

31 JUL 2012

Business Information
Services

REG IN DWX PC17

PC - X- 1
(Office Use Only)



**DUNEDIN CITY
COUNCIL**
Kaunihara-a-rohe o Otago

SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991

**Submission on publicly notified proposed
District Plan Change 17 Mercy Hospital.**

Submissions can be:

Posted to: Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Delivered to: Customer Service Centre, Plaza, Civic Centre, 50 The Octagon, Dunedin

Faxed to: 474 3451 (If you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 24th August 2012.**

Your name and contact details:

Your Full Name: W.J. Rutherford, RB Rutherford & Thorndean Trustee Co Ltd

Full Postal Address: 32 Claremont St
Dunedin

Telephone: 4675124 **Facsimile:**

Email Address: rosa.rutherford@extra.co.nz

I: ~~Do~~ / **Do Not** wish to be heard in support of this submission at the hearing

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Delete the above statement if you would not consider presenting a joint case at a hearing)

The specific provisions of Proposed District Plan Change ___ that my submission relates to are:

(I should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Support the proposal

My submission is that:

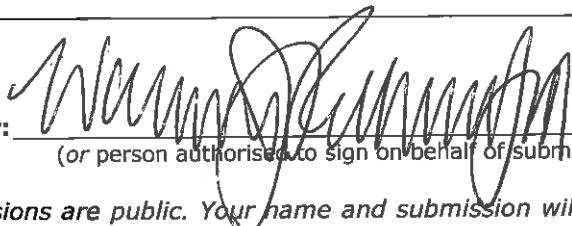
(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I seek the following decision from the Council:

(Please give precise details.)

Approval of proposal

Signature of submitter:



(or person authorised to sign on behalf of submitter)

Date:

30/11/12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz

01 AUG 2012

Business Information
Services

PC17 2

PC - X-
(Office Use Only)



**DUNEDIN CITY
COUNCIL**

Kaunihara-a-rohe o Otago

SUBMISSION FORM 5
Clause 6 of First Schedule, Resource Management Act 1991

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Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 24th August 2012.**

Your name and contact details:

Your Full Name: Mona Florence CARMAN

Full Postal Address: P.O. Box 2053 2 Enderdon Street
Maori Hill 9043 Maori Hill 9010

Telephone: 03 4667288 **Facsimile:** _____

Email Address: _____

I: Do/Do Not wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

I specific provisions of Proposed District Plan Change ___ that my submission relates to are:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Just go for it - they (Mercy)
do a wonderful job.

Mona F. Carman 4.

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I seek the following decision from the Council:

(Please give precise details.)

Signature of submitter: _____ **Date:** _____
(or person authorised to sign on behalf of submitter)

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DUNEDIN CITY

COUNCIL

Kaurihera-a-rohe o Otepoti

SUBMISSION FORM 5

Clause 6 of First Schedule, Resource Management Act 1991

DCC

01 AUG 2012

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Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 24th August 2012.**

Your name and contact details:

Your Full Name:

Eileen Therese Ross

Full Postal Address:

29 Arawa Road

Maori Hill, Dunedin 9010

Telephone:

4640333

Facsimile:

Email Address:

☒ **Do/Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

I specific provisions of Proposed District Plan Change ____ that my submission relates to are:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Support

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Support

I seek the following decision from the Council:

(Please give precise details.)

Signature of submitter:

E.Y. Ross

(or person authorised to sign on behalf of submitter)

Date:

31. 7. 12

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

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**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 5

Clause 6 of First Schedule, Resource Management Act 1991

03 AUG 2012

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Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 24th August 2012.**

ur name and contact details:

Your Full Name: ALISTAIR JAMES WRIGHT

Full Postal Address: 1B Chalmers STREET
DUNEDIN 9010

Telephone: 4640 719 Facsimile: 4772024

Email Address: alistair@lmwright.co.nz

I: ☒ **Do** ☐ **Do Not** wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

T **specific provisions of Proposed District Plan Change** **that my submission relates to are:**

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

Proposed District Plan Change 17 seeks to re-zone approximately 4 hectares of the Mercy Hospital site at 72 Newington Avenue, Dunedin, from Residential 1 to Major Facilities (Mercy Hospital) zoning, to enable existing and future development of the site for Private Hospital Activities. The definition of a 'Private Hospital Activity' is provided by the proposed plan change, and may be summarised as the use of land and buildings for the primary purpose of providing for the health of the community. This includes support activities.

