigation Performance Standards – Port Chalmers

(i) Port Noise Management

The Port Operator shall investigate and adopt the best practicable option to minimise Port Noise emissions; and

The Port Operator shall produce and at all times operate in accordance with a Port Noise Management Plan which shall include but is not limited to the matters set out in Appendix 21.A.

(ii) Port Noise Mitigation

The Port Operator shall implement a Port Noise Mitigation Plan for the purchase or Acoustic Treatment of Noise Affected Properties which shall include but is not limited to the matters set out in Appendix 21.B.

(iii) Port Noise Liaison Committee

The Port Operator shall establish, maintain and participate in a Port Noise Liaison Committee which shall operate generally in accordance with the requirements set out in Appendix 21.C.

(iv) Port Noise Measurement

(a) The measurement of Port Noise shall be in accordance with NZS 6801:1999 Acoustics - Measurement of Sound, and assessment shall be in accordance with NZS 6809:1999 Acoustics - Port Noise Management and Land Use Planning, provided that:

- (i) subject to sub-clause (b)(i) of this clause, the Rating Level described in clause 7.3 of NZS 6809:1999 shall be determined for the sole purpose of defining any $L_{eq (15 \text{ minute})}$ sound level, required for the purposes of Appendices 21.A and 21B; and
- (ii) adjustments for any special audible characteristic to any $L_{eq (15 \text{ min})}$ made in accordance with clause 7.3 and A6 of NZS 6809:1999 shall, except for audible warning devices, not apply to noise from log and container handling activities.

(b) For the purpose of comparison with noise criteria specified in Appendix 21.B the following will apply:

- (i) In calculating any $L_{dn, (5 \text{ day average})}$, one ship visit of up to five days duration, shall be deemed to be one occasion.
- (ii) In assessing any $L_{eq (15 \text{ minute})}$ sound level between 10pm and 7am the following day, one ship visit of up to five days duration shall be deemed to be one occasion.

[Inserted by C41/2004, 6/4/04]



Plan Change 17

Section 22: Utilities



necessary incidental equipment, and gas pressure regulating stations permitted by Rule 22.5.1(v) & (vi):

- (a) Pipes, incidental equipment, and gas pressure regulating stations shall be at a gauge pressure not exceeding 2000 kilopascals.
 - (b) All pipes shall be located underground.
 - (c) All incidental equipment and gas pressure regulating stations greater than 4 m² in area and 2 m in height shall be located underground.
- (v) Navigational aids permitted by Rule 22.5.1(vii):**
- (a) No navigational aid shall be greater than 2.5 m x 1.5 m in area and 4 m in height.
- (vi) River flow recording facilities permitted by Rule 22.5.1(viii):**
- (a) No river flow recording facility shall be greater than 2.5 m x 1.5 m in area above ground, nor shall extend more than 4 m in height above the level of the adjacent river bank, provided that any associated spilling well or recorder housing shall be finished in a colour which blends with the colours of the landscape setting.
- (vii) Masts permitted by Rule 22.5.1 (ix):**
- (a) No tubular mast shall be greater than 1.5 m in diameter up to the maximum height for buildings in the zone in which it is located, and no greater than 0.75 m in diameter from that point to the top of the mast. Any calculation of mast diameter shall exclude any head array or aerials or antennas fixed to the outer face of the mast. Any base or foundation structure required for masts is also exempt from any diameter control. Any mast located in the Industrial 1 and Port 2 Zones is exempt from any diameter control.
 - (b) The diameter of any head array (consisting of support structures and an array of aerials 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 3.5 m. The diameter of the head array is to be based on a circle concentric with the centreline of the mast. *[Amended by Plan Change 17, 2 September 2013]*
 - (c) No lattice mast shall be greater than 4 m² in cross-sectional area up to half the maximum height for buildings in the zone in which it is located, and no greater than 2.5 m² in cross-sectional area from that point to the top of the mast.
 - (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 Activity 1 and 2 Zones, the Port 1 Zone, the Industrial 2 Zone, or the Campus Zone. Within the Major Facilities (Mercy Hospital) Zone, either no mast shall be more than 2m higher than the section of building to which it is attached or no mast shall be more than 11m, whichever is the highest. In calculating height, no account shall be taken of lightning rods, aerials or antennas (except dish antenna). *[Amended by Plan Change 1: 18/7/05 and Plan Change 17, 2 September 2013]*
 - (e) No mast shall exceed a height greater than 5 m above the maximum height for buildings in any Rural Zone, the Central Activity Zone, Harbourside Zone or the Large Scale Retail Zone. In calculating height, no account shall be taken of lightning rods, aerials or antennas (except dish antenna). *[Amended by Plan Change 7, 29/5/2012]*
 - (f) In the Airport, Industrial 1 and Port 2 Zones no height limitation shall apply. *[Amended by Plan Change 3, 1/9/2008]*

