

Canterbury

District Health Board

Te Poari Hauora o Waitaha

Proposed Disposal of Land Akaroa Hospital Site, Akaroa Public Consultation Document

Produced by Canterbury District Health Board

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Available online at www.cdhb.health.nz/engagement



Foreword

Throughout the Canterbury health system we are actively redesigning the way services are delivered to improve health outcomes for the people of Canterbury. This change is focused on delivering an integrated health system that keeps people healthy and well in their own homes by providing ‘the right care and support, to the right person, at the right time and in the right place’.

To help achieve this vision a range of local solutions and models are being developed, including the development of Integrated Family Health Centres and Community Health Hubs. These facilities will be patient focused, help to support greater integration between service providers, and provide a base for the provision of health care closer to people’s homes.

To support the development of an Integrated Family Health Centre in Akaroa, Canterbury District Health Board (Canterbury DHB) is proposing to sell the 4077 square metres of land referred to as the ‘Akaroa Hospital site’, on the corner of Onuku Road and Aylmer Street in Akaroa, Banks Peninsula.

It is intended that the land be sold to a Limited Liability Partnership created specifically to support the development of a community-owned Integrated Family Health Centre on the Akaroa Hospital site. The Limited Liability Partners would be the Akaroa Community Trust, Canterbury DHB and Ngāi Tahu Property Limited.

In accordance with the New Zealand Health and Disability Act 2000, Canterbury DHB must obtain approval from the Minister of Health before it can sell its land.

This consultation document outlines the issues relating to the sale of the site and provides the community and interested parties with an opportunity to comment on the proposal.

Incorporating community feedback on the issues, Canterbury DHB will develop a proposal for the Minister regarding the sale and if it is confirmed as the preferred option following consultation, the subsequent development of the Akaroa Integrated Family Health Centre.

We hope that you will comment on the questions at the end of this document and look forward to receiving your input. A summary of all the submissions will be published on Canterbury DHB’s website.

All submissions must be received by 5pm Friday 11 September 2015.

David Meates
Chief Executive
Canterbury District Health Board

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How to Have Your Say

Canterbury DHB welcomes your comments on this proposal. If you have an interest and would like to give your views, you will find a submission form with questions at the end of this booklet. There is also space for any additional feedback you may have.

You can provide your feedback:-

- Online by completing a submission on Canterbury DHB's website www.cdhb.health.nz/engagement
- In writing by completing this submission booklet and returning it using the freepost envelope provided.
- By emailing your comments to feedback@cdhb.health.nz.
- At a public meeting at 10.30 am on Sunday 6 September in the Akaroa Area School Gymnasium.

Further submission booklets can be obtained:

- In hard copy at the Akaroa Health Centre or Akaroa Library.
- Online from the Canterbury DHB website www.cdhb.health.nz/emgagement
- By emailing feedback@cdhb.health.nz and requesting one.

All submissions must be received no later than 5pm, Friday 11 September 2015.

Please return only one copy of your submission, for example if you complete a submission online please do not also post in a submission.

After submissions close

All responses will be collated and analysed. A summary of the submissions will be presented to the Canterbury DHB's Board as part of the final proposal and recommendation.

The submissions summary will be presented to the Minister of Health as part of Canterbury DHB's recommendation on the future of health services in Akaroa.

The submissions summary will also be made publically available on the DHB's website on the www.cdhb.health.nz/engagement page.

The Proposed Sale

When sales of hospital land or buildings are proposed, DHBs are required under the New Zealand Public Health and Disability Act 2000 to obtain the Minister of Health's approval for the sale. Before approving any sale the Minister must be satisfied that the DHB has taken into account the views of the resident population.

Public consultation with the Akaroa community over the past two years has indicated strong support for the development of an Integrated Family Health Centre, located on the Akaroa Hospital site, to be owned by the Akaroa community (Akaroa Community Trust) in partnership with Canterbury DHB and Ngāi Tahu Property Limited.

This document presents Canterbury DHB's proposal to support the development of this community-owned Integrated Family Health Centre (IFHC), by selling the Akaroa Hospital site to a Limited Liability Partnership established specifically for the purpose of developing the IFHC facility.

The Limited Liability Partnership would include the Akaroa Community Trust (37.1% interest), Canterbury DHB (12.9% interest) and Ngāi Tahu Property Limited (50% interest).

Formally seeking community feedback on the proposal to sell the land is one of the final steps in enabling the development of an IFHC in Akaroa. This proposal, along with a summary of the submissions received, will be sent to the Minister of Health for final approval before any sale can go ahead.