The land proposed for rezoning is part of the site legally described as Part Section 8-10 Block 1 Deposited Plan 539, held in Computer Freehold Register OT140/270.

The key parts of the proposed plan change include:

- Provision of a Structure Plan for Mercy Hospital to provide for existing and specific future facilities;
- A new section for the Major Facilities (Mercy Hospital) Zone;
- Amendments to Volume 1 of the District Plan;
- Amendments to relevant maps in Volume 2 of the District Plan.

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My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

I support the proposed district plan change 17
as set out on previous page

I seek the following decision from the Council:

(Please give precise details.)

Resource Consent be granted without delay

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: _____

1st August 2012

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz

PC17-5

Teresa Gutteridge

From: Murray Galland [gallands2001@yahoo.com]
Sent: Sunday, 19 August 2012 14:12
To: Teresa Gutteridge
Subject: Plan Change 17: Mercy Hospital Online Submission
Follow Up Flag: Follow up
Flag Status: Completed

Murray Galland has made a submission to "Plan Change 17: Mercy Hospital" via the online submission form. Below are the details of the submission.

Your details

- First name: Murray
- Last name: Galland
- Organisation:
- Street address: 5 Burwood Avenue
- Suburb: Maori Hill
- Town / city: Dunedin
- Post code: 9010
- Email address: gallands2001@yahoo.com
- Day phone: 4767680
- Evening phone: 4676186

Your submission

- I wish to be heard in support of this submission at the hearing: No
- If others make a similar submission, I will consider presenting a joint case with them at a hearing: No
- The specific provisions of Proposed District Plan Private Plan Change 17: Mercy Hospital that my submission relates to are:: Effect on us as nearby residents
- My submission is that:: Support subject to satisfactory clarification of the below
We are close neighbours to the Hospital, opposite one public exit Will the future development areas shaded in plan have any effect on our current view? Will successful rezoning mean that in the future, the Hospital can undertake developments that will have an effect on our current view or indeed contribute to parking complications in the vicinity, without us being consulted?
- I seek the following decision from the Council:

Additional information

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded

20/08/2012

PC17-6

Teresa Gutteridge

From: Frederick William (Bill) Rolfe [fwrolfe@es.co.nz]
Sent: Monday, 20 August 2012 11:21
To: Teresa Gutteridge
Subject: Plan Change 17: Mercy Hospital Online Submission
Follow Up Flag: Follow up
Flag Status: Red

Frederick William (Bill) Rolfe has made a submission to "Plan Change 17: Mercy Hospital" via the online submission form. Below are the details of the submission.

Your details

- First name: Frederick William (Bill)
- Last name: Rolfe
- Organisation:
- Street address: 89 Newington Avenue
- Suburb: Maori Hill
- Town / city: Dunedin
- Post code: 9010
- Email address: fwrolfe@es.co.nz
- Day phone: 4676147
- Evening phone: 4676147

Your submission

- I wish to be heard in support of this submission at the hearing: No
- If others make a similar submission, I will consider presenting a joint case with them at a hearing: No
- The specific provisions of Proposed District Plan Private Plan Change 17: Mercy Hospital that my submission relates to are:: Proposal to rezone land

I oppose the proposal in its present form. While I feel sure our neighbourhood all welcomes the presence of a private hospital at this location, its growth over the last 20-30 years has turned it into something of a monster in our midst. It now dominates the area, not least because of the traffic issues that arise from its presence. However my issue relates to the blanket rezoning of all of the land owned by the hospital. It seems to me that, if consent is given, it is entirely possible that, at some future date, the hospital may elect - without requiring

