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PLANNING AND RESOURCE MANAGEMENT

Demolition of a heritage building and construction of a hotel
Cambridge 137 Limited

137 Cambridge Terrace, Central City, Christchurch

Resource Consent Application to
Christchurch City Council

14 May 2024



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APPLICATION FOR RESOURCE CONSENT
SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: the Christchurch City Council

1. Cambridge 137 Limited applies for land use consent.

2. The activity to which the application relates (the proposed activity) is as follows:

   Demolition of a listed heritage building, known as Harley Chambers, and construction of a hotel and all associated activities and works as detailed in this application.

3. The site at which the proposed activity is to occur is as follows:

Address:	137 Cambridge Terrace, Christchurch Central, Christchurch
Legal Description:	Pt Lots 1,1 DP 6773
Valuation Number:	22680-60700
Area:	938m^2

4. There are no other activities that are part of the proposal to which this application relates.

5. This application also seeks consent for works in a HAIL site as subject to the regulations contained in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Contamination).

6. I attach an assessment of the proposed activity's effect on the environment that:

   a. includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
   b. addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
   c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

7. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

8. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

Enter Signature



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1. Introduction

Cambridge 137 Limited (the applicant) hereby applies for resource consent for the demolition of a heritage building at 137 Cambridge Terrace. The applicant also applies for the construction of a hotel building, with a maximum height of 42m and all associated activities and works.

The Certificate of Title for the site is attached in **Appendix 1.** The proposed plans are attached in **Appendix 2.**

1.1. Purpose of this report

The purpose of this report is to provide the Council with the information required in order to obtain resource consent for the proposed hotel and for the demolition of the heritage building at 137 Cambridge Terrace.

1.2. Structure of this report

This report is divided into ten sections as follows:

Section 1: provides an introduction to the background for the application and identifies the purpose and structure of the report.

Section 2: provides a brief description of the site and surrounding environment.

Section 3: provides a detailed description of the proposal.

Section 4: outlines the relevant Christchurch District Plan provisions for the application and assesses compliance with the Plan rules.

Section 5: identifies the relevant statutory framework in such detail as is commensurate with the proposal.

Section 6: evaluates the proposal in terms of its actual and potential effects on the environment and outlines the mitigation measures to be adopted.

Section 7: identifies the relevant Christchurch District Plan objectives and policies and evaluates the proposal.

Section 8: identifies and assesses any other relevant statutory and non-statutory documents.

Section 9: outlines the basis for requesting public notification of the application.

Section 10: provides a summary and conclusion.

The appendices at the end of the report contain all the plans and other relevant information to support the proposal.

2. Site Description

2.1. Application Site

The application site currently contains Harley Chambers, a derelict three-storey commercial building, which is notated as a significant (Group 2, listing No.78) heritage building (along with its setting, listing No. 309) within Appendix 9.3.7.2 in the Christchurch District Plan.

Heritage NZ has listed the building as a Category 2 building in the Heritage New Zealand Pouhere Taonga (Heritage NZ) List (List number 3111).

The building occupies the north-western corner of Worcester Street and Cambridge Terrace. The current building extends to both road boundaries and is set-back some 1.2m from the western internal boundary, adjoining 69 Worcester Street.

Harley Chambers is a three-level heritage building, with the northern portion dating from 1929, and the southern from 1934. Until the Canterbury Earthquake sequence in 2011 the building was used for numerous small to medium size offices, primarily for medical and dental practice rooms. The building has been vacant since the Canterbury Earthquake sequence, other than from some unauthorised access / trespass.

The building has experienced significant and substantial damage, including large cracking throughout the building. The extent of damage is detailed in an engineering assessment, provided by Brett Gilmore, Senior Structural Engineer at Quoin Structural Consultants Ltd. This report recommends that the building as a whole should be deconstructed with urgency to mitigate the risk that this building poses. The building is assessed as earthquake prone, due to its earthquake strength of less than 33% x NBS. The Engineering Assessment is included in Appendix 3.

The site is zoned Commercial Central City Business and is subject to the following overlays within the Christchurch District Plan:

- Central City Building Height 28m overlay.
- Category 3: Lower Noise Level Area.
- Central City Core overlay.
- Downstream Waterway (Setback Avon / Ōtakaro River).
- Central City Inner Zone.
- Flood Management Area (FMA).
- Liquefaction Management Area (LMA).

2.2. Surrounding Site

Worcester Chambers, being a two-storey building is located to the west of the application site, at69 Worcester Street. Worcester Chambers is notated as a highly significant (Group 1) heritage item In Appendix 9.3.7.2 of the District Plan (along with its setting). It is listed as Category 2 by Heritage New Zealand Pouhere Taonga (list number 1950). Worcester Chambers is a two storey Georgian revival character building, designed in 1928 as a purpose-built commercial college. Since the 1950's the building was used for a range of commercial tenancies and became an English Language School in 1995. A substantial alteration extending the rear of the building was undertaken in 1958. Other alterations, fit-outs and replacement of the slate tiles (except the front 6.5m of the building), occurred in 1963, 1981, 1987, 1995-6, 2001 and 2006.

The Canterbury Club building is located opposite the application site, at 129 Worcester Street. This building is identified as a significant (Group 2) heritage item and setting in the District Plan and within the Historic Places Register is classified as a Historic Place Category 2 (list number 1837) building.

Adjoining the Canterbury Club building is the contemporary Anthony Harper building, which is a multi-storey (43m) commercial building. The Christchurch City Council building (44m) is located to the south-west. These sites are also zoned Commercial Central City Business. Other examples of tall buildings which breach the road wall height limit and the height limit include 173 Cashel Street.

The Worcester Street Bridge, located between Cambridge and Oxford Street, is also identified within the District Plan as a highly significant (Group 1) item and Historic Place Category 2 (List number 1833). On the corner of Worcester Street and Oxford Terrace, the Old Municipal Chambers, a highly significant (Group 1) heritage building and setting, is currently under repair.

The Avon / Ōtakaro river is located to the east of the application site, at a distance of some 27m at its closest point. Cambridge Terrace is located between the application site and the river. The Avon / Ōtakaro river is classified as a downstream waterway in the District Plan. It is also a Ngā Wai and is located within the Ngā Tūranga Tūpuna overlay.

Immediately to the north of the application site is the modern 25m high Lane Neave office building. The built form context north along Cambridge Street includes similar scale and age commercial developments such as the Deloitte building as established on the corner of Gloucester and Durham Street North. This area is also zoned Commercial Central City Business Zone.

To the west towards the Canterbury Museum, the streetscape is dominated by the Art Gallery buildings on the corner of Montreal Street and Worcester Boulevard, and then the Arts Centre as one travels some 300m west down the tramline and paved surface of Worcester Boulevard.

Cambridge Terrace forms part of the Main Distributor network within the roading hierarchy and has been reconstructed as a two-lane, one-way southbound route with on-street parking provided by inset parking bays. All roads that transect Cambridge Terrace have been signalised. Traffic volumes are some 10,000 vehicles per day (vpd).

Worcester Boulevard is a one-way road, with movements to the west, and has been formed with a wide carriageway to accommodate Tram movements. On-street parking is also recessed. Traffic volumes are some 1,100 vehicles per day (vpd).

3. Proposal Description

For the avoidance of doubt, whilst the proposal is predicated on two parts, the demolition is decoupled from the hotel application. That is, the consent for demolition is not predicated on the basis of the subsequent hotel development. As identified in the Conditions of Consent in Section 11, should building consent for the hotel not be lodged with the Christchurch City Council within nine months of demolition being completed, the site is to be contoured and grassed.

3.1. Proposed Hotel

It is proposed to develop a hotel complex on the site consisting of 11 floors. Level 00 contains access, reception and restaurant; levels 01 – 10 contain hotel rooms.

The hotel complex will consist of 200 hotel rooms, with 20 bedrooms per level. 10 levels supporting bedrooms are proposed, along with the reception, restaurant, back of house and fitness centre located at the ground level. Plant will be located on the roof.

No parking is proposed to be provided on site, but a loading and drop off facility will be provided, suitable for coaches as well as cars. This will operate as one way, with the entrance via Cambridge Terrace and exit onto Worcester Boulevard. The hotel will provide valet parking off-site. The location of which will be determined by the hotel operator.

The building is proposed to have a maximum height of 42m and will have 11 floors including ground, and then roof plant which is to be obscured by the façade of the building.

The overall gross floor area is approximately 6,788m^2.

3.2. Demolition of Harley Chambers

The hotel proposal is clearly dependent on the demolition of the listed Harley Chambers building and therefore this proposal includes the demolition of Harley Chambers, the building occupying 137 Cambridge Terrace.

The Structural Report **(Appendix 3)** details the extent of damage and structural integrity of the building.
Critical issues include:

- Significant horizontal crack near the base of the northeast column.
- Joint between the north and south sections of the building.
- Loose concrete at the top of the joint at parapet level facing Cambridge Terrace.
- Widening cracks in the front concrete canopy apron over the entry off Cambridge Terrace.
- Cracks in the front façade to Cambridge Terrace and Worcester Boulevard
- The building is earthquake prone and assessed current condition of the north section is less than 15% x NBS.

This report details that the building has suffered additional damage since the last inspection of the building in 2016, including:

- Temporary timber infill to a north wide window has fallen out.
- Significant cracking within the concrete canopy apron directly adjacent to the east footpath, which could partially collapse under moderate earthquake shaking.
- Very wide cracks in the east façade appear to have widened since 2016.
- A fire broke out in the building, resulting in some weakening of the structure.
- The basement has been full of stagnant water for long periods of time and settlement has occurred which will have added to the degradation of the structure.

Quoin concluded that the building should be deconstructed with urgency to mitigate the risk that the building poses. Prior to demolition, building recording for site interpretation and salvage, will be undertaken, as discussed further in the Heritage Impact Assessment in Appendix 5.

Engagement has been undertaken with Heritage New Zealand Pouhere Taonga by way of a meeting on 5 March 2024. At the time of writing, a further meeting is scheduled for the week of 18 March 2024.

4. Christchurch District Plan Assessment

4.1. Zoning

The application site is zoned **Commercial Central City Business.** The site is also subject to the following overlays or notations:

- Central City Building Height 28m Overlay.
- Flood Management Area.
- Waterbody Setback.
- Central City Core Overlay.
- Category 3: Lower Noise Level Area.
- Central City Inner Zone.
- Liquefaction Management Area (LMA).
- Heritage Item.

4.2. Compliance Assessment

The Plan rule interpretation set out below is that of the author and is not in substitution of the Council's own assessment of the proposal, nor is it a restriction on the matters resource consent is being sought for.

Resource consent is applied for the proposal as described in the "Proposal Description" set out above in Section 3 of this AEE, including all attached plans and other technical information submitted in support of the application. Resource consent is applied for the rule infringements described in this application, and any other resource consents necessary, whether specifically identified or not, to allow the proposal to be established, maintained and operated.

As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this Assessment of Effects on the Environment (AEE), it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. Furthermore, should Council be of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under section 104(5) of the RMA to process the application regardless of the type of activity that the application was expressed to be for.

Rule	Assessment	Compliance/Activity Status
Chapter 15 Commercial Central City Business Zone		
15.10.1.1 Permitted Activities		
15.10.1.1 – P1 – Retail	Retail activities, including food and beverage are a permitted activity. The proposal includes a restaurant at the ground floor level.	Complies
15.10.1.1 – P5 – Gymnasium	The proposal includes a gym at the ground floor level.	Complies
15.10.1.1 – P12 – Office	The proposal includes a front of house office at ground floor and an admin office at ground floor level.	Complies
15.10.1.1 – P14 – Visitor Accommodation	The activity shall not be located at ground floor level within 10m of the boundary of a road, except for	Complies

	pedestrian entranceways or reception areas. The ground floor contains a reception, bar / café / restaurant and associated amenity areas and offices.	
15.10.1.3 Restricted Discretionary Activities		
15.10.1.3 – RD1	Any new building within the Commercial Central City Business zone shall be a restricted discretionary activity, assessed against urban design Rule 15.13.2.6.	**Restricted discretionary activity**
15.10.1.3 – RD5	Any activity that does not meet one or more of the built form standards in Rule 15.10.2 (unless otherwise specified).	**Restricted discretionary activity**
15.10.1.4 Discretionary Activities		
15.10.1.4 – D1	Any activity that does not meet 15.10.2.11 – building height and 15.10.2.12 – maximum road wall height, is a discretionary activity.	**Discretionary activity**
15.10.2 Built Form Standards		
15.10.2.1 – Building Setback and Continuity	This site is located in the Commercial Central City Business zone. The proposed building will be built up to both road boundaries. Except for the access way, the building will be built across 100% of the width of the allotment.	**Complies**
15.10.2.3 – Sunlight and Outlook for the Street	Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site. The maximum road wall height on this site is 21m. As the proposal is for a 42m high building, with no setback from the road, the proposal will breach this rule.	**Does not comply – restricted discretionary activity – assessment matters – 15.13.3.17**
15.10.2.4 – Minimum Number of Floors	The minimum number of floors is two. The proposal is for 12 floors (including ground level and roof plant).	**Complies**
15.10.2.5 – Flexibility in Building Design for Future Uses	The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5m.	**Complies**

	The distance between the top of the ground floor surface and the first floor is 5m.	
15.10.2.6 – Location of onsite parking areas	Parking areas within the Core shall be located to the rear of, on top of, within or under buildings, or when located on the ground floor of any building, not located within 10m of the road boundary. No car parking is proposed on the site, only a vehicle drop off is provided.	Complies
15.10.2.7 – Fences and screening structures	n/a no fences are proposed.	Complies
15.10.2.8 – Screening of outdoor storage and services areas or spaces	Any outdoor storage area or outdoor service space shall be located to the rear of the principal building of the site and screened from any adjoining site by landscaping, fencing or walls at least 1.8m in height. The service area and waste are to be located at ground level and will be screened by a wall.	Complies
15.10.2.11 – Building height	The maximum height shall be 28m. The proposed building height is 42m at its tallest point.	Does not comply – discretionary activity- 15.10.1.4 – D1
15.10.2.12 – Maximum road wall height	The maximum road wall height is 21m. The height of the building along the road frontage will be 42m.	Does not comply –discretionary activity- 15.10.1.4 – D1
15.10.2.13 – Water supply for fire fighting	Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice. The site has access to a sufficient water supply.	Complies
Chapter 5 Natural Hazards		
5.4 Flood Hazards		
5.4.1.1 – P3	Minimum floor levels shall be the level specified in the Minimum Floor Level Certificate-14.68m RL.	Permitted

	The proposed floor levels are 14.88m RL.	
5.4.1.2 – Minimum floor level certificate	New buildings within the Flood Management Area, but outside of the Fixed Minimum Floor Level Overlay shall have a floor level that is greater than or equal to that specified in a Minimum Floor Level Certificate. The Council will issue a Minimum Floor Level Certificate (which will be valid for 2 years from the date of issue) which specifies the design floor level for a building. A Minimum Floor Level Certificate was issued on 9th October 2023 and states that the minimum floor level is 14.88m RL.	Complies
5.4.1.5 – RD2 – Filling or excavation	A maximum height of 0.3m of filling above ground level and 0.6m depth of excavation below ground level is permitted in 5.4.1.1- P13. The maximum volume of filling above ground is $10m^3$. The proposed excavation will exceed 0.6m.	Restricted discretionary activity – matters of discretion in table 5.4.1.5a
Chapter 6.1 Noise		
6.1.7.1.1 – P1 – Sensitive activities near roads	Acoustic insulation in accordance with the measures in 6.1.7.2.1 are required as Cambridge Terrace is a Central City Main Distributor Road. A design report will be provided to Council at the same time as the building consent application. The report will be prepared by a suitably qualified acoustics specialist, stating that the design proposed is capable of meeting the required internal noise levels.	Complies
Chapter 6.6 Waterbody		
6.6.4 – waterway classification	The Avon / Ōtakaro River is classified as a downstream waterway.	
6.6.4.1 – P4	Removal or demolition of any building including associated earthworks is a permitted activity.	Complies
6.6.4.3 – RD1	The application site is within the 30m setback. As a legal road intervenes between the site and the waterway Council's discretion is restricted to Natural hazards – Rule 6.6.7.1.	Does not comply – Restricted discretionary activity

6.6.4.3 – RD2	New buildings within the waterway setback are to be assessed as a restricted discretionary activity. Discretion is restricted to Natural hazards – Rule 6.6.7.1.	Does not comply – Restricted discretionary activity
Chapter 7 Transport **7.4.3 Standards**		
7.4.3.1 – Car parking	No car parking is to be provided. Rule 7.4.3.1 requires all buildings with a GFA greater than 2,500 m^2 to provide mobility parking spaces, even if no other parking spaces are provided. If no other car parking spaces are provided, the amount of mobility parking spaces required shall be calculated by determining how many mobility parking spaces would be required if one standard parking space per 100 m^2 GFA were provided. The hotel has a GFA of 6,788m^2. Equating to a requirement for 3 mobility parking spaces.	Does not comply – restricted discretionary activity – 7.4.2.3 – RD1-
7.4.3.2 – Minimum number of cycle parking facilities	1 space / 30 beds for visitors and 1 space per 80 beds for staff are required. 8 visitor cycle parks and 4 staff cycle parks have been provided.	Complies
7.4.3.3 – Minimum number of loading spaces	Heavy vehicle bays are required at a rate of 1 bay / 1000 bedrooms and 1 99 percentile bay per 50 bedrooms is required. No marked loading areas have been proposed.	Does not comply – Restricted discretionary activity – 7.4.2.3 – RD1
7.4.3.4 – Manoeuvring for parking and loading areas	On-site manoeuvring shall be provided for parking and loading areas. The drop off area will operate as one way and therefore sufficient manoeuvring will be provided.	Complies
7.4.3.5 – Gradient of parking and loading areas	The 1:8 gradient of the porte-cochere exit ramp exceeds 1:16 but does not form part of the primary pick-up / drop-off area. Access routes between the vehicle pick-up / drop-off area and entrance is level.	Does not comply – Restricted discretionary activity – 7.4.2.3 – RD1
7.4.3.6 – Design of parking and loading areas	The surface of loading areas shall be formed, sealed and drained. The	Complies

	proposal will comply with this requirement.	
7.4.3.7 (a) – Vehicle access	The minimum legal width shall be 5m, the minimum formed width shall be 4m, the maximum formed width shall be 7m and the minimum height shall be 4m. A formed width of 7m to Worcester Boulevard and 6m to Cambridge Terrace is proposed. The height clearance exceeds 4m. The maximum grade of the ramp is 1 in 8.	Complies
7.4.3.7 (b)	Queuing space shall be provided in accordance with Appendix 7.5.8 for any activity providing 4 or more parking spaces. No marked on-site parking is proposed, but queuing space exceeds 16m between Cambridge Terrace and pick-up / drop off area.	Complies
7.4.3.7 (d) – Audio and visual warning	If the vehicle access serves more than 10 heavy vehicle movements per day an audio and visual method of warning pedestrians about vehicles about to exit the access point is required.	n/a
7.4.3.8 (a) – vehicle crossing	A vehicle crossing shall be provided from the property boundary to the edge of the carriageway.	Complies
7.4.3.8 (e) – Maximum number of vehicle crossings	The maximum number of vehicle crossings permitted on each road frontage by the District Plan is one. One vehicle crossing is proposed on each road frontage.	Complies
7.4.3.8 (f) – Minimum distance between a vehicle crossing and intersection	The minimum permitted distance between the vehicle crossing on Cambridge Terrace and the intersection is 10m. The minimum permitted distance between the vehicle crossing on Worcester Boulevard and the intersection is 10m. Both vehicle crossings are over 10m from the intersection.	Complies

7.4.3.10 – High trip generator	The activity would be considered an 'other activity' with regards to assessment of the high trip generator rule. As the building does not comply with the built form requirements this rule is triggered.	Does not comply- 7.4.2.3 – RD1
7.4.3.11 – Vehicle access to sites fronting more than one street	If a site fronts more than one road then vehicle access shall only be gained from the most preferred road that the site has frontage to. The site proposes vehicle accesses from both roads.	Does not comply –7.4.2.3 – RD1
Chapter 8.9 Earthworks		
8.9.2.1 – P1	A maximum volume of 20m^3 of earthworks are permitted per site. Earthworks shall not exceed a maximum depth of 0.6m. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 199902 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building are exempt from this rule. No works will occur on site until a building consent has been obtained.	Complies
Chapter 9.3 Historic Heritage		
9.3.4.1.4 – D2 – Demolition of a heritage building	Harley Chambers is a significant (group 2) heritage building. The demolition of a Significant (Group 2) heritage item is to be assessed as a discretionary activity.	

4.3. Activity Status

Overall, based on the above assessment of the proposal against the District Plan provisions, the overall status of the proposal is assessed as a **Discretionary Activity** in accordance with 15.10.1.4 Discretionary Activities (D1) due to building mass exceeding the permitted limits on height and road wall height and due to the proposed demolition of a significant heritage building.

4.4. Plan Change 13 Historic Heritage

The heritage chapter rules for PC13 have immediate legal effect. The relevant rules are assessed below:

9.3.4.1.4 -D2	Demolition of a significant heritage item is to be assessed as a discretionary activity.

5. Statutory Framework

5.1. Part 2 of the RMA

Section 5 of the RMA sets out the purpose of the Act, being *"to promote the sustainable management of natural and physical resources"*. "Sustainable management" is defined to mean:

> *"managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –*
>
> *(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
>
> *(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
>
> *(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

Section 6 of the RMA provides for the protection of historic heritage and for the relationship of Māori and their culture and traditions with, relevantly, their ancestral lands, from inappropriate subdivision use and development, as matters of national importance. Significantly, section 6(f) states that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

> *(f) the protection of historic heritage from inappropriate subdivision, use, and development.*

Section 7 of the RMA requires particular regard to be had to 'other matters.' Of relevance to this application are:

> *(b) the efficient use and development of natural and physical resources;*
>
> *(c) the maintenance and enhancement of amenity values; and*
>
> *(f) maintenance and enhancement of the quality of the environment;*

Section 8 of the RMA requires the principles of the Treaty of Waitangi to be taken into account.

The Court of Appeal in *R J Davidson Family Trust v Marlborough District Council* held that when considering an application for resource consent, the consent authority must have regard to the provisions of Part 2 of the RMA, when it is appropriate to do so.[1] Further, the Court held that the reference to Part 2 in section 104(1) of the RMA (discussed further below), enlivens sections 5 to 8 of the RMA in the case of applications for resource consent.[2] However, the Court also acknowledged that it would be inconsistent with the scheme of the RMA to allow, relevantly, district plans to be rendered ineffective by general recourse to Part 2 of the RMA in deciding resource consent applications, provided those plans have been properly prepared in accordance with Part 2; the consequence being that in the context of a resource consent application, genuine consideration and application of relevant plan considerations may leave little room for Part 2 to influence the outcome.[3]

5.2. Section 104 RMA

Section 104(1) of the RMA provides the statutory requirements for the assessment of the application and sets out those matters that the Council must have regard to when considering the application. When considering an application for resource consent, a consent authority must have regard to, relevantly, any relevant provisions of a national policy statement and plan or proposed plan.[4]

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1 *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 at [47].

2 *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 at [52].

3 *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 at [82].

4 RMA, s 104(1)(b)(iii) and (vi).

This application needs to be assessed in the light of the operative Christchurch District Plan provisions, the provisions of proposed Plan Change 14 (**PC14**), and the provisions of the National Policy Statement on Urban Development 2020 (**NPS-UD**).

The approach to considering both operative and proposed plan provisions was addressed by the High Court in *Keystone Ridge*, with the correct approach being as follows:[5]

> ...In considering the weight that we give to it we take into account the following principles which arise from the various cases:
>
> - The Act does not accord proposed plans equal importance with operative plans, rather the importance of the proposed plan will depend on the extent to which it has proceeded through the objection and appeal process.
> - The extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:
>
> (i) the extent (if any) to which the proposed measure might have been exposed to testing and independent decision-making;
>
> (ii) circumstances of injustice; (iii) the extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.
>
> - In assessing the weight to be accorded to the provisions of a proposed plan each case should be considered on its merits. Where there had been a significant shift in Council policy and the new provisions are in accord with Part II, the Court may give more weight to the proposed plan.

No recommendations or decisions on PC14 have been provided, albeit Hearings have closed. Although PC14 represents a substantial shift in Council policy with respect to urban development matters, given it has not yet been subject to independent decision-making, limited weight should be placed on the notified PC14 provisions at this point in time.

The Christchurch District Plan was made operative before the introduction of the NPS-UD and therefore does not give effect to the NPS-UD, in accordance with section 75(3)(a) of the RMA.

With respect to urban development matters, considerable weight should be placed on those provisions of the NPS-UD as opposed to the corresponding operative provisions in the Christchurch District Plan, given that the Christchurch District Plan does not give effect to the NPS-UD. In particular, Policy 3 of the NPS-UD provides that district plans enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification.

Please note that an assessment of the actual and potential environmental effects resultant of the proposal is provided within Section 6 of this report. An assessment of the relevant objectives and policies is provided within Section 7 of this report.

Section 104(2) provides that when forming an opinion in relation to any actual or potential effects on the environment of allowing the activity, the Council may disregard an adverse effect of the activity on the environment if a national environmental standard or the District Plan permits an activity with that effect.

Section 104B of the RMA provides for the determination of an application for discretionary or non-complying activities and provides that the Council:

> (a) may grant or refuse the application; and
>
> (b) if it grants the application, may impose conditions under section 108.

As noted above, the proposal falls to be assessed as a **Discretionary Activity**. As a **Discretionary Activity**, all relevant effects are able to be considered and can form the basis of conditions imposed under section 108 of the RMA, if consent is granted.

[5] *Keystone Ridge Ltd v Auckland City Council* High Court Auckland, AP24/01, 3 April 2001, at [16] and [36].

6. Assessment of Effects on the Environment

In accordance with the requirements of Section 88 and the Fourth Schedule of the RMA, this section provides an assessment of the actual and potential environmental effects of the proposal relative to its scale and significance. The key matters of relevance are:

- Historic heritage.
- Architecture and urban design.
- Height and recession planes.
- Cultural effects.
- Traffic.
- Potential flooding effects / effects on the waterway.
- NES and earthworks.

6.1. Existing Environment

Section 104(1)(a) requires consideration of the proposal's effects on the "environment". The effects on "environment" includes those effects which may be encompassed by permitted activities and / or by unexercised resource consents that are likely to be implemented,[6] referred to as the existing environment.

The site has been described in detail above, however it is worth emphasising that the existing environment contains a vacant and derelict listed heritage building that is deemed to be earthquake prone. Economic assessments show that it is uneconomic to repair the building. Those factors were taken into the consideration of the Planning recommendation from Ms Suzanne Richmond, Heritage Advisor at Christchurch City Council who advised for the removal of the Building from the Schedule of Significant Historic Heritage Items in her evidence on behalf of the Christchurch City Council as prepared on Plan Change 14 (see her report in **Appendix 4**). It is noted, that until otherwise the building remains listed by the Christchurch District Plan.

The existing environment makes a poor visual contribution to the City Centre, does not provide any street activation or amenity, and makes a negative contribution towards vibrancy and function of the City Centre. It is acknowledged that Harley Chambers does contain heritage values, however these values have been significantly compromised, to the extent that repair or retention is uneconomic and would have substantial detrimental effects on any residual heritage fabric.

There is no relevant permitted baseline to the project as the removal of a heritage building is deemed a discretionary activity. In addition, any new building within the waterway setback also requires resource consent. However, the existing environment should be taken into account. The following assessment of effects is therefore undertaken against the base created by the existing environment.

6.2. Historic Heritage

6.2.1 Demolition of Harley Chambers

The demolition of a Group 2 heritage building is to be assessed as a discretionary activity. Harley Chambers is deemed by the District Plan as a significant (group 2) heritage building and is also listed as a Category 2 Historic Plan by Heritage New Zealand Pouhere Taonga.

Policy 9.3.2.2.8 sets out the relevant considerations as to the appropriateness, or otherwise, of the demolition of a heritage item. Policy 9.3.2.2.8.a.i. considers where there is a threat to life and/or property. The applicant proposes to demolish the building due to its significant earthquake damage. The building currently has a NBS rating of less than 15% and is therefore considered an earthquake prone building. It is currently unsafe. Substantial damage, vandalism and stripping out of the building has occurred because, and as a direct consequence of the Canterbury Earthquake sequence, as well as subsequent unauthorised occupation and vandalism of the building, including fire damage.

6 *Queenstown Lakes District Council v Hawthorn Estate Ltd* [2006] NZRMA 424 (CA).

A structural report, from Quoin Structural Consultants, included in **Appendix 3**, detailing the building condition, including structural deficiencies. The repair strategy for the building substantively diminishes the heritage values of the building as it would require a substantial removal and reduction of remaining heritage fabric. Mr John Brown, Plan Heritage Ltd (**Appendix 5**), states, on page 46 of his assessment, that *considerable adaption or removal of structure appears necessary. Essentially new materials would be required to reconstruct lost material*. In addition, the financial implications for retention are considered unreasonable. Reconstruction is not viable given the inherent costs, as detailed in the Valuations and Consultancy report provided by Telfer Young and included in **Appendix 6** and the Cost Estimate Options undertaken by AECOM, **Appendix 7**.

Policy 9.3.2.2.8.a.ii. provides for consideration of whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised. Further, Policy 9.3.2.2.8.a.iii. provides for consideration of whether the cost to retain the heritage item (particularly as a result of damage) would be unreasonable. The structural report and valuation show that the requirements to repair the building to the current Building Code would both be excessive (given a reasonable rate of return for capital investment) and would also result in much of the heritage values of the building being lost.

Consideration was also given to whether the façade only could be retained. Gavin Stanley, Quantity Surveyor on behalf of Christchurch City Council, provided evidence for the hearing of Plan Change 14. In this evidence he estimates the extra value of retention of the façade only would cost around $6,566,969. This is a sizable additional sum to add to the cost of construction of the hotel and would also result in a solution focused on façade retention as being unfeasible.

The applicant has carefully considered all options for Harley Chambers including repair of the building and retention of the façade. As detailed in the joint statement of evidence of Jonathan Lyttle and Michael Doig, for the PC14 hearings (**Appendix 12**), all the repair options and the option to retain the façade are not considered to be economically viable. The repair options result in an asset worth significantly less than the amount of money spent to repair the building and the ability to partially demolish Harley Chambers and retain the façade is hampered by the fact that the applicants do not own the neighbouring Worcester Chambers building. Whilst the proposed hotel building is taller than a new open plan office building which was used in the quantity surveyor's estimates, this does not change the conclusions reached in the evidence provided by the applicant as to retention of the Building provided during PC14, that the retention of the building, or any part of the building (i.e. the façade) is not viable and the costs associated with such would be unreasonable.

A Heritage Impact Assessment has been prepared by Mr John Brown, Plan.Heritage Ltd, which is included in **Appendix 5**. He concluded, on page 67, that, whilst there are adverse effects arising from the demolition of the building, the proposal is not contrary to the key Christchurch District Plan Policy 9.3.2.2.1 regarding cost and effects of removal. He concludes that the demolition of the building is not inconsistent with the District Plan policies. He further considers that the adverse effects of demolition of the building can be mitigated through building recording for site interpretation and salvage, which will maintain a minor connection to the history and context of the site (should the building remain listed through the PC14 process).

In summary in terms of the condition of the building and nature of repairs:

(a) The building is assessed as having an NBS of less than 15%.
(b) The building is subject to an Earthquake Prone Notice under the Building Act 2004 requiring works be undertaken by 14 June 2025.
(c) A minimum 67% NBS for any repair strategy is a reasonable target in terms of obtaining finance, insurance and leasing. Albeit any change of use (that is to a hotel) would need to aspire to 100% NBS.
(d) Public funds (Council Heritage Incentive Grant) are very limited and do not offer significant assistance.
(e) The damage assessment and repair methodology are as set out by Quoin (Attachment 3).
(f) Repair works will be invasive, especially for the interior, including extensive ground works (including piling), and at a minimum the façade will need to be stripped back to substrate. Noting that demolition experts for the owner have advised of a need to remove part of the northern façade to facilitate internal works / demolition (given proximity to Worcester Chambers and the need to access the rear of the site).
(g) There is little material cost difference between experts for the repair strategy or new build.

	67% NBS Repair	100% NBS Repair	Façade & New Build	New Equivalent	Extra value façade only
Pomeroy[A](Appendix 7)	$25.4m	$27.8m	$20.8m	$13.6m	$7.15m

(i) Policy 9.3.2.2.8 provides tests at (c)(ii) and / or (iii), that provides for demolition having regard to whether restoration would compromise heritage values and integrity such that the building would no-longer retain heritage significance, and whether financial factors would make listing unreasonable or inappropriate.

Section 10 of the heritage assessment includes a number of recommendations to mitigate the demolition of the Harley Chambers building. These are:

- Historic Building Recording prior to and during the demolition process to record the structure of the building and 'preserve by record' its history. This should be undertaken to a level appropriate to its identified heritage status.
- The salvage of interior materials or features of particular technological interest as far as is practicable, with the possibility of retaining materials examples for future onsite interpretation.
- Provision of interpretation panels (showing original drawings and elevations with explanatory text), to be established onsite as a consequence of demolition and site clearance, providing for the possible inclusion as part of any new development.
- To make publicly available on a permanent basis the results of the building recording and study.

The applicant is committed to recording the building prior to demolition. This will be undertaken by a suitably qualified and experienced heritage expert and the applicant agrees to conditions based on the above. The applicant has also already engaged with Heritage New Zealand Pouhere Taonga and is open to further discussions and their recommendations regarding recording the building, including reusing some elements in the new building and providing public documentation of the building.

Whilst not a matter to consider as part of the resource consent application, Mr Brown notes that there is historical evidence that the subject site was occupied in the 19th century and therefore any pre-1900 features surviving below-ground will meet the definition of an archaeological site, under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority will be applied for prior to earthworks commencing on site and this can be included as an advice note on the resource consent.

Mr Brown concludes on page 59 of his HIA, that, whilst the proposal results in adverse effects, as there will be a loss of significant heritage value, unfortunately based on the evidence and expert advice of the structural engineers, the reduction of the heritage values relating to the Harley Chambers building is inevitable, given the identified cost and invasive nature of any reconstruction work. Taking into account the heritage impact assessment, valuation report and structural report, it is considered that the effects of demolition would overall, be acceptable.

6.2.2 Effects on Surrounding Heritage Buildings and Setting

Worcester Chambers is located at 69 Worcester Street, immediately adjacent to the west of the application site. Worcester Chambers is listed as Category 2 on the NZ Heritage List and is listed in the District Plan as Highly Significant (Group 1).

The Canterbury Club is located opposite the site on Worcester Boulevard. This is a significant building (Group 2) in the District Plan and is also listed as Category 2 on the NZ Heritage List.

The Worcester Bridge, to the east of the application is also listed in the District Plan as a heritage item. Beyond the bridge, is the Former Municipal building, which is Listed in the District Plan as Highly Significant (Group 1) and the NZ Heritage List as Category 1.

The proposed Hotel development has been carefully designed with 69 Worcester Street in mind. The massing of the building is located towards Cambridge Terrce and the placement of the internal accessway and porte cochère means that there is physical and visual separation between the proposed hotel and the Worcester Chambers heritage building. The porte cochère allows for a vehicle drop off area and is single storey only, with a flat roof. It is not located on the boundary, resulting in a separation of 2.5 metres between the single level porte cochère and Worcester Chambers. Mr Brown concludes that the control of mass away from the Worcester Chambers Building boundary allows this adjacent heritage building to remain visible in the streetscape.

The effects of the proposal on the wider environment, in particular on the surrounding heritage buildings, have been considered by Mr Brown (Appendix 5). He considers [page 51 of his HIA], that:

> *"The proposed design relies on a strong material contrast to the façade screen which separates the podium from the upper floors to generate the proportions of the building. The modern design utilises a curved corner which reflects the existing context of the Harley Chambers Building. The streamlined language of the proposed hotel echoes the relatively unembellished 'Art Deco' component of the Harley Chambers Façade. The heavy expression of steelwork framing glazing units in the podium elevation recalls something of the 'Chicago Style' whereby a structural frame is emphasised architecturally, and the grid enhanced by a generous glazing arrangement, usually with divided window frames and paired side lights either side of a primary casement.*
>
> *The second aspect of this design approach is that it generates a change of building form at a similar horizon level to the heritage listed Worcester Chambers building adjacent and the Canterbury Club opposite. The use of a lower level port-cochere to the western boundary provides additional breathing space between the Worcester Chambers Building and the new development, so that the heritage building remains visible in the streetscape. This is clearly apparent when viewing from the corner of Worcester Street and Cambridge Terrace as indicated in the graphic illustrations provided.*
>
> *In the wider streetscape, modern developments of equivalent scale are readily apparent from the vicinity of the site, especially when looking east towards Cathedral Square (Figure 19)*
>
> *On balance I consider that, when viewed in the wider context, the design approach is appropriate from a historic heritage perspective. The references to historical architectural form including the 'Chicago skyscraper' style acknowledge the context of the Harley Chambers Building, but also the environment that is currently present. This approach of modern juxtaposition can be seen frequently within the city, especially as a result of new development following the Canterbury Earthquakes (Figure 20; Figure 21). In my opinion the control of mass away from the Worcester Chambers Building boundary allows this adjacent heritage building to remain visible in the streetscape, notwithstanding the overall height of the proposed new building".*

With regards to the height of the building specifically, Mr Brown shows, in figure 18 of his Heritage Impact Assessment, that there are a variety of heights within the immediate area, including taller buildings next to smaller heritage buildings. This is also shown on page 7 of the architectural plans (Appendix 2). The Christchurch City Council building and Anthony Harper building are similar heights to the proposed building and are also located in close proximity to the Canterbury Club, 129 Cambridge Terrace, a historic building. Mr Brown also states that the proposed building acknowledges the adjoining Worcester Building the Canterbury Club opposite through its design choices (page 59, Appendix 5). These include levels 1-3 forming a 'podium' which reflects the 3 levels of Harley Chambers and the proposed building utilising a curved corner, similar to the Harley Chambers corner design.

Mr Brown considers, on page 59 of his HIA, that, whilst on completion of the development the wider context of the townscape is clearly altered, it is not necessarily adversely so. This is because the nature of change and more intensive development is already part of the historical narrative of the city centre, and the understanding of the earlier context of the city centre is still

readily reflected by the remaining heritage places in the vicinity. He concludes that each neighbouring historic heritage site would continue to be understood on their own merits and each site would continue to contribute to the Heritage Schedule with no loss of identified value.

He concludes that, on balance, when viewed in the wider context, the design approach of the proposed building is appropriate from a historic heritage perspective.

Overall, Mr Brown considers that, whilst the proposal will result in highly evident changes to the immediate area, no neighbouring historic buildings will be physically affected and there will be no loss of historical association. Each neighbouring historic heritage site would continue to be understood on their own merits and each site would continue to contribute to the Heritage Schedule with no loss of identified value. I conclude therefore that, when considering the effects on the historic heritage area within the area, and as based on the evidence of Mr Brown, that the effects would be no more than minor.

6.3. Architecture and Urban Design

As a discretionary activity, the proposed design of the building, including the urban design outcomes generated by the proposed new building, are all able to be considered. As partially discussed within the heritage section above, the building has been designed taking into a account a sympathetic consideration of the surrounding heritage buildings, massing and overall character of the area. This application also includes an urban design assessment, undertaken by Mr Jonathan Clease, Urban Designer (Appendix 8).

Key relevant objectives and policies include objective 15.2.4 which states that urban form, scale and design outcomes should recognise the Central City as strategically important, with development contributing to an urban environment that is visually attractive, safe, easy to orientate, accessible and responds positively to local character and context. Policy 15.2.4.1, requires development to reflect the context, character and anticipated scale – which in the case of the Central City is as the primary focal point for the people of Christchurch (Objective 3.3.8). In addition, Policy 15.2.4.1b.ii. requires ('shall') an increased prominence of buildings on street corners. Policy 15.2.4.2 outlines the expected urban design outcomes of new development and policy 15.2.4.4, seeks recognition of Ngāi Tahu values.