Background

The integration of health services is a national direction supported by the Ministry of Health, and over the past four years Canterbury DHB has been helping to develop new models of care, Integrated Family Health Centres and Health Hubs throughout urban and rural Canterbury.

Before the Canterbury earthquakes, the development of a different model of care for health service delivery in Akaroa was already being considered. Following the earthquakes and subsequent closure of the Akaroa Hospital due to damage, an opportunity was identified for health providers in Akaroa to come together to develop and deliver services under an Integrated Family Health Services model.

The Akaroa Wairewa Integrated Health Steering Group and the Akaroa Structure Group have been working with Canterbury DHB, tangata whenua, Rural Canterbury PHO and other key health and social service providers to progress this work on behalf of the community. This has included extensive consultation with the Akaroa community on what future services might be included, how they might be delivered, and where any future facility should be located.

In response to initial consultation in November 2013, 214 submissions were received, 96% of which were in favour of establishing a community owned charitable trust/company to manage the delivery of health services in Akaroa. Consultation indicated clear support for the development of an Integrated Family Health Centre, with the largest proportion of submitters (50%) wanting the IFHC facility to be located on the Akaroa Hospital site.¹

In order to facilitate the development, Canterbury DHB is proposing to sell the land to the Limited Liability Partnership. The DHB would not sell the land for cash proceeds but would effectively 'exchange' it for an interest in the Partnership. Both the land and the new facility would then be jointly owned by the Akaroa Community Trust, Canterbury DHB and Ngāi Tahu Property Limited.

Current Status of the Land

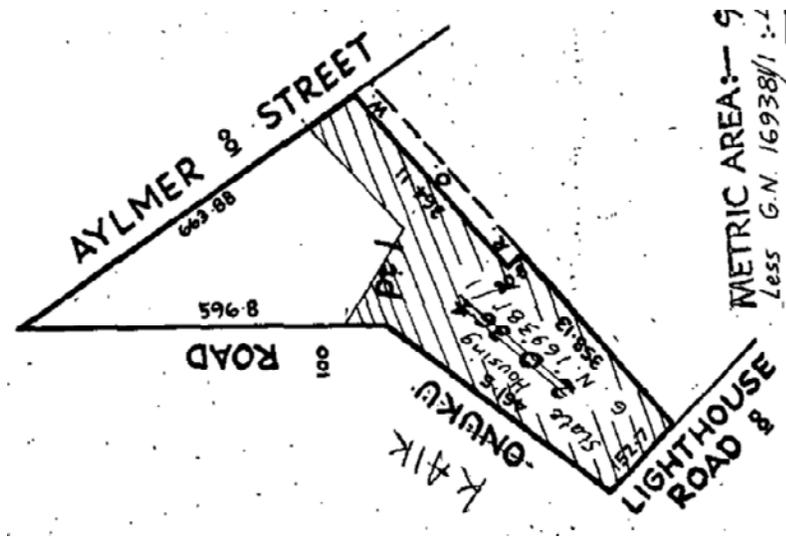
The proposed sale comprises 4,077 square metres of land and buildings on the Akaroa Hospital site located on the corner of Onuku Road and Aylmer Street, Akaroa, Banks Peninsula.

The Akaroa Hospital was closed following damage sustained in the 2011 Canterbury earthquakes. While the former Akaroa Hospital building remains on the land it is unable to be occupied and is not suitable for repair. Canterbury DHB intends to demolish all the unusable buildings and clear these from the site.

A standalone building on the site is currently in use by the Akaroa Health Centre.

¹ A copy of the submissions summary and material relating to the proposal can be accessed on www.akaroahealthhub.org.nz.

Site Map Akaroa Hospital



Key components of a DHB Land Sale

Before any land owned by a Crown entity (such as the Canterbury District Health Board) can be sold to a third party a set process must be followed:

If the land was acquired by the Crown for a public work (such as a hospital) then, under the Public Works Act 1981, it must (in most instances) first be offered back to the original owner from whom it was acquired (or their eligible descendants). Crown land in the Canterbury region is also subject to the Ngāi Tahu Claims Settlement Act 1998, which gives Te Runanga O Ngāi Tahu a first right of refusal to purchase the property.

In the event that the land is cleared from the offer-back provisions of the Public Works Act and is not taken up by Ngāi Tahu under their first right of refusal, the land can be sold.

In parallel to this consultation, Canterbury DHB is also working through the legislative requirements that need to be met before the DHB can sell any land including: the Public Works Act 1981, Ngāi Tahu Claims Settlement Act 1998 and the New Zealand Health and Disability Act 2000.