20/08/2012

- any form of neighbourhood consent, to erect a multistorey building on or near its boundaries that would unquestionably arouse opposition if proposed now. Such a development would adversely affect property values in the area. I therefore ask that some form of constraint be placed upon the hospital so that no building may be erected within 20 metres of any boundary without first being approved by those affected. I am greatly concerned that this application is an attempt by stealth to secure to the hospital the ability to plan its development into the future without consideration of the needs and wishes of its neighbours.
- I ask that Council constrain the rezoning of the hospital land to that part of the property that is more than 20 metres from any boundary and that it specifically requires the hospital to seek the consent of affected parties to any change of use of the boundary land thus constrained.

Additional information

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded



Our Ref: 12013-465
Your Ref:

20 August 2012

The Chief Executive
Dunedin City Council
PO Box 5045
Dunedin

Attn: Lianne Darby

Dear Lianne,

RE: PROPOSED PLAN CHANGE 17 – MERCY HOSPITAL

Introductory Comments

1. This is a submission on proposed Plan Change 17. The NZHPT supports proposed Plan Change 17. The NZHPT may wish to be heard in support of this submission.

NZHPT's Role and Functions

2. The New Zealand Historic Places Trust (NZHPT) is an autonomous Crown entity, with responsibilities under the Historic Places Act 1993 (HPA) to promote the identification, protection, preservation and conservation of the historical and cultural resources of New Zealand. This includes working with local authorities to advocate similar such protection under the Resource Management Act 1991 (RMA).
3. Under the HPA, NZHPT is responsible for the protection of archaeological sites. An archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Archaeological sites may be recorded or unrecorded. Under the Historic Places Act 1993 it is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of the New Zealand Historic Places Trust. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted.

NZHPT's Submission

4. The applicant has undertaken consultation with the NZHPT prior to submitting the application for the plan change. This early consultation is appreciated.
5. Marinoto House is located in the Mercy Hospital grounds. Marinoto is registered a Category 2 historic place (ref. 7303) in the Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The building is also listed in Schedule 25.1 of the DCC District Plan (ref. B748) and works to the building are therefore subject to the District Plan's Townscape rules.

NZHPT Otago/Southland Area Office, Floor 4, Queens Building, 109 Princes Street
PO Box 5467, DUNEDIN 9058 Ph (03) 477-9871 Fax (03) 477-3893

6. Should the proposed plan change be adopted, there would be no change to the provisions governing proposed works to Marinoto House itself - the Townscape provisions of the District Plan would still apply. Accordingly the NZHPT's main interest in relation to the proposed plan change is in the new zone provisions and their potential implications for the setting or surroundings of the building.
7. On balance it is considered that the new zone provisions would not give rise to any additional potential impacts on Marinoto House beyond those anticipated under the existing Residential 1 zoning. Furthermore, it is considered that the Structure Plan provides more certainty in terms of the future development of the site than the current zoning. In the NZHPT's view, the proposed Structure Plan would not compromise the setting of Marinoto House. All proposed additions to the main hospital building would be well separated from Marinoto House.
8. In particular, the NZHPT supports the inclusion of Objective 28.2.2, Policy 28.3.4 and provisions 28.6.10 and 28.7.3. The NZHPT considers that these provisions would deliver a balance between the recognition of hospital activities on the site and enabling their expansion, whilst also recognising that the expansion of such facilities does have the potential to impact on heritage values, namely Marinoto House and its surroundings. The provisions provide the Council with the scope to ensure that any application contains adequate information regarding effects on heritage values, as well as methods for avoiding, remedying and/or mitigating any such effects. The NZHPT requests that the abovementioned provisions are adopted.
9. Thank you for the opportunity to comment on the proposed plan change.
10. If you have any queries in relation to the above, please contact Jane O'Dea, Heritage Advisor (Planning), ph. 03 4702366, email: jodea@historic.org.nz.