The assessment provided by Mr Clease is comprehensive and considers: the effect of the proposal against the role and function of the CBD; the relationship of the site with Ngai Tūāhuriri / Ngāi Tahu; the visibility of the building from publicly owned and accessible spaces; the design of the building, taking into account nearby buildings and its street corner location; how the proposal incorporates CPTED principles; and how the proposal provides safe, legible and efficient access for all transport users. Each of these matters has been appropriately considered and Mr Clease concludes that the design of the building takes into account its relationship with adjacent heritage buildings and its placement along the Worcester Boulevard and Ōtākaro / Avon River corridors.

Mr Clease considers that the design addresses the street corner, fostering interaction and engagement with the public realm and facilitating passive surveillance. The proposed building contributes to the vibrancy, vitality, and activity in the surrounding area. As described in the heritage section above, the proposed building respects and engages with the Harley Chambers design and neighbouring heritage buildings. CPTED principles are met through public facing activities being located at ground level and large windows along the street frontage. Pedestrian entrance off Worcester Street is legible. In section 4 of his assessment, Mr Clease concludes that the proposal makes a positive contribution to both the local streetscape and the ongoing regeneration of the wider Central City. I concur with this assessment and conclude that, overall, the proposal would have a positive effect in terms of urban design and streetscape amenity, particularly in contrast to the long-term retention of the existing Harley Chambers in its present condition.

Whilst the proposal is a discretionary activity overall, the specific built form standards that the proposal does not comply with have been specifically considered. With regards to the design of the building and the effect of this on the local character, the road wall height breach is of particular focus in this assessment, albeit as discussed later the subsequent enactment of the NPS-UD and associated Policy 3 does challenge the veracity of the operative plan wall height standard. The operative District Plan requires a maximum road wall height of 21m. No setback from the road is proposed.

As detailed in Mr Clease's assessment, the rule, along with the recession plane rule, were tools to create a uniform street edge and to limit the quantum of commercial (particularly office) activity that could occur on any given site – in part to ensure a well distributed level of commercial (re)investment across multiple blocks in the Central City. Mr Clease concludes that the surrounding streetscape and context displays remarkably little coherency in terms of a consistent streetscape or road wall height.

As above, objective 15.2.4 requires developments to respond positively to local character and context. Mr Clease has assessed the local character of the area, considering each 'side' of the adjacent blocks separately. With regards to context, this site is unique compared to other sites in the area. As the site is located on a corner, this results in compliance with the road wall height being more onerous (in terms of limiting built form) than had the site only had one road boundary.

Furthermore, the site has been carefully designed to ensure that the nearby heritage buildings (Worcester Chambers and Canterbury Club) are not excessively shaded and that the proposed building is not overbearing on these buildings. The current design was therefore developed to provide the porte cochère between Worcester Chambers and the proposed building. This results in less shading on the Canterbury Club building and also provides a better relationship with Worcester Chambers.

The design of the building has been developed to be sympathetic to the existing Lane Neave building to the north of the site. This building has a glass atrium and roof terrace close to the boundary with the application site. The proposal is setback from the western boundary as it further preserved both light and importantly views from the reception area of Lane Neave which is located at the western end of their glass atrium. Were the setback to the west to be reduced (albeit compliant) it would omit any views from the atrium area and was a critical factor in obtaining their approval.

The applicant has obtained written approval for the Proposal from the occupier of this building, as well as from the owner of Worcester Chambers and from the Canterbury Club. In part, this has been achieved on the basis by which the proposal corresponds with the built form at its interface, and in particular ensures Worcester Chambers is visually able to be considered as separate from the proposal due to setbacks.

The design of the building also includes a 'podium' design on the first three floors of the building, this is cognisant of the existing Harley Chambers (currently on the site) and the scale of Worcester Chambers to the west and the Canterbury Club to the south. This provides some visual separation in 'reading' the building elevation. It was considered by the applicant that recognising the existing heritage building on the site was a preferable design outcome than providing a step in the building at 21m. To provide both was considered to be visually cluttered.

Overall, the proposal makes a positive contribution to both the local streetscape and the wider Central City, both in terms of its design and amenity, as well as providing a new commercial building which will help increase vitality and vibrancy within the area (especially in contrast to the existing building).

6.4. Height and Recession Planes

The proposed building has a maximum height of 42m. The site is located within the Central City Building Height 28m overlay.

The District Plan also applies a recession plane within the Commercial Central City Business zone, at a road wall height of 21m.

Whilst the proposal is discretionary overall, the matters of discretion for sunlight and outlook for the street are found in Rule 15.13.3.17. These matters relate to: effects on the sense of openness and sunlight to the street (clause a); and implications in terms of dominance and wind funnelling (clause b). A discretionary activity status is applied to the proposal through breaching height and road wall height.

Whilst it is understood that little weight can be placed on PC14 and the proposed increase in height limits (up to 90m on this site), I consider that an increase in heights in the future, within the CBD, is anticipated (Policy 3, NPS-UD) and therefore the proposed height of this building can rightly also be considered in that context.

As a Tier 1 authority under the National Policy Statement on Urban Development 2020 (NPS-UD), Policy 3 requires enablement of building heights and density of urban form *'in city centre zones'* to realise as much development capacity as possible to maximise the benefits of intensification. This policy does not set a specific height limit, just that as much development capacity as possible shall be realised.

Tall buildings can have a positive role by signifying locations of importance or focal points of urban activity. This is to be weighed against potential negative effects such as wind funnelling or shading of public spaces.

With regards to potential shading effects, shading diagrams have been provided by the architect (Appendix 2). These show the shading of the proposed 42m high building, a compliant 28m high building (including 21m road wall height) and the existing building. Shading onto the elevation of the surrounding buildings has also been considered and is shown on page 37 of the architecture plans (Appendix 2).

With regards to effects on 69 Worcester Street, the proposed 42m high building would shade this building during the summer solstice at 10am but by mid-day the shading falls onto Worcester Street. The provided shading diagrams show that a 28m high building would also shade this building to a slightly less extent, but overall, the effects would be similar. This is because the proposal is setback from the boundary with 69 Worcester Street, whereas the District Plan allows for a 28m high limit to extend to the internal boundary. During the winter solstice, the shading effects are similar for 69 Worcester Street, as the shading of both scenarios extends far beyond the building. Likewise, during the equinox both a permitted and proposed building shade beyond the building and onto the street.

The Canterbury Club is located to the south of the application site, to the other side of Worcester Street. The shading diagrams show that during the summer solstice, both the proposed building and the existing Harley Chambers building do not result in shading on this building. During the winter solstice, the proposed building will result in shading of a portion of the Canterbury Club building, but a permitted 28m building also shades this building. During the autumn equinox the proposed building does result in some shading of the building at 12pm, whereas a compliant building does not, but this falls on the front of the building only.

The effects of shading on the Avon / Ōtakaro river and the open space area are also to be considered. During the summer, the proposed building will shade across Cambridge Terrace and onto part of the Avon River Precinct (Te Papa Ōtākaro). The shading is predominantly from 4pm onwards. A permitted 28m high building would also shade the Avon River Precinct, but for a smaller area. During the winter solstice, shading will extend across the river towards the Terrace. This extent of shading occurs for both a 28m building and the proposed 42m building. Whilst the shading diagrams for the 42m building shows the shading extending further, in reality, the shading will not extend any further due to the intervening buildings. The proposed building will also shade the river precinct in the late afternoon.

With regards to the potential effects of wind from the proposed building, this has been considered by Mr Clease (Appendix 8). He comments, on page 15 of his assessment, that there is no evidence of significant wind effects from nearby buildings of a similar height, and some of which are of a greater width. In addition, the inclusion of verandah cover along the footpath edge will help to deflect any downdrafts away from the immediate street edge.

In terms of the effects of the tall building on the streetscape and on the wider area, the architect has provided a number of view shaft photos with the building plans (Appendix 2). This shows that the immediate area has a range of different buildings, with tall buildings interspersed within the area. The plans also include modelling of the proposed building massing and a comparison of this between the permitted height of 28m and a 90m which is the height limit within the PC14 rules.

The building will be much taller than the neighbouring Worcester Chambers, but as explained above, the proposed design is sympathetic to this historic building, ensuring that the building is set away from Worcester Chambers and includes the single storey porte cochère element. The modern (post earthquake) buildings at 141 and 151 Cambridge Terrace are lower in height than the proposed building, but the design of the proposed building will be similar in terms of the use of modern materials and large amounts of glazing. Whilst being taller, the building will include elements that create a human scale, including the

proposed podium design, which breaks up the building. The proposed building provides opportunities for visual interaction with the river, as described further by Mr Clease **(Appendix 8)**.

Overall, I consider that the additional height of the building, compared to a 28m permitted height, is consistent with the massing and built form of other buildings in the immediate area and consistent with what could be expected in a central city core location such as this. Various design elements reduce the effects on nearby buildings and provide a human scale. The provided shading diagrams show that the effects of the proposed building would be no more than minor.

6.5. Effects on the Waterway and Flooding

The application site is directly opposite the Avon River Precinct. Whilst the application is a discretionary activity overall, the matters in 6.6.5.3 – RD2 state that for sites adjoining downstream waterways, with features intervening between the site and the waterway, such as a legal road, Council's discretion is restricted to Natural Hazards – Rule 6.6.7.1. Those matters relate to the extent by which the proposal would impede waterway channels or create displacement (matter (a)); cumulative effects (matter (b)); or risks to the building (g).

The entire site is located within the Flood Management Area (**FMA**) and is subject to inundation in the 1/200 year event. The building has been designed to meet the minimum finished floor levels of 14.68m RL, as detailed in the minimum floor level certificate **(Appendix 9)** and therefore the risk to the building from flooding is less than minor.

With regards to flood water displacement onto surrounding sites or into the Avon / Ōtakaro River Precinct, the proposal will result in 100% of the site covered by hardstanding, however, this will result in little change compared to the existing situation. The existing Harley Chambers Building extends around the full extent of both road frontages. The proposal will not impede water channels nor displace flood waters in comparison to the existing building located on the site.

The applicant will ensure that suitable erosion and sediment control is used during the construction of the building to ensure that no discharge reaches the river of enter the Council stormwater system. Furthermore, Regional Council consent will be obtained prior to demolition of the existing building, which will contain conditions regarding the protection of water.

Overall, I consider that the effects on the waterway and on potential flooding effects are less than minor.

6.6. Cultural Effects

The site is not identified as Wāhi Tapu / Wāhi Taonga (Schedule 9.5.6.1), Mahaanui Iwi Management Plan Silent Files (Schedule 9.5.6.2) or within the Ngā Tūranga Tūpuna overlay.

Whilst the site itself is not within a site of Ngāi Tahu Cultural Significance, the Ōtākaro / Avon River is identified as a Ngā Wai in the District Plan. The site is located around 27m from the Ōtākaro / Avon River. The Avon / Ōtākaro river was an important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshland of Christchurch for Māori. The mouth of the river was a permanent mahinga kai, and the river supported numerous kāinga mahinga kai.

The applicant requests that Christchurch City Council consults with Mahaanui Kurataiao Ltd on its behalf.

The design of the building has been developed considering both the proximity of the site to the river and the cultural narrative of the wider area. Mr Clease considers cultural effects within his urban design assessment (**Appendix 8**), and concludes on page 10 of his assessment, that the design is considered to recognise the cultural assets of Ōtautahi / Christchurch. The effects of the proposal on cultural values will be no more than minor.

6.7. Traffic

The hotel site layout has been configured to provide a port-cochere that operates one-way with entry from Cambridge Terrace and an exit to Worcester Boulevard. No on-site parking is proposed.

A comprehensive Integrated Transport Assessment (ITA) has been provided by Stantec (Appendix 10). Based on the height of the hotel, it triggers a requirement for assessment under the High Trip Generator rule because it does not comply with the built form requirements.

Section 6 of the ITA assesses the proposal against the transport rules in the District Plan. The rules that are not achieved are, vehicle access, high trip generator, gradients and provision of mobility parking.

In conclusion, the expected vehicle movements generated by the hotel is about 200 light vehicle movements per day plus 10-20 heavy vehicle movements per day. This level of movement represents an additional 25 vph or one vehicle every two minutes on average on both Cambridge Terrace and Worcester Boulevard. They conclude that this will not contribute to any noticeable effects on the operation of the road network.

Whilst the District Plan requires that all vehicle access is from Worcester Boulevard, Stantec conclude that this is impractical. The proposed access arrangement allows for efficient entry and provides queuing space within the site so that there will little if any effect on vehicle movements on Cambridge Terrace.

Overall, Stantec conclude that the proposed hotel can be supported from a transport perspective subject to vehicle crossings being formed on Cambridge Terrace and Worcester Boulevard. They have included that an audio-visual warning device be activated when a coach is present in the porte-cochere to mitigate any potential safety concerns for pedestrians and cyclists in the vicinity of the site. I concur with this assessment and consider that the effects of the proposal on traffic and pedestrian safety will be less than minor.

No mobility parking is being provided on the site. The proposal instead provides a drop off location within the porte cochère. An accessible entrance from the vehicle drop off, into the reception area is provided. For those with restricted mobility who bring their car to the hotel, a valet parking service will be available where a hotel member of staff will park the car at an off-site location. This is typical of a hotel such as this within a central city location. There are also time limited mobility parking spaces located directly outside the site, on Worcester Boulevard. Other examples of hotels within central Christchurch that do not provide parking, include BreakFree on Cashel, 165 Cashel Street, Christchurch City Hotel, 699 Colombo Street and Hotel 115, 121 Worcester Street. Pedestrian mobility access to the site is also included via a lift at the Worcester Boulevard entrance.

With regard to construction traffic, a traffic management plan would need to be prepared prior to the demolition. A condition regarding provision of a traffic management plan has been volunteered.

6.8. NES and Earthworks

This application seeks consent for works in a HAIL site as subject to the regulations contained in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Contamination).

Mr Jared Pettersson, Envisor has provided updated contaminated land advice for the proposed site (**Appendix 11**). The original PSI, which was undertaken in 2017 for the previous development on the site, is also included in **Appendix 11**.

This application relies on the Preliminary Site Investigation and proposed Site Management plan to demonstrate the potential risks present and how they are to be managed, including disposal of contaminated material to an approved facility. Mr Pettersson includes a number of recommendations within his updated assessment. Including that a Site Management Plan will be prepared. The applicant volunteers a condition regarding provision of a Site Management Plan, which will include the safe disposal of contaminated soil.

With regards to earthworks on the site, no works will be undertaken on the site prior to a building consent being obtained. The proposal is therefore compliant in terms of Chapter 8 earthworks rules. However, as the proposal is a discretionary activity overall and for completeness, the applicant volunteers a condition regarding provision of an erosion and sediment control plan (ESCP).

Overall, I consider the potential effects of earthworks on the surrounding environment will be less than minor.

6.9. Positive Effects

The details above show that Harley Chambers is currently earthquake prone and repair of the building would result in the loss of a large amount of the heritage value. The demolition of this building will improve the earthquake safety of this prominent city centre corner location and allow for the redevelopment of the site with a building of high-quality design. The proposal will also allow for the refurbishment of the adjacent 69 Worcester Street as we understand that this building can currently not be tenanted due to the earthquake damaged Harley Chambers building next door.

The large glass windows facing towards both streets and the river beyond also improve safety through an increase in passive surveillance.

The proposal represents the replacement of unoccupied premises with a much more intensive site development, and hence represents 'recovery' and future enhancement of the Christchurch Central City. The development provides high quality hotel accommodation including dining facilities which will increase foot traffic and vitality in the area, as well as the night-time economy. The proposal will also reinforce and consolidate the commercial viability of this part of Central Christchurch's commercial area with regeneration projects associated with Cathedral Square and the Avon River corridor. The project will also provide economic stimulus and employment through both construction and developed phases and provide an alternative travellers accommodation option at the top end of the market. It is noted, that the Christchurch Central City Recovery Plan identified that Te Papa Ōtākaro (the Avon River Precinct) as a suitable location for hotel development given, amenity, outlook and proximity to the Central City:

> "*Land facing north and west onto the river has high amenity value and is close to the Core. Cafes and bars will re-emerge, inviting connection with the river. New buildings, **including hotels, will be able to take advantage of river views***"[7]. (emphasis added).

Overall, I consider this proposal will have positive effects on the surrounding area.

[7] Central City Recovery Plan (2012) [53]

7. Objectives and Policies

This section includes an assessment of the relevant objectives and policies within the Christchurch District Plan, as well as consideration of the NPS-UD and the Canterbury Regional Policy Statement. Whilst not yet implemented the relevant objectives and policies of Plan Change 14 have also been considered.

7.1. Strategic Objectives

Objective 3.3.1 seeks to enable an 'expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city', including in a manner that fosters investment certainty and meets needs for economic development.

The proposal furthers this objective, as Harley Chambers is currently unsafe and retention would both be uneconomic and would result in a loss of a large amount of heritage fabric. The removal of Harley Chambers and redevelopment of the site with a hotel provides considerable investment opportunities to Christchurch and will result in the enhancement of this part of the CBD both aesthetically as well as providing for an international hotel development.

Objective 3.3.2 seeks that the plan through its implementation minimises transaction costs and encourages innovation and choice.

Objective 3.3.5 seeks to ensure that the critical importance of business and economic prosperity to Christchurch's recovery is recognised, and a range of opportunities provided for business activities to establish and prosper.

The site is located within the Commercial Central City Business zone, which anticipates and provides for activities such as that proposed. Accordingly, the proposal would be consistent with this objective.

Objective 3.3.6 seeks to ensure that new development is to be undertaken in a manner that ensures that risks of natural hazards to people and property are appropriately mitigated. The proposed building will meet the minimum finished floor levels, as stated in the floor level certificate. Safety on the site will also be greatly increased by the removal of an earthquake prone building.

Objective 3.3.8 seeks to revitalise the Central City as the primary focal point and enhance amenity values through private sector investment. The objective recognises that historic heritage associated with the central city assists with the identity and sense of place and contributes to a high urban amenity.

The proposal balances these demands in a manner that achieves these obligations as associated with a complex site. The proposed hotel development seeks to provide a high quality and architectural designed building on a key corner of the central city, enhancing amenity values and commensurately revitalising the function and investment associated with this part of the central city.

Objective 3.3.9 seeks a natural and cultural environment where sites that are historically important, or of cultural importance to Ngāi Tahu mana whenua, are identified and appropriately managed.

Importantly, this strategic direction does not impose a presumption of protection. As identified in the heritage assessment above, it is considered that the proposed removal of Harley Chambers is reluctantly the best option for this site, given the cost implications and significant loss of heritage fabric if repaired. The proposed design considers Ngāi Tahu values and the river can be adequately protected during construction.

Overall, the proposal is considered to be consistent with the strategic objectives.

7.2. Natural Hazards

Objective 5.2.1.1 seeks that the risks of natural hazards to people, property and infrastructure is appropriately mitigated. Supporting Policy 5.2.2.1.2 seeks to manage activities in all areas subject to natural hazards as commensurate with the likelihood and consequences of natural hazard event on life and property.

The proposal is consistent with this objective and policy as the proposal has been designed to be compliant with the required finished floor levels. The proposal will not result in any increase in flood water displacement compared to the existing building on the site.

7.3. Waterway Setbacks

Objective 6.6.2.1 seeks to protect water bodies and their margins from inappropriate use and development. Policy 6.6.2.1.3 seeks the management of activities in water bodies to achieve several aims. The only relevant aspect (clauses vi, vii and viii) are not impacted by the proposal. As discussed above, the proposal will not impede the Avon / Ōtakaro river channel, nor exacerbate or transfer flood risk to other properties.

7.4. Transport

Objective 7.2.1 and related Policies 7.2.1.1 to Policy 7.2.1.5 seek an integrated transport system, that the transport system is safe and efficient for all transport modes, and that efficient functioning of the transport system is upheld. As identified in the assessment by Stantec, the proposal does not result in any material effects on operation of the road network. Accordingly, the proposal is consistent with these provisions.

7.5. Heritage

Historic heritage is considered within Chapter 9 of the District Plan. Mr Brown has considered the relevant objectives and policies within his assessment (Appendix 5). The overarching objective is found in 9.3.2.1.1. Mr Brown states that this is a key objective as it recognises that, in some cases, buildings will be beyond the level of practicable repair such that their identified heritage values would be reduced to a point that they no longer be considered significantly worthy of protection under Section 6 of the RMA.

Policy 9.3.2.2.1 sets out how historic heritage is identified. We do not disagree that Harley Chambers is a significant building, however, Mr Brown concludes that the Harley Chambers Building in its current condition requires considerable remediation and repair to such an extent that, on completion, it is doubtful that its overall integrity would be sufficiently retained for it to remain on the schedule, for the reasons it was recognised for previously.

Policy 9.3.2.2.3 considers the management of scheduled historic heritage. This policy allows for the adaptive reuse of historic heritage and recognises that repairs and upgrade works to buildings are required to meet building code requirements. It also details how work on heritage items should be undertaken. The policy also requires that changes to heritage items are documented. Mr Brown comments that, on the face of it, the policy allows for flexible and adaptable reuse of a place, including for seismic repair and reconstruction, but generally only where works are sensitive, 'appropriate' or for example potentially reversible. This is caveated by the exception for necessary works are 'undertaken as a result of damage'. Greater flexibility is provided for, but then this still does not prevent a loss of integrity, especially where such works are extensive. The proposal is therefore not consistent with this policy, however there are more specific policies that relate to the removal of a heritage item, which are discussed below.

Policy 9.3.2.2.4 requires the identification and protection of archaeological sites. The subject site was previously a site of occupation prior to 1900. However, Mr Brown states that the scale of redevelopment in the 20th century implies there is limited possibility for features of this period to survive, but they have been identified on immediately neighbouring sites so the possibility cannot be discounted. An application to modify an archaeological site would be required from HNZPT. The applicant is committed to preservation of any artifacts. The proposal is not contrary to this policy.

Policy 9.3.2.2.5 provides for the ongoing use and adaptive re-use of heritage items. This policy does not enable removal of heritage items but does provide for new buildings and signage within heritage settings. Mr Brown states that the new building can be seen on analysis to adopt a sympathetic architectural style, and also provides some setback from the neighbouring

Worcester Chambers site, but while this generates some mitigation for the reduce of the Harley Chambers Building, it does not avoid or reduce the adverse effect so that it becomes negligible.

Policy 9.3.2.2.8 specifically relates to consideration of the appropriateness of the demolition of a heritage item. The policy states the following matters are to be considered:

i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;
ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;
iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;
iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and
v. the level of significance of the heritage item.

The structural report provided clearly identifies that the building is a threat to life, it is earthquake prone and less than 15% of building code. Furthermore, the extent of work required to repair the building would result in the heritage values of the building being substantially reduced. Evidence provided also shows that the cost to retain the heritage item, due to the physical condition of the building, would be unreasonable. Whilst the heritage building is significant, the applicant has demonstrated that there is sufficient justification for the removal of the building. In support of this conclusion, I also refer to the PC14 Rebuttal Evidence of Suzanne Richmond, Council Heritage Advisor, where she states that it is not efficient or effective in terms of sustainable management to retain Harley Chambers on the schedule of heritage items (Appendix 4).

Overall, whilst the proposal cannot avoid adverse effects arising from demolition and therefore, not all historic heritage policies are met, the proposal is not contrary to the key policy 9.3.2.2.1 regarding cost and effects of removal and specifically, demolition is provided for under policy 9.3.2.2.8. The applicant has met all the matters in policy 9.3.2.2.8 and therefore the proposal is not contrary to this policy.

7.6. Commercial

The overarching objective for commercial activity (Objective 15.2.1) is that the critical importance of commercial activity to the recovery and long-term growth of the City is recognised and facilitated in a framework that supports commercial centres.

Objective 15.2.2 establishes the commercial centre hierarchy, with the Central City at the apex (clause iv). Table 15.1 'Centre's Role' identifies the Central Business District as the primary destination for wide range and scale of activities including *dining and night life*, and *guest accommodation.* The role of the Central Business District is to serve both the district's population and visitors.

Objective 15.2.4 recognises the Central City as strategically important for commercial investment, and that the scale, form and design of development is to contribute to an urban environment that is visually attractive, safe, easy to orientate and responds positively to local character and context. Clause (iii) recognises that the functional and operational requirements of activities can drive urban form.

Policy 15.2.4.1 states that the scale and form of development shall reflect the context and character of the zone and the prominence of buildings on street corners shall be increased. Policy 15.2.4.2 outlines the expected design of new development, including that pedestrian activity shall be encouraged along streets, promoting a safe environment for people, including reflecting CPTED principles and recognising the design of the existing buildings in the area. Policy 15.2.4.4 seeks recognition of Ngāi Tahu values.

Objective 15.2.5 seeks a range of commercial activities and guest accommodation in the Central City Business zone to enhance its viability and vitality. Clause (i) identifies the imposition of limitations to height to support an intensity of commercial activity (which is defined as distinct from guest accommodation) across the zone. Entertainment and hospitality activities are also encouraged.

More specifically as related to the Commercial Central City Business zone, Objective 15.2.6 reiterates a number of themes as to developing the area as the principle commercial centre for Christchurch in a manner that is attractive for residents and visitors, as consistent with the Strategic Directions. Policy 15.2.6.2 seeks to enable taller buildings and encouraging a usable built form. Policy 15.2.6.3 seeks a high standard of amenity, including height limits and recognising the values of Ngāi Tūāhuriri / Ngāi Tahu in the built form, and the expression of their narrative.

Whilst the proposed hotel is 14m higher than a permitted building, policy 15.2.6.2 does not stipulate a height limit or a road wall height limit, in fact, it identifies that the Commercial Central City Business zone is where the highest buildings in the Central City should be located. Height limits are set to support the provision of sunlight, reduction in wind and for avoidance of overly dominant buildings on the street. The provided shading diagrams show that the provision of sunlight for surrounding sites will be acceptable, there are no significant deterioration of wind conditions, and the building will not appear overly dominant. The proposed building is of a similar height to other nearby buildings and therefore is considered to be consistent with the types of buildings found within the Commercial Central City Business zone and also consistent with policy 15.2.6.2.

Similarly, Policy 15.2.4.1 states that the scale and form of developments shall reflect the context and character of the zone, which in the instance of the Central City is the 'primary community focal point for the people of Christchurch' (Objective 3.3.8). In full, this policy states:

15.2.4.1 Policy- Scale and form of development

a. Provide for development of a significant scale and form in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.
b. The scale and form of development in centres shall:
    (i). reflect the context, character and the anticipated scale of the zone and centre's function;
    (ii). increase the prominence of buildings on street corners;
    (iii). …;
    (iv). …; and
    (v). manage adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways.

The proposal is in keeping with the developments in the surrounding area and is of a height anticipated within the Central City (as expressed through the NPS-UD). The proposal results in a building which is prominent on the corner site, as promoted by the policy, but is neiher dominant or overbearing as the design includes the building not extending the full extent of the site and the 'heritage podium' breaking up the visual massing of the elevation. Works will be carried out in accordance with a site-specific Erosion and Sediment Control Plan, to ensure that any construction stormwater is managed in terms of discharge and quality to the nearby Avon / Ōtakaro river.

Clause (b)(i)and (ii) of policy 15.2.4.1 is to be read with Objective 15.2.4(a) which identifies that the scale, form and design of development is to be consistent with the role (of the Central City) as a strategically important focal point for community and commercial investment, Table 15.1 states the greatest scale of activities are to be available in centres, including visitor accommodation and Table 15.2 which includes providing for activities 'of a type and scale' intended to serve a city wide catchment and visitors to it. Accordingly, the proposal is considered consistent with this part of the Policy that seeks to provide for a scale of development that reflects the context and character of the zone.

In terms of the second part of the Policy (clauses (b)(i) and (ii)), as noted in the Urban Design assessment, the area includes a mix of building designs with no clear road wall height within this area, and accordingly the proposal is not considered to be incongruent with the surrounding built form context, and is of a scale and massing consistent with the number of existing taller buildings in the immediate context including at 22 Gloucester Street (33m high), the Christchurch City Council building (44m high), 62 Worcester Street – Anthony Harper building (43m high), and the vacant Rydges Hotel (50m high). The proposal also achieves clause (b)(ii) which seeks to increase the prominence of buildings on street corners. It is important to note that the built form standard for 'wall height' is not embedded in the Policy, and that the requirements in Policy 15.2.4.1 are set broadly

in terms of the matters to be considered. The building is not out of keeping with other buildings in the area and is considered to reflect the character and anticipated scale of the zone and the centre's function.

As with policy 15.2.6.2, policy 15.2.4.1 also indicates that this site is where the highest buildings should be located. The proposal is considered to be consistent with policy 15.2.6.2 and 15.2.4.1.

Objective 15.2.4 requires buildings to respond positively to the local character and context of the area. The urban design assessment details each adjacent block to the site and concludes that there is little coherency in terms of a consistent streetscape or road wall height. The site is also unique as it is located on a corner and the building has been designed to be sympathetic to the nearby heritage buildings and also to include a reference to the heritage building on this site, through the 'podium' on the first three floors. The proposal is also consistent with Objective 15.2.1, that states that the growth of the City shall be recognised and facilitated. The design of the building, with no road wall height setback, is critical to the development of the building. If the building were required to be set in from each road boundary, it is understood that a hotel use associated with the building would not be viable. Construction of this building, taller than permitted by the Plan, and with no setback from the road, will allow for an additional commercial activity in this area.

The proposal is consistent with policy 15.2.4.2 as the development will be visually attractive when viewed from public spaces, it includes design elements which break up the height of the building, including the podium design for the first three stories. The northern façade includes the provision of a rebated pattern to the north façade, above the existing neighbouring buildings, to break up the blank façade. The proposal meets CPTED principles by providing a legible entrance and providing large amounts of glazing along both street frontages, providing passive surveillance. Whilst a pedestrian entrance is not provided on both street frontages, the glazing along Cambridge Terrace will provide sufficient interaction with the street.

The proposal is consistent with policy 15.2.6.3 as an urban design assessment has been provided which outlines how the proposal provides a high level of amenity. Shading diagrams have been provided to show that shading is not unacceptable. The building will not be overly dominant on the street. The proposal is consistent with policy 15.2.6.3.

The proposal is consistent with policy 15.2.4.4 and 15.2.6.3 as Ngāi Tahu values have been considered within the design of the building, as detailed within the urban design assessment (Appendix 8).

Overall, the proposal is consistent with the objectives and policies of Chapter 15 – Commercial.

7.7. Canterbury Regional Policy Statement

Chapter 6 of the Canterbury Regional Policy Statement (CRPS) considers the recovery and rebuilding of greater Christchurch. Rebuilding and development is to be enabled, whilst ensuring adverse effects do not arise from development. It notes that the quality of the built form is important. The proposal has been considered in terms of urban design and CPTED and has been found that the effects on the surrounding environment would be acceptable.

Chapter 13 considers historic heritage. The CRPS aims to protect significant historic heritage (objective 13.2.1) and highlights the importance of enabling the repair, reconstruction and seismic strengthening of historic heritage (objective 13.2.3). Places of cultural significance are also to be recognised (policy 13.3.2). Policy 13.3.4 provides for the need to recognise and provide for the social, economic and cultural well-being of people and communities by enabling appropriate repair, rebuilding, upgrading, seismic strengthening and adaptive re-use of historic buildings and their surrounds in a manner that is sensitive to their historic values.

The CRPS provisions have been 'given effect to' by the District Plan, and as already concluded the District Plan provisions recognise the challenges and economic realities for owners of heritage buildings, and associated considerations of social, cultural and economic wellbeing in conjunction with the historic values of heritage buildings. The provisions accordingly recognise the spectrum of protection, including repair, restoration, reconstruction and adaptive re-use of heritage items; and the potential for demolition where this would not be inappropriate based on a case-by-case consideration of the merits of such. The proposal is considered to not be inconsistent with these provisions.

7.8. National Policy Statement on Urban Development, 2020

Part 2 of the NPS-UD includes 8 objectives for New Zealand's urban environments.

Objective 1 requires that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety. Objective 3 requires that Regional policy statements and district plans enable more businesses to be located in areas of an urban environment which is in or near a centre zone.

The application site is a central city site, close to amenities and public transport. The development of this building, including the increase in height over the District Plan height standards and allowing the building to be built up to both street frontages, will allow for a larger business to be located in an urban environment. The proposal is consistent with these objectives.

Policy 3 of the NPS-UD relates specifically to tier 1 urban environments, of which Christchurch is. The policy requires building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification, in city centre zones. Given the Central City location of this site and taking into account that there are other tall buildings located in the vicinity, the proposal is consistent with this policy.

This proposal is consistent with the relevant objectives and policies of the NPS-UD.

7.9. Plan Change 14 (PC14)

Whilst the majority of the rules within PC14 do not have legal effect, there are a number of objectives and policies which are relevant to this proposal.

The plan change includes amendments to Chapter 3 – Strategic Directions. Objective 3.3.7 includes similar wording to those relevant objectives and policies in the NPS-UD. Objective 3.3.7 requires a well-functioning urban environment, including larger scale development where it can be visually absorbed within the environment. The objective also notes the pre-eminence of the city centre built form, supported by enabling the highest buildings. This amended objective makes it clearer that greater density, which includes taller buildings, are required within the Central City to be able to provide a well-functioning urban environment. The objective also highlights the benefits of urban environments that support reductions in greenhouse gas emissions. By increasing density within central city, this reduces the requirement for urban sprawl, which reduces greenhouse emissions.

The proposal is therefore consistent with this objective.

Within Chapter 15, PC14 proposes amendments to policy 15.2.4.1 regarding scale and form of development. A.ii – v. includes a number of locations where heights are to be limited. The application site does not fall into any of these areas. B.i. states that the tallest buildings and greatest scale of development should be provided within the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification. This proposal provides for a building of an appropriate height and scale for its location and is therefore consistent with this policy.

Policy 15.2.4.2 includes an addition to its wording to state that the prominence of buildings on street corners should be increased. The design of this building has been carefully considered to provide a prominent building which also fits into the surrounding area and provides some design elements that link the design to the heritage building on the site, which is to be removed. Xiii. Recognises the importance of open space by maintaining sunlight access to them. Whilst the proposal will result in more shading on the Avon River Precinct than a building of 28m in height, the provided shading diagrams show that this will overall be acceptable. I consider that the proposal is consistent with this policy.

8. Other Matters

Section 104(1)(c) requires regard be had to any 'other matter' considered relevant and reasonably necessary to determine the application.

8.1. Regeneration Sites

The condition of Harley Chambers is such that the Christchurch City Council, on 17 May 2017, wrote to the previous owner of the site as one of the 'Dirty Thirty' or barrier sites, as being properties that are considered a physical or perceptual barrier to regeneration.

As identified in the Heritage Impact Assessment, restoration is unviable due to the considerable costs, compared to demolition the building and given the large amount of heritage fabric that would be lost.

This proposal will allow for the regeneration of an important corner section, which will allow for the revitalization of the neighbouring Worcester Chambers, as we understand it is currently unable to be tenanted due to the hazardous building next door.

9. Consultation/Notification

Engagement has been undertaken with Heritage New Zealand Pouhere Taonga by way of a meeting on 5 March 2024. At the time of writing, a further meeting is scheduled for the week of 18 March 2024.

Under section 95A(3)(a) of the RMA, the applicant can request that the application be publicly notified. Accordingly, we request public notification of the application.

10. Conclusion

The structural report, valuation report and AECOM cost estimates show that the Harley Chambers building can unfortunately not be retained. The loss of the heritage item has been considered by Mr Brown of Plan.Heritage Ltd and his assessment includes ways to preserve some elements of the building. The proposed building has taken design elements that pay respect to the Harley Chambers building as well as being sympathetic to the neighbouring heritage building at 69 Worcester Street.

The proposal has been found to have a positive effects on the area in terms of urban design. The building extends 14m beyond the District Plan height limit but shading diagrams show that the increase in shading is not unacceptable. The increase in height is consistent with other buildings within the area and various design elements provide human scale.

Effects on the waterway, including cultural effects and on potential flooding are considered acceptable and the applicant will ensure that erosion and sediment control is implemented to ensure no discharge enters the waterway or stormwater system.

The effects of the proposal on traffic safety have been comprehensively considered by Stantec and they conclude that the proposed hotel can be supported from a transport perspective.

The proposed construction of a hotel on the site is consistent with the relevant objectives and policies, especially the objectives and policies in Chapter 15 that require high quality designed buildings and the tallest buildings to be located in the City Centre.

Whilst the demolition of the heritage building would not be strictly consistent with all objectives and policies in Chapter 9. The proposal is consistent with policy 9.3.2.2.8, regarding the demolition of heritage items.

11. Volunteered Conditions

1. The development shall proceed in accordance with the information submitted with the application, including the stamped approved plans entered into Council records as RMA/2024/576.

Earthworks

2. All earthworks must be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/. The ESCP must be held on site at all times and made available to the Council on request.

3. The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (via email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor. The consent holder must at this time also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition 2 above.

4. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

   Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

5. No earthworks may commence until the ESCP has been implemented on site. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.

6. Dust emissions must be appropriately managed within the boundary of the property in compliance with the *Regional Air Plan*. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.

7. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.

8. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.

9. Earthworks involving soil compaction methods which create vibration must comply with German Standard DIN 4150 1999-02 (*Structural Vibration – Effects of Vibration on Structures*) and compliance must be certified via a statement of professional opinion from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to the Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.

10. Earthworks involving mechanical equipment, must not occur outside the hours of 07:00 and 22:00 except where compliant with NZS 6803:1999. Between the hours of 07:00 and 22:00 the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS 6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply.

Contaminated Land

11. Prior to works commencing on the site a Site Management Plan shall be prepared by the consent holder, detailing the earthworks that will occur post demolition.

12. Prior to the removal of any asbestos containing material from the site, the documentation for the removal of the asbestos shall be prepared by a licenced asbestos removalist.

13. A site contamination assessment shall be undertaken post demolition to determine if the soils are contaminated (particularly in relation to asbestos), and to determine appropriate disposal locations for any excess soil from the site.

Construction Management

14. All proposed hotel construction works must be carried out in accordance with an accepted Construction Management Plan (CMP). The purpose of the CMP is to ensure that any potential effects arising from construction activities on the site is effectively managed. The CMP must be prepared by a suitably qualified and experienced practitioner.

    The CMP must include, but not be limited to the following:

    a) Site description, topography, vegetation, soils and other reference information;
    b) Details of proposed works;
    c) Roles and responsibilities, including contact details for the site manager appointed by the Consent Holder;
    d) Site establishment;
    e) Timing of works (including any staging required);
    f) Construction noise management measures;
    g) Site access and Traffic Management measures;
    h) Storage of fuel and/or lubricants and any handling procedures;
    i) Contingency plans (including use of spill kits);
    j) Construction traffic management measures, including measures to be adopted in accordance with the NZTA Code of Practice for Temporary Traffic Management;
    k) On-site parking areas for construction staff;
    l) Measures for identification and remediation of contaminated soil; and
    m) Environmental compliance monitoring and reporting.

15. The consent holder must submit this CMP to the Council, Attention: Team Leader Compliance and Investigations for certification via email to rcmon@ccc.govt.nz at least 20 working days prior to the commencement of construction work associated with this consent. This CMP is to be certified by the Team Leader or their nominee as meeting the requirements of Condition 11. prior to the commencement of any construction work and, once certified, the CMP will thereafter form part of the Approved Consent Document.

NOTE: *The Team Leader (or their nominee) will either certify, or refuse to certify, the CMP within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the CMP, then they will provide a letter outlining why certification is refused based on the parameters contained in this condition.*

16. Should the Team Leader *(or their nominee)* refuse to certify the CMP, the consent holder must submit a revised CMP to the Resource Consents Manager for certification. The certification process must follow the same procedure and requirements as outlined in conditions 11 and 12.

17. The CMP may be amended at any time by the Consent Holder. Any amendments to the CMP must be submitted by the Consent Holder to the Council for certification. Any amendments to the CMP must be:
    a) for the purposes of improving the measures outlined in the CMP for achieving the CMP purpose (see condition 11), and;
    b) consistent with the conditions of this resource consent.