Because the DHB intends that the site will continue to be used for health purposes, if for some reason the IFHC development did not progress then the DHB will not sell the land.

Please note, the DHB is not asking for submissions on the merits or otherwise of the sale process as these are clearly set out in the legislation.

Overview of the Proposal

Why does Canterbury DHB want to sell the land?

Canterbury DHB wishes to facilitate the development of a community-owned Integrated Family Health Centre in Akaroa. In order to do so, the proposal is to sell the land to a Limited Liability Partnership for the specific purpose of developing an Integrated Family Health Centre on the Akaroa Hospital site.

The Limited Liability Partnership would include the Akaroa Community Trust (37.1% interest), Canterbury DHB (12.9% interest) and Ngāi Tahu Property Limited (50% interest).

Canterbury DHB is not declaring the land surplus to health requirements. The sale and lease terms will specify that the land must be used for the delivery of IFHC-based health and support services. Community ownership and governance will also support the continued use of the land for health purposes.

What is an Integrated Family Health Centre (IFHC)?

An IFHC is a facility in which a general practice team works alongside other health and social services providers to collectively provide health services to an enrolled population. Not all IFHCs are the same, the exact mix and type of services depends on local requirements and resources, but always includes general practice. Patients will remain enrolled with their current general practice team within the IFHC.

What are the Benefits of an IFHC model?

In an integrated model, the health service providers work together as a team rather than in isolation. The patient journey is improved as people can access services in one place and information can be shared more effectively — patients don't need to retell the same story. Because providers can pool resources and reduce overheads they are able to work in different ways, expand their scope of practice and look to each other for peer support. Services are more likely to be sustainable in the longer-term.

Integrated Family Health Centres offer increased access to a wider range of services, closer to people's homes and have the potential to provide some services traditionally delivered in hospitals. The Integrated Family Health Centre model, and expanded general practice are an integral part of the future of health services.

Because the Akaroa IFHC will be purpose built, it will mean we will be able to offer a modern, well-designed and patient-oriented facility in the heart of the community.

Key components of the proposed Limited Liability Partnership arrangement:

- The land and building would be owned by a Limited Liability Partnership (between the Akaroa Community Trust (37.1% interest), Canterbury DHB (12.9% interest) and Ngāi Tahu Property Limited (50% interest).
- The IFHC building developer will be Ngāi Tahu Property Limited.

The DHB's future role:

- Canterbury DHB will remain responsible for the health and wellbeing of the population of Akaroa.
- The DHB will continue to fund and contract for the majority of the health services provided in Akaroa and will hold service contracts with health and community service providers in Akaroa as it does now (including contracts for primary care and aged residential care services).
- The DHB will become a partner in the Limited Liability Partnership.

Will the cost of services increase?

No. In the same way that people are currently enrolled with their general practice or sign a residential agreement with an Aged Residential Care provider they will enrol or sign a residential agreement with the Integrated Family Health Centre.

People will be required to continue to make co-payments for services that currently have co-payments, but will not be expected to pay for services currently funded in full by Canterbury DHB.

How will the DHB ensure the land does not get used for other purposes?

The DHB is proposing to sell the land to the Limited Liability Partnership for the purpose of developing the proposed Integrated Family Health Centre. The sale and lease terms will specify that the land must be used for the delivery of IFHC-based health and support services.

Canterbury DHB intends to maintain an interest and Community Trust ownership and governance will also support the continued use of the land for health purposes.

Because Canterbury DHB is not declaring the site surplus to health requirements, if the proposed IFHC development does not progress the DHB will not sell the land.

Will Canterbury DHB fund the new IFHC building?

No. As highlighted throughout the consultation and engagement on the future service model for Akaroa, Canterbury DHB will not fund the building of a new facility. General practice and other community health providers usually build or lease their own premises and the DHB contracts with them for services. The DHB Board has approved a contribution towards the development of the IFHC facility of \$1M (which includes the land, cleared of damaged buildings) but additional funding for the building will be provided by Ngāi Tahu Property and funds raised by the Akaroa Community Trust.

What will happen to the proceeds of the sale?

The New Zealand Public Health and Disability Act 2000 requires DHBs to use any proceeds from the sale of land or buildings for the purchase, improvement or extension of publicly owned facilities for health purposes, unless the Minister of Health approves otherwise.

In this instance Canterbury DHB is not intending to sell the land for cash proceeds, but is proposing to 'exchange' it for a 12.9% interest in the Limited Liability Company for the express purpose of developing the Integrated Family Health Centre.

