

**IN THE MATTER OF** Resource Management Act 1991

**AND**

**IN THE MATTER OF** Proposed Plan Change 14 Housing and  
Business Choice pursuant to Part 5, subpart  
5A and Part 6 of Schedule 1 of the Resource  
Management Act 1991

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**ADDENDUM TO PART 7 OF RECOMMENDATIONS REPORT IN RELATION TO  
SPZ (HOSPITAL) – SOUTHERN CROSS AND FORMER PEGASUS HEALTH 24-HOUR  
SITES CLARIFICATIONS**

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## Introduction

- [1] This addendum to Part 7 of the Recommendations Report is issued by the Independent Hearings Panel (the Panel) established by the Christchurch City Council (the Council) to conduct the hearing of submissions on proposed Plan Change 14 Housing and Business Choice (PC 14) notified by the Council and to make recommendations to the Council, after the hearing of submissions is concluded, pursuant to Part 5, subpart 5A and Part 6 of Schedule 1, of the Resource Management Act 1991 (RMA).
- [2] The purpose of this addendum is to correct and clarify parts of Part 7 of the Recommendations Report in response to matters of clarification requested by the Council in accordance with RMA Schedule 1, clause 101(4)(c) as set out in the Memorandum of Counsel filed on 25 October 2024 (the Council's Memorandum).<sup>1</sup>
- [3] The Council's Memorandum, at Appendix 1, details a number of requests for clarifications identified by Council officers. The Panel has responded to other matters of clarification in Minute 57 and a third addendum to Part 3 of the Recommendations Report.
- [4] This addendum relates to item 1 Specific Purpose (Hospitals) Zone provisions raised in Appendix 1, being the permitted height for the two identified sites given the Panel's recommendations as to the extent of the Policy 3 response catchments and its confirmation set out in Minute 51.
- [5] The Panel has previously issued Minute 51,<sup>2</sup> which at Appendix A, item 15, addressed the matter of the 'alternative zones' for the Special Purpose Zones. The Panel confirmed that the alternative zone for all sites should be in accordance with its recommendations on adjoining residential or commercial zones.
- [6] The additions to the paragraphs identified Part 7 of the Recommendations Report below are shown as underlined.

### SPZ (Hospital) – 13.5

- [7] The Panel notes that the changes to the built form standards in the SPZ (Hospital) with respect to the Southern Cross and Pegasus Health 24-hour sites (including maximum

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<sup>1</sup> [Memorandum of Counsel for Christchurch City Council - 20 September 2024 – Regarding Final Clarifications Sought.](#)

<sup>2</sup> [IHP Minute 51 - Response to Second Request for Clarification - 5 August 2023.](#)

height) was addressed originally in the s32 report<sup>3</sup> and subsequently in the s42A report prepared by Ms Piper, who discussed the submissions that related to the former Christchurch Women's Hospital and St Georges Hospital, as there were no submissions specific to the Southern Cross or former Pegasus Health 24-hour sites. The only change recommended is the inclusion of the recession plane/height in relation to boundary requirements to be included for the Larger Inner Urban hospital sites.<sup>4</sup>

- [8] The Panel notes that the s32 analysis in support of changes to the built form standards in the SP (Hospital) Zone with respect to the Southern Cross and Pegasus Health 24-hour sites (including maximum height), was based **primarily** on the proposed re-zoning of the residential areas around these sites as HRZ. This primary reason was supported by Operative District Plan Objective 13.5.2.1 and Policy 13.5.2.1.1, in their direction to support the efficient development of hospital sites by encouraging intensification within the sites. The proposed changes in built form standards were also assessed as supporting Policy 3 of the NPS-UD to give greater flexibility of building form for business and community services (in this instance health care). The s42A report and Council Reply adopted that approach in reaching support for the 22m permitted maximum height provisions.
- [9] In making its recommendations with respect to the SPZ (Hospital), the Panel did not turn its attention to the consequences of its Policy 3 recommendations to define the 'walkable catchment' as being within the Four Avenues, and hence replacing the proposed HRZ surrounding the sites with MRZ.
- [10] The Panel confirms that the built form provisions for the Southern Cross and Pegasus Health 24-hour sites should revert to the Operative District Plan standards, subject to amendment to reflect the maximum height standards for the MRZ (refer to Rule 14.5.2.3 a.i.).
- [11] Furthermore, the Panel notes that other provisions in the SP (Hospital) Zone will require amendment to complement the change to the maximum height-built form standard. This would include reviewing the sites to be included in the 'Larger' and 'Smaller' Inner Urban Sites, and recession plane provision (particularly Rule d.ii.), amongst other matters.
- [12] The Panel notes, however, that notwithstanding the Council's primary reason for recommending increased heights for the two hospital sites was commensurate with the

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<sup>3</sup> [s32 Part 8, Specific Purpose Zone - Schools and Hospitals](#) at sections 4.3, 4.4, 5.6, 5.7, 6.5, 6.6 and 6.7

<sup>4</sup> [s42A Report of Clare Piper, Specific Purpose - School, Tertiary and Hospital - Zones, 11 August 2024](#) at 8.15.13

then proposed HRZ, the Council may, in accordance with RMA s77H provide for more lenient standards than the MDRS for the underlying zones. Given the Council's s32 focus was primarily related to the adjoining zone standards, the Panel does not have a sufficient evidential basis to recommend an increase in heights over and above the adjoining zone, but this is a matter the Council may wish to give further consideration to in a future RMA Schedule 1 process.

[13] This omission is addressed by inserting the following paragraphs below.

[227]...

[227A] The Panel notes that as a consequences of its Policy 3 recommendations to define the 'walkable catchment' as being within the Four Avenues, and hence replacing the proposed HRZ surrounding the Southern Cross and Pegasus Health 24-hour sites with MRZ, that the built form provisions should revert to the Operative District Plan standards, subject to amendment to reflect the maximum height standards for the MRZ (refer to Rule 14.5.2.3 a.i.).

[227B] Furthermore, the Panel notes that other provisions in the SP (Hospital) Zone will require amendment to complement the change to the maximum height built form standard. This would include reviewing the sites to be included in the 'Larger' and 'Smaller' Inner Urban Sites, and recession plane provision (particularly Rule d.ii.), amongst other matters.

[14] The omissions are to be read as part of and supplementary to the original Part 7 Recommendations Report.<sup>5</sup>

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<sup>5</sup> [IHP Recommendations Report - Part 7 - 29 July 2024.](#)



Cindy Robinson – Chair



David McMahon – Deputy Chair



Karen Coutts



Alan Matheson



Ian Munro

8 November 2024