    If the amended CMP is certified, then it becomes the certified CMP for the purposes of condition 11 and will thereafter form part of the Approved Consent Document

    Note: In relation to these conditions, the term 'construction work' relies on the definition contained in NZS 6803:1999.

Traffic Management

18. All hotel construction works must be carried out in accordance with an approved Traffic Management Plan (TMP). The consent holder must prepare a TMP and submit this to Council, Attention: Christchurch Transport Operation Centre (CTOC) by way of email to rcmon@ccc.govt.nz, at least 10 working days prior to the commencement of construction work associated with this consent. The TMP must identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures and comply with the NZTA Code of Practice for Temporary Traffic Management (CoPTTM). The TMP must also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic delay or inconvenience to road users as possible without compromising safety.

Cultural

19. Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps shall be taken:

    a) All work on the site will cease immediately.
    b) Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed.
    c) The contractor/works supervisor/owner will notify the Kaitiaki Rūnanga and the Area Archaeologist of the HNZPT. In the case of kōiwi (human remains), the New Zealand Police must be notified.
    d) The Kaitiaki Rūnanga and HNZPT will jointly appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
    e) If the material is confirmed as being archaeological, the contractor/works supervisor/owner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from HNZPT before work resumes (as per the Heritage New Zealand Pouhere Taonga Act 2014).

f) The contractor/works supervisor/owner will also consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.

g) If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.

h) Works in the site area shall not recommence until authorised by the Kaitiaki Rūnanga, the HNZPT (and the NZ Police in the case of kōiwi) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met.

i) All parties will work towards work recommencing in the shortest possible time frame while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 if necessary. Appropriate management may include recording or removal of archaeological material.

j) Although bound to uphold the requirements of the Protected Objects Act 1975, the contractor/works supervisor/owner recognises the relationship between Ngāi Tahu whānui, including its Kaitiaki Rūnanga, and any taonga (Māori artefacts) that may be discovered.

IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE HNZPT ARCHAEOLOGIST
Contact Details
HNZPT Archaeologist: (03) 357 9615 archaeologistcw@historic.org.nz
HNZPT Southern Regional Office (03) 357 9629 infosouthern@historic.org.nz
HNZPT Māori Heritage Advisor (03) 357 9620 mhadvisorcw@historic.org.nz
Kaitiaki Rūnanga:
Te Ngāi Tūāhuriri Rūnanga: (03) 313 5543, Tuahiwi.Marae@ngaitahu.iwi.nz

Acoustics

20. At the time of the lodgement of building consent for the hotel building, the consent holder must provide a design report prepared by a suitably qualified acoustics specialist stating that the design is capable of achieving compliance with District Plan Rule 6.1.7.2.1 Sensitive Activities near roads and railways (including mechanical ventilation and air conditioning where required). The development must be constructed in accordance with this information.

    If design changes are required to meet the requirements of the design report, and are outside the scope of this consent, an application under s127 for a change of conditions will need to be lodged and processed at the consent holder's expense.

Advice notes

- Te Ngāi Tūāhuriri Rūnanga do not support discharge of contaminants, such as flocculants to water or land where contaminants may enter water. This should be considered in the stormwater system design (operational and construction phase) and for dewatering activity.

- There may be archaeology on this site as protected under the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the Act as any place where there is physical evidence of pre-1900 occupation, regardless of whether the site is known or recorded or not. Authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required for any work that affects or may affect an archaeological site. Please contact the regional

archaeologist at Heritage New Zealand Pouhere Taonga (HNZPT): archaeologistcw@heritage.org.nz or 03 363 1880 before commencing any work on the land. For more information visit http://archaeology.nz .

- The current nominated Heritage team contact for this consent is Amanda Ohs, 941 8292, amanda.ohs@ccc.govt.nz, or heritage@ccc.govt.nz.

APPENDIX 1

Certificate of Title

APPENDIX 2

Architectural Plans and Shading Diagrams

APPENDIX 3

Structural Report, Quoin Structural Consultants

APPENDIX 4

Statement of Rebuttal Evidence of Suzanne Richmond, Christchurch City Council

APPENDIX 5

Heritage Impact Assessment, Mr John Brown, Plan.Heritage Ltd

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APPENDIX 8

Urban Design Assessment, Jonathan Clease, Planz Consultants

APPENDIX 9

Minimum Floor Level Certificate

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Integrated Transport Assessment, Stantec

APPENDIX 11

Preliminary Site Investigation, Enviser

APPENDIX 12

Joint Statement of Evidence of Jonathan Lyttle and Michael Doig on behalf of Cambridge 137 Limited

planz CONSULTANTS
PLANNING AND RESOURCE MANAGEMENT

Cambridge 137 Limited
137 Cambridge Terrace, Christchurch Central
Urban Design Assessment



16 May 2024

Planz Consultants
Quality Assurance Statement:

Urban Design Assessment Prepared By:

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1. Introduction

Scope

This urban design assessment has been prepared as part of the resource consent application for replacing the Harley Chambers building located at 137 Cambridge Terrace, Christchurch CBD, (**the site**) with a new 42m high, 200 room hotel. The location of the site within the context of central Christchurch is depicted in **Figure 1** overleaf.

This Report assesses the urban design merits of the proposal by drawing on:

- The Commercial Central City Business Zone objectives, policies, and matters of assessment of the Operative Christchurch District Plan (**the Operative Plan**);
- Design statement (**the Design Statement**) and architectural drawings prepared by Ignite to accompany the resource consent application; and
- A visit to the site and the wider area.

The Design Statement provided by the project architects includes a detailed description of the site location (pg. 4), the Operative Plan applicable zoning and overlays (pg. 6), as well as an analysis of the site that includes a summary of the neighbouring land uses, sun direction, and prevailing winds (pg. 5). Of particular importance are the historic buildings located directly adjacent to the site, namely Worcester Chambers to the west and the Canterbury Club to the south on the far side of Worcester Boulevard. Harley Chambers is a significant (group 2) heritage building located on a very prominent Central Business District (**CBD**) site on the north-western corner of the Worcester Street and Cambridge Terrace intersection.

Pages 7 and 8 of the Design Statement respectively depict the location and height of tall buildings surrounding the site prior to and post the 2011 earthquake. Pages 15 to 16 of provide photographs of the site from different viewpoints along Worcester Street, Cambridge Terrace, and Gloucester Street, with some of these illustrations including other nearby tall buildings. Directly east of the site is the Ōtākaro / Avon River, followed by the Worcester bridge and the former Municipal building. The Canterbury Club, commercial offices and Christchurch City Council offices are located to the south of the site. Empty sites and the Christchurch Art Gallery are located to the west. Predominantly new office buildings are located to the north of the site mostly housing legal and accountancy firms.

There are several vacant and undeveloped land parcels located within the surrounding environment which are understood to have resource consent to operate as temporary parkings lots for another three years. These vacant land parcels may be redeveloped with a permanent built form in the future.

The Design Statement describes the cultural context underpinning the environment surrounding the site (pg. 10), including:

- Ōtākaro / Avon River;
- Te Iringa o Kahukura / Port Hills; and
- Kā Tiritiri o te Moana / Southern Alps.

Also highlighted on page 10 of the Design Statement is the public art in the vicinity of the site which weave Ngāi Tahu cultural values into the urban fabric, including Whāriki: Pūtake Aronga.

Overall, the Design Statement provides an in-depth description of the site and surrounds and therefore is not repeated in detail within this urban design assessment.

Structure of the Report

Following the Introduction, this Report contains the following sections:

1. Assessment Framework;
2. Urban Design Assessment; and
3. Summary.

Figure 1 The location of the site within the Christchurch Central (modified from Ignite)



2. Assessment Framework

The combination of the demolition of a significant (Group 2) heritage item and the height breach of the proposed replacement hotel means that the application has a fully discretionary activity status. As such, Council's discretion is unlimited in terms of the matters that are able to be considered.

The demolition of the existing heritage item is a matter that is appropriately addressed by the project heritage expert. This assessment therefore focusses primarily on the urban design outcomes generated by the proposed new hotel building, albeit that brief observations are made regarding the effects that the existing building in its current condition has on the surrounding streetscape from an urban design perspective.

The Operative Plan policy framework and associated outcomes for both heritage sites and sites located in the central city are traversed in detail in the application. In summary, and of relevance to urban design matters, these policy outcomes are:

- Recovery and redevelopment of the CBD and Central City;
- Accommodating growth within existing commercial centres;
- Urban form, scale, and design;
- Recognition of Ngāi Tahu values;
- Diversity of activities within the Central City;
- Usability and adaptability;
- High levels of amenity;
- Good quality streetscapes and pedestrian experience; and
- A safe and secure environment is facilitated through new designs embodying CPTED principles.

Whilst Council's discretion is unlimited, the matters of discretion[1] relating to new buildings in the Commercial Central City Zone traverse the key issues that are considered to be in play from an urban design perspective and as such provide a helpful framework by which to assess the urban design merit of the proposal.

[1] Operative District Plan, Rule 15.13.2.6

3. Urban Design Assessment

Matter 15.14.2.6(a)(i): The extent to which the building or use recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets.

In assessing the proposal against the role and function of the CBD, it is useful to first briefly describe what this role and function is.

The National Policy Statement – Urban Development (**NPS-UD**) seeks that[2]:

> *in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification.*

The National Planning Standards describe a City Centre Zone as being[3]:

> *areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is the main centre for the district or region.*

The NPS-UD directions are proposed to be given effect to through PC14 which is currently in the process of being heard. Whilst some way from being settled, of note PC14 proposes to significantly lift the height limits in the City Centre (with the fully discretionary rule trigger increasing from 28m to 90m).

The Canterbury Regional Policy Statement (**CRPS**) in summary seeks the following outcomes for land use in and around the CBD as a Key Activity Centre (**KAC**):

- An urban form that reinforces the role of the CBD[4];
- The CBD is to be supported and maintained as the focal point for commercial, community, and service activities.[5]
- The provision, recovery and rebuilding of business land is to maximise business retention, attract investment, and provide a healthy working environment, with business activities to be provided in a manner that reinforces the role of the CBD as the city's primary commercial centre.[6]
- New commercial activities are to be primarily directed to the CBD.[7]
- Avoid development that would adversely affect the function, viability, and public investment in the CBD[8]
- Intensification in urban areas is to be focussed around KACs commensurate with their scale and function.[9]

The Operative Plan policy framework for the City Centre (and especially as amended via PC14 to give effect to the NPS-UD) largely replicates the CRPS directions. The Operative Plan identifies the role of the CBD as being[10]:

> *Principal employment and business centre for the City and wider region, providing for the widest range and greatest scale of activities available in centres, including comparison shopping, dining and night life, entertainment activities, visitor accommodation, events, cultural activities and tourism activities. The CBD is ideally positioned to accommodate retail and other commercial activities of a type and scale intended to serve its city and region-wide catchment and visitors to it.*

[2] NPS-UD, Policy 3(a)
[3] NPS, Table 13 Zone names and descriptions
[4] CRPS, Objective 6.2.2(2).
[5] CRPS, Objective 6.2.5.
[6] CRPS, Policy 6.3.6
[7] CRPS, Objective 6.2.6(3).and Policy 6.3.6(4)
[8] CRPS, Policy 6.3.1(6)
[9] CRPS, Policy 6.3.7(2).
[10] Operative Plan, Table 15.1 Centre Role

Provides for high density residential activity, recreation activities and community activities and community facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries). The focus for the district, sub-regional and wider transport services with a central public transport interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.

Christchurch's CBD is therefore the location for the greatest range and greatest intensity of activity, in keeping with the CBD's role at the top of the commercial centre hierarchy in both the Operative Plan and Chapter 6 of the CRPS.

Intensity of activity speaks to the concentration of people and an outcome of fully occupied buildings, busy pedestrian areas, and the vibrancy and 'sense of buzz' that large numbers of people generate. Visitor accommodation in the form of a large new hotel is therefore an activity that is entirely in keeping with the role of the CBD and the type of activity anticipated in this zone. The proposal enables a significant number of people to be accommodated in a location where they can then go out and explore the CBD and utilise the services and attractions in the city centre. In so doing visitors help to sustain not just the hotel itself but also strengthen the viability of other businesses and cultural facilities which in turn assists in delivering a vibrant city centre.

The intensity of activity that is able to be delivered is necessarily a function of the size of the building i.e. a larger building can accommodate more people and therefore deliver a greater intensity of activity. Additional height is therefore a key enabler of greater intensity, which in turn is a key outcome sought by the CBD's role. The intensity of use generated by the proposal can be contrasted with Harley Chambers in its current condition. Harley Chambers has been vacant since the earthquakes, and as such has contributed nil intensity of activity to the CBD for some 13 years. Even were it to be retained and made habitable, the intensity of use generated by the building must necessarily be substantially less than what will be delivered by the proposal, due simply to the differing scales of the buildings involved.

In addition to the CBD being the location of the greatest intensity of activity, it is also the location where the greatest extent of building mass is anticipated. Prior to the Canterbury earthquake sequence, the CBD contained some 60 buildings that were greater than 30m in height. Whilst a number of these buildings have since been demolished, the CBD remains the visual and physical focal point for Greater Christchurch and is home to the tallest buildings in the city. This urban form outcome is consistent with cities generally where the greatest mass and 'skyline' is expected to be located in the city centre. The height and mass of the proposed hotel is therefore consistent with the role of the CBD as the home of the tallest/ largest buildings in Christchurch. The NPS-UD directs that District Plan rules controlling building height in particular to be designed so as to realise as much development capacity as possible. PC14 is discussed in more detail in the application, however in terms of built form it is sufficient to identify here that the Operative Plan and its associated limit on building heights to 28m does not give effect to the higher order NPS-UD, and as such does not enable the City Centre to fulfil its role as anticipated in national direction.

Building height considerations go beyond simply that of CBD role. The matter of discretion also recognises the need to consider the context and character of the site i.e. are there more localised reasons why a taller building may not be appropriate?

In terms of heights, the more immediate site context includes a number of existing tall buildings (**Figure 2A** overleaf). These include the apartment building at 22 Gloucester Street (33m high), the Christchurch City Council building (44m high), 62 Worcester Street – Anthony Harper building (43m high), and the vacant Rydges Hotel (50m high). The immediate area likewise contains several large, lower buildings including the art gallery, Te Pae Christchurch Convention Centre that occupies an entire city block, and Tūranga Christchurch City Library. The proposed mass of the building is not considered to be out of keeping with this localised context.

Figure 2A. Surrounding tall buildings post earthquake (from Ignite)



In addition to overall building height, the other key built form considerations relate to the combination of road wall height (21m – rule 15.11.2.12) and sunlight and outlook to the street (45^0 from 21m road wall - rule 15.10.2.3). These two rules in combination provide for a 21m high road wall, with the upper levels then set back by approximately 6.5m (for buildings up to 28m in height). There is no limit on the 45^0 recession plane requirement and therefore it extends into the full extent of the site i.e. it does not become vertical or cease to apply at 28m. Figure 2B shows in yellow the permitted mass to 28m in height. If the 28m height limit was set aside then the sunlight recession plane would result in the triangle-topped form shown in orange, angling into the site from both the eastern and southern elevations.

Figure 2B. Massing effect of road wall and sunlight recession plane (modified from Ignite)



The origins of these two rules stem from the Central City Recovery Plan, which sought to deliver a reasonably uniform built form across the city centre, and crucially to also evenly distribute what was seen at the time as a limited pool of potential commercial development. The road wall and sunlight rules were therefore tools to both create a uniform street edge, and to limit the quantum of commercial activity that could occur on any given site i.e. the rules speak to both the centre role (distribution of activity and filling up vacant sites), and character (uniform streetscape edge). The delivery of a continuous street edge necessitates careful consideration of the adjacent blocks to determine if a continuous edge is both likely and/ or desirable. Consistent road edges require consideration of both sides of the street. Given the site's corner location, there are 6 'sides' in the adjacent blocks (see Figure 2 above). Assessing these in turn:

1) Edge 1 runs along the northern side of Worcester Boulevard from Cathedral Square to the river. There are two buildings located in this block, namely the 45m high Rydges Hotel, and the historic Provincial Chambers. Other sites are vacant. There is no road edge continuity in this block;

2) Edge 2 runs along the southern side of Worcester Boulevard. It includes a single 4 storey building (approximately 16M high) that is under construction. The rest of the block is vacant. There is no road edge continuity in this block;

3) Edge 3 runs along the northern side off Worcester Boulevard from the application site to the Art Gallery. Adjacent to the site is the two storey Worcester Chambers building, followed by two vacant sites, and then the Gallery which is approximately 16m in height. There is no road edge continuity in this block;

4) Edge 4 runs along the southern side of Worcester Boulevard from the two storey Christchurch Club, to the 45m Anthony Harper Building, to the set back 45m Council building and forecourt, to a vacant site, and then two 3-4 storey office buildings. There is no road edge continuity in this block;

5) Edge 5 runs along the western side of Cambridge Terrace from the Canterbury Club to Hereford Street. Beyond the Canterbury Club the rest of the block is vacant, with the 43-44m high Civic and Anthony Harper buildings clearly visible. There is no road edge continuity in this block;

6) Edge 6 runs along the western side of Cambridge Terrace from the site north to Gloucester Street. This block contains the Lane Neave building and the Deloitte Building. These buildings are both approximately 26m high. The existing Harley Chambers is approximately 12m in height. This block edge contains a moderate level of consistency across just two buildings.

Figure 2c. Mass looking north along Cambridge Tce (from Ignite)



Figure 2d. Mass looking east along Worcester Boulevard (from Ignite)



Figure 2e. Mass looking west along Worcester Boulevard (from Ignite)



Overall, the surrounding streetscape displays remarkably little coherency in terms of a consistent streetscape or road wall height. There is a significant proportion of vacant sites, two x two-storey heritage buildings, several office buildings that range in height from 3-6 stories, an art gallery, and several 43-50m high buildings. The existing Harley Chambers is approximately 15m lower than the adjacent Lane Neave Building, whereas the proposed building will be approximately 15m higher – either way there is a step in road wall height of a similar extent. Given the lack of any coherent streetscape, there is considered to be minimal adverse effects from not complying with these two rules.

Given the number of vacant sites in the immediate area, an argument could be made that a consistent streetscape will develop over time as these vacant sites are developed. The NPS-UD now directs central city commercial environments to enable as much development capacity as possible. The city centre is likewise some 13 years post-earthquake, with regeneration now well-advanced. PC14 is the Council's response to the NPS-UD. Hearings have recently closed, with decisions anticipated in late July. As notified, PC14 sought to provide an exemption from the sunlight and outlook rule for the first 30m of corner sites. The s42A report recommended that the 30m corner exemption also be applied to the road wall height rule. These changes were in part promulgated to facilitate the development of local landmark buildings and in recognition that the rules in combination place a significant imposition on the developable area of corner sites as they apply to two frontages rather than just one. The development constraints generated by the two rules for corner sites are readily exemplified by this proposal where the relatively small site size, combined with a significant design response to provide a clear separation in built mass between the new tower and the Worcester Chambers heritage building, means that compliance with the road wall and recession plane requirements renders the floor plate above 21m functionally unusable, and the overall development unviable. Achieving compliance is not therefore a minor design tweak but rather is a fundamental redesign of the entire proposal.

The site is strategically located at the fulcrum between two linear axial routes. Worcester Boulevard plays a key pedestrian-friendly linear route between the Christchurch Cathedral (and Cathedral Square) to the east and the Canterbury Museum to the west. The Ōtākaro/Avon River corridor provides a separate corridor that runs in a north-south direction near the site. These two routes have differing characteristics which are assessed in turn. Worcester Boulevard is 'book-ended' by significant Group 1 heritage buildings, with terminal views of the Museum and the Cathedral. In addition to these anchoring buildings at either end, the route includes several other notable heritage buildings and items including 'Our City' provincial chambers, Scott Statue, the Canterbury Cub, the Arts Centre, and a number of more domestically scaled heritage buildings and structures. **Figure 3** overleaf illustrates the heritage features along the Boulevard.

The loss of the heritage values in the existing Harley Chambers building and its place within this key corridor is addressed by the heritage expert. In terms of the proposed replacement building, Worcester Boulevard is experienced as a mix of older heritage buildings and more modern structures, a number of which are substantial towers. There is already therefore a juxtaposition of smaller heritage buildings, large heritage buildings such as the Cathedral, and large modern office or hotel towers. Worcester Boulevard does not therefore have a consistent built form as a key component of its streetscape values, in the way in which, for example, New Regent Street does. Worcester Boulevard instead reflects the evolution of the City Centre across decades where a range of building forms reflect their differing activity functions. There is a cluster of taller buildings located around the site, namely the Rydges Hotel, Anthony Harper building, and the Council offices. The proposed hotel is considered to sit comfortably within this diverse range of building masses.

The Operative Plan does not identify the site as containing any natural features or significant cultural values to mana whenua. The site is however located immediately adjacent to the Ōtākaro / Avon River, and is located within the wider Canterbury landscape. The north-south axis provided by the River is reflected in the building design with the building 'fronting' the river corridor to enable extensive views out over the River and visual connection between the river and the buildings' internal spaces. The River corridor provides direct, safe walking routes for visitors between the hotel and the key public facilities located along the River including Te Pae and the Town Hall. The building's placement within the context and character of the Ōtākaro / Avon River corridor is reflected in **Figure 4** on page 9 of this report. Overall, the proposal recognises and reinforces the centre's role, context, and character.

Figure 3. Worcester Boulevard and the west-east axis (from Ignite)

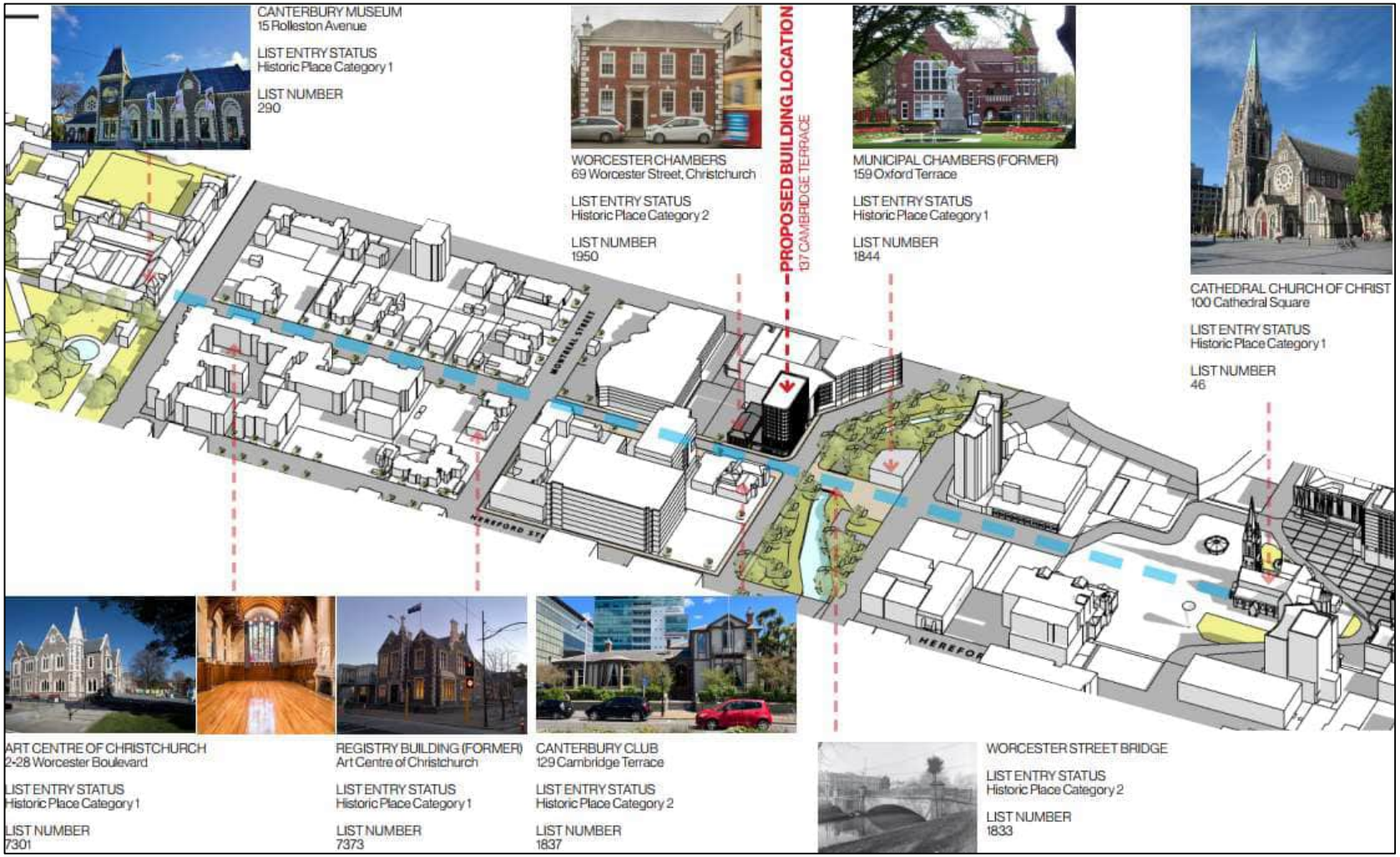
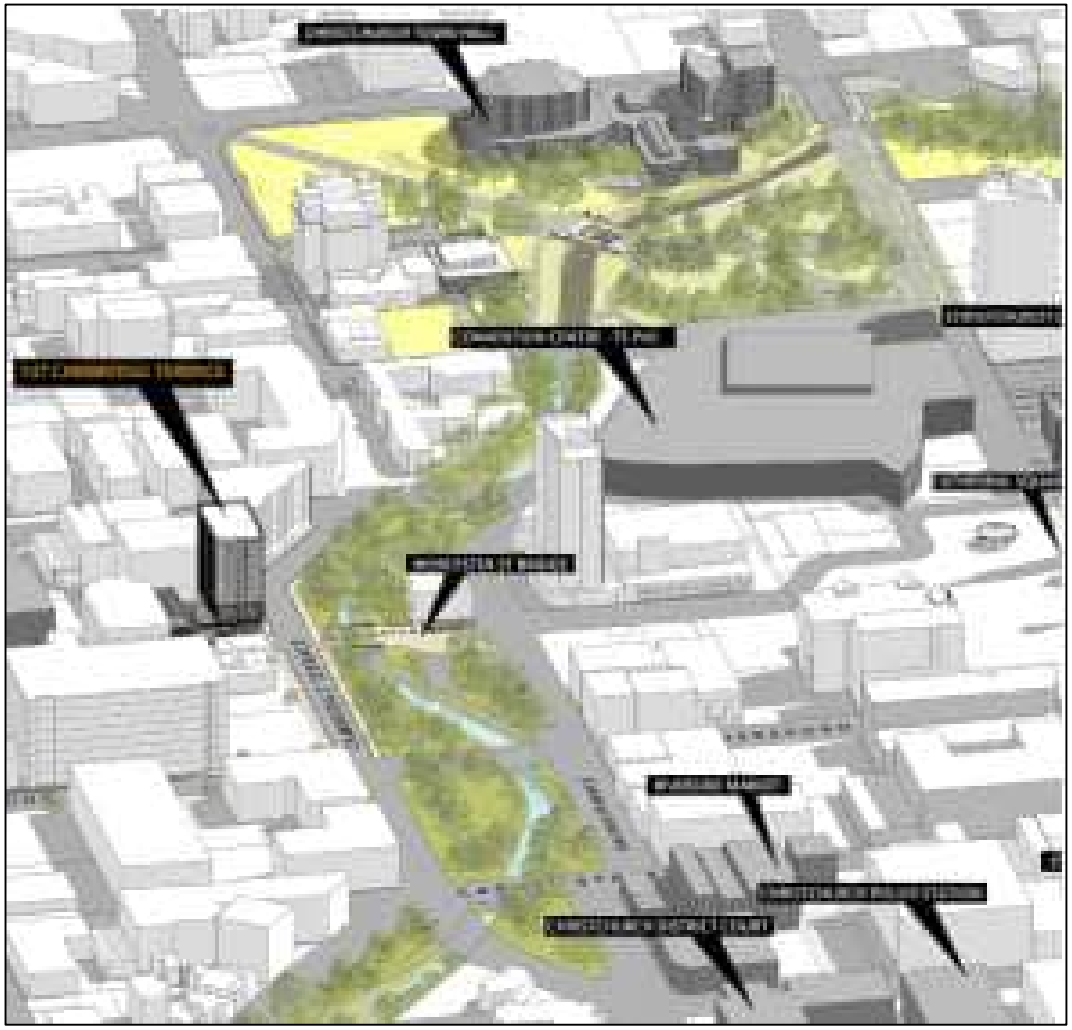


Figure 4. North south river axis (from Ignite)



Matter 15.14.2.6(a)(ii): in having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

As noted above, the Operative Plan does not identify the site as having significant cultural value to mana whenua. The cultural narrative of the surrounding area and Ōtautahi / Christchurch has been carefully considered in designing the building as detailed within the Design Statement. Additionally, the proposed hotel has been designed in a manner that guests can easily connect with Ōtākaro / Avon River and the wai / water therein, and its mauri. Services are all reticulated and as such there is no direct stormwater discharge from the site to the River. There is limited opportunity for on-site landscaping given the relatively small size of the site and the building being constructed to the site boundaries. The colours and materials proposed for the hotel are of a soft palette that will not offend any vistas towards Te Iringa o Kahukura / Port Hills and Kā Tiritiri o te Moana / Southern Alps. Therefore, the design is considered to recognise the cultural assets of Ōtautahi / Christchurch.

Matter 15.14.2.6(a)(iii): in respect if that part of the building or use visible from a publicly owned and accessible space, promotes active engagement with the street, community safety, human scale and visual interest.

The proposed design displays a specific focus on the delivery of a high-quality street edge and pedestrian experience. The building is purposefully designed to hug and follow the corner site boundaries, aligning with the Worcester Boulevard and Cambridge Terrace frontages. Through the podium design, the building provides a human scale three-storey mass to both road frontages, and an appropriate level of streetscape enclosure commensurate with a CBD location. The large windows located along both road frontages, and the placement of active internal spaces in the form of the reception, restaurant, and bar on the ground floor provide both visual interest and passive surveillance of the public realm. In keeping with modern hotel trends, it is intended that the restaurant and bar caters to both hotel guests and the general public, with all persons entering via the main entrance directly connecting to Worcester Boulevard which supports efficient wayfinding and reinforces legibility and the prioritisation of Worcester Boulevard as the 'front door' of the hotel.

The first and second floor contain hotel rooms with large glazed windows to enable direct overlooking of the streetscape and to provide a heavily glazed podium façade. Consideration has been given to providing an additional pedestrian access to Cambridge Terrace. The need to comply with minimum floor levels to mitigate flood risk means that there is a significant change in levels between the footpath and the internal ground floor level. This transition requires the insertion of a flight of steps (or ideally an accessible ramp) which place significant constraints on the ability to provide a functional internal seating area with raised outlook towards the river. Having a single point of entrance for corner sites is a reasonably common design response, especially where the frontage length is relatively short and there are level changes along one of the frontages.

Vehicle accessways are limited to the entry on Cambridge Terrace and the exit on Worcester Boulevard. The one-way internal driveway helps to minimise the width of the vehicle access points. Given the combined frontage length of some 60m, the vehicle access represents only 22% of the total site frontage. The entry and exit are integrated into the building design which, in conjunction with the automatic drop-down security grill at the entry, provide a visually clean and physically secure threshold to the arrive and departure points. No vehicle parking will be provided on the site, with loading and drop-offs occurring within the laneway at the rear / side of the building which generally avoids large areas of visually prominent surface parking. The service functions are also located to the rear of the building and accessed via the loading / drop-off laneway.

The provision of a new hotel delivers a significant boost in economic activity and foot traffic for the immediate area and helps to activate what is currently a derelict and unused building and site. Harley Chambers in its current condition provides nil opportunity for passive surveillance as an unoccupied building. As such the proposal will contribute directly to the vibrancy and attractiveness of adjacent streets, and the recovery and redevelopment of the CBD and Central City as seen in the contrast between **Figure 6** and **Figure 7** overleaf.

Overall, the proposal promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes, or public spaces.

Figure 5. Existing Harley Chambers (from Google, July 2023)



Figure 6. Proposed ground floor activation (from Ignite)



Delivering a 'human scale' development does not mean delivering a small building. Rather the design outcome is to avoid large blank facades and an unbroken massing that does not provide visual interest or detailing that aligns with human proportions. Care has been taken to ensure the project delivers a high-quality streetscape and pedestrian experience. For example, the change in cladding colour and material on the street-facing façades, provides a mixture of vertical and horizontal elements which will foster human scale, visual interest and activation for passing pedestrians, and reduces the visual bulk of the building through the carefully articulated form. Public spaces and high activity areas such as the reception, restaurant and bar are all located on the ground floor fronting the adjacent streets, thereby enabling engagement and interaction between people within the building and those traveling along the adjacent streets.

Above level 2, the building appears as a clear tower with vertical windows subtly varying in widths, with the floors and the parapet akin to horizontal bands wrapping around the building. These aspects, in conjunction with the mixed cladding material and colours, assist in reducing the building's visual bulk though providing clean, simple façade treatment at upper levels. The northern façade above the height of the Lane Neave Building will have a textured cladding as a visual queue to the internal floor levels and to provide a degree of visual interest. The wall texture has been designed to visually integrate with the adjacent Lane Neave building to provide a strong vertical design element adjacent to the road edge which is then contrasted with horizontal treatment towards the western end of this facade. This wall is required to be fire-rated which limits the degree to which it can be articulated whilst maintaining internal functionality. The project architects have undertaken a visual assessment to determine the geographic extent of this façade's visual catchment. This assessment has shown that the façade is not overly visible from ground level due to the curvature of the river/ Cambridge Terrace and more distant views being visually obscured by nearer buildings and mature trees at ground level. The northern façade is therefore only visible for very short portions of the wider streetscape, primarily from the northeastern corner of Gloucester and Cambridge Terrace. As such it is experienced as a brief passing element in the wider streetscape, where the viewpoint of passing pedestrians and motorists is focused on activity at ground level.

Matter 15.14.2.6(a)(iv): Takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building.

Nearby buildings are described in detail in the Architectural Design Statement. In summary, the site has two immediate neighbours, namely the two storey Worcester Chambers building to the west, and the modern five storey Lane Neave building to the north. These buildings are clad in brick and concrete/ glass respectively. Nearby buildings include a wide diversity of architectural design, mass, and materials and include the modern 43m high Anthony Harper office building, the Art Gallery, and the historic timber-clad Canterbury Club. Beyond the immediate buildings, the wider area contains a broad spectrum of built forms and architectural styles, reflecting the area's gradual evolution over a century or so of CBD development. The wider area therefore contains a mix of older building stock that survived the earthquakes, combined with numerous modern post-quake developments. Within this diversity, common themes are nonetheless present, with buildings being generally constructed to the road edge, filling the full extent of the site frontage, and being designed to 'front' the street. In some cases, buildings with corner site locations emphasise and wrap around the corner to present two fronts, rather than a front and a side.

As such there is no coherent or singular architectural design style, cladding material choice, or scale. Such a wide spectrum of building styles is not uncommon in CBD contexts. It does however mean that there is limited need to reference or replicate specific materiality or design styles in order to fit in, as the site is not located within an architecturally coherent or consistent streetscape.

The proposed design has nonetheless been carefully resolved in order to be both sympathetic to the nearby buildings and empathetic to the legacy of the Harley Chambers building as follows:

i. A mixture of cladding materials and colours for the façades are used to unambiguously visually separate the first three floors from the rest of the building. Through this façade design, in conjunction with the building proportions and hugging the corner site boundaries, the proposal pays homage to the Neo-Romanesque

Revival, in the Chicago Commercial Style of the Harley Chambers[11] (**Figure 8** overleaf). It does this through deep textured grid patterns from intersecting horizontal and vertical lines, and large bands of windows which have the appearance of extending from Level 3 upwards. The three-storey height of the Harley Chambers is also reflected through the façade design from the ground to second floors.

Figure 8 The heritage podium treatment with the proposed façade indicated by 'A' and the existing Harvey Chambers façade indicated by 'B' (from Ignite)



ii. The building is entirely glazed beyond level 2, akin to a transparent appearance, except for a pre-cast concrete strip on the western façade that is a necessary functional response to the placement of the internal liftshaft and the entire northern façade which is largely obscured by the five storey Lane Neave building. The clear tower appearance blends the building in with the urban fabric and skyscape. Consequently, the ground floor and levels 1 to 2 are prominent and appear in proportion to, and compatible with, directly adjacent and nearby heritage and modern buildings. The architectural elevations also illustrate the proportion of the ground floor and levels 1 to 2 with the directly adjacent buildings including Worcester Chambers and the Canterbury Club.

iii. The Worcester Street heritage laneway and the neighbouring heritage buildings are also honoured for the same reasons mentioned above. The placement of the internal accessway and porte cochère means that there is physical and visual separation between the proposed hotel and the Worcester Chambers heritage buildings. The two buildings there visually read as distinct separate structures, with the entry canopy set back from the western internal boundary (**Figure 9** below).

Figure 9 Proposed street façade (from Ignite)



iv. Locating the reception, restaurant, and bar on the ground floor of the building, with large glazing street-facing façades and a verandah on Worcester Boulevard is consistent with the treatment of many of the modern (and historic) nearby buildings that are built to the street edge and provide active internal spaces and display windows to the adjacent public realm.

v. There is no coherent form or mass between adjacent buildings – one is a modest two storey building and the other a large 6 storey office building. A wider assessment of streetscape form is provided above in the section assessing the effects relating to the road wall control. Massing is visually controlled through the detailed treatment of the ground and first floor to provide clear visual differentiation between the building base and tower elements, with the base aligned with the mass of Worcester Chambers. The project provides the opportunity to deliver a local landmark building on a prominent corner in a manner that is consistent with both the site's city centre location and the presence of buildings of a similar height (and much larger footprint) in the immediate vicinity.

Overall, the proposal is consistent with nearby modern buildings, and compatible with nearby heritage buildings and, therefore, it takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building.

Matter 15.14.2.6(a)(v): is designed to emphasise the street corner (if on a corner site)

As noted above the proposal occupies a strategic site at the fulcrum of two important linear east-west and north-south axis. It is viewed as part of the streetscape between the Cathedral and the Museum civic buildings, and also as a key corner experienced when traversing the River corridor. It is therefore important that the proposed design appropriately responds to its strategic corner location.

Particular care has been taken to ensure that the building addresses both the Worcester Boulevard and Cambridge Terrace frontages, and emphasises its corner location. As set out above the proposed building is to be constructed to the street edge. At street level, corner treatment includes the provision of a feature curved glass façade, with the curved corner feature being extruded vertically to add visual interest to the corner for the full height of the building structure (**Figures 10 and 11**).

The principle of adding additional building height on corner sites is a well established urban design principle for improving urban legibility and wayfinding by placing local landmark buildings on prominent intersections.

Figure 10. Proposed building near heritage and modern buildings (from Ignite)



Figure 11. Proposed building within the context of nearby heritage and modern buildings (from Ignite)



Matter 15.14.2.6(a)(vi): Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation.

The proposal incorporates the CPTED principles into the building design and layout. It presents a clean building line to the street edge and utilises good quality durable materials in the façade cladding. The design is therefore unambiguous in the demarcation of public and private space, with no areas of potential entrapment. The building provides active internal public areas on the ground floor (i.e., reception, restaurant, and bar) with persons present therein providing high levels of passive surveillance over Cambridge Terrace, Worcester Boulevard, the margins of Ōtākaro / Avon River, and the public realm through the heavily glazed street-facing façades.

The service areas are located to the rear of the building and have secured entrances (i.e. card access), and will be monitored by staff and on-site security to ensure undesirable activities are discouraged or addressed promptly. The one-way loading / drop-off lane wrapping around the building will be restricted with an automatic drop-down security grill at the vehicle entry off Cambridge Terrace, thereby providing secure transition and preventing unauthorised access.
With the loading / drop-off lane being one-way, the Worcester Street vehicle exit being approximately 6m wide, and the ROW easement directly west of the site, clear sightlines will be available for egressing motorists and cyclists out to and along Worcester Street and vice versa to avoid conflict.