If Canterbury DHB does not sell the land will Akaroa Hospital be repaired or rebuilt?

No. Canterbury DHB has been clear throughout the community consultation and engagement on future models for Akaroa that repairing the Akaroa Hospital to its former state is not a viable option. The DHB believes the development of an Integrated Family Health Centre will better serve the immediate and future needs of the Akaroa community.

Proposed Disposal of Land

Akaroa Hospital Site, Akaroa

Public Submission Form

Submissions close at 5pm, Friday 11 September 2015.

To make a submission on this proposal please complete the attached form and return it to Canterbury DHB using the free post envelope attached. Alternatively you can choose to make a submission online via the Canterbury DHB website at www.cdhb.health.nz/engagement or email us at feedback@cdhb.health.nz

Online submissions are our preferred option as it makes it easier for us to analyse and summarise your feedback. However, submissions in all forms will be considered. *Please return only one submission — if you complete a submission online please do not also post a submission.*

Further submission booklets can be obtained from the Akaroa Health Centre or Akaroa Library and downloaded from the Akaroa Health Hub www.akaroahealthhub.org.nz or Canterbury DHB's website www.cdhb.health.nz/engagement

Questions about this consultation process can also be sent to feedback@cdhb.health.nz.

Tell us about yourself (optional)

Please note: Canterbury DHB is a public organisation and your submission may be requested by an individual or an organisation under the Official Information Act 1982. If this happens the DHB will release your submission without your name or personal contact details.

You do not have to answer all the questions or provide the following personal information if you do not wish to.

Name:	<input type="text"/>						
Organisation:	<input type="text"/>						
Location (town):	<input type="text"/>	Postcode:	<input type="text"/>				
Age (please tick):	<input type="checkbox"/> Under 25	<input type="checkbox"/> 25-44	<input type="checkbox"/> 45-64	<input type="checkbox"/> 65+			
Gender (please tick):	<input type="checkbox"/> Female	<input type="checkbox"/> Male	<input type="checkbox"/> Other				
Ethnicity:	<input type="checkbox"/> NZ European	<input type="checkbox"/> Māori	<input type="checkbox"/> Asian				
	<input type="checkbox"/> Pacific Islander	<input type="checkbox"/> Other (please specify):	<input type="text"/>				
Do you have any special health needs or disabilities, please specify:							
<input type="text"/>							
What best described the context of your submission. As you submitting as:							
<input type="checkbox"/>	Private Individual	<input type="checkbox"/>	Patient/Service User	<input type="checkbox"/>	Health Professional	<input type="checkbox"/>	Support Group
<input type="checkbox"/>	Government Agency	<input type="checkbox"/>	Local Business	<input type="checkbox"/>	Community Group	<input type="checkbox"/>	Other
Please indicate how many people (other than the writer) contributed to this submission:							<input type="text"/>

Question One: Disposal of Land

Do you support the proposal for Canterbury DHB to sell the Akaroa Hospital site to a Limited Liability Partnership between Canterbury DHB, Akaroa Community Trust and Ngāi Tahu Property Limited for the development of an Integrated Family Health Centre on the site?

- Yes No Unsure

Comments:

Question Two: Benefits

What do you believe are the major benefits of having the land and building owned by a Limited Liability Partnership which includes the Akaroa Community Trust? Tick more than one box if you wish.

- Community ownership of the land and buildings
 Assured development of a purpose build facility for Akaroa
 The continued involvement of Canterbury DHB in the delivery of services in Akaroa
 Having all health services provided from the Akaroa Hospital site is important to me

Other, and comments:

Question Three: Concerns

If Canterbury DHB was to sell the Akaroa Hospital land to a Limited Liability Partnership for the purpose of developing an IFHC, what do you believe are the key concerns that need to be addressed?

- Assurance that the land will continue to be used for health purposes
- The ongoing involvement of the DHB

Other, and comments:

Question Four: Further Comment

Are there any other issues you would like to raise in relation to the proposed sale of the Akaroa Hospital site for the development of an Integrated Family Health Centre in Akaroa?

Thank you for your comments and feedback, they are important to us. Please fold the submission pages inside the freepost envelope that is the back page of this document, seal the envelope with sticky tape and return it to Canterbury DHB. Submissions must be received before 5pm, Friday 11 September 2015.

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FREEPOST Authority No. BRP 91481

Canterbury

District Health Board

Te Poari Hauora o Waitaha



Proposed Disposal of Land - Development of Akaroa Integrated Family Health Centre

Canterbury District Health Board

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