[Amended by C134/2001 17/8/01 and erratum 19/12/01]



(viii) Height of Aerials (including Panel Antennas) permitted by Rule 22.5.1(ix):

No aerial (including panel antenna) shall at its highest point, be higher than 1 m above the maximum height for masts for the zone in which it is located, except for omni-directional (or whip) antenna or aerial with a maximum diameter of 100mm which shall at its highest point, be no higher than 4 m above the maximum height for masts for the zone in which it is located. In the Airport, Industrial 1 and Port 2 Zones no height limitation shall apply. *[Amended by Plan Change 3, 1/9/2008]*

(ix) Size of Aerials and Antenna dishes permitted by Rule 22.5.1(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, Industry 2, Major Facilities (Mercy Hospital) and Campus Zones (where the site in the Campus Zone adjoins a Residential Zone): <i>[Amended by Plan Change 1, 18/7/05 and Plan Change 17, 2 September 2013]</i>	1.0 m	1.0m ²
Rural and Rural Residential Zones and Campus Zones (where the site in the Campus Zone does not adjoin a Residential Zone):	1.2 m	1.2m ²
Central Activity, Harbourside and Large Scale Retail Zones: <i>[Amended by Plan Change 7, 29/5/2012]</i>	1.8 m	1.5m ²
Airport, Industry 1 and Port Zones: <i>[Amended by Plan Change 3, 1/9/2008]</i>	No limit	No limit

* Max cross sectional area of Aerial and Panel Antenna shall be the vertical or horizontal cross section taken through the Aerial and Panel Antenna that presents the greatest area (i.e. the greatest area of a silhouette that would be visible).

(x) Radio frequency emissions from antennas, aerials and any other frequency generating devices:

Radio frequency emissions from aerials, antenna dishes and other communication facilities as measured within any area or location accessible to the public shall comply with AS/NZS 2772.1 1999 or any new standard which is designed to replace this standard.

(xi) Buildings accessory to permitted activities permitted by Rule 22.5.1(xi):

All buildings accessory to permitted activities shall comply with the zone standards and performance standards for accessory buildings for the zone in which they are located or, where there is no provision for accessory buildings within a specific zone, shall comply with the zone standards and performance standards for buildings for the zone in which they are located.

(xii) Taieri Aerodrome take-off and approach fans - height restrictions:

Except that where a site is within the height restriction for Taieri Aerodrome as shown on District Plan Maps 28 and 29, no part of any building or structure shall impinge on that restriction.



Plan Change 17

**Section 28: Major
Facilities (Mercy
Hospital) Zone**



28 Major Facilities (Mercy Hospital) Zone *[Inserted by Plan Change 17, 2 September 2013]*

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 such as a 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 Issues

Issue 28.1.1

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.

Objectives: 28.2.1; 28.2.2

Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4

Explanation

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.

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.

28.2 Objectives

Objective 28.2.1

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.