The provision of a modern building that engages with the street and provides ample opportunity for passive surveillance can be contrasted with the current condition of Harley Chambers which presents as a vacant/ derelict building that visually projects a feeling of an unmaintained and declining streetscape.

Matter 15.14.2.6(a)(vii): Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection.

The proposed development is largely built to the site boundaries, with the exception of the loading / drop-off lane separating the building from the western and northern boundaries, which is typical of developments within the CBD to maximise footprints, while providing screened services areas. Consequently, no landscaping is proposed. However, there is substantial landscaping within the directly surrounding environment including within the road reserves and the margins of Ōtākaro / Avon River.

The building will provide a continuous veranda extending over the footpath from the Cambridge Terrace corner along the Worcester Street frontage to provide pedestrian shade and weather protection.

Taller buildings can create adverse wind effects at ground level for pedestrians, depending on local context and climatic conditions. Project design has been able to draw on the on-the-ground experience of several buildings of similar height (and wider elevation) in the immediate area. The Council offices, Anthony Harper, and Rydges hotel buildings all present wider elevations than the proposed building. There is no evidence of these buildings generating ground-level wind effects that present a significant safety or amenity risk to pedestrians that would signal the need for site-specific wind assessments. The

inclusion of verandah cover along the footpath edge will help to deflect any downdrafts away from the immediate street edge.

Provides safe, legible, and efficient access for all transport users.

Whilst not an overt matter of discretion, it is good practice to consider accessibility via a range of transport modes for future building users.

Cambridge Terrace is a one-way street with two south-bound lanes and a third lane for right turning into Worcester Street with sign posted speed limits of 30km per hour. The dedicated shared pedestrian / cycle path provided on both sides of Cambridge Terrace are of adequate width, being generally wider than 2.5m. On-street parking is prevented along the eastern side of Cambridge Terrace by yellow painted lines, although is available on the western side to the north of the site.

Worcester Street is a two-way street with sign posted speed limits of 30km per hour, and utilised by the city tram and associated track infrastructure. A wide shared pedestrian / cycle path is provided on both sides of Worcester Street, mostly greater than 3m. On-street parking is prevented along the southern side of Worcester Street by yellow painted lines, although it is available on the northern side.

The site is therefore directly accessible of people arriving by car, with a porte cochère provided on-site for short-term drop-offs. There is ample on-street and structured parking available within a 5 minute walk of the site.

The site is well located for access via public transport, with several high frequency bus routes using Rolleston Avenue and Hereford Street, and the central bus interchange is a 10-minute walk from the building.

Staff cycle parking is provided on-site, with numerous public bike stands available on Worcester Boulevard for visitor use. The pedestrian entrance is clearly identified such that there will be no confusion as to how to enter the hotel, or bar and restaurant. The entrance is suitable for disabled users, in accordance with Building Code requirements.

4. Summary

The project architects have undertaken a detailed review of site context, which has then informed the design evolution of the proposed building, as documented in the Design Statement. This design evolution has produced a thoughtfully crafted structure that takes into account its relationship with adjacent heritage buildings and its placement along the Worcester Boulevard and Ōtākaro / Avon River corridors. The proposed design addresses the prominent Worcester Street/Cambridge Terrace corner, fostering interaction and engagement with the public realm, and facilitating passive surveillance. Additionally, the design successfully fulfils the functional requirements of the applicant brief.

The proposal supports the recovery and redevelopment of the CBD and Central City by replacing the Harvey Chambers, which has been left vacant for over a decade, with a building and land use that contributes to the vibrancy, vitality, and activity in the surrounding area. The building exhibits a carefully modulated façade paying respect to the Harley Chambers and neighbouring heritage buildings and the Worcester Street heritage corridor through the heritage podium treatment. It also provides a mixture of horizontal and vertical elements through the vertical windows varying width and appearance of bands, by way of the floors and parapet, wrapping around the building. Public-facing activities are located at ground level with transparent and engaging street façades, and a prominent pedestrian entrance off Worcester Street. The loading / drop-off zone and service functions are located to the rear of the building, with the reception, bar, and restaurant along the street frontage obtaining views in an easterly and southerly direction, thereby observing the adjacent streets and Ōtākaro / Avon River. Upper levels provide hotel accommodation with most obtaining a vista towards Te Iringa o Kahukura / Port Hills, Kā Tiritiri o te Moana / Southern Alps.

Overall, the proposal is considered to be making a positive contribution to both the local streetscape and the ongoing regeneration of the wider Central City.

Proposed Hotel

137 Cambridge Terrace

Integrated Transport Assessment



03 May 2024

Ref: 310205953

PREPARED FOR:

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Cambridge 137 Limited

PREPARED BY:

Stantec NZ

Stantec

Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
A	08/02/24	Draft for client	S Jiang	C Rossiter		
1	28/02/2024	Issue 1	S Jiang	C Rossiter		V Powell
2	12/03/2024	Issue 2	S Jiang	C Rossiter	A Metherell	V Powell
3	03/05/2024	Issue 3	S Jiang	C Rossiter	A Metherell	V Powell

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1. Introduction

Cambridge 137 Limited proposes to demolish the existing building at 137 Cambridge Terrace in central Christchurch and construct a hotel. The hotel could have up to 200 rooms and the building will be about 42 metres high. Vehicle access to the porte-cochere on the ground floor is proposed from Cambridge Terrace with an exit onto Worcester Boulevard.

Although the proposed hotel represents a permitted activity within the Commercial Central City Business zone, since the proposed building height exceeds the permitted level, it requires resource consent as a Discretionary activity. Based on the height of the hotel, it also triggers a requirement for assessment under the High Trip Generator rule because it does not comply with the built form requirements.

This report has been structured to provide the information required for a basic Integrated Transport Assessment and comprises:

- Description of existing transport environment;
- Description of the existing travel patterns;
- Description of the transport aspects of the proposed hotel;
- Assessment of expected effects; and,
- Assessment of compliance with the District Plan transport standards.

2. Existing Environment

2.1 Site Location

Figure 2-1 shows the site location on the north-western corner of the Cambridge Terrace / Worcester Boulevard intersection. The site is on land which is zoned as Commercial Central City Business.

The central location provides easy walking access to visitor attractions such as Te Pae, art galleries, Christchurch Museum and also to the central business district.

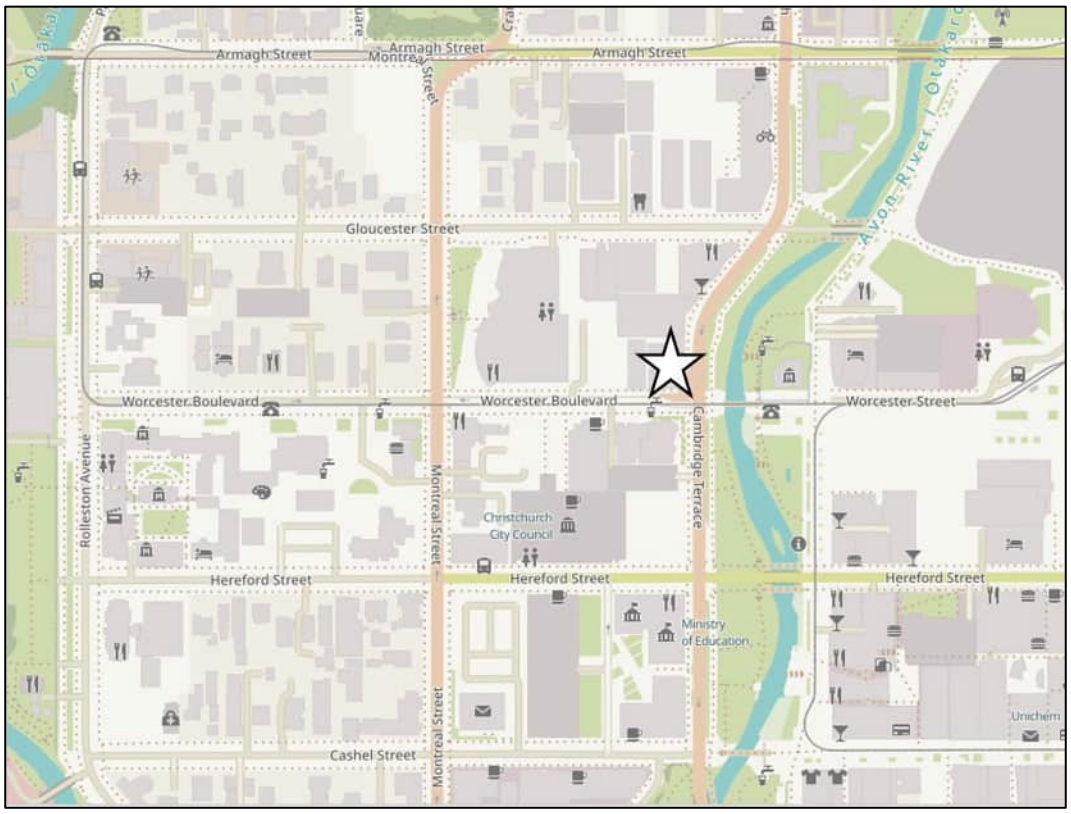


Figure 2-1: Site Location

2.2 Road Network

Figure 2-2 shows the central city road hierarchy. Durham Street and Cambridge Terrace are southbound one-way roads which together with Montreal Street form a one-way pair of roads on the western side of the central city.

Cambridge Terrace is classified as a Main Distributor and has been formed as a two-lane road with localised widening at intersections to accommodate turn lanes, as shown in Photograph 2-1.

Worcester Boulevard forms the southern boundary to the site and is classified as a local road. The road operates one-way westbound and forms part of the city tram route, with the tram lines sharing the road carriageway as shown in Photograph 2-2.

Figure 2-3 shows the locations of parking buildings within the central city. The closest parking buildings are located within 400 metres of the hotel.

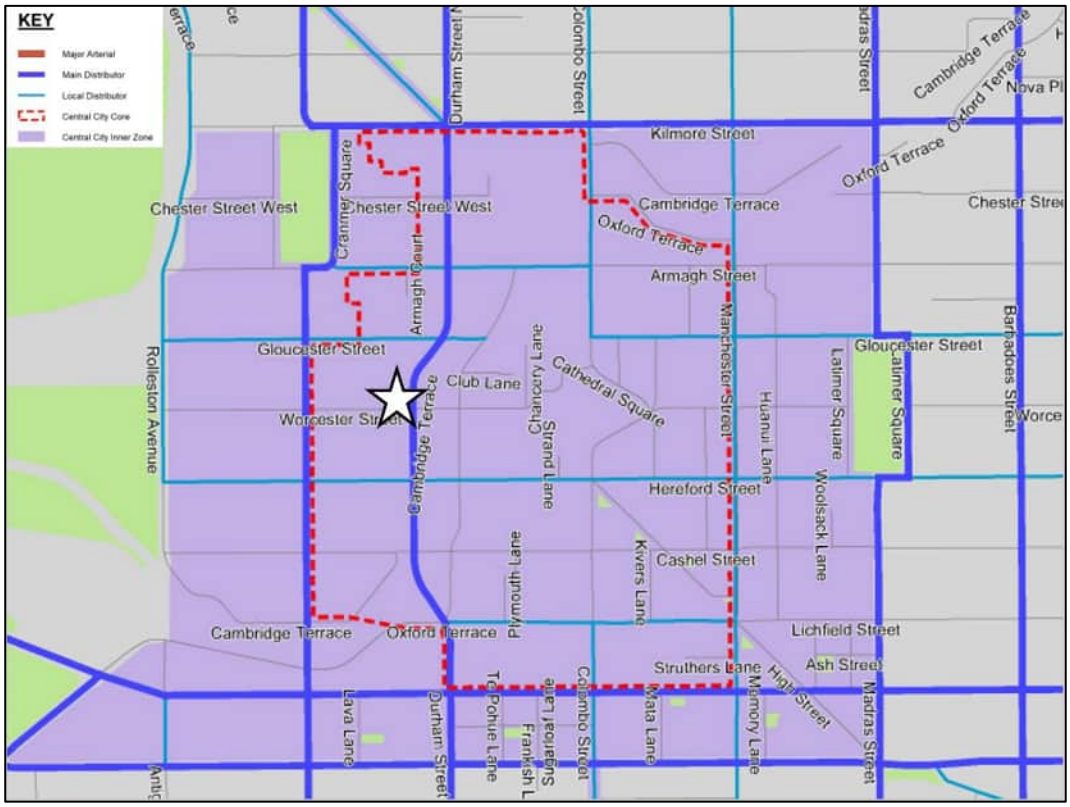


Figure 2-2: Central City Road Hierarchy



Photograph 2-1: Cambridge Terrace adjacent to hotel site



Photograph 2-2: Worcester Boulvard – View East

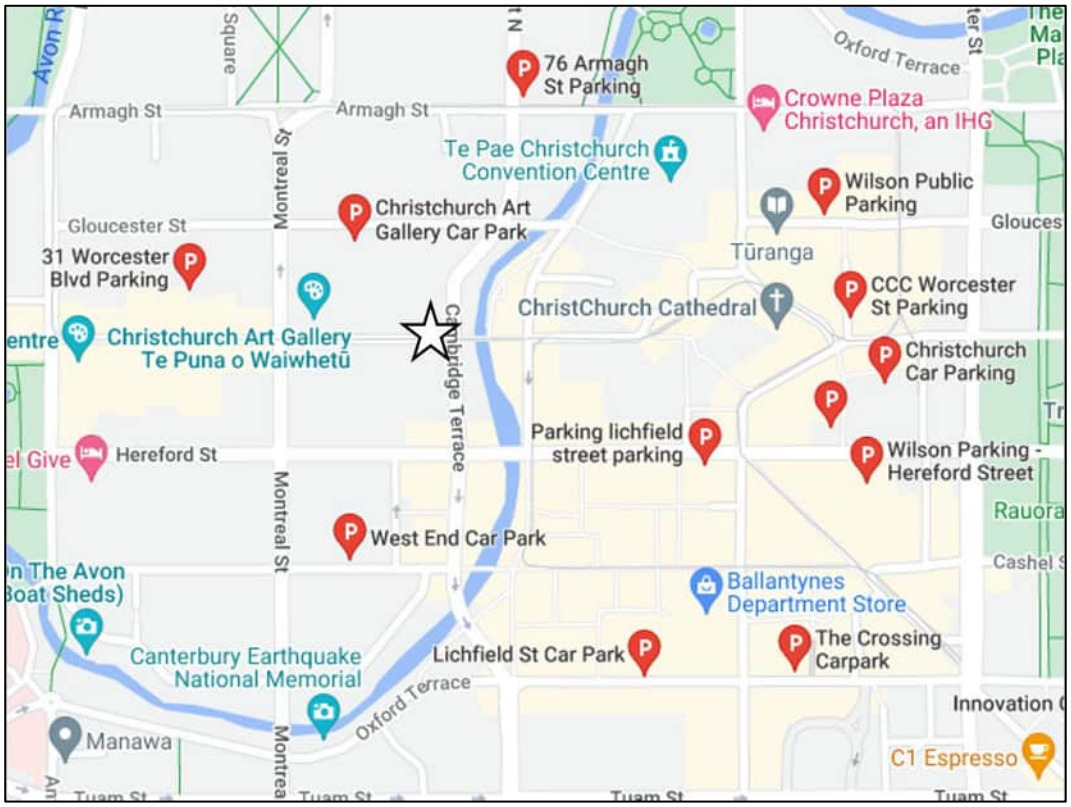


Figure 2-3: Central City Car parks

2.3 Public Transport Network

Figure 2-4 shows the public transport network in the vicinity of the hotel site. Service route 8 between Lyttelton and Christchurch Airport travels along Hereford Street which is one city block to the south. The nearest bus stops are about 250 metres walking distance from the hotel. This service operates every 10 to 15 minutes from 6:00am to midnight.

The bus interchange is 600-700 metres walking distance from the hotel and provides access to numerous public transport services servicing greater Christchurch.

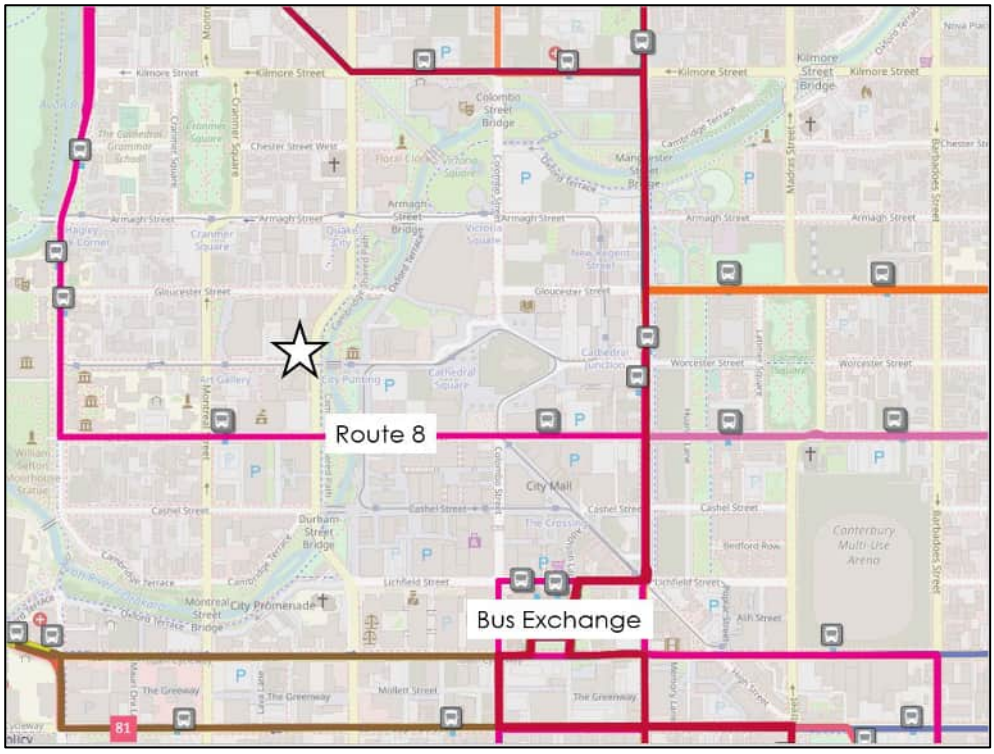


Figure 2-4: Public Transport Network

2.4 Active Mode Network

All roads within the central city have footpaths on both sides of the carriageway and signalised crossing facilities are provided at the major intersections. As shown in Photograph 2-3, the right turn traffic lane from Cambridge Terrace has a slip lane with give way control and a speed hump, with pedestrians required to choose a gap in the traffic stream to cross to the signalised crossing of Cambridge Terrace and Worcester Boulevard.



Photograph 2-3: Slip Lane Crossing into Worcester Boulevard

There is also an extensive cycle network within the central city that comprises a mixture of on-road cycle lanes and off-road shared paths as illustrated in Figure 2-5. There is a shared path along the true left bank of the Avon River that generally follows the alignment of Durham Street / Cambridge Terrace. Landscaped plantings have been used to encourage pedestrians to cross at the signalised intersections. Oxford Terrace on the true right of the river has been formed as a shared zone.

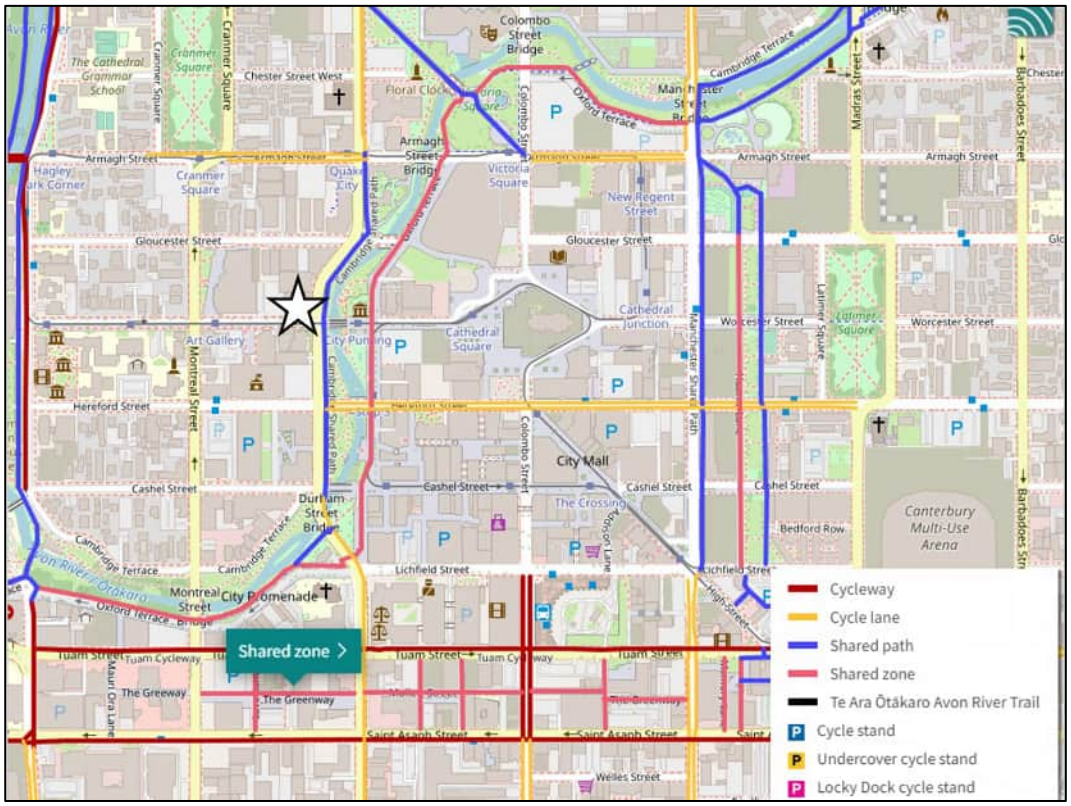


Figure 2-5: Active Mode Network

3. Existing Travel Patterns

3.1 Traffic Volumes

Annual Daily Traffic (ADT) volumes have been obtained from the CCC and MobileRoads databases for surrounding roads within the vicinity of the Site. These are summarised in Table 3-1.

Table 3-1. Traffic Volumes of Surrounding Roads

Road	ADT (vpd)	HCV (%)	Year Recorded	Source
Worcester Boulevard West of Cambridge Tce	580	1.0	2017	MobileRoads
Gloucester Street	1,370	5.6	2017	MobileRoads
Montreal Street south of Gloucester St	10,000	2.9	2020	CCC
Montreal Street south of Hereford St	12,100	4.7	2020	CCC
Cambridge Terrace (south Hereford St)	11,100	3.1	2020	CCC

The relatively high traffic volume on Worcester Boulevard is considered to be a reflection of the amount of parking that can be accessed from the road.

Cambridge Terrace and Montreal Street carry volumes of approximately 11,100 and 12,100vpd, respectively, which aligns with their function as Main Distributors.

Gloucester Street carries about 1,400vpd which aligns with its function as a Local Distributor. The lower volume of traffic on Worcester Boulevard reflects its primary function as a local road of providing property access rather than accommodating through movement.

Turn count volumes from the CCC 'Intersection traffic counts database' for the Cambridge Terrace/Durham Street North/Gloucester Street intersection are illustrated in Figure 3-1.

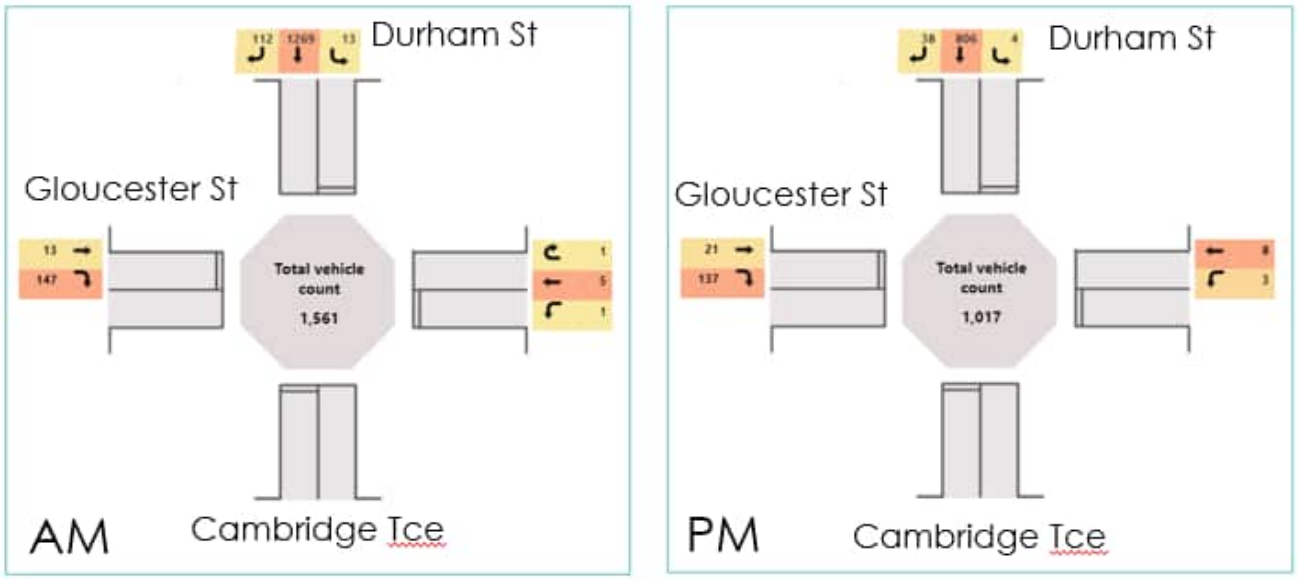


Figure 3-1: Peak Hour Volumes at Cambridge Terrace/Durham Street North/Gloucester Street (2023)

During the morning peak hour, over 1,400 vehicles travel south on Cambridge Terrace past the site compared with about 950 vehicles in the evening peak period, 4:30-5:30pm.

No detailed traffic volumes are available for the Cambridge Terrace / Worcester Boulevard intersection.

3.2 Road Safety

A search of the Waka Kotahi 'Crash Analysis System' has been undertaken for the purpose of reviewing the road safety record of the local transport network around the Site. The search was conducted for the most recent complete 5-year period (2018 to 2022) including part of 2023 (searched on 19th October 2023), and covers the area illustrated in Figure 3-2.

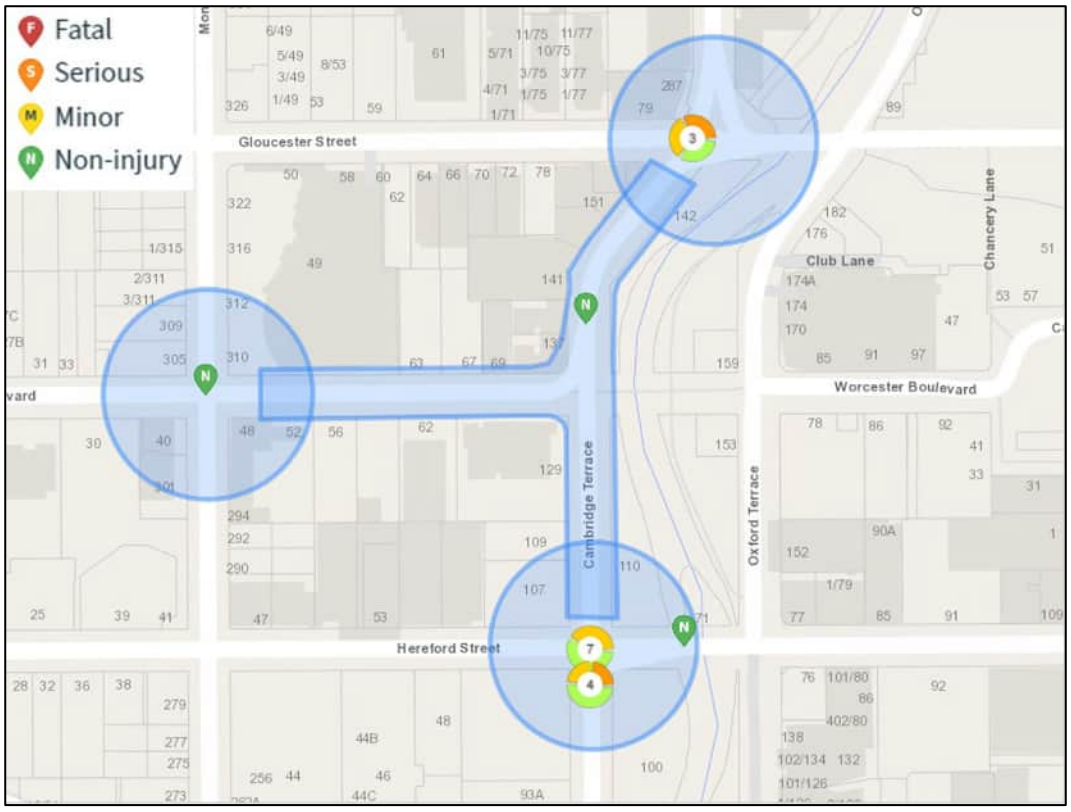


Figure 3-2: Crash Locations and Numbers for Period 2018 - 2023 (Waka Kotahi CAS)

A summary of the crashes can be found in Table 3-2. There were no crashes at the Cambridge Terrace / Worcester Boulevard intersection.

Table 3-2: Summary of Crashes within Search Area

Location	Crash Type	Severity	Description
Worcester Blvd / Montreal St	Pulling out or changing lane	Non-Injury	Driver 1 changed lanes from left to right, failed to see Driver 2 in blind spot.
Cambridge Tce / Durham St N / Gloucester St	Stopped or slowing for signals	Non-Injury	Driver 1 stationary at red light, Driver 2 failed to stop in time due to distraction and rear-ended Driver 1.
	Off roadway to left	Minor	Driver travelling at speed and intoxicated, lost control, and struck traffic lights
	Other pedestrian	Serious	Driver on Gloucester St turning right onto Cambridge Tce, Driver mistook pedestrian as attempting to cross, took evasive manoeuvres and mounted the footpath crashing into a yellow post as well as the pedestrian

Cambridge Tce	Pulling out or changing lane	Non-Injury	Driver 1 changed lanes from right to left, failed to see Driver 2 in blind spot and pushed them off the road, hitting a small tree.
Cambridge Tce / Hereford St	Parking or leaving	Non-Injury	Driver parked in parking spot failed to look before pulling out into traffic lane in front of an oncoming vehicle
	Both turning	Non-Injury	Driver in through lane turned left when not supposed to and turned in front of driver in left lane.
	Stopped or slowing for queuing	Minor	Driver 1 stopped for red light ahead, Driver 2 was distracted and failed to stop, rear-ending Driver 1.
		Minor	Driver 1 stopped for intersection closure ahead, Driver 2 was distracted and failed to stop, rear-ending Driver 1.
		Non-Injury	Driver 1 stopped for queuing traffic ahead, Driver 2 failed to stop in time and rear-ended Driver 1.
	Pulling out or changing lane	Non-Injury	Driver 1 southbound on Cambridge Tce intended to turn right onto Hereford St, changed mind last second and turned back into lane, into path of southbound Driver 2 on Cambridge Tce
		Non-Injury	Driver 1 westbound on Hereford St, Driver 2 attempted to overtake and cut back in front, clipping front of Driver 1
	Pedestrian from left side	Minor	Pedestrian jaywalking heedless of oncoming traffic hit by oncoming vehicle.
	Off roadway to left/right	2x Non-Injury	Driver accelerated too heavily around corner and lost the rear of the vehicle, hitting parked car.
	Other overtaking	Minor	Cyclist sideswiped by vehicle southbound on Cambridge Tce
	Right turn right side	Serious	Driver eastbound on Hereford St turning right into Cambridge Tce failed to stop for pedestrian crossing road.

Several crashes have been recorded within the search area with a large proportion of those being contributed to driver behavior rather than deficiencies in the transport network.

4. Proposed Hotel

4.1 Site overview

The proposed hotel will be located on the north-western corner of the Cambridge Terrace / Worcester Boulevard intersection. The hotel will provide up to 200 rooms over 10 floors with reception facilities, restaurant, gym and staff facilities at ground level. No on-site parking is proposed but guest pcik-up and drop-off will be accommodated via a one-way porte-cochere from Cambridge Terrace to Worcester Boulevard.

Prior to the Christchurch earthquakes, the buildings on the site were used for office type activities, with pedestrian access on Cambridge Terrace and Worcester Boulevard. Since that time, it has been vacant due to earthquake related damage.

4.2 Vehicle Access

The hotel site layout has been configured to provide a porte-cochere that operates one-way with entry from Cambridge Terrace and an exit to Worcester Boulevard as illustrated in Figure 4-1. No on-site parking is proposed but it is understood that the operator may lease parking spaces in a nearby parking building for guests. A porte-cochere is an important provision at an inner-city

hotel as it enables guests to have a smooth arrival and departure experience and support for movement of luggage from vehicle to room.



Figure 4-1: Site layout

The porte-cochere has been designed to accommodate a range of vehicle types, and particularly to support guest arrival and departure by coach, minibus, car and cycle. The entry ramp has a 1 in 20 gradient and the

exit ramp has a 1 in 8 gradient. The porte-cochere exit has a width of over 7 metres and departing vehicles will generally be positioned away from the western boundary which will provide good intervisibility between the drivers and approaching pedestrians.

The vehicle tracking of a 12.6 metre long tour coach is treated as a design sized vehicle and the porte-cochere provides sufficient space for this to stop beside the reception for loading and unloading but still allow for through movement of light vehicles. Vehicle tracking diagrams are included in Appendix A and shows that a minimum clearance of 300 mm is achieved from all structures.

The entry to the porte-cochere will require removal of one parking space and alterations to the landscaped kerb extensions on Cambridge Terrace. The design of the vehicle crossing has not been finalised but will be confirmed at the detailed design stage following consultation with Council.

4.3 Parking

No marked on-site parking for any motor vehicles is proposed.

Under normal operation of the porte-cochere, there is sufficient space for three vehicles to stop within the porte-cochere without obstructing the through movement of other vehicles. When a coach is present, any light vehicles will be restricted to a first-in-first-out movement pattern. The length of the porte-cochere would allow at least four vehicles to stop clear of the frontage roads.

The porte-cochere will have a level surface beside the hotel reception to allow for easy access for mobility impaired guests between the pick-up / drop-off area and reception.

Cycle parking will be provided for both hotel residents and staff. Eight cycle parks will be provided within the porte-cochere for hotel residents and four cycle parks will be provided for staff.

4.4 Pedestrian Access

The primary pedestrian access to the hotel is via steps from Worcester Boulevard and side doors to the porte-cochere loading area. A secondary rear access is provided from the porte-cochere with the primary function of providing access to staff facilities at the rear of the hotel.

Since the ground floor level will be raised above the footpath on Worcester Boulevard to meet building code requirements, a wheelchair lift is proposed beside the stairs leading to the reception. Secondary wheelchair access will be possible via the porte-cochere from Cambridge Terrace.

4.5 Servicing

Servicing of the hotel will involve:

- Laundry delivery and collection;
- Food and beverage deliveries; and
- Waste collection.

All service vehicle movements will be managed to avoid peak arrival and departure times of guests, nominally from 10:00am to 3:00pm. Any service vehicles would be expected to stop within the porte-cochere beside the gym so that there is easy access between the truck and back of house facilities. A truck parked in this location would not obstruct the movement of light vehicles through the porte-cochere.

5. Traffic Generation Effects

5.1 Traffic Generation

The traffic generation rate of a hotel is strongly dependent upon the nature of the facilities provided by the hotel such as provision of a bar, restaurant, function room and also parking. The Waka Kotahi Research Report 453 'Trips and Parking related to landuse" does include design traffic generation rates for a hotel. However, closer analysis of the data from which these rates were derived indicates that the sample size was small and two of the three sites included a large conference facility. On that basis, it is considered likely that even the 15th percentile peak hour rate of 0.4 vph per room (80 vph) could be higher than will occur at this site.

The ITE Trip Generation also includes traffic generation rates for a range of hotel types and suggests that peak hour rates for a hotel with a restaurant, lounge bar and meeting rooms of 0.5-0.6 per room could be expected (100-120vph). This rate is considered to be very high for the type of hotel proposed because it does not account for the central city location or lack of parking.

In the absence of a suitable published rate, a first principles approach has been undertaken to estimate the likely volume of traffic that could be generated by the hotel. For the purposes of this assessment, the hotel guests have been broadly divided into three groups to reflect their different travel patterns:

- Tour coach groups;
- Independent travellers; and
- Business travellers.

Guests that are travelling as part of a tour group by coach do not generate separate vehicle movements on arrival or departure. Two coach movements will result from the coach entering then exiting the porte-cochere on guest arrival at the hotel, and a further two coach movements will be associated with the subsequent guest departure.

Independent travellers could arrive at the hotel by a variety of means but the most common is likely to be a motor vehicle, either self-drive or by taxi. Where the guests are self drive, it is expected that most will enter the porte-cochere for check-in / bag drop off, before the vehicle is moved to public car parking either by the guest or by valet drivers, generating two arrival traffic movements. The departure of the guest will then involve two movements if a valet is used or may not involve any movements at the porte-cochere for some guests as they transfer baggage back to a parked vehicle. Taxis are most likely to make use of the porte-cochere and involve two movements for both arrival and departure.

Business related travellers such as conference attendees are considered more likely to arrive or depart on foot because they are travelling to or from a central city location and are less likely to travel by a private vehicle. However, they could still generate vehicle movements on their arrival or departure if they use a taxi.

If the hotel hosts two tour groups per night, the tour groups can be expected to occupy about 60 rooms at the hotel based on a coach occupancy of 40-45 people and average room occupancy of 1.4 people (60% single and 40% double). This means that about 120 rooms could be occupied by independent and business travellers if the hotel was operating at 90% of capacity.

Table 5-1 shows the potential volume of arrival or departure movements for a scenario where 65% of guests check in or check out each day and with a higher proportion of vehicle use being applied to the independent travellers compared with business travellers. This reflects the different travel patterns that would be associated with guests attending an event at the Conference Centre or elsewhere within the central city. Overall, it suggests that daily arrivals and daily departures could each generate about 200 vehicle movements per day (100 entering from Cambridge Terrace, and 100 departing onto Worcester Boulevard).

Table 5-1: Potential Arrival or Departure Volumes by User Groups per day

User	Rooms	Arrive/ depart per day	Travel by vehicle	Movements per day
Independent Travellers	60	65%	80%	125
Business Travellers	60	65%	50%	78
Total	**120**			**203**

Since a high proportion of departures will typically be distributed across a three hour period in the morning with arrivals occurring over a similar time period in the afternoon, average hourly movements are expected to be about 34 vph, that is, 17 vph entering the porte-cochere from Cambridge terrace and 17 vpd departing into Worcester Boulevard. In practice, there will be some localised peaks in the arrival and departure rates. If 50 percent of arrivals or departures occurred in a one hour period, the peak hour volume would reach 50 vph.

A peak hour movement volume of 50 vph through the porte-cochere represents 25 additional movements per hour on Cambridge Terrace and 25 additional movements on Worcester Boulevard or one additional vehicle movement every two minutes on average.

Although the hotel will include a restaurant that is open to the public, this would not be expected to add the volume of vehicle movements during peak hours. The lack of onsite parking means that most customers not resident at the hotel would need to walk to the hotel from a parking facility elsewhere in the central city. A small proportion of customers could be expected to be dropped off or picked up by a taxi or private vehicle and could generate a low hourly volume of movements during the late afternoon and evening period.

5.2 Effects on the Network

In the context of Cambridge Terrace which carries up to 1,400 vph in peak periods, the 25 vph increase is considered to be an insignificant change in the wider network traffic volumes. The entrance to the porte-cochere has been designed so that a 12.6 metre long coach can turn in from the closest traffic lane. The width of the entrance means that the coach will need to manoeuvre at low speed and will represent a temporary obstruction to the through movement of traffic on Cambridge Terrace. Since the volume of coach movements during the peak period will be low, typically a maximum of two over the four hour period 3:00-7:00pm, the effects of this movement on the network are considered to be negligible.