Yours sincerely,



Rob Hall
General Manager (Southern Region)

cc. Mercy Hospital (Dunedin) Ltd – C/- Mitchell Partnerships

PC17-8

Teresa Gutteridge

From: Louise Croot [lmcroot@xtra.co.nz]
Sent: Monday, 20 August 2012 14:11
To: Teresa Gutteridge
Subject: Plan Change 17: Mercy Hospital Online Submission

Follow Up Flag: Follow up

Flag Status: Red

Louise Croot has made a submission to "Plan Change 17: Mercy Hospital" via the online submission form. Below are the details of the submission.

Your details

- First name: Louise
- Last name: Croot
- Organisation: NA
- Street address: 520 Highgate
- Suburb: Maori Hill
- Town / city: Dunedin
- Post code: 9010
- Email address: lmcroot@xtra.co.nz
- Day phone: 03 4640778
- Evening phone: 03 4640778

Your submission

- I wish to be heard in support of this submission at the hearing: No
- If others make a similar submission, I will consider presenting a joint case with them at a hearing: No

- The specific provisions of Proposed District Plan Private Plan Change 17: Mercy Hospital that my submission relates to are::

I support the proposed Plan Change 17 as it would give certainty and boundaries to the hospital and community primary /secondary care zone in this residential area.

- My submission is that::

I believe this variation would prevent further encroachment by ad hoc illness and medical facilities in this residential zone. A decision should clarify with clear signage onsite parking and prevent burdening the residential streets with staff and client/patient parking.

- I seek the following decision from the Council:

I support a decision to amend Volume 1 of the District Plan and amendments to any maps in Volume 2 so that the new section for major facilities {Mercy Hospital} Zone and the provision of a Structure Plan for Mercy Hospital to provide for existing and specific future facilities including adequate parking be advanced.

Additional information

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded

Submission Form 5

Clause 6 of First Schedule, Resource Management Act 1991

Submission on publicly notified proposed District Plan Change 17 Mercy Hospital.

My full name: Ross Alistair Gillanders

Full postal address: 45 Grendon Street, Maori Hill, Dunedin 9010

Telephone: +64 03 4640562

Email Address: ross.gillanders@otagoalumni.ac.nz

I do not wish to be heard in support of this submission at the hearing.

Submission:

Mercy Hospital is a commercial enterprise situated in a Residential 1 Zone. As such it should comply with high standards in its operations and with all aspects of the existing District Plan. The fact that it provides a service to the wider Otago-Southland area is hardly relevant, no more so than a supermarket, a garage or a bakery, although it is acknowledged that the hospital's activities do cover a wider area with a much larger population.

As noted, Mercy wish to amend the District Plan to "provide for hospital related activities at Mercy Hospital in accordance with a site specific Structure Plan." It is also proposed to include a definition for "Private Hospital Activity which will define the activities that can occur within it."

These activities have not been spelled out. Would they include an ambulance station, a medical diagnostic laboratory, crematorium or what?

It is suggested that "potential adverse environmental effects of future activities to be monitored by Performance Standards." Would "potential adverse environmental effects" take account of the effects on people living in an area of increased commercial activity and building operations? Who will set these standards and how stringent will they be?

Once any amendment is agreed, Mercy could then do almost anything it chooses to do as long as it is consistent with whatever "Private Hospital Activity" and "Performance Standards" mean.

In the proposal it is stated "Mercy Hospital offers educational, religious and other support activities. Cafe, gift shop, kitchen facilities, laundries, offices and a variety of other support services are located on site." The provision of religious activities is not part of core medical/surgical services and is therefore not reason for extending Mercy Hospital activity. Neither is provision of a gift shop, and even a cafe is hardly necessary in view of the fact that there are at least four such cafes within 1 kilometre of the site. Educational activity is

something I am unaware of here.