Issues: 28.1.1

Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4

AERs: 28.6.1; 28.6.2; 28.6.3

Explanation

Private hospital activities make a significant contribution to the community's social, economic and cultural wellbeing. The operation of Mercy Hospital as a health care provider should be sustained for future generations, including allowing future expansions, where appropriate, to meet the health care needs of the community.

Objective 28.2.2

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.

Issues: 28.1.1

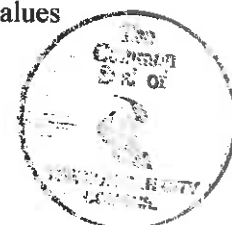
Policies: 28.3.1; 28.3.2; 28.3.3; 28.3.4

AERs: 28.6.1; 28.6.2; 28.6.3

Explanation

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.

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.



28.3 Policies

Policy 28.3.1

Provide for the on-going use, maintenance and operation of private hospital related activities within the Major Facilities (Mercy Hospital) Zone.

Objective: 28.2.1

Methods: 28.4.1; 28.4.2

Explanation

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 on-going manner, allowing it to continue to provide appropriate services to the community.

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.

Objectives: 28.2.1; 28.2.2

Methods: 28.4.1; 28.4.2

Explanation

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.

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.

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.

Objectives: 28.2.1

Methods: 28.4.1; 28.4.2

Explanation

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.

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.

The policy and associated methods aim to ensure adequate carparks are provided on site for Hospital staff and visitors.



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.

Objective: 28.2.2

Methods: 28.4.1; 28.4.2

Explanation

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.

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.



28.4 Methods of Implementation

In addition to the rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

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: Major Facilities (Mercy Hospital) Zone

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.
- (ii) Signs permitted in this zone are specified in the Signs Section.

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, generators, utilities and ancillary infrastructure including plant and equipment (including flues and ducts) 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) Access and loading provisions shall comply with the performance standards of Section 20 (Transportation).
- (b) Car parking for Private Hospital Activities:
 - (i) Car parks shall be provided on-site at a rate of 1.9 car park spaces per 100m² of building Gross Floor Area. This provision shall be cumulative for Private Hospital Activities on-site as a whole, except if resource consent is held for an exemption to this rule, the floor area provided for via the aforementioned resource consent is excluded from future calculations.
 - (ii) Where additional Gross Floor Area is proposed, any additional car parking spaces required in order to comply with Rule 28.5.2(iii)(b)(i) shall be provided and operational before construction commences on the additional gross floor area unless resource consent is obtained to exempt or reduce the parking provision in regards to the extension or activity.
 - (iii) Parking layout shall comply with the performance standards of Section 20 (Transportation).

(iv) Signage

Refer to the Signs Section.



(v) **Noise, Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(vi) **Hazardous Substances and Earthworks**

Refer to the Hazardous Substances and Earthworks Section.

(vii) **Townscape, Landscape, Trees, Indigenous Vegetation and Fauna**

Refer to the relevant Townscape, Landscape, Trees or Indigenous Vegetation and Fauna Section.

(viii) **Utilities**

Refer to the Utilities Section

Rule 28.5.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Accessory buildings which do not comply with Rule 28.5.2(ii). Council's discretion is restricted to the effects of the bulk and location of the structures and any actual or potential benefits to the social, economic and cultural wellbeing of the community from the proposed works.
- (ii) Private Hospital Activities which do not comply with Rule 28.5.2(iii). Council's discretion is restricted to the effects on internal operation of the access and parking facilities, road safety, and the effects on road functionality arising from any shortfall in on-site parking provision and any actual or potential benefits to the social, economic and cultural wellbeing of the community from the proposed works.

Rule 28.5.4 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted). In assessing an application for a discretionary activity (unrestricted), the Council shall have regard but not be limited to the matters identified in Section 28.6.

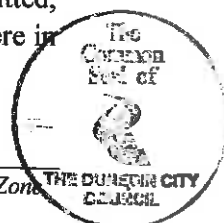
Buildings for:

- (i) Private Hospital Activities which are not in accordance with the Structure Plan (Appendix 28.1).
- (ii) Residential activities which are not Private Hospital Activities.