Worcester Boulevard carries much lower traffic volumes than Cambridge Terrace and the change in traffic volume may be noticeable to some degree, particularly in the evening peak when there are currently very few vehicle movements. However, the overall traffic volumes will remain low and consistent with a local street function and the overall movement activity on the street.

It is considered that at this level of activity, a stop control should be placed on the porte-cochere, with a suitably located judder bar to ensure vehicles exiting give right of way to pedestrians and are travelling slowly. Under normal operation, vehicles will be able to depart from the porte-cochere in a position that is more than 2 metres offset from the western boundary which would ensure that adequate visibility between drivers and pedestrians on Worcester Boulevard would be available. On that basis, an audio-visual warning device would not be necessary. When a coach is present, any light vehicles travelling around the coach will depart from a location closer to the sight boundary and the visibility splay requirement would not be met. This could be mitigated by a warning device that was only activated when a vehicle was close to the boundary.

Since Worcester Boulevard operates one-way, it is recommended that signage is installed at the exit from the porte-cochere to inform drivers of the need to turn right on departure.

With these provisions, the level of increase in vehicle movement across the footpath will not generate any adverse effects for other road users.

6. Christchurch City District Plan

6.1 Transport Rules

Table 6-1 provides a summary of the assessment of compliance with the operative transport rules of the Christchurch City District Plan. It indicates that the hotel can achieve a high level of compliance with the transport rules. There are four matters where compliance is not achieved.

Mobility Parking

Although no marked on-site parking is proposed, since the proposed hotel will have a Gross Floor Area of greater than 2,500 m^2, the district plan requires that mobility parking is provided. The design plans indicate that the building will have a GFA of about 6,800 m^2 and on that basis, the district plan requires that three mobility parking spaces are provided. The size and location of the site means that it is impractical to provide any on-site parking but the porte-cochere provides ample space for a vehicle to stop and accommodate wheel chair manoeuvres beside the vehicle and to the reception area. The mobility parking requirement could be met by leasing parking spaces at a nearby parking facility.

Loading Bays

A marked loading bay is not proposed within the porte-cochere because of the low number of heavy vehicle movements that are anticipated at the hotel. Although no marked loading areas will be provided within the site, the porte-cochere provides sufficient space for a 12.6 metre long coach or rigid heavy commercial vehicle to drive into the site and stop clear of light vehicle movements.

Vehicle Access

The hotel will be located on a corner site with frontage to Cambridge Terrace, a Main Distributor, and to Worcester Boulevard, a local street. The size of the site and its location means that a single access to Worcester Boulevard could not accommodate the types of vehicle that would be anticipated at the hotel. The proposed access arrangement with a one-way porte-cochere with entry from the one-way Cambridge Terrace allows for efficient entry and provides queuing space within the site so that there will be little if any effect on vehicle movements on Cambridge Terrace. The crossing design will require alterations to existing landscaping and parking on Cambridge Terrace along the site frontage. The exit from the porte-cochere will be onto Worcester Boulevard which also operates one-way and will be signposted accordingly. Although the exit ramp is very wide to accommodate coach movements, there will be occasions when a departing vehicle would be close to the western boundary and the visibility splay requirements would not be met. It is suggested that an audio-visual warning device is active when a coach is present in the porte-cochere. Overall, the access arrangements are considered to be the most appropriate way to manage coach and service vehicle movements in this location.

High Trip Generator Rule

Based on the analysis of arrival and departure patterns, the hotel is expected to generate up to 50 vph during its busiest hour between 3:00pm and 7:00pm. This will be split evenly between the entry from Cambridge Terrace and exit to Worcester Boulevard. The addition of 25 vehicle movements per hour from Cambridge Terrace during the afternoon peak period is not expected to contribute to any noticeable effects on the operation of the road network as the traffic volumes are well within the capacity of the network. The extra movements on Worcester Boulevard represents one extra movement less than every two minutes on average. While this represents a relatively large increase compared with existing volumes, the volumes remain consistent with the function of the road. It is recommended that pedestrian priority on Worcester Boulevard is reinforced with a suitable stop control and traffic calming judder bar on the exit from the porte-cochere.

Gradients

Since the ground level of the hotel will be raised above the adjacent footpaths to meet building requirements, there will be a ramp into and out of the port-cochere. The ramp gradients have been designed to be as

shallow as practical but will exceed the maximum recommended ramp grade of 1 in 12 gradient for wheelchair access at the exit from the port cochere. The steep grade will affect movement and access routes for mobility impaired people between Worcester Terrace and hotel reception area. The steep ramp gradient represents a barrier to wheelchair access and any wheelchair user would need to use the alternate, less direct route via the porte-cochere to the Cambridge Terrace crossing. The main pick-up / drop-off area in the porte-cochere is level and level access is provided between the pick-up / drop-off area and reception.

Table 6-1: Transport Rules Compliance Assessment – Rules 7.4.2.1 P1-P8, P10, P19, P20

Standard	Requirement	Compliance
7.4.3.1 Minimum and maximum number and dimensions of car parking spaces required		
b	Within the Central City i. Any car parking and associated manoeuvre area shall be no greater than 50% of the GLFA of the buildings on the site.	**Complies** No marked parking is proposed. The porter-cochere has sufficient space to accommodate either four stationary vehicles or a coach and two vehicles. The porte cochere occupies less than 50% of the site GLFA
	ii. Any car parking spaces provided shall have the minimum dimensions in Appendix 7.5.1, Table 7.5.1.3.	**Not Applicable** No marked parking is proposed onsite but space will meet dimensional requirements.
	iii. The minimum number of mobility parking spaces in accordance with Appendix 7.5.1 shall be provided on the same site as the activity.	**Restricted Discretionary** No on-site parking is proposed.
7.4.3.2 Minimum number of cycle parking facilities required		
a	Any activity i. At least the minimum amount of cycle parking facilities in accordance with Appendix 7.5.2 shall be provided on the same site as the activity. *7 visitor parks required* *3 staff parks required*	**Complies** 8 visitor parks 4 staff cycle parks
7.4.3.3 Minimum number of loading spaces required		
a	Any activity where standard car parks are provided i. At least the minimum amount of loading spaces in accordance with Appendix 7.5.3 shall be provided on the same site as the activity.	**Restricted Discretionary** No marked loading areas proposed.
7.4.3.4 Manoeuvring for parking and loading areas		
a	Any activity with a vehicle access i. On-site manoeuvring area shall be provided in accordance with Appendix 7.5.6.	**Complies** Vehicle tracking has been completed and shows the movement of a tour coach and 85th percentile vehicle can be accommodated.
b	Any activity with a vehicle access to a main distributor street within the Central City where the vehicle access serves three or more parking spaces i. On-site manoeuvring area shall be provided to ensure that a vehicle can manoeuvre in a forward gear on to and off a site.	**Complies** Traffic circulation within the site is proposed through a one-way corridor through the site, no reverse manoeuvres are required

<table>
<tr><th>Standard</th><th>Requirement</th><th>Compliance</th></tr>
<tr><td colspan="3">7.4.3.5 Gradient of parking and loading areas</td></tr>
<tr><td>a</td><td>All non-residential activities with vehicle access (except visitor accommodation for up to ten guests)<table><tr><th>Aspect</th><th>Standard</th></tr><tr><td>Gradient of surfaces at 90 degrees to the angle of parking (i.e., parking stall width).</td><td>Gradient shall be ≤ 1:16 (6.26%)</td></tr><tr><td>Gradient of surfaces parallel to the angle of parking (i.e., parking stall length).</td><td>Gradient shall be ≤ 1:20 (5%).</td></tr><tr><td>Gradient of mobility parking spaces.</td><td>Gradient shall be ≤ 1:50 (2%).</td></tr></table></td><td>Restricted Discretionary – Rule 7.4.2.3 RD1
The 1:8 gradient of the porte-cochere exit ramp exceeds 1:16 but does not form part of the primary pick-up / drop-off area. Access routes between the vehicle pick-up / drop-off area and entrance is level.</td></tr>
<tr><td colspan="3">7.4.3.6 Design of parking areas and loading areas</td></tr>
<tr><td>a</td><td>All non-residential activities with parking areas and/or loading areas used during hours of darkness (except hosted visitor accommodation or unhosted visitor accommodation).
i. Lighting of parking areas and loading areas shall be maintained at a minimum level of two lux, with high uniformity, during the hours of operation.</td><td>Complies</td></tr>
<tr><td>b</td><td>Any urban activity
i. The surface of all car parking areas, loading areas, and associated access areas shall be formed, sealed and drained and car parking spaces permanently marked.</td><td>Complies</td></tr>
<tr><td colspan="3">7.4.3.7 Access design</td></tr>
<tr><td>a</td><td>Any activity with vehicle access.
i. Access shall be provided in accordance with Appendix 7.5.7.</td><td>Complies
One-way operation porte-cochere.
Height clearance exceeds 4m
Formed width of 7m to Worcester Blvd and 6m to Cambridge Tce.
Maximum ramp grade of 1 in 8.</td></tr>
<tr><td>b</td><td>Any activity providing 4 or more car parking spaces or residential units.
i. Queuing Spaces shall be provided in accordance with Appendix 7.5.8</td><td>Complies
No marked on-site parking proposed but queuing space exceeds 16m between Cambridge Tce and pick-up/drop-off area</td></tr>
<tr><td>c</td><td>Outside the Central City, any vehicle access:
i. to an urban road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day; and/or
ii. on a key pedestrian frontage.</td><td>Not Applicable</td></tr>
</table>

Standard	Requirement	Compliance
d	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, where the site provides access onto any street within the core. i. An audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point shall be provided.	**Complies** No on-site parking but may generate up to 10 heavy vehicle movements at each driveway. 7 metre wide driveway meets visibility splay requirements under normal operation but an audio-visual warning at Worcester Blvd exit is required when a coach is present
e	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, in any other location not covered by clause d above.	**Not Applicable**
7.4.3.8 Vehicle crossings		
a.	Any activity with a vehicle access to any road or service lane i. A vehicle crossing shall be provided constructed from the property boundary to the edge of the carriageway / service lane.	**Complies**
b.	Any vehicle crossing on an arterial road or collector road with a speed limit 70 kilometres per hour or greater. i. Vehicle crossing shall be provided in accordance with Appendix 7.5.10.	**Not Applicable**
c.	Any vehicle crossing to any land, building or part of a building located in a rural zone, on or in which rural produce is offered for sale by wholesale and/or retail. i. Vehicle crossing shall be provided in accordance with Figure 14 in Appendix 7.5.10.	**Not Applicable**
d.	Any vehicle crossing on a road with a speed limit 70 kilometres per hour or greater. i. The minimum spacing to an adjacent vehicle crossing on the same side of the frontage road, shall be in accordance with Table 7.5.11.1 in Appendix 7.5.11.	**Not Applicable**
e.	Any activity with a vehicle crossing. i. The maximum number of vehicle crossings shall be in accordance with Table 7.5.11.2 (outside the Central City) and Table 7.5.11.3 (within the Central City) in Appendix 7.5.11.	**Complies** One vehicle crossing each on Cambridge Terrace and Worcester Street
f.	Any activity with a vehicle crossing. The minimum distance between a vehicle crossing and an intersection shall be in accordance with the Table 7.5.11.4 (outside the Central City) and Table 7.5.11.5 (within the Central City) in Appendix 7.5.11. Requirements: Main Distributor to Local Street = 10m Local Street to Main Distributor = 15m	**Complies** Driveways are 16 m from intersection
g.	Any vehicle crossing on a rural road. i. The minimum sight lines to vehicle crossings shall be provided in accordance with Figure 18 in Appendix 7.5.11	**Not Applicable**

Standard	Requirement	Compliance
7.4.3.10 High trip generators		
a	This rule applies to activities located outside the Central City, and activities within the Central City that are not exempt from this rule under b. below, that exceed the following thresholds.	**See rule below**
b	Within the Central City - Permitted activities are exempt from this rule.	**Restricted Discretionary** Building does not comply with the built form requirements and this rule is applicable to the proposal. Therefore, restricted discretionary activity under Rule 7.4.2.3 RD1. See assessment of traffic generation.
7.4.3.11 Vehicle Access to sites fronting more than one street – within the Central City		
a	Vehicle access shall be provided in accordance with Appendix 7.5.14	**Restricted Discretionary – Rule 7.4.2.3 RD1** Site entry is from a Main Distributor with exit to local street rather than all movements being to a local road.
7.4.3.12 Lane formation within the central city		
A	The legal width of the central city lane shall be between 6m and 12m and have a minimum height clearance of 4.5m	**Not Applicable** No new lanes being formed

6.2 Proposed Plan Change 14

Proposed Plan Change 14 (PC14) to the Christchurch City District Plan introduces some new transport related policies, rules and associated assessment matters as part of the overall objective to enable housing development. Ensuring better pedestrian access to sites for all levels of physical ability underlies many of the proposed changes to align with the Pedestrian Access Policy.

7.2.1.9 Policy – Pedestrian Access

a. Pedestrian access is designed to:

i. be of sufficient width and grade that the pedestrian access meets the access requirements of all users, including persons with a disability or with limited mobility.

ii. have a surface treatment that provides for all weather access; and

iii. Where required for consistency with Crime Prevention Through Environmental Design (CPTED), have sufficient illumination to provide for the safety of users after dark.

Although the proposed changes are focused on residential development, it is considered that they signal an intent for improving pedestrian access generally to align with Universal Access design principles. The relevant assessment matters in proposed clause 7.4.4.27 are:

i. Whether the pedestrian access is suitable for use by persons with a disability or with limited mobility;

ii. *whether any alternative pedestrian access is provided and the formation and safety of that alternative;*

iii. *the effects on the safety and security of people using the pedestrian access and those occupying residential units on the site; and*

iv. *the functionality of the pedestrian access to meet the needs of occupants including but not limited to the transportation of rubbish and recycling for collection and the ability for cyclists to safely access any private and shared cycle storage areas.; and,*

v. *whether the pedestrian access is suitable for use by emergency services.*

Since the ground floor level of the hotel will be raised about the Worcester Boulevard footpath level to comply with building regulations, the proposed entrance design from Worcester Boulevard includes steps for people with no mobility restrictions and a lift for wheelchair users and people unable to use the steps. A secondary wheelchair access will also be provided via the porte-cochere from Cambridge Terrace.

7. Conclusions

The analysis of vehicle movements at the hotel suggests that it could generate about 200 light vehicle movements per day plus 10-20 heavy vehicle movements per day. If all movements are new to the road network, that represents in an increase of up to 110 vpd on Cambridge Terrace and Worcester Boulevard with smaller increases on roads further from the site. Peak hour volumes at the porte-cochere could reach 50 vph if 50% of daily arrivals or departures occurred in a one hour period. This level of movement represents an additional 25 vph or one vehicle every two minutes on average on both Cambridge Terrace and Worcester Boulevard. It is considered that the access should be treated with a stop control to support pedestrian priority, and a judder bar to reinforce a low speed. Although vehicles will normally be able to depart from the porte-cochere in a position that meets the visibility splay requirements, this will not be the case when a coach is present and an audio-visual warning system will be required while the coach is stopped in the porte-cochere. The increase in traffic will not contribute to any noticeable effects on the operation of the road network, and existing road function will not be altered.

The assessment of compliance with the District Plan transport rules has identified the following matters where compliance is not achieved: mobility parking, loading, access arrangement and ramp grade,

Since the hotel is located within the Central City, the district plan requires that mobility parking is provided. The size and location of the site makes the provision of mobility parking onsite impractical but the porte-cochere allows for easy access between the pick-up/drop-off area and hotel reception. Although it represents an operational matter for the hotel operator, it is considered desirable for the operator to implement a valet service in conjunction with access to off-site parking.

The combined volume of service vehicle and coach movements at the hotel is expected to be less than 20 per day (10 entry and 10 exit) and is not considered high enough to warrant provision of a dedicated loading space within the constrained space of the site. The porte-cochere does provide sufficient space to accommodate the movement of 12.6 metre long coaches and rigid trucks and also enable them to stop in a location that will not obstruct the movement of other light vehicles.

Although the hotel is located within the Central City, assessment against the High Trip Generator rule is required because the building does not comply with the height restrictions. However, the analysis of likely traffic generation indicates that the hotel is unlikely to generate more than 50 vph during the afternoon peak period.

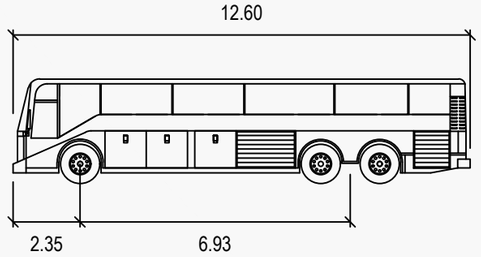
The District Plan requires that all vehicle access is from Worcester Boulevard. The small size of the corner site means that this is impractical and a one-way porte-cochere is proposed from Cambridge Terrace to Worcester Boulevard. The proposed access arrangement allows for efficient entry and provides queuing space within the site so that there will little if any effect on vehicle movements on Cambridge Terrace. The crossing design will require alterations to existing landscaping and parking on Cambridge Terrace along the site frontage. The exit from the porte-cochere will be onto Worcester Boulevard which also operates one-way. Overall, the access arrangements are considered to be the most appropriate way to manage coach and service vehicle movements in this location.

Since the ground floor level of the hotel will be raised about the Worcester Boulevard footpath level to comply with building regulations, the proposed entrance design from Worcester Boulevard includes steps for people with no mobility restrictions and a lift for wheelchair users and people unable to use the steps. This will provide good access between Worcester Boulevard and the hotel reception area for pedestrians.

Overall, it has been concluded that the proposed hotel can be supported from a transport perspective subject to vehicle crossings being formed on Cambridge Terrace and Worcester Boulevard which is an orthodox approach to be undertaken with the Road Controlling Authority and offsite parking is leased to meet the mobility parking requirements.

Appendices

Appendix A Vehicle Tracking



LTNZ-126TC-125R
(12.6M TOUR COACH)

		meters
Width	:	2.50
Track	:	2.50
Lock to Lock Time	:	6.0
Steering Angle	:	44.2

VEHICLE TRACK LEGEND:

- VEHICLE BODY ENVELOPE
- VEHICLE BODY + 0.5M CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
D	05/24	AKJ	UPDATED SITE PLAN AND VEHICLE TRACKING
C	04/24	SJ	UPDATED VEHICLE TRACKING
B	02/24	SJ	UPDATED SITE PLAN AND VEHICLE TRACKING
A	09/23	SJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE

TOUR COACH - VEHICLE TRACKING

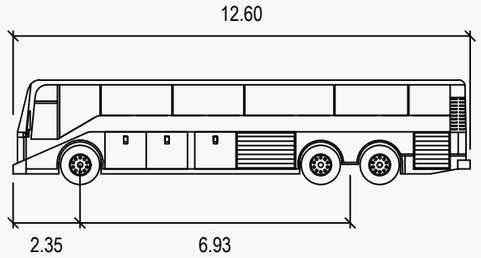
ENTRY - RIGHT-TURN IN

CLIENT LOGO

Stantec

SCALE:	1:200 @ A3
DRAWN:	S JIANG
DATE:	02/05/2024
DESIGN:	C ROSSITER
FIGURE No.	SK001
OF	D

U:\310205953\technical\04_drawings\CAD\Vehicle Tracking\310205953-100-C001.dwg



LTNZ-126TC-125R
(12.6M TOUR COACH)

		meters
Width	:	2.50
Track	:	2.50
Lock to Lock Time	:	6.0
Steering Angle	:	44.2

5 0 5 10m

SCALE 1:250

VEHICLE TRACK LEGEND:

- VEHICLE BODY ENVELOPE
- VEHICLE BODY + 0.5M CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
D	05/24	AKJ	UPDATED SITE PLAN AND VEHICLE TRACKING
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A	09/23	SJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE

TOUR COACH - VEHICLE TRACKING

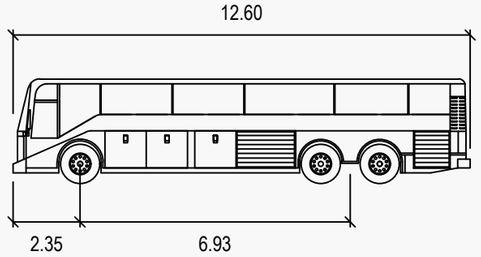
HOTEL ENTRANCE

CLIENT LOGO

Stantec

SCALE: 1:250 @ A3
DRAWN: S JIANG
DATE: 02/05/2024
DESIGN: C ROSSITER
FIGURE No. SK002
OF D

U:\310205953\technical\04_drawings\CAD\Vehicle Tracking\310205953-100-C001.dwg



LTNZ-126TC-125R
(12.6M TOUR COACH)

		meters
Width	:	2.50
Track	:	2.50
Lock to Lock Time	:	6.0
Steering Angle	:	44.2

2 0 5m

SCALE 1:100

VEHICLE TRACK LEGEND:

- VEHICLE BODY ENVELOPE
- VEHICLE BODY + 0.5M CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
D	05/24	AKJ	UPDATED SITE PLAN AND VEHICLE TRACKING
C	04/24	SJ	UPDATED VEHICLE TRACKING
B	02/24	SJ	UPDATED SITE PLAN AND VEHICLE TRACKING
A	09/23	SJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE

TOUR COACH - VEHICLE TRACKING

EXIT - RIGHT-TURN OUT

CLIENT LOGO

Stantec

SCALE: 1:100 @ A3
DRAWN: S JIANG
DATE: 02/05/2024
DESIGN: C ROSSITER

FIGURE No. SK003

OF D

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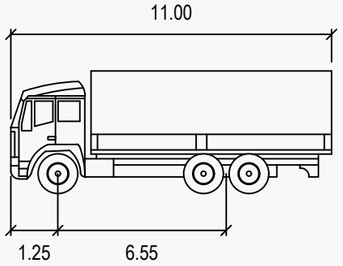

11.0M HEAVY RIGID TRUCK

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.4

VEHICLE TRACK LEGEND:

- VEHICLE BODY ENVELOPE
- VEHICLE BODY + 0.5M CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
A	05/24	AKJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE

11.0M HEAVY RIGID TRUCK - VEHICLE TRACKING

ENTRY - RIGHT-TURN IN

CLIENT LOGO

Stantec

SCALE:	1:200 @ A3
DRAWN:	A JAGODZINSKI
DATE:	02/05/2024
DESIGN:	C ROSSITER
FIGURE No.	SK001
OF	A

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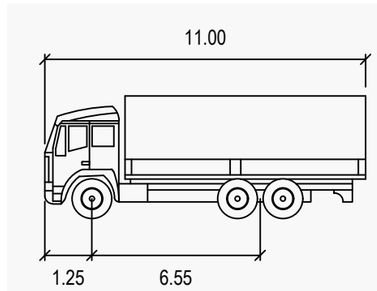

11.0M HEAVY RIGID TRUCK

		meters
Width	:	2.50
Track	:	2.50
Lock to Lock Time	:	6.0
Steering Angle	:	37.4

VEHICLE TRACK LEGEND:

- VEHICLE BODY ENVELOPE
- VEHICLE BODY + 0.5M CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
A	05/24	AKJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE

11.0M HEAVY RIGID TRUCK - VEHICLE TRACKING

HOTEL ENTRANCE

CLIENT LOGO

Stantec

SCALE:	1:250 @ A3
DRAWN:	A JAGODZINSKI
DATE:	02/05/2024
DESIGN:	C ROSSITER
FIGURE No.	SK002
OF	A

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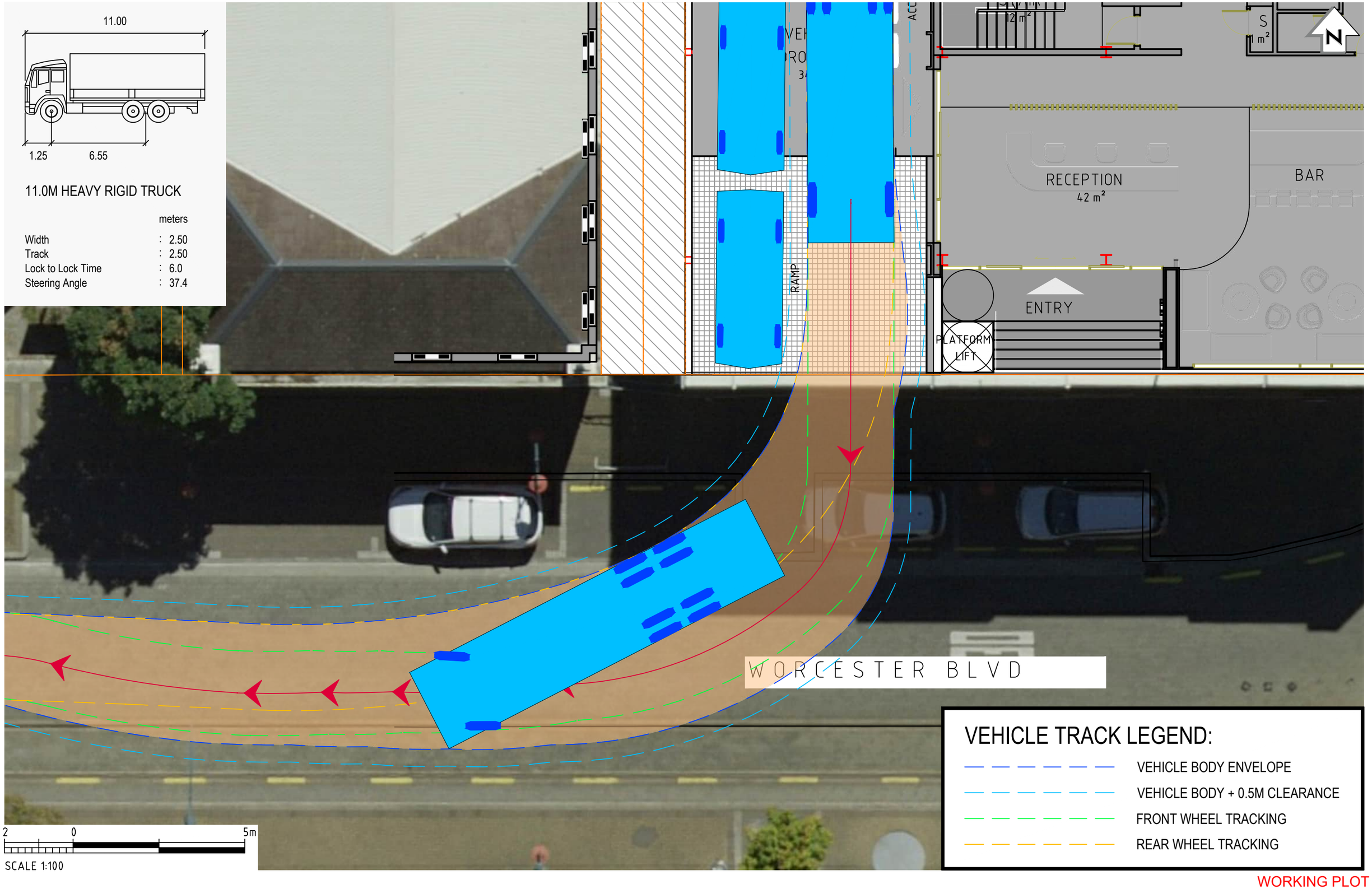

WORKING PLOT

REV	DATE	DRN	DESCRIPTION
A	05/24	AKJ	VEHICLE TRACKING

137 CAMBRIDGE TERRACE
11.0M HEAVY RIGID TRUCK - VEHICLE TRACKING
EXIT - RIGHT-TURN OUT

CLIENT LOGO

Stantec

SCALE: 1:100 @ A3
DRAWN: A JAGODZINSKI
DATE: 02/05/2024
DESIGN: C ROSSITER
FIGURE No. SK003
OF A

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BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER	the Resource Management Act 1991
IN THE MATTER	of proposed Plan Change 14: Housing and Business Choice to the Christchurch District Plan
AND	
IN THE MATTER	of Cambridge 137 Limited (Submitter 1092)

JOINT STATEMENT OF EVIDENCE OF JONATHAN LYTTLE AND MICHAEL DOIG ON BEHALF OF CAMBRIDGE 137 LIMITED

QUALIFYING MATTER: HERITAGE (HERITAGE SITES)

20 September 2023

Cambridge 137 Limited's Solicitor
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Tel +64 3 379 7622
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Solicitor: L F de Latour
(lucy.delatour@wynnwilliams.co.nz)

WYNN WILLIAMS

Introduction

Jonathan Lyttle

1 My full name is Jonathan Peter Wallace Lyttle.

2 I am a Director of Cambridge 137 Limited (or the **Company**), the owner of Cambridge 137 Limited and the Harley Chambers Building.

3 I have 20 years' experience working in the property industry and my current role is Director of Citadel Property Limited, an umbrella entity that owns shares in all of our property vehicles, including Cambridge 137 Limited.

4 I am authorised to give this evidence on behalf of the Company.

Michael Doig

5 My full name is Michael Quentin Doig.

6 I am a Director of Cambridge 137 Limited.

7 I have 22 years' experience working in the property industry and am a Director of Citadel Property Limited, an umbrella entity that owns shares in all of our property vehicles, including Cambridge 137 Limited.

8 I am authorised to give this evidence on behalf of the Company.

Citadel Property Limited

9 Citadel Property Limited represents the Doig and Lyttle Family Trusts. Being friends, industry colleagues and business partners, the two families have worked together over the last 10 years having developed and invested into some $100 million of property in Christchurch.

10 Our combined experience and resources have delivered and de-risked projects in one of New Zealand's most dynamic development periods. The purpose of both trusts is to synergistically develop and hold property assets. The Trusts prefer a low profile and long term mutually beneficial relationships with tenants and occupiers as partners.

11 The Doig and Lyttle families are both domiciled in Christchurch. Michael and Anneliese Doig returned from working overseas in 2010 to settle after much time away from New Zealand in professional capacities. They now live in Sumner, Christchurch with their three daughters. Jonathan and Hannah Lyttle are long established Christchurch residents living and

working in New Zealand as professionals and investors. They live also in the Eastern Bays near Sumner with their two daughters.

12 Michael was a Director and shareholder of Ganellen Construction's New Zealand business and was responsible for the strategic direction of the business, commercial operations and client engagement. Founded in 1998, Ganellen employed over 200 people and had constructed over $2 billion of property developments in New Zealand and Australia.

13 Michael has over 22 years' experience in the property industry, and has enjoyed extensive exposure to international markets, having worked in the United Kingdom, Australia and New Zealand.

14 Prior to commencing with Ganellen he advised on well over $700 million worth of property transactions. He has recently sold his shareholding in Ganellen to focus on the growth of Citadel and to enjoy more time with his family in Christchurch.

15 Jonathan has some 20 years' experience in the property industry with more than $800 million of transactional experience and the same again worth of corporate lease transactions and structuring advice.

16 Jonathan was the general manager of Colliers Christchurch for five of his nine-year time there. In 2015 he was asked to launch the Savills business in Christchurch and was Managing Director for his four-year contract. Jonathan was also invited to complete a two-year associate director internship with $5 billion company Christchurch City Holdings Limited.

Scope of Evidence

17 As co-authors we have prepared this evidence on behalf of Cambridge 137 Limited (submitter number 1092) in support of the submission seeking the de-listing of Harley Chambers (Hearing Topic – Qualifying Matters – Heritage (Heritage Sites). Specifically, our evidence addresses:

(a) Some background to the purchase of 137 Cambridge Terrace and the Harley Chambers building;

(b) Heritage projects we have been involved with previously;

(c) The earthquake prone status of the Harley Chambers building; and

(d) The options we have considered in relation to the future of Harley Chambers.

18 In preparing this joint evidence, we have reviewed the following documents:

(a) Evidence prepared on behalf of the Christchurch City Council, including:

(i) Ms Amanda Ohs' Statement – Listed Heritage Items;

(ii) Mr David Pearson's Statement – Conservation Architect;

(iii) Mr Gavin Stanley's Statement – Quantity Surveyor;

(iv) Mr Stephen Hogg's Statement – Engineering; and

(v) Ms Susan Richmond's Statement – Planning in relation to Heritage Items.

(b) Evidence prepared on behalf of Cambridge 137 Limited, including:

(i) Mr Brett Gilmore's Statement – Engineering;

(ii) Mr Keeley Pomeroy's Statement – Quantity Surveying;

(iii) Mr Hayden Doody's Statement – Valuation;

(iv) Mr Brett Gerrard's Statement – Insurance;

(v) Mr John Brown's Statement – Heritage; and

(vi) Mr Matt Bonis' Statement – Planning.

(c) The Mould and Asbestos Assessments prepared by SC Environmental dated 7 September 2023.

Background to the purchase of 137 Cambridge Terrace

19 Our involvement with the site began in November 2022 when we were approached by commercial property agents, Bayleys, indicating that there was an opportunity to purchase the 137 Cambridge Terrace site, along with adjoining properties at 67 and 69 Worcester Street. We were well-aware of the site, having followed the vendor's 2017 Resource Consent application for redevelopment of the properties, which included the demolition of the Harley Chambers Building at 137 Cambridge Terrace in its entirety and part demolition of the neighbouring Worcester Chambers building at 69 Worcester Street, and subsequent construction of a hotel across all three sites.

20 Having reviewed the 2017 information that was prepared by the applicant, Lee Pee Limited, we were aware that there was strong argument for demolition of the buildings, that it was highly likely that the Harley Chambers Building in particular represented an absolute economic loss, and we duly put in an unconditional offer via Bayleys to purchase all three properties.

21 It is important to note that we had not completed our own due diligence as to whether or not the building could be saved at this point in time. Having purchased 18 properties in Christchurch since the earthquakes, we are well accustomed to undertaking seismic strengthening exercises on properties that have been previously written off by others as a complete economic loss. Accordingly, our offer was made on the basis that we allowed a contingency to strengthen the building based on our experience of like properties.

22 Lee Pee Limited declined our offer and instead chose to market all three properties by way of a public sales campaign and appointed agents Savills to represent their interests.

23 After consideration of the opportunity that the 3 properties represented, and through further negotiation with Savills, we duly increased our offer at campaign close in March 2023 on the basis we had a conditional period to allow us to complete the necessary due diligence to verify certain assumptions that we had made about both the ability to retain, strengthen and refurbish the existing improvements on site, as well as to satisfy ourselves as to the possibility of demolishing all or part of the buildings, in the event that they were unable/uneconomic to be saved.

24 Again, we were not able to reach agreement with Lee Pee Limited, their counter-offer requested a high purchase price, however more importantly they cut our due diligence period from 3 months to two weeks.

25 This represented a risk too great for Citadel, thus we revised our offer in May 2023 to purchase solely the corner property at 137 Cambridge Terrace, again on an unconditional basis, at a purchase price that had contingencies in place to either strengthen and retain the building or pursue demolition if necessitated.

26 We wish to reiterate that we had very much an open mind towards retention of the building, and had run several development feasibilities on the building. We have also been involved in a number of projects

involving heritage buildings previously and certainly see inherent value in heritage buildings where there is a feasible way of saving them. **Appendix A** to our evidence provides some background to our previous involvement with heritage buildings.

27 After further negotiation, the parties eventually reached agreement and we entered into an unconditional contract with Lee Pee Limited on 2 June 2023.

28 The first time we physically entered the property was on 9 June 2023, after we were unconditional purchasers of the property, however prior to settlement.

29 We were immediately concerned by the dilapidated and unsanitary nature of the interior of the building. It was obvious that numerous unauthorised parties had been accessing the property, committing acts of vandalism that had all but destroyed any value in the building fitout.

30 After sighting the areas of structural weakness, we immediately exited the building due to safety concerns and sought the assistance of Mr Brett Gilmore to continue his involvement with the building. Mr Gilmore had previously assessed the structural integrity of the building and he has been engaged to provide evidence in relation to this de-listing process.

31 Obviously, the building is currently unoccupied and so generates no income, with Citadel being liable for protection works and security costs, as well as rates and insurance.

32 Since acquiring the building, we have sought further professional advice in relation to engineering, insurance, valuations of the building under various strengthening scenarios, quantity surveying, and heritage impacts. We have also commissioned two reports assessing the condition of the Harley Chambers building, both of which are appended to this statement:

(a) Mould Assessment – SC Environmental dated 7 September 2023 (**Appendix B**); and

(b) Asbestos Refurbishment / Demolition Survey – SC Environmental dated 7 September 2023 (**Appendix C**).

33 Based on the information we have received and the expert opinions of our engineer, insurer, quantity surveyor, valuer, heritage advisor and our

planner, we have formed the view that the building needs to be demolished as a matter of urgency.

34 When we entered into a sale and purchase agreement in relation to the building, we were advised that Lee Pee Limited had lodged a submission seeking the removal of the Harley Chambers Building from the District Plan heritage list.

35 Given the advice received from our engineers about the state of the building and the extent of heritage loss that has occurred (and would further occur through repairing the Building) pursuing the de-listing of the building as a successor to Lee Pee Limited's submission was an expedient way of having the matter considered by Christchurch City Council (**Council**). If the listing is removed, then we would move to demolish the building as soon as possible. We have already obtained quotes for the demolition works.

The earthquake prone status of the Harley Chambers Building

36 When we entered into the agreement to purchase the Harley Chambers Building we were aware that the Council had issued an earthquake prone notice under the Building Act 2004, on 23 May 2019. A copy of that notice is appended to this statement as **Appendix D**.

37 This notice requires seismic work to the building to ensure that it is no longer earthquake prone by 14 June 2025.

38 We have also had discussions with the Council regarding whether the building is a dangerous building under the Building Act 2004 as we are aware that other heritage buildings have recently been demolished on the basis of them being dangerous buildings (most notably Mitre House in Lyttelton).

39 At this point in time, we have been advised that the building does not meet the definition of a 'dangerous' building on the basis that it would be able to withstand fire due to its concrete floor and frame structure (noting that whether or not a building is considered to be dangerous excludes earthquake events).

40 While the Council has issued an earthquake prone building notice, it is unclear whether the Council will proceed to demolish the building pursuant to its powers if the building has not been repaired or demolished

by 14 June 2025. We understand that the Building Act does not override the heritage listing on the building.

41 Given the current state of the building, we have proactively provided the updated engineering information to neighbouring building tenants so that they can make their own assessment regarding the risks associated with the building.

42 We continue to be in dialogue with the Council about what further measures need to be taken in the interim before we can demolish the building to ensure public safety. We have asked the Council to move the barricade to 1 metre from the building on Durham Street and Worcester Boulevard, as recommended by Mr Gilmore.

43 Since acquiring the Harley Chambers building (and given its current state), we have obtained advice from our insurance broker, Mr Brett Gerrard. He has prepared a statement of evidence in this matter, but in short, the advice we received from him confirmed the need to strengthen the building to at least 67% of the New Building Standard (**NBS**), or higher.

44 His evidence highlights the reasons why this is necessary, but from an insurance perspective, we face increased natural disaster excess levels, increased natural disaster premiums, and depending on any future use of the building, issues obtaining insurance at all, if the building is not strengthened to at least 67% of the NBS. As Mr Gerrard has explained, it was difficult to obtain any insurance cover for the building, and the only cover that was able to be obtained was through Liability insurance. As Mr Gilmore, our engineer, has noted, the Harley Chambers building has been assessed as having a current earthquake strength of 15% of NBS.

45 Given the current earthquake strength rating, we have also taken out a public liability insurance policy.

Options for Harley Chambers

46 As outlined above, when we originally purchased the building, we had an open mind as to whether we might be able to save the building and considered a range of different feasibility scenarios.

47 However, as we outline in the following section of our evidence, we do not consider that any repair or façade retention options are viable.

Repair

48 Mr Pomeroy has assessed three options for the reinstatement of the building, being repair to 34% NBS, 67% NBS and 100% NBS. The advice we have received is that it is necessary to repair the building to at least 67% NBS, or higher.

49 For the 67% NBS option, the estimated cost is $25,400,000. Mr Doody has assessed the likely building value of only $13,225,000.

50 For the 100% NBS option, the estimated cost to repair the building is $27,830,000. Mr Doody has assessed the likely building value of only $13,460,000, and has not included the land value in his assessment for the 67% or 100% NBS options.