It is also stated that "The Major Facility (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 claim that it creates more certainty is obviously true for Mercy Hospital, but patently not so for the surrounding residents. Indeed, the application states that should Mercy Hospital need to develop the site beyond the special zone, they will have to apply as at present - so development could still spread beyond the special zone, and claims of certainty for the community are spurious. That Mercy Hospital will want to expand their activity is almost certain; the population is aging [especially in most of the area] with likely greater health needs, medical science is advancing rapidly, creating more opportunity for clinical intervention in health and disability, and access to public health facilities is increasingly limited through greater demand and government policies.

Section 28.1 Significant Resource Management Issue.

28.1.1 Objective states 'Mercy Hospital is of *fundamental* [my emphasis] 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.' That it is *fundamental* is a matter of opinion. The Explanation states that the 'development and diversification of activities at Mercy Hospital is considered to make a positive contribution to the health and welfare of the community, without compromising the residential character values of the surrounding residential area.' Once again, that is an opinion ; 'considered by' whom?

28.1.2 Explanation. This repeats the previous explanatory statement, then suggests '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 to continue meeting the healthcare needs of the community.' I fail to see that the Council has any such responsibility - the responsibility for the health needs of future generations lies surely with the government.

28.2.2 Explanation. This states that the 'policies and rules are designed to allow these activities to continue to operate and develop, whilst ensuring development occurs without impacting upon the surrounding residential environment in a negative way.' Continued, small developments have a cumulative effect, so the overall impact with time is significant.

28.3.2 Explanation. 'Allowing Mercy Hospital to expand is a pre-requisite to achieving sustainable management of the physical resources concerned.' Again, achieving sustainable management of the resources is a private matter of Mercy Hospital, and surely not the business of Council or the Resource Management Act.

28.5 Rules

Rule 28.5.3 Discretionary Activities (Restricted) appears to allow activities that do 'not comply

with one or more of the performance standards in Rule 28.5.2' as long as Council agrees; this seems to allow the field to be, in effect, wide open.