Rule 28.5.5 Non-Complying Activities

The following activities are non-complying activities:

- (i) Any activity not specifically identified as permitted, discretionary (restricted) or discretionary (unrestricted) 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

In assessing any applications, in addition to the matters contained in the Fourth Schedule of the Act, the Council will have regard to, but not be restricted by the following matters:

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

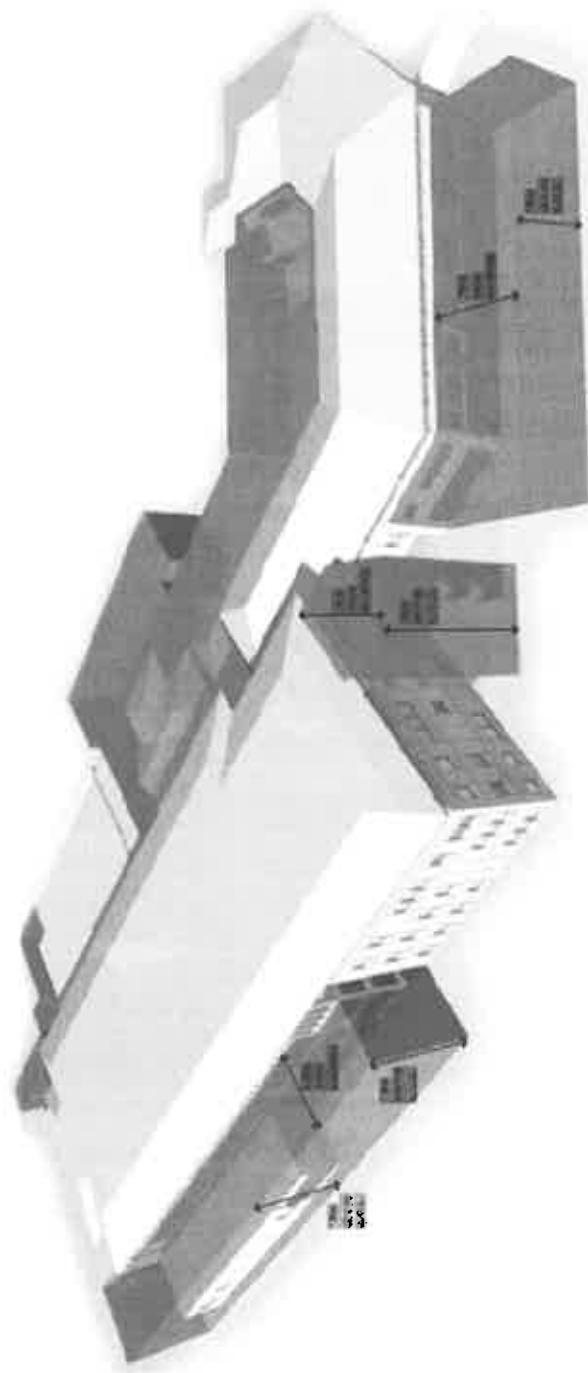
The avoidance or mitigation of adverse effects from private hospital activities on surrounding residential areas.

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.