51 Both options result in an asset worth significantly less than the amount of money spent to repair the building. From an economic perspective, this is simply unacceptable. In our view, repair either to 67% or 100% NBS, is plainly unviable given the inherent costs. Given this, and despite our previous involvement in heritage projects, there is simply no appetite to entertain a heritage restoration project in this situation.

Retain façade

52 Mr Pomeroy has estimated the costs to retain the façade, with a new open plan office building connected to the façade, at 100% NBS. The estimated cost is $20,850,000.

53 Mr Doody has assessed the likely building value of $13,825,000. Again, this results in an asset worth significantly less than the amount of money spent to retain the façade and develop the building behind it.

54 Given this, we would not contemplate façade retention here. Not only is the estimated cost not economically viable, but the actual ability to partially demolish Harley Chambers and retain the façade is hampered by the fact that we do not own the Worcester Chambers building.

55 As Mr Gilmore notes, in 2017 the previous owners considered part demolition of the north end of the Worcester Chambers building to gain adequate access of suitable sized machinery and equipment to deconstruct the sections of the Harley Chambers building behind the façade. This is not possible here, given that we do not own the Worcester Chambers building.

56 We have engaged with our demolition contractors, who have advised that due to Durham Street, and the presence of Worcester Chambers, you would need to partially demolish the façade on Worcester Boulevard in order to demolish the remainder of the heritage building, in any event.

57 In addition, the functionality of the building behind a retained façade would also be limited, noting Mr Gilmore's assessment that the retention of the façade may compromise the design and functionality of any new building behind it.

58 Having received advice from Mr Brown regarding the heritage value in the façade itself (once repaired), which is not considered significant enough in and of itself to justify a heritage listing, we are not prepared to incur the expense associated with attempting to retain the façade, and developing a complex demolition strategy that could achieve this.

59 Given our previous involvement with the Press building (as detailed in **Appendix A**) we are also mindful of the difficulties in tying heritage facades in with new buildings behind.

Demolish and redevelop

60 The final option assessed by Mr Pomeroy includes the total demolition of the existing building, and the construction of a new three-level open plan office. The estimated cost of this option is $13,630,000. Mr Doody has assessed the likely building value of $15,860,000. This is the only option involving a build spend that is less than the final value of the asset. Notably the costings exclude some costs, including escalation costs during the project and costs associated with the demolition and removal of basement and foundations beyond a certain depth.

61 The total demolition of the building provides Cambridge 137 Limited with a real opportunity to develop a contemporary building that will contribute positively to the rebuild of the Central City.

62 Being in close proximity to the Convention Centre, on the tram route, on Worcester Boulevard linking the ChristChurch Cathedral and the Museum and opposite the Avon River, a new development in this location would contribute positively to the Central City's post-earthquake identity.

63 Such a development would also bring additional, functional floorspace to the CBD market (as opposed to a three-storey development hampered by the development constraints associated with retaining a façade).

64 While we are still considering what a redeveloped building might look like on this site we do intend to make an development sympathetic to the history of this site. For example, we would hope to be able to salvage some items of the interior for re-purpose within a new building.

Leave as per status quo (with earthquake prone notice in place)

65 Cambridge 137 Limited could leave the building as it currently stands. Subject to some propping (and potentially other works), noting that it is for the Council to agree to the propping, given it will need to extend beyond the property boundary and into the road, the building could be secured and remain as is.

66 Cambridge 137 Limited will not develop a building that will ultimately not provide an economic return.

67 The alternative to this de-listing, and ultimate demolition of the building, is to leave the building in its current degraded and damaged condition. The prominent location of the building means that the building's presence will continue to negatively impact the rebuild of the City Centre.

Conclusion

68 At the time of purchasing the Harley Chambers building, we maintained an open mind with respect to potential development options and had run several development feasibilities on the building.

69 We have also been involved in a number of projects involving heritage buildings previously, and certainly see the inherent value in heritage buildings where there is a feasible way of saving them.

70 However, once we took possession of the building, and undertook an inspection, we were immediately concerned by the dilapidated and unsanitary nature of the interior of the building. It was obvious that numerous unauthorised parties had been accessing the property, committing acts of vandalism that had all but destroyed any value in the building fitout.

71 Based on the information we have received and the expert opinions of our engineer, insurer, quantity surveyor, valuer, heritage advisor and our planner, we have formed the view that the building needs to be demolished as a matter of urgency. Pursuing this de-listing will enable us to achieve this.

72 A number of options have been considered in order to reach this view, including the repair of the building to various different standards, retention of the façade only, and the total demolition of the building.

73 Repairing the building, or retaining the façade is simply unfeasible from an economic point of view.

74 The total demolition of the building provides Cambridge 137 Limited with a real opportunity to develop a contemporary building that will contribute positively to the rebuild of the Central City. Given the location of the Site, and the economic factors associated with trying to repair the building, we want to be able demolish the building and take the opportunity to develop a new building that can contribute positively to the Central City's post-earthquake identity.

Jonathan Lyttle

20 September 2023

Michael Doig

20 September 2023

Appendix A - Involvement in previous heritage projects

75 We confirm that we have experience in heritage buildings in both a personal and professional capacity. We set out below some examples of our involvement with those heritage buildings.

32 Cathedral Square, Christchurch – The Press Building (former)

76 Michael Doig was the Director of Ganellen, the final owners of the Category 1 listed building prior to its demolition in 2011 as a result of damage sustained during the Canterbury Earthquakes.

77 The former Press Building was damaged in the 2010 Canterbury earthquake. During the earthquake sequence we worked closely with our Engineers, Holmes Consulting, by affecting numerous temporary propping solutions whilst completing a non-liner, time-based history assessment as part of a permanent seismic strengthening strategy for the building.

78 Our heritage consultant, Jenny May, was a key member of our consultant team to ensure that the eventual strategy, where possible, would be sympathetic to the heritage fabric the building.

79 Unfortunately, the forces of the February 2011 earthquake proved too great for the building, and despite the numerous temporary propping and retention measures put in place, the top floor of the building collapsed injuring several people and fatally injuring one person.

80 The building was ultimately demolished in July and August of 2011.

158 Gloucester Street, Christchurch – The Press Building (current)

81 Michael Doig was Director of Ganellen, the owner, developer and main contractor that delivered The Press' new offices at 158 Gloucester Street.

82 The development's originally consented design involved the retention of an historic brick façade by pinning the remaining façade back to a new concrete and steel superstructure behind and construction of a new block wall above the façade to replicate a previously demolished section.

83 The façade retention was undertaken at substantial cost to the project and included repointing of the brick work by a heritage mason prior to repainting. We were only 6 days away from Practical Completion of the building when the February 2011 earthquake struck, unfortunately the historic façade was unable to withstand the forces exerted by the shaking

and despite all of the work undertaken to retain the façade back to the newly built structure behind, the façade was deemed irreparable and duly demolished.

84 I draw your attention to the following images:



Photograph 1: 158 Gloucester Street, Christchurch – pre February earthquake

85 Photograph 1 shows the original heritage façade, taken shortly before the February 2011 earthquake.



Photograph 2: 158 Gloucester Street, Christchurch – post February earthquake



Photograph 3: 158 Gloucester Street, Christchurch – post February earthquake

86 The second and third photographs were taken immediately after the February earthquake.

87 The February earthquake caused diagonal cracking and the shear failure of all the brick piers and masonry walls. We also lost some of the decorative reliefs/keystones.



Photograph 4: 158 Gloucester Street, Christchurch – during demolition

88 Photograph 4 was taken during the demolition of the heritage façade.



Photograph 5: 158 Gloucester Street, Christchurch



Photograph 6: 158 Gloucester Street, Christchurch

89 The final two photographs show the completed replica façade, being a fair face pre-cast panel with the arch openings and a combination of glassfibre reinforced concrete (GRC) mouldings for the reliefs and cement render over compressed polystyrene for the dentils.

90 Given that there remains no heritage fabric in the façade of this building (which is a completely fabricated replica façade), I find it somewhat incredulous that Mr Dave Pearson, in his evidence for the Council, referred to The Press Building as being an example of use of an historic façade with a new building.[1]

68 Manchester Street, Christchurch

91 Jonathan and Hannah Lyttle (wife) were owners of Category 3 listed building at 68 Manchester Street, Christchurch, and undertook an extensive refurbishment project of the building that was completed in 2009.

92 Works to the building included retaining and repairing the façade, replication of original heritage elements at ground floor level with new timber pillar and arch window details, removal of unsympathetic modifications to the building including street awnings, and refurbishment of the interior to provide for ground floor retail tenancy and first floor inner city loft styled apartment.

93 Again, the forces exerted by the Canterbury Earthquakes were too great for the building and it was duly demolished by Civil Defence in 2012.

Other non-heritage listed buildings

94 In addition to the above, and not including 137 Cambridge Terrace, we have been the owners behind the strengthening and refurbishment of a further 16 commercial and residential apartment buildings that have all been completed after 2013. We are considered to be highly experienced investors that are accustomed to dealing with such projects.

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1 Statement of Evidence of David Pearson on behalf of the Christchurch City Council dated 11 August 2023, paragraph 101.

Appendix B

SC Environmental Report dated 7 September 2023

07 September 2023

Alistair Ferens
Southern Demolition and Salvage Ltd
59 Okawa Road
Wigram

Dear Alistair

Re: 137 Cambridge Terrace, Christchurch Central – Initial Mould Assessment

SC Environmental (SCE) has been engaged by Southern Demolition and Salvage Ltd (the Client, or SDSL) to undertake an initial mould assessment of the 137 Cambridge Terrace, Christchurch Central (the Site). SCE attended site on 26 August 2023.

The Site is due to either have extensive refurbishment work carried out or be demolished. Prior to these works, for the purposes of health and safety, a mould assessment was required to understand the extent of any airborne mould contaminants that may pose a risk to human health prior to engineering assessments and initial set up work by contractors occurring, to determine if the building are safe for staff and workers to be in. Additionally, these types of assessments can provide information around likely issues with building integrity such as water/moisture issues.

A visual inspection of the Site was carried out to determine areas where significant mould is present. Following the inspection, Air samples (Spore Traps) were collected along with Tape Lift Samples. These locations were chosen based on where mould growth was observed and the site conditions. A site map with the sample locations can be found in Attachment 1.

Mould growth was observed in many areas of the building, in particular where the building has significant structural damage allowing the ingress of water/moisture is in the north east corner and the central section adjacent to the lift shaft, and where there is poor ventilation such as the Subfloor. (see attached Photo Log, Attachment 2). Also observed throughout the building were the typical factors that facilitate mould growth such as water ingress and poor ventilation.

Full Laboratory results can be found in Attachment 3 and are summarised in Tables 1 & 2 below.

Table 1 Spore Trap Sample Results Summary

Sample Number	Sample Location	Fungal Species (FS) Present	Result (Count/m^3)
A12	Outside	*Ascospores*	40
		Basidiospores	53
		Cladosporium	20
		Penicillium / Aspergillus	80
		Ganoderma	7
		Total	**200**
A01	GF – South Hallway	*Alternaria*	20
		Ascospores	20
		Basidiospores	100
		Cladosporium	707
		Ganoderma	7
		Penicillium / Aspergillus	6000
		Smuts / Myxomycetes / Periconia	47
		Stachybotrys	7
		Total	**6907**

Sample Number	Sample Location	Fungal Species (FS) Present	Result (Count/m³)
A02	GF – Room 5	*Ascospores*	220
		Basidiospores	107
		Cladosporium	847
		Fusarium	7
		Ganoderma	13
		Penicillium / Aspergillus	1333
		Smuts / Myxomycetes / Periconia	60
		Stachybotrys	7
		Total	**2593**
A03	GF – Room 8	*Alternaria*	40
		Ascospores	367
		Basidiospores	267
		Chaetomium	187
		Cladosporium	8667
		Ganoderma	33
		Penicillium / Aspergillus	12000
		Pithomyces	7
		Rust	7
		Smuts / Myxomycetes / Periconia	387
		Torula	7
		Trichocladium	13
		Total	**21980**
A04	GF – Room 3	*Alternaria*	7
		Ascospores	187
		Basidiospores	260
		Chaetomium	13
		Cladosporium	6000
		Ganoderma	7
		Penicillium / Aspergillus	19333
		Smuts / Myxomycetes / Periconia	133
		Stachybotrys	33
		Trichocladium	13
		Total	**25987**
A05	GF – Lobby	*Alternaria*	40
		Ascospores	60
		Basidiospores	160
		Chaetomium	7
		Cladosporium	2313
		Ganoderma	7
		Penicillium / Aspergillus	747
		Smuts / Myxomycetes / Periconia	73
		Total	**3407**
A06	L1 – Room 13 (NW Corner)	*Alternaria*	13
		Ascospores	120
		Basidiospores	280
		Chaetomium	53
		Cladosporium	4667

Sample Number	Sample Location	Fungal Species (FS) Present	Result (Count/m³)
		Ganoderma	7
		Penicillium / Aspergillus	2133
		Smuts / Myxomycetes / Periconia	107
		Stachybotrys	53
		Total	**7433**
A07	L1 – Room 20	*Alternaria*	47
		Ascospores	173
		Basidiospores	447
		Chaetomium	80
		Cladosporium	19333
		Ganoderma	40
		Memnonella	13
		Penicillium / Aspergillus	14000
		Pithomyces	7
		Polythrincium	13
		Smuts / Myxomycetes / Periconia	253
		Stachybotrys	153
		Trichocladium	13
		Total	**34573**
A08	L1 – Room 11	*Alternaria*	20
		Ascospores	160
		Basidiospores	240
		Chaetomium	113
		Cladosporium	26000
		Ganoderma	33
		Penicillium / Aspergillus	2000
		Pithomyces	7
		Smuts / Myxomycetes / Periconia	180
		Stachybotrys	247
		Torula	20
		Total	**29020**
A09	L2 – Room 24	*Ascospores*	53
		Basidiospores	60
		Chaetomium	60
		Cladosporium	5667
		Penicillium / Aspergillus	8000
		Scopulariopsis	140
		Smuts / Myxomycetes / Periconia	20
		Stachybotrys	160
		Torula	7
		Total	**14167**
A10	L2 – Room 31	*Alternaria*	93
		Ascospores	260
		Basidiospores	107
		Chaetomium	47
		Cladosporium	73333
		Penicillium / Aspergillus	400

Sample Number	Sample Location	Fungal Species (FS) Present	Result (Count/m³)
		Scopulariopsis	13
		Smuts / Myxomycetes / Periconia	80
		Stachybotrys	7
		Total	**74340**
A11	L2 – Room 29	*Alternaria*	913
		Ascospores	333
		Basidiospores	33
		Chaetomium	6667
		Cladosporium	15333
		Penicillium / Aspergillus	53333
		Pithomyces	13
		Polythrincium	7
		Smuts / Myxomycetes / Periconia	933
		Stachybotrys	160
		Total	**77727**

Table 2 Tape Lift Sample Results

Sample Number	Sample Location	Fungal Species Present	Fungal Growth (Y/N)
T01	GF – Room 9	*Chaetomium*	Yes
		Basidiospores	No
		Torula	No
		Penicillium / Aspergillus	No
T02	GF – Room 5	*Cladosporium*	Yes
		Ascospores	No
		Acremonium-like	Yes
		Basidiospores	No
T03	GF – Room 3	*Acremonium*	Yes
		Cladosporium	Yes
		Smuts / Myxomycetes / Periconia	No
		Basidiospores	No
		Pithomyces	No
		Ascospores	No
		Penicillium / Aspergillus	No
T04	GF - Lobby	*Cladosporium*	Yes
		Alternaria	No
		Cladosporium	Yes
		Basidiospores	No
T05	L1 – Room 13	*Penicillium*	Yes
		Smuts / Myxomycetes / Periconia	No
		Basidiospores	No
		Ascospores	No
		Stachybotrys	No
		Torula	No
		Alternaria	No
		Ganoderma	No

Sample Number	Sample Location	Fungal Species Present	Fungal Growth (Y/N)
		Epicoccum	No
		Pithomyces	No
		Sporidesmium	No
T06	L1 - Landing	*Chrysonilia* -like	No
		Cladosporium	Yes
		Basidiospores	No
		Chaetomium	No
		Ascospores	No
		Smuts / Myxomycetes / Periconia	No
		Alternaria	No
		Trichocladium	No
T07	L1 – Room 20	*Epicoccum*	No
		Cladosporium	Yes
		Alternaria	No
		Ascospores	No
		Penicillium	Yes
		Basidiospores	No
		Chaetomium	No
T08	L1 – Room 11	*Cladosporium*	Yes
		Acremonium	Yes
T09	L1 – Room 24	*Cladosporium*	Yes
		Pithomyces	No
		Smuts / Myxomycetes / Periconia	No
		Basidiospores	No
T11	L1 – Room 29	*Chaetomium*	Yes
		Cladosporium	Yes
		Basidiospores	No
		Epicoccum -like	No
		Smuts / Myxomycetes / Periconia	No
		Alternaria	No
		Chrysonilia -like	No

Note: Sample T10 was unable to be analysed due to excess material on the sampling media. However this does not affect the overall results and conclusions.

When interpreting results the current industry standard is to compare indoor results with the outdoor results and review inhouse data on the typical levels within New Zealand.

With that in mind the results of the air sampling showed elevated to very high levels of numerous fungal species throughout the building, most of which are considered to be allergenic (these are *Cladosporium and Penicillium/Aspergillus).* For example Cladosporium was detected more than 3,600 times more than the background level.

Also several geniuses of suspected toxic moulds were detected in many locations, which include *Stachybotrys and Chaetomium.* These types of mould can cause serious health effects to susceptible persons.

Overall, the air sampling detected concentrations of mould types which are likely to cause adverse health effects to most persons, especially those who are susceptible to allergies or have a low immunity.

Particular areas of concern are the rooms in the north east corner and the central section adjacent to the lift shaft in the centre of the building, where it was noted that the area is subject to

significant water ingress. The elevated result in Room 29 on the second floor is likely due to the water damage observed in the timber floor, carpet and underlay area around the radiator.

Access to the Basement area underneath the northern half of the building was not possible due to flooding, however it is likely that mould growth will be present to some extent given the presence of water/moisture and the poor ventilation.

Access to the Site and the mould impacted areas should be restricted and only personnel with the appropriate Personal Protective Equipment (RPE) and Respiratory Protective Equipment (RPE), specifically P2/P3 type, should be permitted access. Decontamination and good personal hygiene practices should also be applied, such as washing and sanitising hands after leaving the site.

If the building is to undergo refurbishment work (as opposed to demolition), then it is strongly recommended that the mould impacted areas are remediated before any physical refurbishment/construction works are undertaken. This can be done at the same time as any necessary asbestos removal works. Upon completion of the remediation work, a clearance inspection with sampling will be required (again this can be done alongside the asbestos works) by a suitably competent contractor.

Areas where water/moisture is entering the building need to identified and repaired. In addition to this, the areas significantly impacted by water ingress may need to be dried out as part of the remediation work. The basement will need to be emptied of the flood water, dried out and assessed for the presence of potential hazards (such as asbestos, damaged plant/machinery etc.) and any risks determined and controlled before any work be undertaken.

Air movement will also need to be considered and managed – the air handling system/ventilation may need to be inspected for mould and cleaned if necessary (assuming it is to be kept and not replaced as part of the refurbishment work). Internal refurbishment work following mould and asbestos remediation is likely to generate dust concentrations that pose a risk to human health, so will need to be managed appropriately. The control of these dust concentrations could be done in conjunction with the building's air management in order to reduce to the likelihood of mould growth occurring again (assuming the water ingress issues are resolved).

If the decision to demolish the building is made, there is generally not requirement for remediating the mould. However, workers in the impacted areas (undertaking the strip-out etc.) would be required to wear appropriate PPE and RPE as previously mentioned above.

In Room 24 on the second floor, it was noted during the inspection that a significant amount of pigeon droppings were present. Due to the health risks associated with the droppings, this area will need to be cleaned prior to refurbishment or demolition work starting.

The exact scope of refurbishment or demolition work to be undertaken at the Site has not yet been finalised by the stakeholders, therefore the use of a suitably qualified and experienced consultant should be taken on to provide assistance with mould (or asbestos) concerns during the project as they arise.

Yours sincerely



Stu Cole

Principal Environmental Consultant

SC Environmental

Attachment 1: Site Map

Attachment 2: Photo Log

Attachment 3: Laboratory Results

Attachment 4: Supplementary Information & Glossary

Limitations

This document does not include any assessment or full consideration of potential health and safety issues under the Health and Safety at Work Act 2015. The mould assessment has been conducted to evaluate the presence of mould at the Site.

The assessment has been undertaken with all due care and diligence using staff with suitable and sufficient experience. There remains, however, the possibility that there may be concealed mould within the building which were not located and identified. These concealed areas of mould may only become apparent during further investigation (intrusive investigation or invasive works). This assessment will not guarantee that the site is free of mould or risk.

SC Environmental's professional opinions are based on its professional judgement, experience, and training. These opinions are also based upon data derived from the testing and analysis described in this document. It is possible that additional testing and analysis might produce different results and/or different opinions. This document was prepared based on information provided by others. Should additional information become available, this report should be updated accordingly. This document may be transmitted, reproduced or disseminated only in its entirety.

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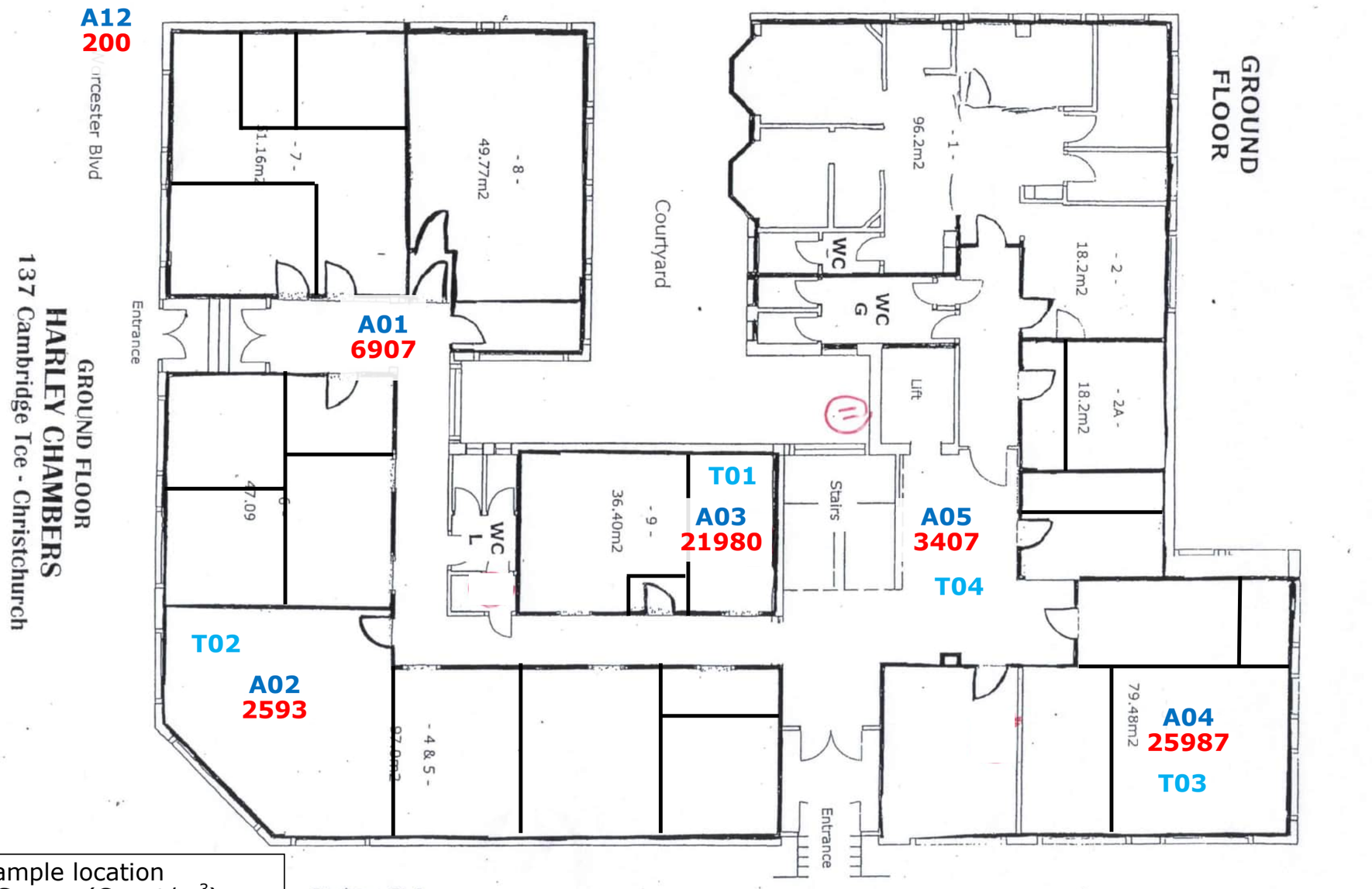

AXX: Air Sample location
1234: Total Spores (Count/m^3)
TXX: Tape Sample location

137 Cambridge Terrace, Christchurch Central
Sample Locations, Ground Floor

N
Not to scale

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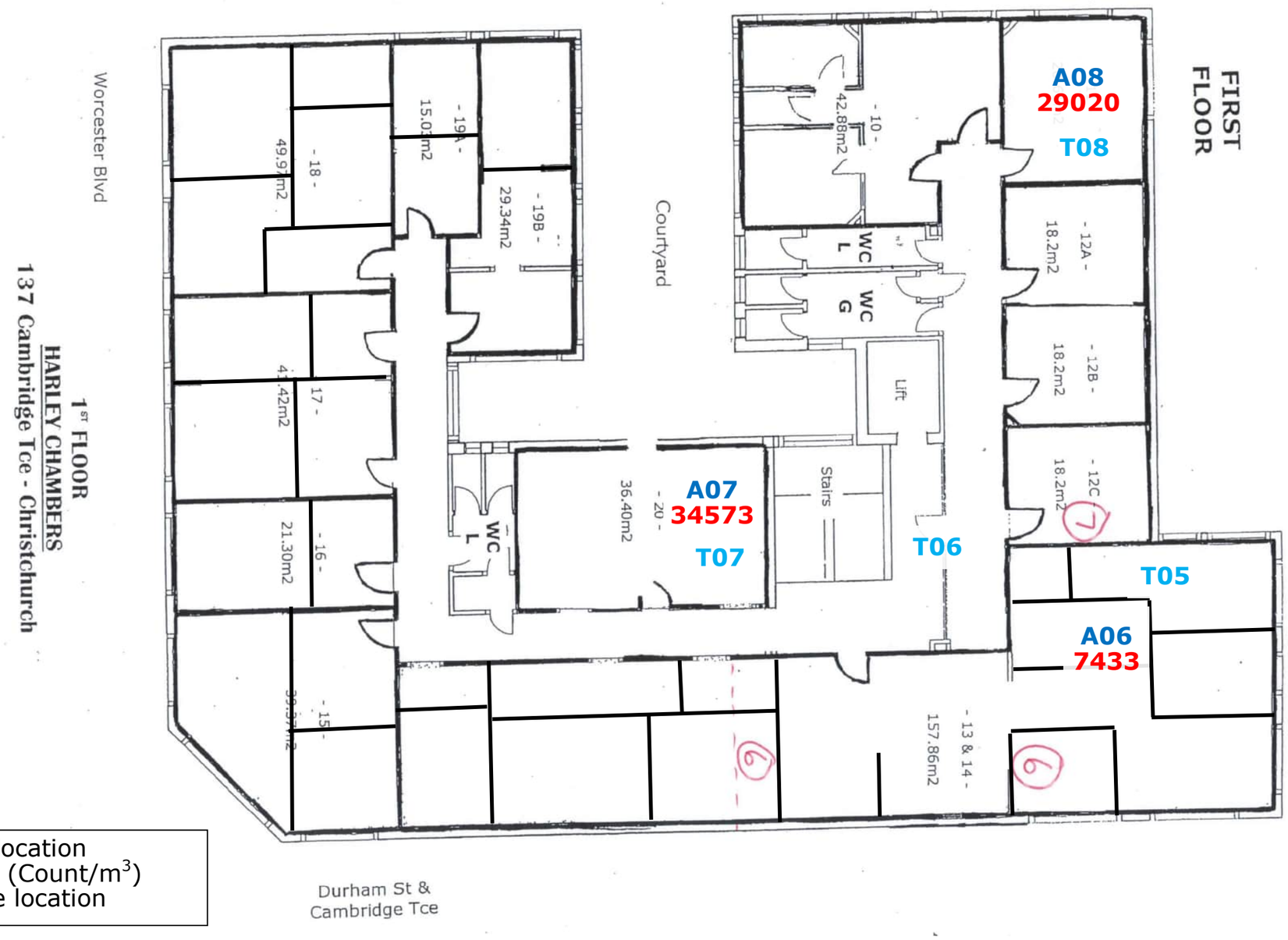

AXX: Air Sample location
1234: Total Spores (Count/m^3)
TXX: Tape Sample location

137 Cambridge Terrace, Christchurch Central
Sample Locations, First Floor

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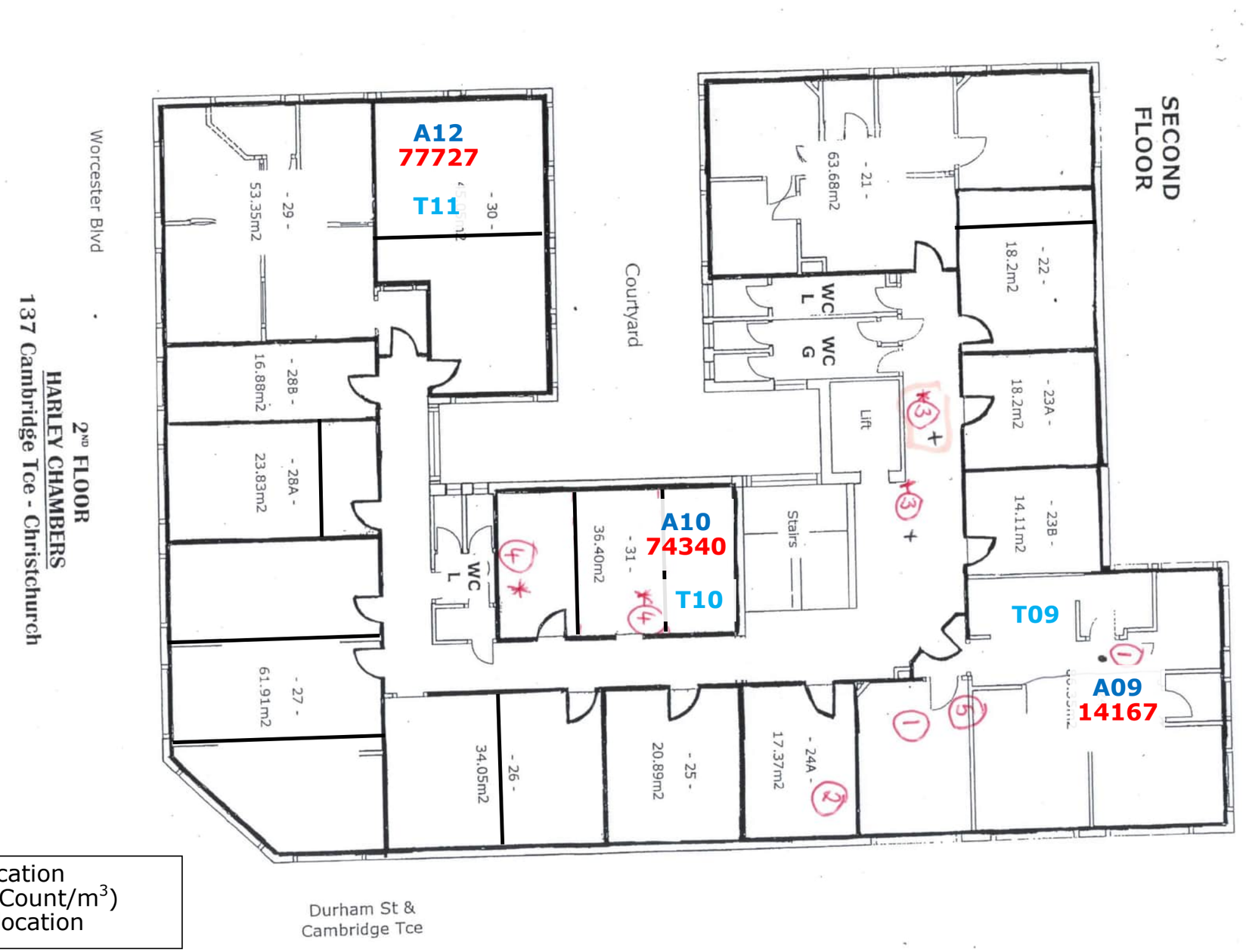

AXX: Air Sample location
1234: Total Spores (Count/m^3)
TXX: Tape Sample location

137 Cambridge Terrace, Christchurch Central
Sample Locations, Second Floor

N

Not to scale

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137 Cambridge Terrace, Christchurch Central: Photo Log, Mould Assessment



Photo 1: Spore Trap Sample A01 (GF Hallway)



Photo 2: Spore Trap Sample A02 (GF Room 5)



Photo 3: Spore Trap Sample A03 (GF Room 9)



Photo 4: Spore Trap Sample A04 (GF Room 3)



Photo 5: Spore Trap Sample A05 (GF Lobby)



Photo 6: Spore Trap Sample A06 (L1 Room 13)



Photo 7: Spore Trap Sample A07 (L1 Room 20)



Photo 8: Spore Trap Sample A08 (L1 Room 11)



Photo 9: Spore Trap Sample A09 (L2 Room 24)



Photo 10: Spore Trap Sample A10 (L2 Room 31)



Photo 11: Spore Trap Sample A11 (L2 Room 29)



Photo 12: Spore Trap Sample A12 (Outside)



Photo 13: Water damaged area (GF Room 8)



Photo 14: Example of structural damage



Photo 15: Evidence of condition (L1 Landing)



Photo 16: Water damaged area (L1 Room 11)



Photo 17: Water damaged area (L2 Room 9)



Photo 18: Water damaged area (L2 Room 29)

MOULD ANALYSIS
NON-CULTURABLE SPORE TRAP REPORT

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eurofins | Focus

Tauranga Laboratory
1227A Cameron Road, Gate Pa, TAURANGA 3112

Client	SC Environmental
Client Address	243 Rangiora Leithfield Rd, Sefton
Client Contact	Stu Cole
Laboratory Number	A-00329
Client P/O Number	J000107
Project Location	137 Cambridge Terrace, Christchurch
Date of Sampling	26 August 2023
Date of Receipt	30 August 2023
Date of Analysis	31 August 2023 & 4 September 2023
Date of Reporting	4 September 2023

DISCLAIMERS

- This report and its contents are intended for the addressed client only and are based on the samples provided.
- This report must not be reproduced in part or full without written consent.
- Eurofins | Focus did not carry out any sampling or site inspection for this report.
- Samples were received in good condition unless otherwise stated in the report.
- Samples received are kept for one month after analysis, and subsequently discarded unless the client specifies otherwise.
- The data presented in this report are based on the samples submitted. The data presented only provides the level of fungal contamination in the air at a specific point in time (i.e., the sampling duration) and is subject to change over time.
- Eurofins | Focus did not provide any consultations in this report. Eurofins | Focus' primary involvement in this project is to provide an analytical report for the samples submitted.
- Eurofins | Focus cannot comment on the condition of the property and/ or its suitability for occupation based on laboratory results.
- Spore trap analysis should only be considered as a screening tool and to facilitate a mould assessment or inspection . The data presented in this report only represents a portion of a comprehensive indoor air quality investigation. Other aspects of the investigation including visual inspections, building history and measurements of environmental conditions provide vital information for the final interpretation of the results.
- This report is not intended to provide any medical or health advice to building occupants concerning the relative safety of an indoor space. If there are any health concerns surrounding the laboratory results, it is recommended to consult with a qualified health care professional.

Analyst Name	Analyst Signature
Holly Nordstrom	

Sample ID:	A-00329-01	A-00329-02	A-00329-03	A-00329-04
Client Sample ID:	GF - South Hallway	GF - Room 5	GF - Room 8	GF - Room 3
Volume Sampled (L):	150	150	150	150
Media:	Air-O-Cell	Air-O-Cell	Air-O-Cell	Air-O-Cell
Percent of Trace Analysed:	100% at 400X Magnification	100% at 400X Magnification	100% at 400X Magnification	100% at 400X Magnification

Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	3	20	<1	—	—	—	6	40	<1	1	7	<1
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	3	20	<1	33	220	8	55	367	2	28	187	1
Aspergillus/Penicillium-Like	900 #	6,000	87	200	1,333	51	1,800 #	12,000	55	2,900 #	19,333	74
Basidiospores	15	100	1	16	107	4	40	267	1	39	260	1
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Chaetomium	—	—	—	—	—	—	28	187	1	2	13	<1
Cladosporium	106	707	10	127	847	33	1,300 #	8,667	39	900 #	6,000	23
Curvularia	—	—	—	—	—	—	—	—	—	—	—	—
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	—	—	—	1	7	<1	—	—	—	—	—	—
Ganoderma	1	7	<1	2	13	1	5	33	<1	1	7	<1
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	1	7	<1	—	—	—
Polythrincium	—	—	—	—	—	—	—	—	—	—	—	—
Rust	—	—	—	—	—	—	1	7	<1	—	—	—
Scopulariopsis	—	—	—	—	—	—	—	—	—	—	—	—
Smut/Myxomyces/Periconia	7	47	1	9	60	2	58	387	2	20	133	1
Stachybotrys	1	7	<1	1	7	<1	—	—	—	5	33	<1
Torula	—	—	—	—	—	—	1	7	<1	—	—	—
Trichocladium	—	—	—	—	—	—	2	13	<1	2	13	<1
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	**1,036**	**6,907**		**389**	**2,593**		**3,297**	**21,980**		**3,898**	**25,987**	
Hyphal Fragments	17	113		16	107		14	93		8	53	
Pollen	1	7		—	—		—	—		1	7	
Debris Rating	3			4			4			4		
Detection Limit	7			7			7			7		

Estimation performed due to high count.

Sample ID:	A-00329-05			A-00329-06			A-00329-07			A-00329-08		
Client Sample ID:	GF - Lobby			L1 - Room 13 (NW Corner)			L1 - Room 20			L1 - Room 11		
Volume Sampled (L):	150			150			150			150		
Media:	Air-O-Cell			Air-O-Cell			Air-O-Cell			Air-O-Cell		
Percent of Trace Analysed:	100% at 400X Magnification			100% at 400X Magnification			100% at 400X Magnification			100% at 400X Magnification		
Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	6	40	1	2	13	<1	7	47	<1	3	20	<1
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	9	60	2	18	120	2	26	173	1	24	160	1
Aspergillus/Penicillium-Like	112	747	22	320 #	2,133	29	2,100 #	14,000	40	300 #	2,000	7
Basidiospores	24	160	5	42	280	4	67	447	1	36	240	1
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Chaetomium	1	7	<1	8	53	1	12	80	<1	17	113	<1
Cladosporium	347	2,313	68	700 #	4,667	63	2,900 #	19,333	56	3,900 #	26,000	90
Curvularia	—	—	—	—	—	—	—	—	—	—	—	—
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—
Ganoderma	1	7	<1	1	7	<1	6	40	<1	5	33	<1
Memnoniella	—	—	—	—	—	—	2	13	<1	—	—	—
Nigrospora	—	—	—	—	—	—	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	1	7	<1	1	7	<1
Polythrincium	—	—	—	—	—	—	2	13	<1	—	—	—
Rust	—	—	—	—	—	—	—	—	—	—	—	—
Scopulariopsis	—	—	—	—	—	—	—	—	—	—	—	—
Smut/Myxomyces/Periconia	11	73	2	16	107	1	38	253	1	27	180	1
Stachybotrys	—	—	—	8	53	1	23	153	<1	37	247	1
Torula	—	—	—	—	—	—	—	—	—	3	20	<1
Trichocladium	—	—	—	—	—	—	2	13	<1	—	—	—
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	**511**	**3,407**		**1,115**	**7,433**		**5,186**	**34,573**		**4,353**	**29,020**	
Hyphal Fragments	14	93		14	93		10	67		1	7	
Pollen	—	—		—	—		—	—		—	—	
Debris Rating	4			3			4			4		
Detection Limit	7			7			7			7		

Estimation performed due to high count.