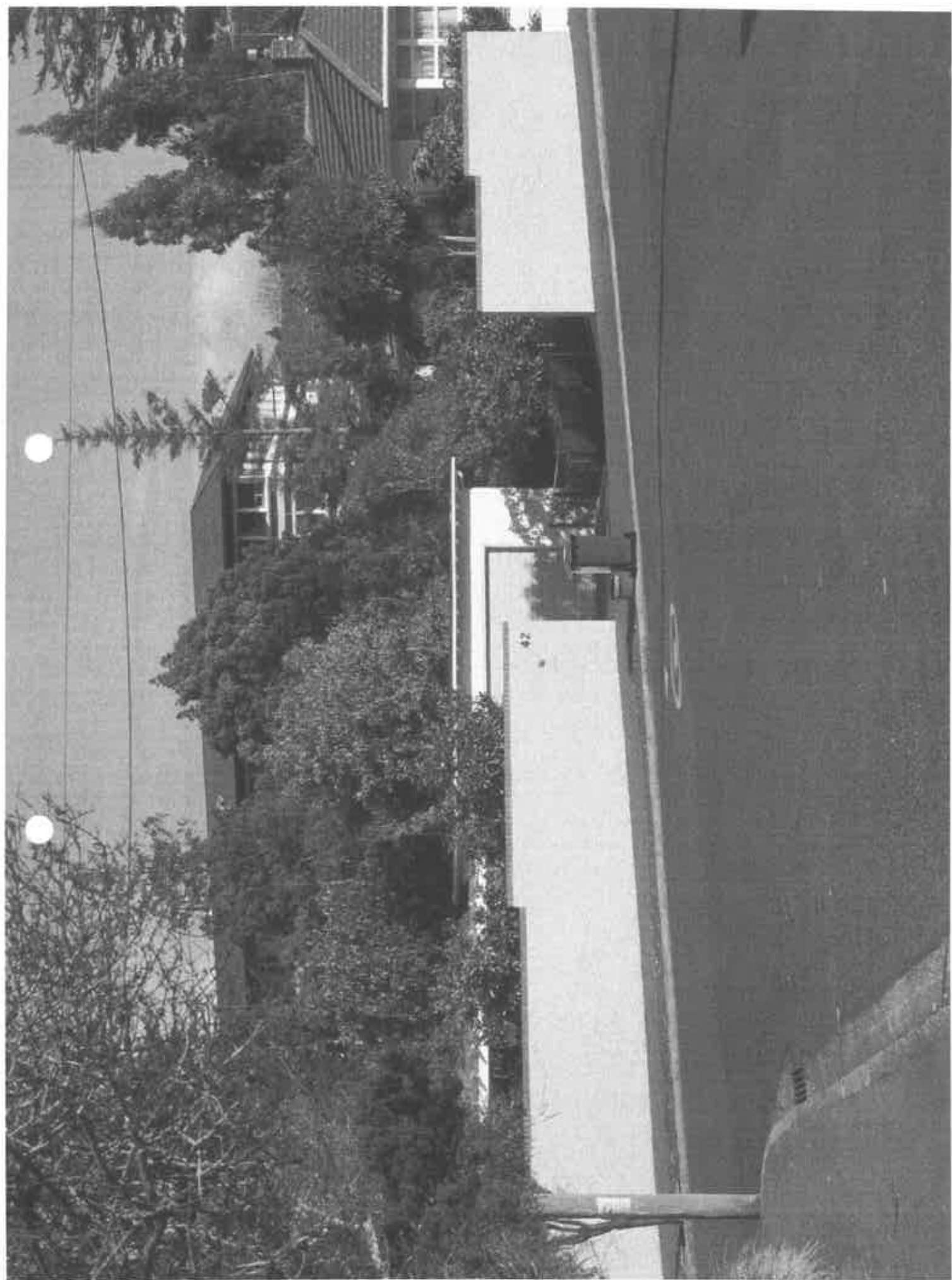
The proposal could be seen in the same light as a supermarket wishing to create a special 'Supermarket Zone' within an existing Residential 1 Zone, in order to expand its activities so it can "meet community demands for more service"... "to better serve the wider community". Both the supermarket and Mercy Hospital are, in the end, commercial enterprises wishing to carry out their businesses in a Residential 1 Zone. Whether Mercy Hospital serves the wider community, or only those like me who can afford it, is surely arguable.

About 1998 Mercy built an additional floor onto their ward block without any consultation with the nearby residents; although it is acknowledged that permission was granted by the Dunedin City Council for this, it was later ruled by the High Court that consultation should have been done. It could be argued that the present proposal is doing just that, but once the proposal is granted, Mercy could then go ahead with projects within the suggested new "Hospital Zone - Mercy Hospital" with no further chance for affected persons to object. Creation of such a zone could create a precedent for others to be allowed in this, or other Residential zones.

My property is situated on the corner of Baxter and Grendon Streets. In Appendix L, the writer [Ben Espie, Vivian+Espie Ltd] states "the visual bulk or roofline of the building would not change from the existing situation, and hence I consider that any such effects would be of slight degree at worst." And again "The overall composition of views will change very little." I contend that at least part of the planned building will indeed change what is seen from one part of my property. I attach a photograph taken recently from a Baxter Street corner of my property to support my claim.

I object to the proposal, and ask the Council to decline the proposed change to the District Plan.

Ross Alistair Gillanders



Teresa Gutteridge

PC17-10

From: Carolyn Stein [rvennell@xtra.co.nz]
Sent: Friday, 24 August 2012 13:40
To: Teresa Gutteridge
Subject: Plan Change 17: Mercy Hospital Online Submission
Follow Up Flag: Follow up
Flag Status: Red

Carolyn Stein has made a submission to "Plan Change 17: Mercy Hospital" via the online submission form. Below are the details of the submission.

