

# Public Notice

## Public Notice: Amendments to the Christchurch City Council's District Plan

The Minister for Canterbury Earthquake Recovery, Hon Gerry Brownlee, has responded to a request from the Ministry of Health, and has decided to amend the Christchurch City Council's District Plan (the Plan) to facilitate the rebuild of Christchurch Hospital.

This decision has been made pursuant to section 27 of the Canterbury Earthquake Recovery Act 2011 (CER Act), and inserts a designation for the Minister of Health over part of the Christchurch Hospital Site into the Plan. This has the effect of exempting the Minister of Health from requiring land use resource consents for the proposed Acute Services Building.

The Minister for Canterbury Earthquake Recovery has recognised that normal Resource Management Act 1991 (RMA) processes could significantly delay the commencement of the Acute Services Building, which must be operational in April 2018. The redevelopment of Christchurch Hospital has been in planning since before the Canterbury earthquakes. Originally, the Canterbury District Health Board (CDHB) intended to deliver Stage 1 of the hospital redevelopment (the Acute Services Building) in 2020. The earthquakes caused unprecedented damage to all of the CDHB facilities in greater Christchurch. This included the loss of 106 hospital beds (16% of normal capacity), with 9000 hospital rooms requiring repair. Since the earthquakes, the CDHB has been making use of temporary and private facilities to meet demand for health services.

Due to the earthquake damage and subsequent loss of hospital beds, the delivery date for the Acute Services Building has been compressed by approximately two years. Whereas before the earthquakes, it was forecast that the Acute Services Building would be required by 2020, the Ministry of Health and the CDHB are now forecasting that the building is required to be operational in April 2018. Planning approvals that previously would have been required by mid-2016 are now required immediately to enable construction to start in September 2014.

In considering the request, the Minister has had careful regard to the potential for effects on Hagley Park and the surrounding environment, and has placed conditions on the designation which will mitigate the potential effects of the proposal. Detailed reports addressing the potential environmental effects of the proposal were submitted to the Canterbury Earthquake Recovery Authority for consideration. These reports are able to be viewed below.

The Minister is also cognisant of the consultation that has already occurred in relation to a possible new hospital building adjacent to Hagley Park. This includes a joint Christchurch City Council and CDHB consultation period in 2009-2010, where the majority of submissions were in support of the proposal.

The Minister for Canterbury Earthquake Recovery has considered the Ministry of Health's request, and in the circumstances, considers that the use of section 27 of the CER Act is reasonably considered necessary and in accordance with the purposes of the Act, particularly to enable a focussed, timely and expedited recovery from the impacts of the

Canterbury earthquakes, to facilitate the rebuilding of infrastructure and restore the social well-being of great Christchurch communities.

The amendments have now been publicly notified in The Press and apply immediately.

**Date published:** 3 July 2014

**Date it takes effect:** 3 July 2014

**Related information:**

- [Frequently asked questions about the Christchurch Hospital Redevelopment \[PDF 146KB\]](#)
- [Amended Planning Maps 39A, 39C and 39J \[PDF 2.29MB\]](#)
- [Acute Services Building Designation Detail \[PDF 13.7MB\]](#)
- [Archaeological Assessment \[PDF 5.94MB\]](#)
- [Transportation Assessment \[PDF 1.92MB\]](#)
- [Arboricultural Report \[PDF 12MB\]](#)
- [Acoustic Evaluation \[PDF 4.92MB\]](#)

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## **The Public Notice**

Pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011, the Minister for Canterbury Earthquake Recovery gives the following notice:

The Christchurch City Council's District Plan is amended from the publication of this notice by:

Inserting a designation in the name of the Minister of Health over part of the Christchurch Hospital Site into Volume 3: Part 12; and

Amending Planning Maps 39A, 39C and 39J to show the extent of the designation.

The designation provides for the public work of the Acute Services Building. It includes sufficient detail of the construction of the Acute Services Building to satisfy section 176A(3) of the Resource Management Act 1991, such that an Outline Plan is not required to be submitted to the Christchurch City Council in accordance with section 176A(2)(b) of that Act.

*Insert in Volume 3: Part 12 prior to 2.11 Broadcast Communications Limited, a new Requiring Authority and designation as follows.*

### **2.10B Minister of Health**

Among other responsibilities, the Ministry of Health holds financial responsibility for the redevelopment of the Christchurch Hospital Acute Services Building and associated facilities.

The designation for the Acute Services Building at Christchurch Hospital is subject to special conditions as set out below.