Sample ID:	A-00329-09			A-00329-10			A-00329-11			A-00329-12		
Client Sample ID:	L2 - Room 24			L2 - Room 31			L2 - Room 29			Outside		
Volume Sampled (L):	150			150			150			150		
Media:	Air-O-Cell			Air-O-Cell			Air-O-Cell			Air-O-Cell		
Percent of Trace Analysed:	100% at 400X Magnification			100% at 400X Magnification			100% at 400X Magnification			100% at 400X Magnification		
Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	—	—	—	14	93	<1	137	913	1	—	—	—
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	8	53	<1	39	260	<1	50	333	<1	6	40	20
Aspergillus/Penicillium-Like	1,200 #	8,000	56	60	400	1	8,000 #	53,333	69	12	80	40
Basidiospores	9	60	<1	16	107	<1	5	33	<1	8	53	27
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Chaetomium	9	60	<1	7	47	<1	1,000 #	6,667	9	—	—	—
Cladosporium	850 #	5,667	40	11,000 #	73,333	99	2,300 #	15,333	20	3	20	10
Curvularia	—	—	—	—	—	—	—	—	—	—	—	—
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—	—	—	—	1	7	3
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	2	13	<1	—	—	—
Polythrincium	—	—	—	—	—	—	1	7	<1	—	—	—
Rust	—	—	—	—	—	—	—	—	—	—	—	—
Scopulariopsis	21	140	1	2	13	<1	—	—	—	—	—	—
Smut/Myxomyces/Periconia	3	20	<1	12	80	<1	140	933	1	—	—	—
Stachybotrys	24	160	1	1	7	<1	24	160	<1	—	—	—
Torula	1	7	<1	—	—	—	—	—	—	—	—	—
Trichocladium	—	—	—	—	—	—	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	**2,125**	**14,167**		**11,151**	**74,340**		**11,659**	**77,727**		**30**	**200**	
Hyphal Fragments	7	47		8	53		18	120		—	—	
Pollen	—	—		—	—		—	—		1	7	
Debris Rating	4			4			4			2		
Detection Limit	7			7			7			7		

Estimation performed due to high count.

SPORE TRAP RESULTS

▪ Analysis of samples were performed according to ASTM D 7391 -20 'Standard Test Method for Categorisation and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy' and company procedures NPM-TP05 Spore Trap Analysis.

▪ For more information, please refer to the "Mould Information and Glossary" document supplemented with this report.

▪ Counts for **Count/m^3** are dependent on non-accredited client supplied information (i.e., the total time the sampler was run and the flow rate of the sampler if the client uses their own). The sampling volume is calculated based on this information.

▪The analytical sensitivity **(Count/m^3)** is calculated by dividing the detection limit (with the applied raw count multiplier) with the sample volume then multiplying by 1000. The sample volume, level of background debris, % of the trace read and size of spores can all affect the reporting limits.

▪ The background particulate rating is a measure of the skin fragments and debris present in each sample. Background particulates can interfere with the analyst's ability to accurately report counts for each fungal spore type. Hence, a background particulate rating of 0 to 5 is reported for each sample. The higher the rating, the higher the reported values are affected by the particle load as these background particulates can obscure spores, especially small spores such as *Penicillium/ Aspergillus* .

Background Particulate		Description
0	None	No background particulates detected. This could indicate a blank sample sent as a control, a cassette malfunction or improper sampling as most air samples typically contain some particulates.
1	Very low	Up to 5% of field of view obscured by background particulates.
2	Low	5-25% of field of view obscured by background particulates.
3	Moderate	25-75% of field of view obscured by background particulates.
4	High	75-90% of field of view obscured by background particulates. Reported values are largely affected by the particle load, and counts may be higher than reported.
5	Abundant	>90% of field of view obscured by background particulates. Accurate quantification is not possible, and counts may be higher than reported. Resampling may be necessary.

MOULD ANALYSIS
TAPE LIFT REPORT

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Tauranga Laboratory
1227A Cameron Road, Gate Pa, TAURANGA 3112

Client	SC Environmental
Client Address	243 Rangiora Leithfield Road, Sefton
Client Contact	STU Cole
Laboratory Number	L-00463
Client P/O Number	J000107
Project Location	137 Cambridge Terrace, Christchurch
Date of Sampling	26 August 2023
Date of Receipt (Tauranga)	30 August 2023
Date of Analysis	1 September 2023
Date of Reporting	4 September 2023

DISCLAIMERS

- This report and its contents are intended for the addressed client only and are based on the samples provided.
- This report must not be reproduced in part or full without written consent.
- Eurofins | Focus did not carry out any sampling or site inspection for this report.
- Samples were received in good condition unless otherwise stated in the report.
- Samples received are kept for one month after analysis, and subsequently discarded unless the client specifies otherwise.
- Eurofins | Focus did not provide any consultations in this report. Eurofins | Focus' primary involvement in this project is to provide an analytical report for the samples submitted.
- Eurofins | Focus cannot comment on the condition of the property and/ or its suitability for occupation based on laboratory results.
- Tape lift analysis should only be considered as a screening tool and to facilitate a mould inspection or assessment. Other aspects of the investigation including building history and measurements of environmental conditions provide vital information for the final interpretation the results.
- This report is not intended to provide any medical or health advice to building occupants concerning the relative safety of an indoor space. If there are any health concerns surrounding the laboratory results, it is recommended to consult with a qualified health care professional.

Analyst Name	Analyst Signature
Holly Nordstrom	

TAPE LIFT RESULTS

Analysis of the tape lift sample(s) was/were performed according to ASTM D7658-17 'Standard Test Method for Direct Microscopy of Fungal Structures from Tape' and company procedures NPM-TP04 Tape Lift Analysis.

Note: The presence of fungal hyphae and structures are indicative of fungal colonisation and growth occurring on the surface.

For more information, please refer to the "Mould Information and Glossary" document supplemented with this this report.

Laboratory Number	L-00463-01
Client Sample Number	T01
Microscope Number	M15
Sample Type	Bio-tape(B290 2090)
Location	GF - Room 9
Sample Description	Grainy patches of black discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Chaetomium	Yes	Yes	3	4	Evidence of fungal growth. Discolouration mainly due to large clumps of debris. Fungal spores and hyphal structures scattered with debris. *Chaetomium* spores are found in clusters in debris.
Basidiospores	Yes	No	1		
Torula	Yes	No	1		
Penicillium/Aspergillus -like	Yes	No	1		

Laboratory Number	L-00463-02
Client Sample Number	T02
Microscope Number	M15
Sample Type	Bio-tape(B290 5307)
Location	GF - Room 5
Sample Description	Powdery appearance with brownish discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Cladosporium	Yes	Yes	1	2	Evidence of fungal growth.
Ascospores	Yes	No	1		
Acremonium -like	Yes	Yes	4		
Basidiospores	Yes	No	1		

Laboratory Number	L-00463-03
Client Sample Number	T03
Microscope Number	M15
Sample Type	Bio-tape(B290 5658)
Location	GF - Room 3
Sample Description	Dusty appearance with brown discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Acremonium	Yes	Yes	2	2	Fungal spores and hyphal structures scattered, most associated with debris. Some spores are found in clusters. One *Pithomyces* spore detected.
Cladosporium	Yes	Yes	2		
Smut/Myxomyces/Periconia	Yes	No	1		
Basidiospores	Yes	No	1		
Pithomyces	Yes	No	1		
Ascospores	Yes	No	1		
Penicillium/Aspergillus -like	Yes	No	1		

Laboratory Number	L-00463-04
Client Sample Number	T04
Microscope Number	M15
Sample Type	Bio-tape(B290 3137)
Location	GF - Lobby
Sample Description	Downy surface with white discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Acremonium	Yes	Yes	4	2	Evidence of fungal growth. One *Alternaria* spore found.
Alternaria	Yes	No	1		
Cladosporium	Yes	Yes	3		
Basidiospores	Yes	No	1		

Laboratory Number	L-00463-05
Client Sample Number	T05
Microscope Number	M15
Sample Type	Bio-tape(B290 2165)
Location	L1 - Room 13
Sample Description	Powdery appearance with brown discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Cladosporium	Yes	Yes	3	3	Evidence of fungal growth. Various spores and hyphal structures scattered in debris.
Smut/Myxomyces/Periconia	Yes	No	1		
Basidiospores	Yes	No	1		
Ascospores	Yes	No	1		
Stachybotrys	Yes	No	1		
Torula	Yes	No	1		
Alternaria	Yes	No	1		
Ganoderma	Yes	No	1		
Epicoccum	Yes	No	1		
Pithomyces	Yes	No	1		
Sporidesmium	Yes	No	1		

Laboratory Number	L-00463-06
Client Sample Number	T06
Microscope Number	M15
Sample Type	Bio-tape(B290 2705)
Location	L1 - Landing
Sample Description	Coarse-grained appearance with brownish discolouration and feather visibly attached.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Chrysonilia -like	Yes	No	1	4	Clusters of spores in debris. One *Alternaria* spore found. *Trichothecium* spores scattered but majority are found in one cluster.
Cladosporium	Yes	Yes	2		
Basidiospores	Yes	No	1		
Chaetomium	Yes	No	1		
Ascospores	Yes	No	1		
Smut/Myxomyces/Periconia	Yes	No	1		
Alternaria	Yes	No	1		
Trichothecium	Yes	No	1		

Laboratory Number	L-00463-07
Client Sample Number	T07
Microscope Number	M15
Sample Type	Bio-tape(B290 0311)
Location	L1 - Room 20
Sample Description	Brown discolouration with debris visibly attached.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Epicoccum	Yes	No	1	4	Evidence of fungal growth.
Cladosporium	Yes	Yes	3		
Alternaria	Yes	No	1		
Ascospores	Yes	No	1		
Penicillium	Yes	Yes	3		
Basidiospores	Yes	No	1		
Chaetomium	Yes	No	1		

Laboratory Number	L-00463-08
Client Sample Number	T08
Microscope Number	M15
Sample Type	Bio-tape(B290 0218)
Location	L1 - Room 11
Sample Description	Powdery surface with pale yellow discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Cladosporium	Yes	Yes	3	2	Evidence of fungal growth.
Acremonium	Yes	Yes	2		

Laboratory Number	L-00463-09
Client Sample Number	T09
Microscope Number	M15
Sample Type	Bio-tape(B290 5510)
Location	L1 - Room 24
Sample Description	Powdery streaks of brown discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Cladosporium	Yes	Yes	3	1	Evidence of fungal growth.
Pithomyces	Yes	No	1		
Smut/Myxomyces/Periconia	Yes	No	1		
Basidiospores	Yes	No	1		

Laboratory Number	L-00463-10
Client Sample Number	T10
Microscope Number	M15
Sample Type	Bio-tape(B290 2698)
Location	L1 - Room 31
Sample Description	Grainy texture with white and green discolourations, and visibly attached insect parts and debris.
Laboratory Notes	Rejected. Too much debris, cannot create even surface for dye/cover slip.

Laboratory Number	L-00463-11
Client Sample Number	T11
Microscope Number	M15
Sample Type	Bio-tape(B290 5616)
Location	L1 - Room 29
Sample Description	Grainy appearance with brown discolouration.
Laboratory Notes	

Fungal Identification	Spores?	Fungal hyphae/ structures?	Fungal Rating	Background Debris Rating	Comments
Chaetomium	Yes	Yes	4	2	Evidence of fungal growth.
Cladosporium	Yes	Yes	3		
Basidiospores	Yes	No	1		
Epicoccum -like	Yes	No	1		
Smut/Myxomyces/*Periconia*	Yes	No	1		
Alternaria	Yes	No	1		
Chrysonilia -like	Yes	No	3		

Fungal Rating		
0	None	No fungal material detected.
1	Very low	The fungal material loading covers ≤5% of a representative field of view.
2	Low	The fungal material loading covers between approximately 5 and 25% of a representative field of view.
3	Moderate	The fungal material loading covers between approximately 25% and 75% of a representative field of view.
4	Numerous	The fungal material loading covers between approximately 75% and 90% of a representative field of view.
5	Abundant	The fungal material loading covers greater than approximately 90% of a representative field of view.

Background Debris Rating		
0	None	No background debris detected.
1	Very low	Approximately ≤5% of a representative field of view obscured by debris.
2	Low	Approximately 5-25% of a representative field of view obscured by debris.
3	Moderate	Approximately 25-75% of a representative field of view obscured by debris.
4	Numerous	Approximately 75-90% of a representative field of view obscured by debris.
5	Abundant	Approximately >90% of a representative field of view obscured by debris.

MOULD ANALYSIS: SUPPLEMENTARY INFORMATION & GLOSSARY

FocusAnalytics

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INDOOR AND OUTDOOR SAMPLE COMPARISON (SPORE TRAP ANALYSIS)

Currently, there are no widely accepted standards or regulations regarding fungal contamination in indoor air. There are no numeric standards or guidelines for the interpretation of laboratory results of airborne fungal structures and no recommended health-based exposure limits for mould.[2,18] It is very unlikely that exposure thresholds and guidelines will be developed in the near future.[18]

As a result, the current approach to the interpretation of results relies on comparing results from indoor samples to an outdoor control, complaint vs. non-complaint areas, or both.[18]

Acceptable levels for each mould type vary due to the differences in toxicity, allergenicity and/ or pathogenicity and people's susceptibility to these potential health effects.[9] Airborne fungal levels and types may also vary over time due to spatial, temporal and seasonal variations, environmental and meteorological conditions and nearby activity that may cause fungal levels to fluctuate.[3]

As a result, it is important to consider that outdoor air is not constrained as air is highly variable and is subject to change.[9]

Generally, fungal spore types from indoors and outdoors, and complaint and non-complaint areas should qualitatively be similar.[11] Spore levels indoors should also be similar to or lower than the outdoors.[9] If the spore levels indoors are significantly higher compared to outdoor counts, it may be indicative of a potential mould problem indoors.[9] Similarly, results of non-complaint areas should generally be lower than that of complaint areas if mould growth is an issue.[11]

However, there are also inconsistencies to these facts that need to be considered when comparing indoor fungal spore types and levels to that of outdoors, and from complaint areas to non-complaint areas:

- In buildings or structures where there are multiple entrances and windows or buildings with ineffective HVAC system filtration, airborne fungal levels may be as high or higher than that of outdoors.[11]
- In structures such as large or multi-storey buildings, indoor fungal spore types may not always reflect types observed outdoors as a result of air dilution due to large air spaces in these buildings.[11] Similarly, in airtight and mechanically ventilated buildings, airborne fungal spore types indoors may consist of outdoor fungal spores accumulated over the course of several days.[11]

Taking into consideration these factors than can cause anomalies in the comparison of data, caution must be exercised when interpreting results.

IMPORTANT NOTE ON TAPE LIFT ANALYSIS

Tape lift sampling is an easy way to collect samples on surfaces such as building materials where there is visible fungal growth or discolouration. Direct examination is carried out for the confirmation and identification of the fungal growth.

It should be noted that this technique is not appropriate for the sampling of surfaces without visible fungal growth or discolouration. This is because most surfaces accumulate a mixture of miscellaneous fungal spores normally observed in the outdoor environment.[2] This is not necessarily an indication of fungal growth indoors.[2]

It is also important to consider that tape lift samples only provide information about the area sampled. This technique does not factor in any contamination from settled spores that may have originated from other areas with active fungal growth.[17] The presence of fungi on a surface is also not a direct indication of the fungal concentrations in the air. Additionally, hidden mould will also not be detected with this technique. Hidden mould is defined by the American Industrial Hygienists Association (AIHA) as “concealed fungal growth on building materials or contents that is within the building envelope but concealed from view during a normal walk-though inspection”.[18]

GLOSSARY

The following glossary contains fungal types that are categorized during spore trap analysis, and other fungi that may be encountered during mould analysis. The glossary also contains non-fungal particulates such as pollen, skin fragments, algae and Actinomycetes. The information provided was drawn from scientific literature and books, and from publications provided by other laboratories and organisations. The information compiled is continuously changing due to ongoing research and are frequently the subject of conflicting opinions within the scientific community. Focus Analytics has composed the reference material below to assist our clients in their investigations. However, Focus Analytics is not responsible for any interpretations and resulting actions based on the information supplied.

Acremonium	*Acremonium* are cosmopolitan fungi commonly found in soil and plant debris.[7] This species thrives in very wet conditions.[6] Indoors, this species is frequently isolated from water-damaged building materials.[20] This species is reported to be allergenic and mostly saprophytic and non-pathogenic.[6] This species has been implicated in skin, eye and nail infections.[7]
Actinomycetes	Actinomycetes are a group of Gram-positive filamentous spore-producing bacteria.[26] These bacteria are ubiquitous in the environment, especially in soil.[27] Some genera can grow on moist building materials along with fungi and are recognised as potential indicators of wet conditions or moisture damage.[26,27] Some species belong to the normal human flora while others are known to be allergenic and pathogenic.[26,27]
Algae	Algae are potential indicators of persistent moisture.[8] Algae may grow when there is sufficient moisture, nutrients, light and carbon dioxide. The colonisation of algae may cause changes in the aesthetic and mechanical properties of building materials, eventually leading to material destruction.[29]
Alternaria	*Alternaria* species are cosmopolitan dematiaceous fungi predominantly isolated from plants either as pathogens or as saprobes, and from soil.[4,7] *Alternaria* grow where there is condensation and are common contaminants in water-damaged buildings, thriving on different cellulosic materials such as wallpaper, textiles, synthetic materials and other building materials.[6] In terms of pathogenicity, *Alternaria* may be allergenic and have been implicated in skin, nail and sinus infections.[7]
Aureobasidium	*Aureobasidium* species are cosmopolitan saprophytic fungi frequently isolated in plant leaves, forest soil, freshwater, some nuts, seeds and cereals.[6,7] Among the different *Aureobasidium* species, *Aureobasidium pullulans* is the only well-known species.[6] It starts off as a pink staining on surfaces which develops into a black discolouration.[21] This fungus requires high levels of available moisture to grow.[6] It is commonly found in humid indoor environments and surfaces such as in bathrooms, laundries, and on tile grout and damp window frames.[6,7] This fungus may be allergenic and has been associated with skin and nail infections.[4]
Ascomycete fungi (Ascospores)	Ascospores are ubiquitous in nature and are saprophytes and plant pathogens.[4] There are over 3000 species of Ascomycete fungi.[4] They are commonly found in the outdoor environment and are associated with rain and moisture.[4] Some species grow well indoors on damp materials. Ascospores have allergenic potential, however this is dependent on genus and species.[4] Many Ascospores are indistinguishable in spore trap analysis as their morphology are very variable and diverse, hence they are enumerated under this broad spore category.[11]
Basidiomycete fungi (Basidiospores)	Basidiomycetes are common environmental organisms and include organisms such as mushrooms, stinkhorns and rusts.[10] These fungi are typically dominant in outdoor air when the surrounding landscape has an abundance of decaying vegetation or after significant rainfall or a period of wet days.[11,18] Basidiospores, when present in air samples, are likely from an outdoor source.[11] However, Basidiomycetes may grow on indoor wood products and cause wood decay if there is long-term moist, wet conditions or moisture-related problems.[3,11] Thus, the presence of these spores at greater levels compared to outdoors may be an indication of long-term wet conditions or water damage inside the building.[9,11] Several basidiomycete fungi have been reported as allergenic and pathogenic, usually associated with respiratory and sinus infections especially in immunocompromised individuals.[10] (Tape lift analysis) Identification and assessment of Basidiomycetes in the laboratory is difficult as they usually are sterile and non-sporulating with no specific diagnostic features. It would require molecular-based testing to achieve identification. However, the presence of clamp connections and/ or fruiting bodies are attributed to this phylum.[10]
Bipolaris/ Drecshlera	*Bipolaris/ Drechslera* species are mostly cosmopolitan and are common plant pathogens.[7] These species are frequently isolated from plant debris, soil and grasses.[4] *Bipolaris/ Drechslera* are common allergens.[4]
Cercospora	*Cercospora* are cosmopolitan fungi and are parasitic to higher plants, causing leaf spot.[4] It is common outdoors in agricultural areas and not commonly seen indoors.[4]
Chaetomium	*Chaetomium* is a cosmopolitan Ascomycete fungus frequently isolated from soil, woody and straw materials, decomposing plant material, and dung.[7] When detected indoors, *Chaetomium* is an excellent indicator of water damage.[11] This species thrives on damp cellulosic building materials and produces cellulose enzymes that can break down these materials.[6,9] It can also cause soft-rot on timber, causing structural damage.[6] *Chaetomium* is capable of producing mycotoxins and in rare occasions, cause skin and nail infections.[4,7]
Chrysosporium	*Chrysosporium* species are very common saprobes mostly found in soil and other natural habitats including dung, seeds and leaf litter.[4,7] This species can be pathogenic with occasional reports of skin and nail infections, however the reliability of these sources is questionable.[7]
Cladophialaphora	*Cladophialaphora* are cosmopolitan saprobes commonly found in soil and decaying plant matter.[7]

Cladosporium	*Cladosporium* species are one of the most common genera worldwide and are very frequently isolated from food, wood, paint, textiles, and other organic substrates.[4,6] It is associated with different types of soil, plant litter and leaf surfaces.[4,7] It is also commonly found in outdoor air, especially in summer when humidity is high.[7] Indoors, it often found growing superficially on surfaces such as damp window frames, paint, wallpaper and caulking due to a raised relative humidity or condensation.[6,12] *Cladosporium* is considered to be allergenic and rare cases of cutaneous and pulmonary infections have been reported in immunocompromised individuals.[7]
Curvularia	*Curvularia* are ubiquitous cosmopolitan fungi with most species being facultative pathogens of tropical and subtropical plants.[7] The source of these spores is likely to be outdoors.[11] *Curvularia* is thought to be allergenic and occasionally may cause infections in immunocompromised individuals.[7]
Dematiaceous fungi	Dematiaceous fungi are brown-pigmented fungi that are commonly found in soil, wood and decomposing plant debris.[22] They have a worldwide distribution.[22] Some species are frequently isolated from and can be deteriogenic to water-damaged building materials. Many dematiaceous fungi are also found indoors growing on surfaces such as damp window frames due to a raised relative humidity or condensation. These fungi have been implicated in cutaneous, subcutaneous and eye infections mostly occurring in immunocompromised individuals.[22] Many of these fungi are difficult to identify from a direct microscopic examination.
Epicoccum	*Epicoccum* is a ubiquitous, cosmopolitan fungus frequently isolated from plant debris and soil.[7] It is also a known plant pathogen.[6] *Epicoccum* is seen indoors on various substrates including wood, paper and textiles.[4,6] One species is capable of growing on water-damaged materials.[11] It is considered to be allergenic.[7]
Exophiala	*Exophiala* are cosmopolitan fungi commonly isolated from decaying wood, soil and surfaces in contact with cool, fresh water.[7]
Fusarium	*Fusarium* species are cosmopolitan and are frequently isolated from soil.[7] It is saprophytic or parasitic on plants and many species are important plant pathogens.[6] The source of *Fusarium* spores is generally from outdoors.[11] However some species of *Fusarium* are occasionally found growing indoors on a variety of substrates due to very wet conditions.[4,6,11] These fungi are reported to be allergenic and cause infections - commonly eye, skin and nail infections in immunocompromised individuals.[4,7] Some species are capable of producing mycotoxins such as trichothecene which targets the circulatory, skin, alimentary and nervous systems.[6]
Geotrichum	*Geotrichum* species are cosmopolitan saprobes commonly found in soil, plants, milk and milk products.[4,7] These fungi have been implicated in human infections, although many of these cases lack proper documentation or are based on unreliable identifications.[4,7]
Hyphal fragments	These are small fragments derived from the mycelium of a fungus.[9] A mycelium is a mass of hyphae and forms the vegetative body of a fungus. It is not unusual to find small numbers of hyphal fragments outdoors and possibly in indoor dust.[9] High levels of hyphal fragments indoors are indicative of active fungal growth occurring indoors.[9,11]
Miscellaneous/ Unidentified spores	These are miscellaneous spore types not represented by any of the categories listed on the results table, or spores without any distinctive features and are unable to be identified in spore trap samples.
Mucor	*Mucor* is a cosmopolitan saprobic fungus commonly isolated from decaying organic material and manure.[7] This species has been associated with wet conditions, particularly wet concrete and other flooring materials.[20] Rare cases of zygomycosis have been reported in immunocompromised individuals.[7]
Myxotrichum	*Myxotrichum* species are Ascomycete fungi that comprise a small proportion of the fungal biota and its natural habitat is soil.[4] It is commonly isolated from paper substrates where it can cause decay through the production of cellulose degrading enzymes.[23] It is also isolated from damp drywall and decomposing carpets.[4] This species has been implicated in one report of a nail infection.[4]
Nigrospora	*Nigrospora* are cosmopolitan saprobic fungi frequently isolated from decaying plant material and soil.[7] This species is rarely found indoors and are known to rarely grow on water-damaged materials.[4,11] It is associated with Type I allergies (hay fever, asthma).[4]
Non-sporulating fungi	Non-sporulating fungi are fungi that have not sporulated under the conditions provided and may produce spores only when conditions are favourable.[4,9] All fungi can produce a non-sporulating state however most of the non-sporulating fungi never sporulate in culture and are referred to as "sterile hyphae/ mycelia".[4,9] Identification is usually not possible unless sporulation occurs.[9]
Oidium	*Oidium* species (Sexual state: *Erysiphe* species) are plant pathogens and obligate parasites on various parts of plants such as fruits, stems, leaves and flowers.[4,24] This genus is known to cause powdery mildews.[4,24] The asexual state *Oidium* may be observed in indoor dust as part of normal infiltration of outdoor air.[4]
Paecilomyces	*Paecilomyces* are cosmopolitan fungi frequently isolated from soil and decaying plant material.[7] These fungi have been associated with decay of food products, cosmetics, and paper, and have been isolated from jute fibres, PVC, leather and timber.[4,7,21] Two of these species are found in water-damaged buildings - *P. variotii* and *P. lilacinus*.[12] This species is reported to be allergenic but is relatively rarely pathogenic.[4,7]
Penicillium/ Aspergillus	*Penicillium/ Aspergillus* are two of the most common fungal genera and are isolated from soil, decaying plant debris, compost piles, food, grains and cellulose.[4,6] These fungi grow indoors because of moisture ingress issues, a raised relative humidity or condensation due to a lack of adequate ventilation.[12] They are regarded as "surface mould", posing minimal structural risk to the substrate they're growing on.[5] *Penicillium/ Aspergillus* can also produce microbial volatile organic compounds (MVOCs) resulting in a musty odour.[4] These species are common allergens and some species can cause human infections in immunocompromised individuals.[7]
Phialaphora	*Phialaphora* is a cosmopolitan saprobe frequently isolated from soil, decomposing wood and subaquatic debris in bodies of cold fresh water.[7] *Phialaphora* are the causative agents of some human infections including that of the skin and subcutaneous tissue.[7]

Phoma species	*Phoma* species are common plant pathogens frequently isolated from soil and on various dead and living plant material.[6,7] *Phoma* spores are produced inside asexual fruiting bodies called pycnidia.[28] These fungi are hydrophilic and have been isolated from various substrates.[6] The taxonomy of this genus is complex and identification to the species level is often difficult.[6] Therefore, these fungi are identified only with the genus and can only be referred to as "*Phoma* species".[6] They are reported to be allergenic and are rarely pathogenic.[6]
Pithomyces	*Pithomyces* is a cosmopolitan fungus commonly isolated from decaying plant material and soil.[7] It is rarely found indoors.[4] Allergenicity has not been widely studied and there have been no accounts regarding infections.[4,7]
Pollen	Pollen grains are plant particles and are non-fungal. Pollen concentrations in the air fluctuate depending on temporal, environmental and meteorological variations. It is not unusual to find several pollen in the indoor environment. The presence of pollen indoors is almost always due to outdoor air filtering in.[8] Various pollens are known to be allergenic.
Polythrincium	*Polythrincium* species comprise a small portion of the fungal biota.[4] It is commonly found on leaves and may be seen in house dust due to the influx of outdoor air and particles.[4]
Rhizopus	*Rhizopus* are cosmopolitan fungi frequently isolated from soil and agricultural products.[7] Some species are plant pathogens.[7] Indoors, it is commonly found on spoiling food and less common on indoor environmental surfaces.[4] These fungi are considered to be allergenic, and are the principal agent of zygomycosis, especially in immunocompromised individuals.[4,7]
Rusts	Rusts are ubiquitous cosmopolitan fungi that are commonly found on grasses, flowers, trees and other living plant materials.[4] Their source are most likely outdoors.[11] They are parasitic plant pathogens and require a living host for growth.[4]
Scopulariopsis	*Scopulariopsis* are ubiquitous cosmopolitan fungi frequently isolated from soil, food, drywall paper, wood and house dust.[4] This species has a relatively high water activity[4] and been known to be isolated from water-damaged building materials.[16] *Scopulariopsis* is rarely a cause of human infection with occasional reports of skin and nail infections in immunocompromised individuals.[7]
Section *Aspergillus* (formerly known as *Eurotium*)	Section *Aspergillus* (formerly known as *Eurotium* species) is the sexual state of *Aspergillus* species.[4] These fungi are xerophilic.[3] Their presence is indicative of persistent high relative humidity and are also indicative of poor ventilation and condensation problems.[3,11] They have been isolated from various substrates including insulation, wallboard, textile and wood products.[18,25] Health effects of this species are closely related to the *Aspergillus* anamorph.[4]
Skin fragments	Dead skin cells that are continuously shed by humans or animals in an indoor environment. An increase in skin fragment concentration in the air may be due to inadequate ventilation, occupant density and/ or inadequate housekeeping.[8]
Smuts/ Myxomycetes/ Periconia	Ubiquitous cosmopolitan fungi that are difficult to differentiate under direct microscopy. These spore types are commonly found in soil, grasses, flowers, decaying wood, dead leaves, and other living plant materials.[4,11] Smuts are known to be parasitic plant pathogens.[4] These spore types are common outdoors.[4,11] These are thought to be allergenic.[4]
Spegazzinia	*Spegazzinia* species are commonly found on soil and various plants and trees.[4] Their sources are of outdoor origin.[11]
Spore clusters	The presence of a high level of spore clusters is indicative of potential source of growth within the vicinity of the sampling point. It suggests that spores are not spread out randomly when they are dislodged and aerosolized.
Stachybotrys	*Stachybotrys* are ubiquitous cosmopolitan fungi commonly found in decaying plant substrates, soil and cellulose-rich environments such as hay, straw, grains and paper.[6,7,13] Indoors, this species thrives on highly cellulosic building materials such as plasterboard, jute, wallpapers, particle board, insulation backings, and other paper materials when they are water damaged.[4,6] This species is associated with prolonged moisture and grow in the presence of a high degree of humidity lasting for days or weeks.[6] *Stachybotrys* produces many toxins including Trichothecene mycotoxins.[15]
Tetraploa	*Tetraploa* species comprise a very small proportion of the fungal biota and is frequently isolated from leaf bases and stems just above the soil on a variety plants and trees.[4]
Torula	*Torula* are ubiquitous cosmopolitan fungi frequently isolated from soil, wood, grasses, decaying plant material, sugar beet root, groundnuts and oats.[4] The source of *Torula* spores are most likely outdoors.[11] Indoors, it is commonly found on cellulosic material such as jute, wood and paper.[4] It is reported to be allergenic.[4]
Trichoderma	*Trichoderma* are ubiquitous cosmopolitan saprobes frequently isolated from soil, wood, textiles, paper, damp wood, unglazed ceramics and some fruits and vegetables.[4] These fungi require high water activity[3] thus their presence is indicative of wet conditions.[12] They are considered to be soft-rot fungi and are strongly cellulolytic (readily degrades cellulose) to timber and other wood products.[16,25] It is reported to be allergenic and usually considered non-pathogenic.[7] *Trichoderma* may also cause a mycotoxicosis similar to that caused by *Stachybotrys chartarum*.[4]
Wallemia	*Wallemia* species are xerophilic (able to grow in materials with low water activity) and are frequently isolated in soil, good stuffs, textiles and hay.[3,4] Their presence is indicative of persistent high relative humidity.[3,12] This species is considered to be allergenic.[4]

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Appendix C

SC Environmental Asbestos Refurbishment / Demolition Report dated 7 September 2023

ASBESTOS REFURBISHMENT / DEMOLITION SURVEY REPORT



137 Cambridge Terrace, Christchurch Central

Prepared for:	Southern Demolition and Salvage Ltd
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Job reference:	J000107
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APPENDIX A: Material Data Sheets

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APPENDIX C: Laboratory Report

APPENDIX D: Site Map

1 Executive Summary

SC Environmental was engaged by Southern Demolition and Salvage Ltd to conduct an asbestos refurbishment / demolition survey of 137 Cambridge Terrace, Christchurch Central. SC Environmental attended site from 22 to 25 August 2023 to conduct the survey detailed in this report. This survey report was prepared to identify asbestos within the structure/workplace so that it can be removed safely prior to refurbishment / demolition works commencing.

Asbestos containing materials (ACMs) were identified and presumed during the survey, and the areas in which they were found, are described in this report. They have been categorised according to the Material Risk Assessment created during the survey.

Further task specific risk assessments should be undertaken prior to disturbance of any confirmed or presumed asbestos containing materials (PACM's) as well as during the ongoing management of any ACM's remaining in situ. Risk assessments will be necessary to ensure compliance with regulation 5-8 of the Health and Safety at Work (General Risk and Workplace Management) Regulations 2016, and also the Health and Safety at Work (Asbestos) Regulations 2016 and the Health and Safety at Work Act 2015

HIGH RISK MATERIALS — SCORE 10+

ACMs or associated dust and debris in this category are in poor or damaged condition and could easily or spontaneously release respirable fibres. It is recommended that access to the areas containing these materials be restricted immediately and remediation/removal of these environments/materials be undertaken urgently.

Floor	Room	Location	Material	Sample No.	Material Risk	Recommendation
No high risk materials						

AREAS THAT WERE NOT ACCESSED DURING THE SURVEY

The table below lists the areas that were not accessed during the survey. These areas should be presumed to contain asbestos and treated as such, unless determined otherwise by an asbestos surveyor through sampling and laboratory analysis.

Floor	Location/Room name	Reason for no access & Recommendations
Ground Floor	Basement	Area significantly flooded. Water should be pumped out with asbestos controls in place and presumed to be contaminated (other contaminants also likely to be present)
Ground Floor	Subfloor to north west part of building	Size of crawl space limited, and safety concerns in the fire damaged area

2 Introduction & Objectives

SC Environmental (SCE) was engaged by Southern Demolition and Salvage Ltd (the Client) to undertake an Asbestos Refurbishment / Demolition Survey of 137 Cambridge Terrace, Christchurch Central (the Site). The survey was conducted by Stu Cole and Tim Holdaway.

An asbestos refurbishment / demolition survey has been undertaken to identify asbestos within the structure/workplace so that it can be removed safely prior to refurbishment works commencing. This survey was carried out in general accordance with WorkSafe New Zealand's *Good Practice Guidelines: Conducting Asbestos Surveys,* SC Environmental's in house procedures, and the UK HSE (Health and Safety Executive) guidance document *HSG 264 – Asbestos: The Survey Guide*.

2.1 Aim of Survey

The aim of the survey was to:

- Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACMs.
- Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACMs.
- Determine and record the asbestos type based on sampling or by making a presumption based on the product/item.

2.2 Type of Survey — Refurbishment / Demolition Survey

A refurbishment / demolition (R/D) survey methodology is required to identify potential asbestos containing materials prior to the refurbishment or demolition of the building.

Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACMs within the areas of the building to mitigate the risk associated with refurbishment / demolition works.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials, however presumptions may have also been used within this report to presume or strongly presume the presence of ACMs.

R/D surveys will involve some major intrusive work and disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties e.g. type of building, nature of construction, etc.

The survey report can be used as a basis to start developing an asbestos removal control plan and prioritise actions, but in itself does not constitute an asbestos removal control plan.

This survey includes a material risk assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material risk assessment will provide the duty holder with an initial guide to the priority for ACM removal as it will identify those ACM's which will most readily release fibres if they are disturbed.

3 Exclusions and Caveats

For safety reasons, it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated 'no access', or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos containing materials.

During the course of the survey, it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within this report. In accordance with the Health and Safety at Work (Asbestos) Regulations 2016, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services prove otherwise.

Residual asbestos material may be present beneath re–lagged services and cannot be detected unless the re- lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Stipple" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained from the same area, the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant, unless specifically requested by the client.

4 Sampling and Analysis

The object of bulk sampling is to obtain a representative sample of the suspect material for asbestos presence/absence testing. Once this result has been obtained, it is then inferred onto the material from which the sample came.

Bulk sampling is undertaken in line with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with WorkSafe New Zealand's *Good Practice Guidelines: Conducting Asbestos Surveys,* SC Environmental's in house procedures, and the UK HSE (Health and Safety Executive) guidance document *HSG 264 – Asbestos: The Survey Guide* and *HSG248 - The analysts' guide for sampling, analysis and clearance procedures*. The quantity of samples taken will be minimised by using 'strongly presumed' as described in this report.

Bulk samples are returned to the appointed IANZ accredited laboratory with the appropriate sample report reference number. Where appropriate; a label will be left on site adjacent to the sample location. The label will indicate the sample number and the date taken. This label can be used along with the report for cross referencing.

Bulk sample analysis is conducted by an independent, IANZ accredited laboratory out in accordance with their accredited processes (i.e. *HSG248 - The analysts' guide for sampling, analysis and clearance procedures* or AS 4964-2004 - Method for the qualitative identification of asbestos in bulk samples). Samples are examined under a low magnification stereomicroscope and polarised light microscopy and dispersion staining in accordance with the aforementioned methods.

The bulk sample description and analysis results can be found appended to this report.

5 Interpretation of Survey Results

The results of the survey inspections and sampling undertaken are presented in the Survey Data Sheets, Asbestos Register and Non-Asbestos Material Register. Where asbestos containing materials have been identified or presumed to be present then a Material Risk Assessment has been calculated using the algorithm detailed WorkSafe New Zealand's *Good Practice Guidelines: Conducting Asbestos Surveys* and *HSG 264 Asbestos: The Survey Guide*, which has reproduced in section 10 of this report.

All measurements detailing the extent of materials are merely approximations and as such should not be relied upon for the quoting asbestos removal works.

6 Risk Assessment

Within the Asbestos Register the individual scores in brackets for each sample variable are added together to form the final material risk assessment score from the algorithm described below. This algorithm has been reproduced from WorkSafe New Zealand's *Good Practice Guidelines: Conducting Asbestos Surveys* and *HSG 264 Asbestos: The Survey Guide*.

6.1 Material Risk Assessment Algorithm

The four main factors affecting how much fibre is released from an ACM when subject to disturbance are described below. The material assessment identifies high-risk ACM, or materials which will release airborne fibres the most if disturbed. ACM assigned the highest score may not necessarily be the priority for remedial action. The priority should be determined by carrying out a risk, or priority, assessment.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	0	No Asbestos Detected
	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

6.2 Material Risk Assessment Score

In the material assessment process, the main factors influencing fibre release are scored and added together to form a material assessment rating with a total score of between 1 and 9.

Score Range	Potential to Release Asbestos Fibres
10 or higher	High
7 – 9	Medium
5 - 6	Low
4 or lower	Very Low

Non-asbestos materials have no potential to release asbestos fibres.

7 Results

All data collected from the survey and associated sampling results has been collated into two Registers for ease of reading. The first contains all confirmed and presumed asbestos containing materials identified in the survey, presented in order of highest Risk Score at the top. This table also includes all areas that could not be accessed and are therefore presumed to contain asbestos. The second table shows all materials that were sampled and returned a "No asbestos detected" result from testing or were determined not to contain asbestos through visual inspection alone. The following abbreviations have been used: S (sampled), P (presumed), SP (strongly presumed).

