

Public Notice

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

Release Date: 03 July 2014

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.

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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

This announcement was originally published on ccdu.govt.nz and beehive.govt.nz

- 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 planting 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).

Hon Gerry Brownlee,

Minister for Canterbury Earthquake Recovery