

In the matter of The Resource Management Act 1991

and

**In the matter of Southern District Health Board for the
Queenstown Lakes Proposed Plan Low
Density Residential Zone Hearing**

STATEMENT OF EVIDENCE OF WARREN TAYLOR

1. INTRODUCTION

2. My name is Warren Taylor
3. I have been employed by the Southern District Health Board (Southern DHB) for over 20 years in various building and property roles. I am currently employed as the Facilities and Site Development Manager.
4. In my role I am responsible for the management and ongoing operational aspects of all facilities owned by the Southern DHB including the Lakes District Hospital. I also oversee and manage all annual capital construction developments as required. I am a member of the Lakes Action Group that has been established to manage and coordinate redevelopments within the Hospital facility to meet the health needs of the community.

5. SCOPE OF EVIDENCE

In my evidence I will discuss the following:

- The role of Southern District Health Board
- Proposed new zoning
- The need to change and future developments
- Lakes Hospital major rebuild
- Conclusions

6. THE ROLE OF THE SOUTHERN DISTRICT HEALTH BOARD

7. The Southern District Health Board is a Government-funded organisation responsible for most publicly funded primary health and hospital services in Southland and Otago. The Southern DHB has a staff of approximately 4,500 and is responsible for planning, funding and providing health & Disability services to a population of over 304,268 located within our catchment. The Southern DHB plays a significant and important role within the community and should be recognised within the proposed plan.
8. The Lakes District Hospital has been established on its current site since 1988, located in Frankton, near the southern end of the airport. Lakes District hospital is the only hospital servicing the Queenstown Lakes District Council area. The site and buildings are considered to be critical infrastructure for Queenstown.
9. The facility consists of an ED, including an acute assessment area, 10 inpatient beds, five maternity beds and outpatient facilities, including therapy space for allied health services. Attached to the Hospital is a 34-bed aged residential care facility, which is subleased to a private operator. Community Mental Health and Dental services are also located on site within separate buildings.

10. PROPOSED NEW ZONING

11. Southern DHB considers that the proposed zoning does not recognise the critical importance of the Lakes District Health Board and its services to the community. The proposed plan as notified will require the Southern DHB to gain resource consent for all developments on site with the associated costs of doing so. The cost of these applications will come out of the same funding used to deliver hospital and health services to the local community. The Southern DHB consider this money would be better spent in the delivery of health services and facilities rather than potentially unnecessary resource consent applications.

12. NEED FOR CHANGE AND FUTURE DEVELOPMENTS

13. As health needs change, our hospital facilities must also change to meet the requirements of the community. Over the past numbers of years there has been very little redevelopment of the Lakes District Hospital which is consistent with the number of consents submitted by the Southern District Health Board. However over the past two years there has been a significant increase in discussion and focus over the health needs of the community and the facilities required to meet this need.

14. This increase in activity has seen the core infrastructure being upgraded being replacement of the sites heating systems, upgraded fire protection systems, Nurse call system and upgrading the electrical compliance in the majority of clinical areas.

15. Southern DHB has committed to developing Lakes District Hospital in Queenstown as an emergency, diagnosis and transfer centre, as well as refurbishing significant areas of the Hospital, to ensure it can meet the community's needs over the next five to ten years. A Lakes Action Group has been established to manage and coordinate these redevelopments within the Hospital facility to meet the health needs of the community. This action group is made up of senior members from Southern DHB including our CEO, Commissioner representative and Community representative.

16. The Commissioner team has announced that this will be a two-stage process, with the first stage focused on addressing immediate needs at the Hospital through:

- Developing its diagnostics capacity, through investment in a CT scanner and ultrasound services
- A reconfiguration of the Emergency Department to a modern standard to enable better patient flow
- Development of a specialist audio-visual suite to enable greater opportunity for telemedicine. This approach would enable increased consultations between patients and clinical staff at Lakes with specialists in a main centre, avoiding the need for travel across the district
- Refurbishment of maternity and adjacent ward areas.

17. A request for proposal was issued on the Government Electronic Tendering system last month for project management services which is currently being evaluated. This will see

these work streams quickly being developed which will result in improved utilisation of space within our facilities, bring the hospital up to an appropriate standard, improve patient experience and work flow plus enhance the overall capacity.

18. LAKES DISTRICT HOSPITAL MAJOR REBUILD

19. There has been significant discussions over the past few years regarding health services and any future major redevelopment for health facilities within the region is still some time off while the Southern DHB and all other major stakeholders work through and evaluate options for the future needs of the community.
20. At this early stage of planning the size, scale and time frame of any future redevelopment can not be confirmed. However, experience from other New Zealand Hospital redevelopments such as Greymouth and Christchurch plus preliminary discussions regarding Dunedin Hospital rebuild indicate a 7-10 year time frame.
21. The Southern DHB recognises and accepts any future major developments are likely to be subject to resource consent processes. The SDHB will work with the Council as the need for this becomes clearer. However the Southern DHB would like to see the Proposed District Plan provide for hospital recognising the importance of the site and infrastructure to the Queenstown Community.

22. CONCLUSION

23. The Southern DHB would like to see that any redevelopment work as required on site to meet the health needs of our community is allowed for as a permitted activity within the plan.

The Southern DHB is committed to developing Lakes District Hospital in Queenstown as highlighted within my evidence and has commenced with this activity. As tax payers and community members we need to do everything possible to ensure our health dollars are directed in core health care and not on associated consents and fees.

Dated at Dunedin this 28 day of September 2016



Name: Warren Taylor
Title: Facilities and Site Development Manager
Organisation: Southern District Health Board (SDHB)