#### **2.10B.1 Notation:** Hospital and Health Related Facilities

- Hospitals and health facilities
- Facilities for health education and innovation
- Staff and visitor accommodation
- Ancillary offices and recreation facilities
- Ancillary retail, and food and beverage activities
- Car parking
- Other ancillary activities including boiler houses, and workshops

Site Name	Location	Underlying Zoning
Acute Services Building – Christchurch Hospital	Christchurch Hospital, as shown on planning map 39J	Special Purpose (Hospital) Zone

***Special Conditions***

1. General  
The document entitled "Christchurch Hospital – Acute Services Building - Designation Detail" is incorporated into the designation.  
Advice Note – for the avoidance of doubt no outline plan is required under section 176A Resource Management Act 1991.
2. Site Enabling Works  
Site enabling works, including underground service relocation and earthworks, shall comply with the conditions of resource consent RMA92025699.
3. Construction activities  
Construction activities shall be planned and managed in general accordance with NZS 6803: 1999 Acoustics Construction Noise.  
A traffic management plan (TMP) related to construction activities shall be prepared by a qualified and suitably experienced traffic engineer in consultation with Christchurch City Council. The TMP will be submitted to the Christchurch City Council prior to the completion of the developed design of the Acute Services Building.
4. Bulk and Location  
The bulk and location of the Acute Services Building, associated car parking and site access shall be carried out in general accordance with the plans and information contained in "Christchurch Hospital – Acute Services Building - Designation Detail".
5. Noise Attenuation  
All mechanical plant shall be designed and/or sited to achieve compliance with the City Plan noise standards at the boundary of the Christchurch Hospital site.
6. Lighting and Security  
(a) A lighting plan for external lighting shall be prepared by a suitably qualified professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of the Acute Services Building.
7. Trees  
(a) Construction activities or materials shall not occur within 10 metres of the trunk of any existing trees that are to be retained. Temporary protective fencing shall be used to protect trees encircling the 10m exclusion zone.  
(c) Any trees to be removed to enable the construction of the Acute Services Building shall be limited to those identified on the Tree Removal Plan in "Christchurch Hospital – Acute Services Building - Designation Detail" on page 43.  
(d) All tree removal and pruning shall be carried out by a suitably qualified and experienced arborist and to international modern arboricultural standards.  
(e) Tree removals for the Acute Services Building shall be mitigated by a replacement tree planting, establishment and maintenance programme. The programme shall be prepared by a suitably qualified and experienced landscape architect, in consultation with Christchurch City Council parks staff and shall be submitted to the Christchurch City Council prior to the completion of the developed design of the Acute Services Building.  
(f) All daffodil bulbs disturbed by excavation for the Acute Services Building shall be relocated to within Hagley Park, in consultation with Christchurch City Council parks staff.
8. Landscaping  
(a) Landscape plans in general accordance with the landscape concept and plans provided in "Christchurch Hospital – Acute Services Building - Designation Detail" shall be prepared by a suitably qualified and experienced landscape architect, in consultation with the Christchurch City Council Principal Advisor: Urban Design and the Christchurch Central Development Unit General Manager: Design and Planning and shall be submitted to the Christchurch City Council prior to the completion of detailed design for the Acute Services Building.

(b) All landscaping shown on the landscape plan referred to in Condition 8(a) shall be established on site within 6 months, or during the first planning season following completion of the Acute Services Building.

(c) All landscaping shown on the landscape plan referred to in Condition 8(a) above shall be maintained and any diseased or dying landscaping shall be replaced as soon as practicable in accordance with the landscape plans.

9. Transportation

(a) To supplement the existing transportation assessment, and to assist in integrating the Acute Services building development with other developments in the area, an Integrated Transport Assessment shall be prepared by a suitably qualified and experienced traffic engineer, in consultation with Christchurch City Council and shall be submitted to the Council prior to completion of the developed design of the Acute Services Building. The Integrated Transport Assessment shall demonstrate that sufficient access, vehicle circulation and car and cycle parking is provided on the wider Christchurch Hospital site, to satisfy the demand created by the Acute Services Building.

(b) Vehicle access, circulation and provision for parking shall be provided for in general accordance with "Christchurch Hospital Outline Development Plan Movement Layer" contained within "Christchurch hospital – Acute Services Building Designation Detail".

(c) Signage and other measures to enable pedestrians and vehicles to efficiently and effectively navigate the site shall be provided in accordance with the "Wayfinding Strategy Guidelines" included in "Christchurch Hospital – Acute Services Building - Designation Detail".

10. Urban Design

(a) The design and appearance of the Acute Services Building shall be generally in accordance with the plans and information contained in "Christchurch Hospital – Acute Services Building - Designation Detail" on pages 32-41.

(b) During Developed Design of the Acute Services Building, the Requiring Authority shall consult with the Christchurch City Council Principal Advisor: Urban Design and the Christchurch Central Development Unit General Manager: Design and Planning with respect to the design of the podium façades.

(c) Detailed plans for the podium façades shall be prepared prior to the completion of the developed design of the Acute Services Building and shall consider the opportunities to:

- Develop the design of the façades to enhance the visual interest and appearance of the podium, and to provide human scale and/or reflect internal activities.
- Provide a more detailed treatment at ground level to provide a high quality immediate experience for patients and visitors.
- Provide for activities and passive surveillance from the lower ground floor.
- Provide internal pedestrian access from the wards to Hagley Park for patients.

The full text of the amendments to the Christchurch City Council's District Plan can be viewed above or on the Christchurch City Council's website ([www.ccc.govt.nz](http://www.ccc.govt.nz)).

**Hon Gerry Brownlee,**

Minister for Canterbury Earthquake Recovery