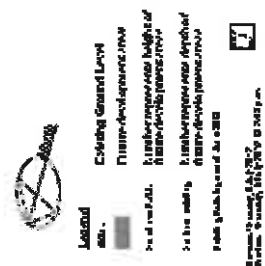


Appendix 28.1: Structure Plan



PROPOSED STRUCTURE PLAN

MERCY HOSPITAL STRUCTURE PLAN

**EMERGENCY HOSPITAL STRUCTURE PLAN**

RECEIVED BY JEFFREY H. JACOB





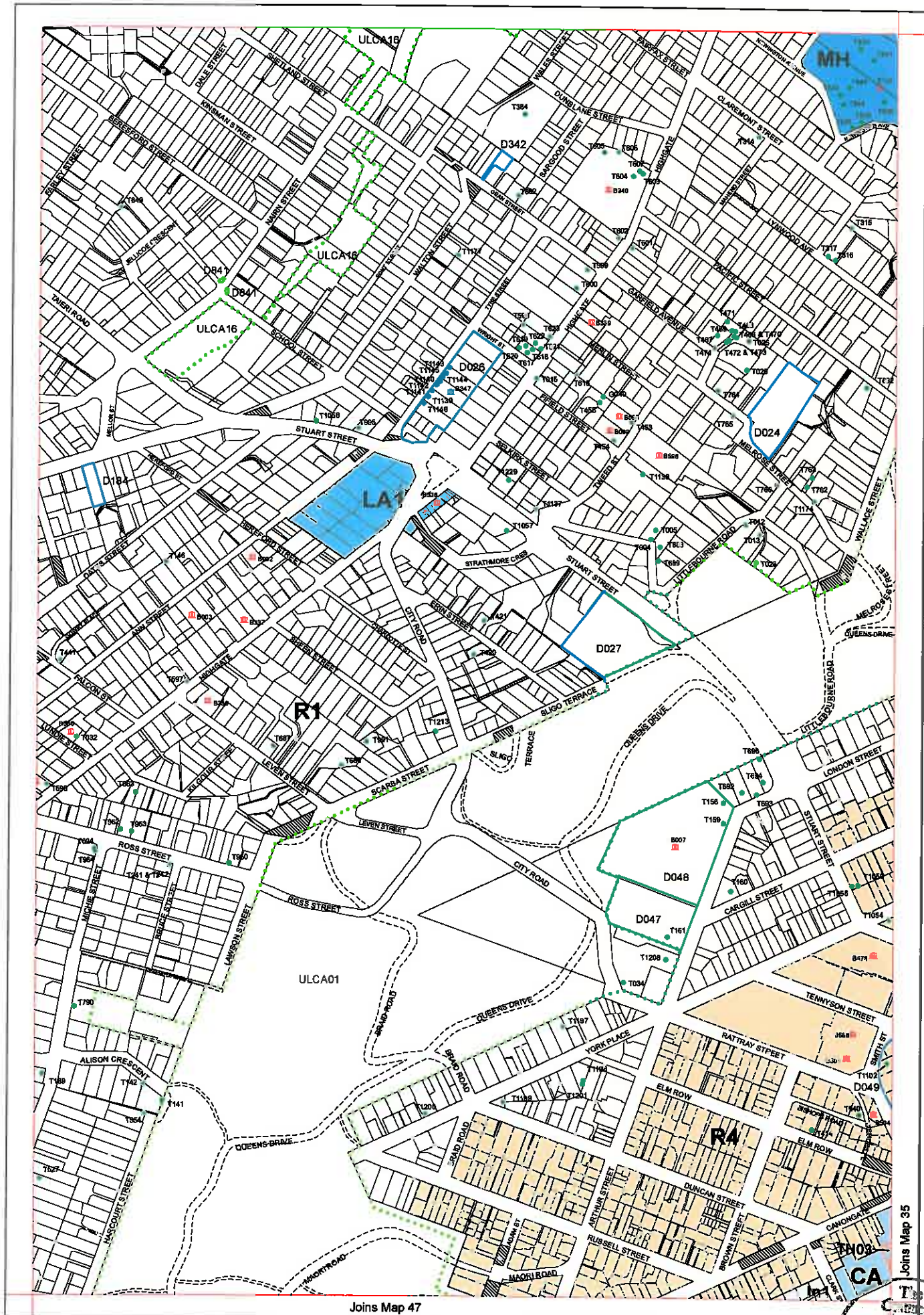
Plan Change 17

Zone Maps



See Map 33





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Legend



Roslyn

0 50 100 150 Meters

Map Printed: August 2013