Your details

- First name: Carolyn
- Last name: Stein
- Organisation:
- Street address: 9 Newington Avenue
- Suburb:
- Town / city: Dunedin
- Post code: 9010
- Email address: rvennell@xtra.co.nz
- Day phone: 03 474 1178
- Evening phone: 03 474 1178

Your submission

- I wish to be heard in support of this submission at the hearing: No
- If others make a similar submission, I will consider presenting a joint case with them at a hearing: Yes
- The specific provisions of Proposed District Plan Private Plan Change 17: Mercy Hospital that my submission relates to are::
 I am concerned about an increase in traffic generation on Newington Avenue (east of site)
- My submission is that::
 1. I am concerned that the existing peak hour traffic movements on Newington Avenue (east of site) have been estimated in Appendix I - Transportation Assessment report, and that the expected traffic generation increase will therefore be higher than stated. 2. That increased traffic will be generated on Newington Avenue east not only during peak hours, but also during the day when current use is minimal. 3. That there will be increased heavy traffic use by trucks on Newington Ave (east of site), a section of road that currently has very little use by heavy traffic, a very narrow carriageway, several

24/08/2012

curves and footpath on only one side. 4. That the use of heavy traffic on Newington Ave (east of site) particularly during construction periods may have been underestimated.

- I seek the following decision from the Council:

1. That heavy traffic from and to Mercy Hospital be required to use Highgate described in Appendix I as a moderately busy arterial road and Newington Ave (west of site) where the carriageway is straight and approx 10m wide, rather than Newington Ave (east of site) with curves and narrow carriageway. 2. That traffic movements on Newington Avenue (east of site) be measured accurately during both peak and non-peak hours, so that a clearer picture of traffic generation increase can be formed.

Additional information

- Upload supporting information: No file uploaded
- Upload supporting information: No file uploaded



**DUNEDIN CITY
COUNCIL**
Kaitiaki-o-rangi o Otago

24 AUG 2012 SUBMISSION FORM 5

Clause 6 of First Schedule, Resource Management Act 1991

24 AUG 2012

Business Information

**Submission on publicly notified proposed
District Plan Change 17 Mercy Hospital.**

Submissions can be:

Posted to: Planning Policy Manager, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Delivered to: Customer Service Centre, Plaza, Civic Centre, 50 The Octagon, Dunedin

Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)

Emailed to: planning@dcc.govt.nz

Note to Submitter: The closing date for serving submissions on the Dunedin City Council is **5pm Friday 24th August 2012.**

Your name and contact details:

Your Full Name: ROSE ALEXANDER ROSS

Full Postal Address: 43A GARFIELD AVENUE, ROSLYN, DUNEDIN
9000

Telephone: No Phone **Facsimile:** _____

Email Address: centrovadis@gmail.com

I: Do/Do not wish to be heard in support of this submission at the hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing) agreeable

The specific provisions of Proposed District Plan Change _____ that my submission relates to are:

You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

on the grounds:

* Proposal cites 4 hectares of development, however site plan provided (dated 12/07/2012) indicates considerably less than 4 hectares.

* Insufficient information provided as to what may be done to Garden Street side of the site.

* appears to be a further "piecemeal" series of additions to the existing 1969 buildings according to the site plan provided.

+ compound volumes of traffic in Mt Hill & Roslyn since new development is added. This change in plan would compound

the existing congestion of a once peaceful suburb. I cannot hear the town hall clock.

I wish to submit an additional sheet within a few days of closing date (24/08/12).

My submission is that:

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on a separate sheet if necessary.)

To be submitted

I seek the following decision from the Council:

(Please give precise details.)

- + To clarify the issue of 4 hectares of development which appears to be the entire site plan area?*
- + place limits on the growth of these institutions in our suburbs of Roslyn and Maori Hill*

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: *25/08/12*

Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the plan change process.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to planning@dcc.govt.nz