

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.

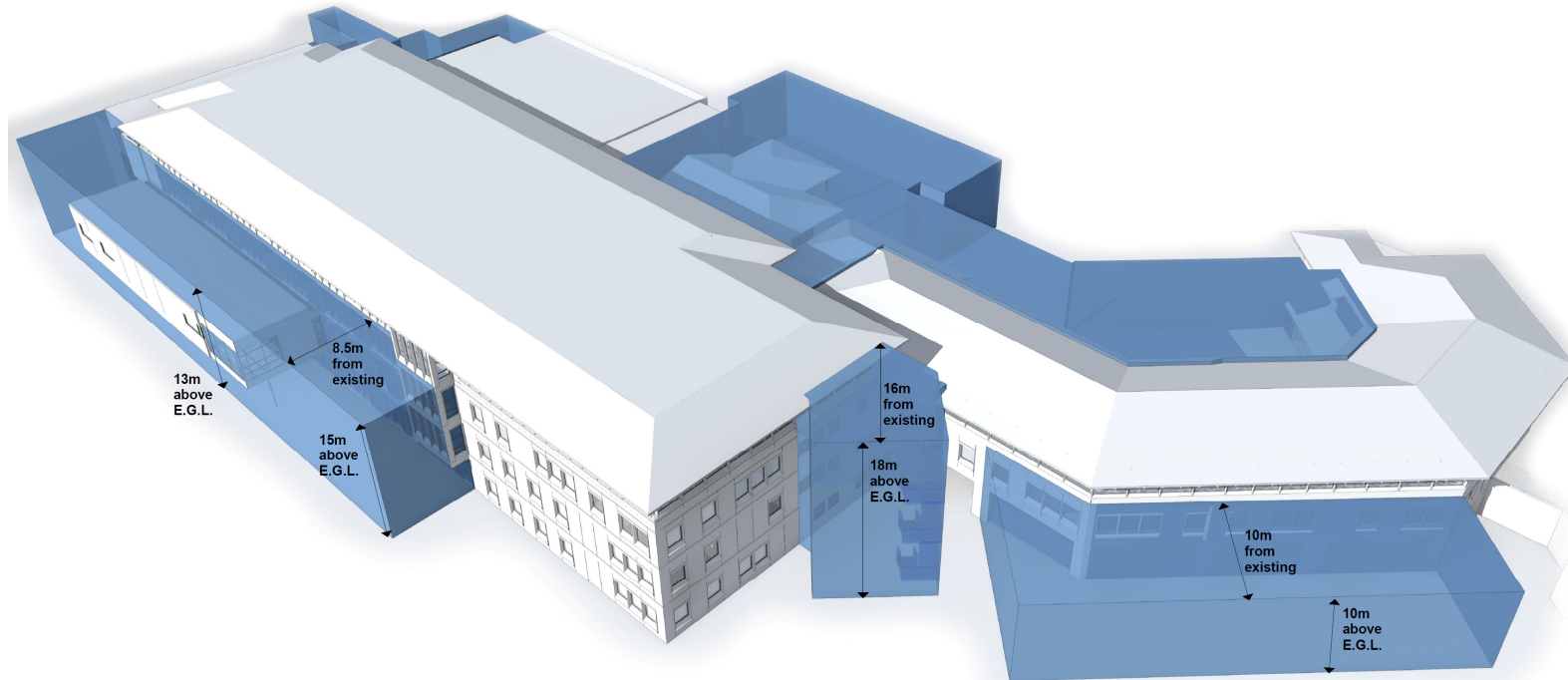
28.7.2

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

28.7.3

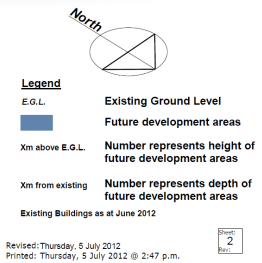
The scheduled trees, the heritage values of Marinoto House and the values of the Urban Landscape Conservation Area within the Zone are retained.

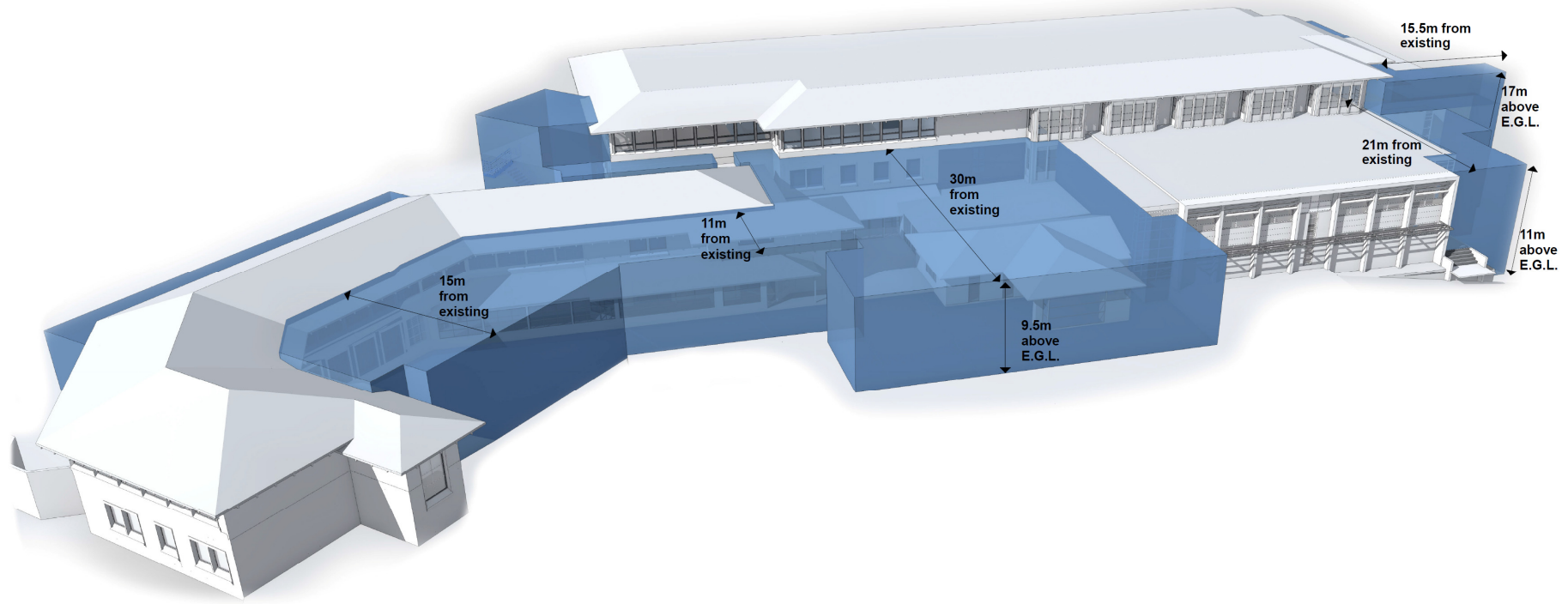
Appendix 28.1: Structure Plan



MERCY HOSPITAL STRUCTURE PLAN

NORTH-EAST 3D IMAGE





MERCY HOSPITAL STRUCTURE PLAN

NORTH-WEST 3D IMAGE



Legend

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

Revised: Thursday, 5 July 2012
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MERCY HOSPITAL STRUCTURE PLAN

1:1500 SITE PLAN

Revised: Tuesday, 11 September 2012
Printed: Tuesday, 11 September 2012 @ 4:30 p.m.