7.1 Asbestos Register

Floor	Room	Location	Material	Quantity	Condition	Surface Treatment	Accessibility	Sample Number	Asbestos Type	Material Score	Recommendation	Additional Comments
Ground Floor	Hallway	Subfloor	Insulation (3)	60 lm	High Damage (3)	Unsealed (2)	Moderate	S06	Chrysotile (1)	**9**	Remove prior to refurbishment / demolition works. (Class A material) Soil also likely to be impacted and will require testing and remediating.	Sample collected through hatch in Hallway floor. Material also observed in Subfloor area of the southern section of building.
Ground Floor	Ladies W/C	Fuse board	Textile (2)	1 No.	High Damage (3)	Unsealed (2)	Easy	S08	Chrysotile (1)	**8**	Remove prior to refurbishment / demolition works. (Class A material)	Flash guard to switch
Ground	External	Old chimney	Rope (2)	Unknown	High Damage (3)	Unsealed (2)	Moderate	S42	Chrysotile (1)	**8**	Remove prior to refurbishment / demolition works. (Class A material)	Material could be present throughout chimney
First Floor	Room 18A	Floor	Paper (2)	12 m^2	Medium Damage (2)	Enclosed (1)	Easy	S19	Chrysotile (1)	**6**	Remove prior to refurbishment / demolition works. (Class A material)	Blue and white vinyl
First Floor	Room 18B	Floor	Paper (2)	16 m^2	Medium Damage (2)	Enclosed (1)	Easy	S20	Chrysotile (1)	**6**	Remove prior to refurbishment / demolition works. (Class A material)	Brown vinyl

Floor	Room	Location	Material	Quantity	Condition	Surface Treatment	Accessibility	Sample Number	Asbestos Type	Material Score	Recommendation	Additional Comments
First Floor	Room 18B	Floor	Paper (2)	2 m^2	Medium Damage (2)	Enclosed (1)	Easy	S21	Chrysotile (1)	**6**	Remove prior to refurbishment / demolition works. (Class A material)	Brown patterned vinyl underneath newer grey vinyl
First Floor	Room 18D	Floor	Paper (2)	10 m^2	Medium Damage (2)	Enclosed (1)	Easy	S22	Chrysotile (1)	**6**	Remove prior to refurbishment / demolition works. (Class A material)	Small area next to S20 paper backed vinyl floor lining
Ground Floor	Hallway	Doorways	Cement Sheet (1)	12 lm	Low Damage (1)	Enclosed (1)	Easy	S03	Amosite (2)	**5**	Remove prior to refurbishment / demolition works. (Class B material)	Located around 2 x doorways leading to lobby area, and on both sides
Ground Floor	Ladies W/C	Fuse board	Textile (2)	Multiple	Low Damage (1)	Enclosed (1)	Easy	P01	Presumed Chrysotile (1)	**5**	Remove prior to refurbishment / demolition works. (Class A material)	Presumed to be within all porcelain fuse holders
Ground Floor	Room 1A	Floor	Paper (2)	10 m^2	Low Damage (1)	Enclosed (1)	Easy	S09	Chrysotile (1)	**5**	Remove prior to refurbishment / demolition works. (Class A material)	Grey paper/felt beneath carpet, underlay and lino layers
Ground Floor	Room 2B	Floor	Paper (2)	6 m^2	Medium Damage (2)	Enclosed (1)	Easy	S12	Chrysotile (1)	**5**	Remove prior to refurbishment / demolition works. (Class A material)	
First Floor	Landing	Doorways	Cement Sheet (1)	12 lm	Low Damage (1)	Enclosed (1)	Easy	SP01	Presumed Amosite (2)	**5**	Remove prior to refurbishment / demolition works. (Class B material)	As per S03 Located around 2 x doorways leading to lobby area
First Floor	Rooms 12A, B & C	Floor	Paper (2)	55 m^2	Low Damage (1)	Enclosed (1)	Easy	S24	Chrysotile (1)	**5**	Remove prior to refurbishment / demolition works. (Class A material)	Felt / paper backing
Second Floor	Landing	Doorways	Cement Sheet (1)	12 lm	Low Damage (1)	Enclosed (1)	Easy	SP02	Presumed Amosite (2)	**5**	Remove prior to refurbishment / demolition works. (Class B material)	As per S03 Located around 2 x doorways leading to lobby area

Floor	Room	Location	Material	Quantity	Condition	Surface Treatment	Accessibility	Sample Number	Asbestos Type	Material Score	Recommendation	Additional Comments
Second Floor	Room 21	Floor	Bituminous paper (2)	20 m^2	Low Damage (1)	Enclosed (1)	Easy	S33	Chrysotile (1)	**5**	Remove prior to refurbishment / demolition works. (Class B material)	Loose rolls on floor and also under carpet.
Second Floor	Room 21	Wall	Cement Sheet (1)	3 m^2	Low Damage (1)	Enclosed (1)	Easy	S32	Chrysotile (1)	**4**	Remove prior to refurbishment / demolition works. (Class B material)	Floor to ceiling panels
Ground	Entrance	Waste items	Paper (2)	2 No.	Good condition (0)	Enclosed (1)	Easy	P05	Presumed Amosite (2)	**4**	Remove prior to refurbishment / demolition works. (Class B material)	Waste bags with you PPE in
External	Roof	Roof	Bitumen (1)	400 m^2	Low Damage (1)	Composite (0)	Moderate	S39	Chrysotile (1)	**3**	Remove prior to refurbishment / demolition works. (Class B material)	To southern section of roof
All	External	Windows	Mastic (1)	> 100 lm	Low Damage (1)	Composite (0)	Moderate	P02	Presumed Chrysotile (1)	**3**	Further investigation required	Material potentially located between metal framed windows and concrete walls
First Floor	Cupboard	Fuse board	Thermoplastic (1)	1 No.	Low Damage (1)	Composite (0)	Easy	P03	Presumed Chrysotile (1)	**3**	Remove prior to refurbishment / demolition works. (Class B material)	Two units, one in each cupboard.
Second Floor	Cupboard	Fuse board	Thermoplastic (1)	1 No.	Low Damage (1)	Composite (0)	Easy	P04	Presumed Chrysotile (1)	**3**	Remove prior to refurbishment / demolition works. (Class B material)	Two units, one in each cupboard.

7.2 Non-Asbestos Register

Floor	Room	Location	Item	Sample No	Asbestos Type	Recommendation	Additional Comments
Ground floor	Throughout	Walls	Lath & plaster	S01	NAD	No action required	Sample includes skim coat
Ground Floor	Hallway	Ceiling	Textured coating	S02	NAD	No action required	Coating to softboard panels
Ground Floor	Room 8	Floor	Vinyl	S04	NAD	No action required	Green vinyl
Ground Floor	Hallway	Floor hatch	Vinyl	S05	NAD	No action required	Floor hatch to Subfloor
Ground Floor	Ladies W/C	Fuse board	Textile	S07	NAD	No action required	Wiring
Ground Floor	Room 1A	Floor	Vinyl	S10	NAD	No action required	Red colour with hessian backing on top of positive paper/felt backing. Green coloured material also observed.
Ground Floor	Hallway	Floor	Bitumen	S11	NAD	No action required	Beneath underlay on ply
First Floor	Landing	Floor	Bitumen & vinyl	S13	NAD	No action required	N/A
First Floor	Hallway	Ceiling	Textured coating	S14	NAD	No action required	Located in Hallways and Landing
First Floor	All	Walls	Plaster	S15	NAD	No action required	Skim coat to all walls
First Floor	Hallway	Ceiling tiles	Dust	S16	NAD	No action required	Material to top side of softboard tiles
First Floor	Room 15	Ceiling void	Bituminous paper	S17	NAD	No action required	Adhered to concrete formwork
First Floor	All	Walls	Plaster	S18	NAD	No action required	Older, grey lath & plaster type plaster.
First Floor	Room 14	Ceiling	Plaster	S23	NAD	No action required	Skim coat

Floor	Room	Location	Item	Sample No	Asbestos Type	Recommendation	Additional Comments
First Floor	Room 10	Floor	Vinyl	S25	NAD	No action required	N/A
Second Floor	Hallway	Ceiling	Textured coating	S26	NAD	No action required	Located in Hallways and Landing
Second Floor	All	Walls	Plaster	S27	NAD	No action required	Skim coat to all walls
Second Floor	Room 24A	Ceiling	Textured coating	S28	NAD	No action required	Different pattern to Hallway T/C and less friable
Second Floor	Room 24	Ceiling	Plaster	S29	NAD	No action required	N/A
Second Floor	Room 29B	Floor	Vinyl	S30	NAD	No action required	N/A
Second Floor	Room 29E	Floor	Vinyl	S31	NAD	No action required	N/A
Roof	Roof	Floor	Fibre glass	S34	NAD	No action required	Top layer
First Floor	External	Pipes	Textile wrap	S35	NAD	No action required	N/A
All	External	Windows	Putty	S36	NAD	No action required	Composite sample from numerous windows
Roof	Roof	Floor	Butynol	S37	NAD	No action required	To parapets
Roof	Roof	Floor	Textile	S38	NAD	No action required	N/A
Ground Floor	External	Walls	Plaster with paint	S40	NAD	No action required	N/A
Ground Floor	External	Lift Control Room walls	Fibre board	S41	NAD	No action required	Internal and external linings
Ground Floor	External	Ground at north end	Fibre board	S43	NAD	No action required	Debris along edge of property.

8 General Recommendations

To comply with, and ensure that, the requirements of the Health and Safety at Work Act 2015, the Health and Safety at Work (Asbestos) Regulations 2016 and all associated guidelines and codes of practice, the following recommendations should be implemented:

- Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Section 7.5 of the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016;
- The findings of the survey should be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with the Health and Safety at Work (Asbestos) Regulations 2016;
- Implement an Asbestos Management Plan and review process in compliance with Section 13 of the Health and Safety at Work (Asbestos) Regulations 201b 6;
- Instigate regular inspections, to record and update details of retained asbestos containing materials;
- Review the Asbestos Management Plan at least annually (if applicable);
- During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Executive Summary of this report. In accordance with the Health and Safety at Work (Asbestos) Regulations 2016 Section 10, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise;
- Where asbestos debris or asbestos in poor condition has been found, it is recommended that access is restricted and or controlled to these areas;
- If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented in the New Zealand Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016;
- All identified asbestos to be appropriately identified and subject to risk assessment, management, and re- inspection; and
- Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Results Sheets and Asbestos Register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

In accordance with the New Zealand Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016, the removal of ACMs fall into one of the categories below:

Removal of Non-Friable Asbestos

Non-friable asbestos is asbestos that under ordinary circumstances cannot easily be crumbled.

Non-friable asbestos-containing materials (ACMs) are generally materials where asbestos fibres are bonded in a cement, bituminous or resin matrix.

Non-friable asbestos removal falls into the following categories:

- Under 10m^2 of non-friable asbestos containing material may be removed by a competent contractor, i.e. someone who has the experience and knowledge of working with asbestos without risk to their own or others' lives even if they do not have a license for restricted work with asbestos. This work does not need to be notified to WorkSafe New Zealand.
- Over 10m^2 of non-friable asbestos must be removed, at a minimum, by a Class B Licensed asbestos removal contractor. A Class A Licensed asbestos removal contractor is also able to complete all non-friable removals. This work must be notified to WorkSafe New Zealand.

It is recommended that all non-friable asbestos removal or remedial works are completed by a licensed asbestos removal contractor regardless of size.

Removal of Friable Asbestos

Friable asbestos is asbestos that under ordinary conditions can be easily crumbled.

Note: 'Ordinary conditions' implies 'as it is in situ' but this definition has not been legally tested. The 'ordinary condition' of the asbestos can change, e.g. due to age, weathering, fire damage, abrasion, chemical treatment, water-blasting or algae damage.

All friable asbestos and associated asbestos containing dust must only be removed and/or remediated by a Class A licenced asbestos removal contractor. This work must be notified to WorkSafe New Zealand.

Notifiable work in relation to asbestos is "restricted work".

All restricted work must be notified to WorkSafe NZ at least 5 days before the work begins. Evidence of the notification must be kept on site.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos removal/remediation work. Any proposed removal of the asbestos should be undertaken against a detailed methodology.

8.1 Site Specific Recommendations

Due to the poor condition of the majority of the internal areas of the building, prior to commencing any removal work it is strongly recommended that an environmental decontamination is undertaken where all miscellaneous mess (documents, rubbish, clothing, some carpets etc.), damaged non-asbestos containing items, needles, human faeces and pigeon droppings are removed and areas cleaned to an acceptable standard in order to reduce any risk to health and safety. This will also reduce the risk of incidents occurring during asbestos removal that may compromise the integrity of the asbestos removal work areas and/or transit routes that could lead to the accidental release of asbestos materials and fibres.

9 Disclaimer and Limitations

This report has been prepared in accordance with the agreement between the Client and SCE.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building or in other non-accessible areas and may only become known when the building is being demolished.

Internal inspections of plant, machinery, ancillary equipment and fixings were outside the remit of this of this audit. Such items would include:

- Water heaters
- Boilers
- Heating, Ventilation, Air Conditioning (HVAC) systems
- Boxing (pipe boxing, cable chases etc.)
- Sanitary and plumbing wares (incl. Soil pipes).
- Fire doors

- Poured concrete (e.g. concrete slab foundations)

This report is solely for the use of the Client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by SC Environmental.

This report relates only to the identification of asbestos containing materials used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.

SC Environmental has taken every practicable action to ensure that the quality and integrity of this report is true to type. However due to the scientific basis of analytical results, SC Environmental does not guarantee the completeness or accuracy of information gathered and presented in this report. The information and knowledge in this report should not be relied on in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document.

All measurements detailing the extent of materials are approximate only. It is the responsibility of any contractor who wishes to quote for any refurbishment, demolition or removal works to obtain their own measurements and establish the extent of any ACMs prior to tendering.

APPENDIX A:
Material Data Sheets

Asbestos Survey Report:	137 Cambridge Terrace, Christchurch Central
Job Reference:	J000107
Prepared For:	Southern Demolition and Salvage Ltd
Client Reference:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Hallway	**Location**	Subfloor
Sample Number	S06	**Extent**	60 lm
Item	Pipe lagging	**Material**	Insulation

MATERIAL ASSESSMENT

Product Type	Thermal insulation, sprayed asbestos, loose asbestos etc	3	**Material Score**
Extent of Damage	High Damage	3	**9**
Surface Treatment	Unsealed	2	**Risk**
Asbestos Type	Chrysotile	1	**Medium**

Main Photo



Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class A material) Soil also likely to be impacted and will require testing and remediating.
Comments:	Restrict access. Pipework located throughout the Subfloor area.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Ladies W/C	**Location**	Fuse board
Sample Number	S08	**Extent**	1 No.
Item	Flash guard	**Material**	Textile

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	High Damage	3	**8**
Surface Treatment	Unsealed	2	**Risk**
Asbestos Type	Chrysotile	1	**Medium**

Main Photo



Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Restrict access. A limited number of other units checked and did not contain the material

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	External	**Location**	Old chimney
Sample Number	S42	**Extent**	Unknown
Item	Rope	**Material**	Rope

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	High Damage	3	**8**
Surface Treatment	Unsealed	2	**Risk**
Asbestos Type	Chrysotile	1	**Medium**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Restrict access. Quantity unknown due to limited visual access to the chimney, but could be located up the entire height of the chimney.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 18A	**Location**	Floor
Sample Number	S19	**Extent**	12 m^2
Item	Paper backed vinyl floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Medium Damage	2	**6**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Blue and white vinyl

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 18B	**Location**	Floor
Sample Number	S20	**Extent**	16 m^2
Item	Paper backed vinyl floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Medium Damage	2	**6**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo



Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Brown vinyl

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 18B	**Location**	Floor
Sample Number	S21	**Extent**	2 m^2
Item	Paper backed vinyl floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Medium Damage	2	**6**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo



Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Small area next to S20 paper backed vinyl floor lining

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 18B	**Location**	Floor
Sample Number	S22	**Extent**	10 m^2
Item	Paper backed vinyl floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Medium Damage	2	**6**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo



Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Brown patterned vinyl underneath newer grey vinyl

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Hallway	**Location**	Doorways
Sample Number	S03	**Extent**	12 lm
Item	Infill panels	**Material**	Cement sheet

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Amosite	2	**Low**

Main Photo	Close Up
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Located around 2 x doorways leading to lobby area, and on both sides.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Ladies W/C	**Location**	Fuse board
Sample Number	P01	**Extent**	Multiple
Item	Flash guards	**Material**	Textile

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Low**

Main Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Presumed to be within all porcelain fuse holders

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Room 1A	**Location**	Floor
Sample Number	S09	**Extent**	10 m^2
Item	Floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	Grey paper/felt beneath carpet, underlay and lino layers

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Room 2B	**Location**	Floor
Sample Number	S12	**Extent**	6 m^2
Item	Floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Landing	**Location**	Doorways
Sample Number	SP01	**Extent**	12 lm
Item	Infill panels	**Material**	Cement sheet

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Amosite	2	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	As per S03 Located around 2 x doorways leading to lobby area

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Rooms 12A, B & C	**Location**	Floor
Sample Number	S24	**Extent**	55 m^2
Item	Floor lining	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class A material)
Comments:	

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Landing	**Location**	Doorways
Sample Number	SP01	**Extent**	12 lm
Item	Infill panels	**Material**	Cement sheet

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Amosite	2	**Low**

Photo	Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	As per S03 Located around 2 x doorways leading to lobby area

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 21	**Location**	Floor
Sample Number	S33	**Extent**	20 m^2
Item	Floor lining	**Material**	Bituminous paper

MATERIAL ASSESSMENT

Product Type	AIB, millboards, textiles, gaskets, ropes	2	**Material Score**
Extent of Damage	Low Damage	1	**5**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Loose rolls and under carpet

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 21	**Location**	Doorways
Sample Number	S32	**Extent**	3 m^2
Item	Wall panels	**Material**	Cement sheet

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**4**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Chrysotile	1	**Very Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Floor to ceiling panels behind plaster

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Entrance	**Location**	Floor
Sample Number	P05	**Extent**	2 No.
Item	Waste items	**Material**	Paper

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Good condition	0	**4**
Surface Treatment	Enclosed	1	**Risk**
Asbestos Type	Presumed Amosite	2	**Very Low**

Main Photo	Close Up Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Waste bags with used PPE

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	External
Room	Roof	**Location**	Roof
Sample Number	S39	**Extent**	400 m^2
Item	Lining	**Material**	Bitumen

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**3**
Surface Treatment	Composite	0	**Risk**
Asbestos Type	Chrysotile	1	**Very Low**

Main Photo



Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	To southern section of roof, underneath top layers and applied to concrete

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	All
Room	External	**Location**	Windows
Sample Number	P02	**Extent**	> 100m^2
Item	Sealant	**Material**	Mastic

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**3**
Surface Treatment	Composite	0	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Very Low**

Main Photo



Close Up Photo



Recommendation:	Further investigation required.
Comments:	Material potentially located between metal framed windows and concrete walls

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Hallway	**Location**	Cupboard
Sample Number	P03	**Extent**	2 No.
Item	Fuse board	**Material**	Thermoplastic

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**3**
Surface Treatment	Composite	0	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Very Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Two units, one in each cupboard.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Hallway	**Location**	Cupboard
Sample Number	P04	**Extent**	2 No.
Item	Fuse board	**Material**	Thermoplastic

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites	1	**Material Score**
Extent of Damage	Low Damage	1	**3**
Surface Treatment	Composite	0	**Risk**
Asbestos Type	Presumed Chrysotile	1	**Very Low**

Main Photo	Close Up Photo
	

Recommendation:	Remove prior to refurbishment / demolition works. (Class B material)
Comments:	Two units, one in each cupboard.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Throughout	**Location**	Walls
Sample Number	S01	**Extent**	N/A
Item	Plaster	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Lath & plaster. Sample includes skim coat

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Hallway	**Location**	Ceiling
Sample Number	S02	**Extent**	N/A
Item	Coating	**Material**	Textured coating

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Coating to softboard panels. Located in Hallways and Lobby area.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Room 8	**Location**	Floor
Sample Number	S04	**Extent**	N/A
Item	Floor lining	**Material**	Bitumen

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Green vinyl

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Hallway	**Location**	Floor hatch
Sample Number	S05	**Extent**	N/A
Item	Lining	**Material**	Vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Floor hatch to Subfloor

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Ladies W/C	**Location**	Fuse board
Sample Number	S07	**Extent**	N/A
Item	Wiring	**Material**	Textile

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Wiring

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Room 1A	**Location**	Floor
Sample Number	S10	**Extent**	N/A
Item	Floor lining	**Material**	Vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Red colour with hessian backing on top of positive paper/felt backing. Green coloured material also observed.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	Hallway	**Location**	Floor
Sample Number	S11	**Extent**	N/A
Item	Lining	**Material**	Bitumen

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Beneath underlay on ply

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Landing	**Location**	Floor
Sample Number	S13	**Extent**	N/A
Item	Lining	**Material**	Bitumen & vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Hallway	**Location**	Ceiling
Sample Number	S14	**Extent**	N/A
Item	Coating	**Material**	Textured coating

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Located in Hallways and Landing

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	All	**Location**	Walls
Sample Number	S15	**Extent**	N/A
Item	Plaster	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Skim coat to all walls

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Hallway	**Location**	Ceiling tiles
Sample Number	S16	**Extent**	N/A
Item	Dust	**Material**	Dust

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Material to top side of softboard tiles

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 15	**Location**	Ceiling void
Sample Number	S17	**Extent**	N/A
Item	Building paper	**Material**	Bituminous paper

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Sample collected from accessible floor, walls, ledges, and fixtures.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	All	**Location**	Walls
Sample Number	S18	**Extent**	N/A
Item	Plaster	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Older, grey lath & plaster type plaster.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 14	**Location**	Ceiling
Sample Number	S23	**Extent**	N/A
Item	Coating	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Skim coat

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	Room 10	**Location**	Floor
Sample Number	S25	**Extent**	N/A
Item	Floor lining	**Material**	Vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Hallway	**Location**	Ceiling
Sample Number	S26	**Extent**	N/A
Item	Coating	**Material**	Textured coating

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Located in Hallways and Landing

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	All	**Location**	Walls
Sample Number	S27	**Extent**	N/A
Item	Plaster	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo



Recommendation:	No action required
Comments:	Skim coat to all walls

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 24A	**Location**	Ceiling
Sample Number	S28	**Extent**	N/A
Item	Coating	**Material**	Textured coating

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Different pattern to Hallway T/C and less friable

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 24	**Location**	Ceiling
Sample Number	S29	**Extent**	N/A
Item	Coating	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Sample collected from accessible floor, walls, ledges, and fixtures.

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 29B	**Location**	Floor
Sample Number	S30	**Extent**	N/A
Item	Floor lining	**Material**	Vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Second
Room	Room 29B	**Location**	Floor
Sample Number	S31	**Extent**	N/A
Item	Floor lining	**Material**	Vinyl

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Roof
Room	Roof	**Location**	Floor
Sample Number	S34	**Extent**	N/A
Item	Lining	**Material**	Fibre glass

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo



Recommendation:	No action required
Comments:	Top layer

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	First
Room	External	**Location**	Pipework
Sample Number	S35	**Extent**	N/A
Item	Lagging	**Material**	Textile

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
No photo available	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	All
Room	External	**Location**	Windows
Sample Number	S36	**Extent**	N/A
Item	Putty	**Material**	Putty

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Composite sample from numerous windows

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Roof
Room	Roof	**Location**	Floor
Sample Number	S37	**Extent**	N/A
Item	Lining	**Material**	Butynol

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo



Recommendation:	No action required
Comments:	To parapets

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Roof
Room	Roof	**Location**	Floor
Sample Number	S38	**Extent**	N/A
Item	Lining	**Material**	Textile

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
No photo available	

Recommendation:	No action required
Comments:	Mid layer

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	External	**Location**	Walls
Sample Number	S40	**Extent**	N/A
Item	Plaster	**Material**	Plaster

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	N/A

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	External	**Location**	Lift Control Room walls
Sample Number	S41	**Extent**	N/A
Item	Linings	**Material**	Fibre board

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Internal and external linings

SURVEY RESULT SHEETS

Building	137 Cambridge Terrace	**Floor**	Ground
Room	External	**Location**	Ground at north end
Sample Number	S41	**Extent**	N/A
Item	Debris	**Material**	Fibre board

MATERIAL ASSESSMENT

Product Type	N/A	**Material Score**	
Extent of Damage	N/A	**N/A**	
Surface Treatment	N/A	**Risk**	
Asbestos Type	No Asbestos Detected	**N/A**	

Main Photo	Close Up Photo
	

Recommendation:	No action required
Comments:	Debris along edge of property.

APPENDIX B:
Site Photos

Asbestos Refurbishment Survey Report:	137 Cambridge Terrace, Christchurch Central
Job Reference:	J000107
Prepared For:	Southern Demolition and Salvage Ltd
Client Reference:	N/A



Photo 1: Entrance – no suspect materials



Photo 2: Subfloor



Photo 3: Subfloor – Lagged pipes



Photo 4: Example of space above ceiling panels



Photo 5: Evidence of condition – Room 7



Photo 6: Evidence of condition – Room 8



Photo 7: Evidence of condition – Room 5



Photo 8: Evidence of condition – Room 9



Photo 9: Evidence of condition – Room 9



Photo 10: Flooded Basement



Photo 11: Evidence of condition – Room 3



Photo 12: Evidence of condition – Fire damaged parts of Room 1



Photo 13: Evidence of condition – Fire damaged parts of Room 1



Photo 14: Limited access to Subfloor in Room 2



Photo 15: Evidence of condition – Ground Floor Lobby



Photo 16: Evidence of condition – First Floor Hallway



Photo 17: Evidence of condition – Room 20



Photo 18: Evidence of condition – First Floor Ladies W/C



Photo 19: Evidence of condition – Room 19



Photo 20: Evidence of condition – Second Floor Hallway



Photo 21: Evidence of condition – Floor space in Room 29



Photo 22: Evidence of condition –Room 30



Photo 23: Evidence of condition – Room 30 ceilings



Photo 24: Evidence of condition – Vent to wall



Photo 25: Evidence of condition – Flue within wall in Room 21



Photo 26: Evidence of condition – Water tanks on roof



Photo 27: Evidence of condition – Roof to northern section of building



Photo 28: Evidence of condition – Top of lift shaft



Photo 29: Evidence of condition – Inside of water tank



Photo 30: Evidence of condition – Roof to northern section of building



Photo 31: Evidence of condition – Roof to northern section of building



Photo 20: Evidence of condition – Water tank

APPENDIX C:
Laboratory Report

Asbestos Refurbishment Survey Report:	137 Cambridge Terrace, Christchurch Central
Job Reference:	J000107
Prepared For:	Southern Demolition and Salvage Ltd
Client Reference:	N/A

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ACCREDITED IANZ TESTING LABORATORY Nº 1334

Version Number: 9 | Date Issued: Oct 2021 | Authorised By: LB | Controlled Document

Client Name:	SC Environmental	**Job Number:**	T010727	**Total Samples Received:**	43
Client Address:	243 Rangiora Leithfield Road, Sefton	**Site Reference / Address:**	137 Cambridge Terrace	**Date Received:**	25/08/2023
Client Reference:	J000107			**Date Analysed:**	28-30/08/2023
Client Contact:	Stu Cole			**Date Reported:**	30/08/2023

ASBESTOS ANALYSIS REPORT

Laboratory Sample Number	Client Sample Number	General Description	Results	Comments
T010727.1	S01	GF walls, Lath and plaster Multicoloured painted brown fibrous material with plaster and grey course particulate attached **Sample Weight (g):** 97.19	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.2	S02	GF hallway ceiling, T/C Off-white painted decorative coating with brown fibrous material attached **Sample Weight (g):** 43.73	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.3	S03	GF Hallway, Cement sheet Unpainted compressed board **Sample Weight (g):** 14.90	**Amosite (Brown Asbestos)** Organic Fibres	QA/QC Reviewed
T010727.4	S04	GF room 8 floor, Vinyl Green vinyl sheeting **Sample Weight (g):** 6.01	Organic Fibres	No Asbestos Detected
T010727.5	S05	GF hallway floor, Lino Brown vinyl sheeting Black rubber backing **Sample Weight (g):** 22.77	Organic Fibres	No Asbestos Detected
T010727.6	S06	Subfloor pipes, Lagging Brown and white fibrous material **Sample Weight (g):** 10.29	**Chrysotile (White Asbestos)** Organic Fibres	

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ACCREDITED IANZ TESTING LABORATORY Nº 1334

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Client Contact:	Stu Cole			**Date Reported:**	30/08/2023

T010727.7	S07	GF fuse board cupboard, wiring, Textile Red fibrous material with brown particulate attached Black rubber material Metal wire **Sample Weight (g):** 8.73	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.8	S08	GF fuse board cupboard, flash guard, Paper White fibrous material **Sample Weight (g):** 4.48	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.9	S09	GF room 1A floor, Paper/felt Grey and pink fibrous material **Sample Weight (g):** 18.54	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.10	S10	GF room 1A floor, Lino Red vinyl tile with hessian material and red adhesive attached **Sample Weight (g):** 10.51	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.11	S11	GF hallway floor, Bitumen Unpainted compressed board with black bituminous material and yellow particulate attached **Sample Weight (g):** 20.82	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.12	S12	GF room 2B floor, Paper backed vinyl Green vinyl sheeting with hessian material and grey fibrous material attached **Sample Weight (g):** 19.93	**Chrysotile (White Asbestos)** Organic Fibres Synthetic Mineral Fibres	
T010727.13	S13	L1 landing floor, Bituminous backing to lino Black bituminous material with brown fibrous material attached Brown vinyl tile with hessian material and red adhesive attached **Sample Weight (g):** 26.74	Organic Fibres	No Asbestos Detected QA/QC Reviewed

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T010727.14	S14	L1 hallway ceiling, T/C Off-white painted decorative coating with brown fibrous material attached **Sample Weight (g):** 30.60	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.15	S15	L1 walls, Plaster White painted brown fibrous material and plaster **Sample Weight (g):** 29.48	Organic Fibres	No Asbestos Detected
T010727.16	S16	L1 hallway ceiling tiles, Soft board backing Brown fibrous material **Sample Weight (g):** 5.59	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.17	S17	L1 room 15 ceiling void, Bituminous paper Black bituminous material **Sample Weight (g):** 9.26	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.18	S18	L1 walls, Plaster Multicoloured painted plaster with grey coarse particulate attached **Sample Weight (g):** 58.13	Organic Fibres	No Asbestos Detected
T010727.19	S19	L1 room 18A floor, Paper backed vinyl Off-white patterned vinyl sheeting White vinyl inner Grey paper backing with adhesive attached **Sample Weight (g):** 6.96	**Chrysotile (White Asbestos)** Organic Fibres	**Chrysotile Detected in Paper Backing**

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Client Contact:	Stu Cole			**Date Reported:**	30/08/2023

T010727.20	S20	L1 room 18B floor, Paper backed vinyl Beige patterned vinyl sheeting White vinyl inner Grey paper backing with adhesive attached **Sample Weight (g):** 20.41	**Chrysotile (White Asbestos)** Organic Fibres	**Chrysotile Detected in Paper Backing**
T010727.21	S21	L1 room 18C floor, Paper backed vinyl Brown patterned vinyl sheeting Grey paper backing with adhesive attached **Sample Weight (g):** 22.32	**Chrysotile (White Asbestos)** Organic Fibres	**Chrysotile Detected in Paper Backing**
T010727.22	S22	L1 room 18D floor, Paper backed vinyl Brown patterned vinyl sheeting with grey coarse particulate and amber adhesive attached White vinyl inner Grey paper backing with adhesive attached **Sample Weight (g):** 8.13	**Chrysotile (White Asbestos)** Organic Fibres	**Chrysotile Detected in Paper Backing**
T010727.23	S23	L1 room 14 ceiling, Plaster White painted plaster **Sample Weight (g):** 46.24	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.24	S24	L1 room 12C floor, Paper Brown patterned vinyl sheeting White vinyl inner Grey paper backing with adhesive attached **Sample Weight (g):** 13.74	**Chrysotile (White Asbestos)** Organic Fibres	**Chrysotile Detected in Paper Backing**

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T010727.25	S25	L1 room 10 floor, Vinyl Beige patterned vinyl sheeting White vinyl inner with brown fibrous material attached **Sample Weight (g):** 25.44	Organic Fibres	No Asbestos Detected
T010727.26	S26	L2 hallway ceiling, T/C White painted decorative coating with brown fibrous material attached **Sample Weight (g):** 37.15	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.27	S27	L2 walls, Plaster Off-white painted brown fibrous material with plaster and grey coarse particulate attached **Sample Weight (g):** 70.82	Organic Fibres	No Asbestos Detected
T010727.28	S28	L2 room 24A ceiling, T/C Off-white painted decorative coating with brown fibrous material attached **Sample Weight (g):** 21.31	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.29	S29	L2 room 24 ceiling, Plaster White painted plaster with brown fibrous material and white particulate attached **Sample Weight (g):** 14.98	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.30	S30	L2 room 29B floor, Vinyl Brown patterned vinyl sheeting Grey vinyl inner **Sample Weight (g):** 17.62	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed
T010727.31	S31	L2 room 29E floor, Lino and backing Off-white vinyl tile with hessian material and amber adhesive attached **Sample Weight (g):** 39.72	Organic Fibres	No Asbestos Detected QA/QC Reviewed

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T010727.32	S32	L2 room 21 wall, Cement sheet Unpainted cement **Sample Weight (g):** 49.63	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.33	S33	L2 room 21 floor, Bituminous paper Black bituminous material **Sample Weight (g):** 13.08	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.34	S34	Roof lining, Fibre glass Grey fibre glass material with debris attached **Sample Weight (g):** 10.20	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed
T010727.35	S35	L1 external pipe, Textile Woven fibrous material with amber adhesive and black particulate attached **Sample Weight (g):** 29.96	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed
T010727.36	S36	External windows, Putty Off-white painted putty **Sample Weight (g):** 28.48	Organic Fibres	No Asbestos Detected
T010727.37	S37	Roof lining, Butynol Grey painted silver coating attached to rubber material **Sample Weight (g):** 7.45	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed
T010727.38	S38	Roof lining, Textile Black bituminous material with woven fibrous material attached **Sample Weight (g):** 5.53	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed

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Client Reference:	J000107			**Date Analysed:**	28-30/08/2023
Client Contact:	Stu Cole			**Date Reported:**	30/08/2023

T010727.39	S39	Roof lining, Bitumen Black bituminous material with silver particulate attached **Sample Weight (g):** 8.14	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.40	S40	External walls, Paster Off-white painted plaster with grey coarse particulate attached **Sample Weight (g):** 16.56	Organic Fibres	No Asbestos Detected QA/QC Reviewed
T010727.41	S41	External lift motor room, Cement sheet White and unpainted compressed board with debris attached **Sample Weight (g):** 68.14	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed
T010727.42	S42	External GF chimney, Rope Brown fibrous material with black particulate attached **Sample Weight (g):** 12.26	**Chrysotile (White Asbestos)** Organic Fibres	
T010727.43	S43	External GF debris, Cement sheet Dirt-covered unpainted compressed board **Sample Weight (g):** 15.78	Organic Fibres Synthetic Mineral Fibres	No Asbestos Detected QA/QC Reviewed

Method References and Disclaimers

Samples were analysed in accordance with: AS4964-2004 Australian Standard - Method for Qualitative Identification of Asbestos in Bulk Samples

Samples are reported 'As Received'. Terra Scientific takes no responsibility for sampling processes, client sample descriptions and sample locations as these were provided by the client.

Disclaimers:
The results presented in this report relate specifically to the samples submitted for this job.
The detection limit is 0.1g/1kg as stated in the AS4964-2004.
This report shall not be reproduced, except in full, without the written consent of the Key Technical Person assigned to this report.

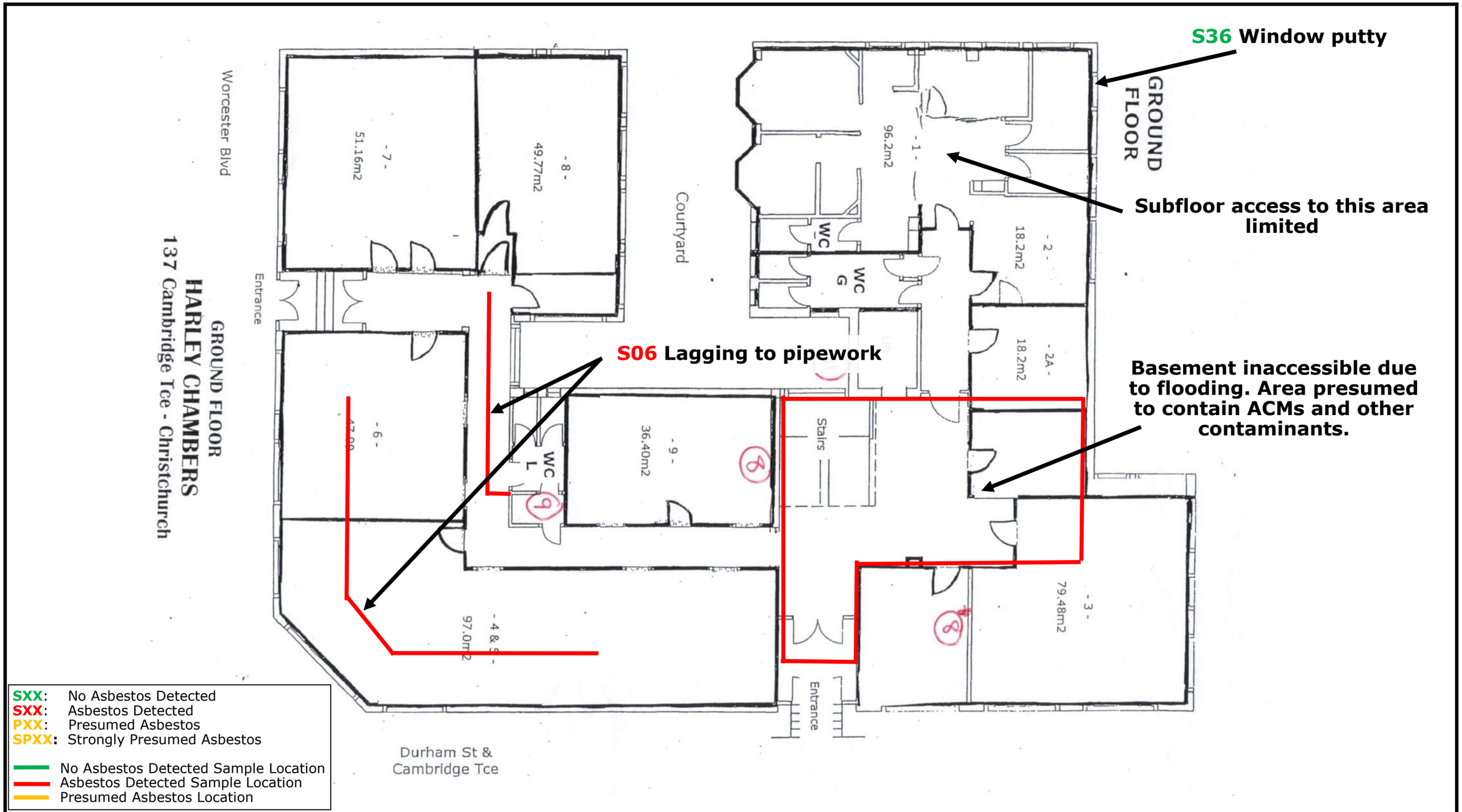
For any queries regarding this report, please do not hesitate to contact the laboratory and speak with the Key Technical Person.

Jessica Griffin
Managing Director
Key Technical Person

APPENDIX D:
Site Map

Asbestos Refurbishment Survey Report:	137 Cambridge Terrace, Christchurch Central
Job Reference:	J000107
Prepared For:	Southern Demolition and Salvage Ltd
Client Reference:	N/A

SC Environmental



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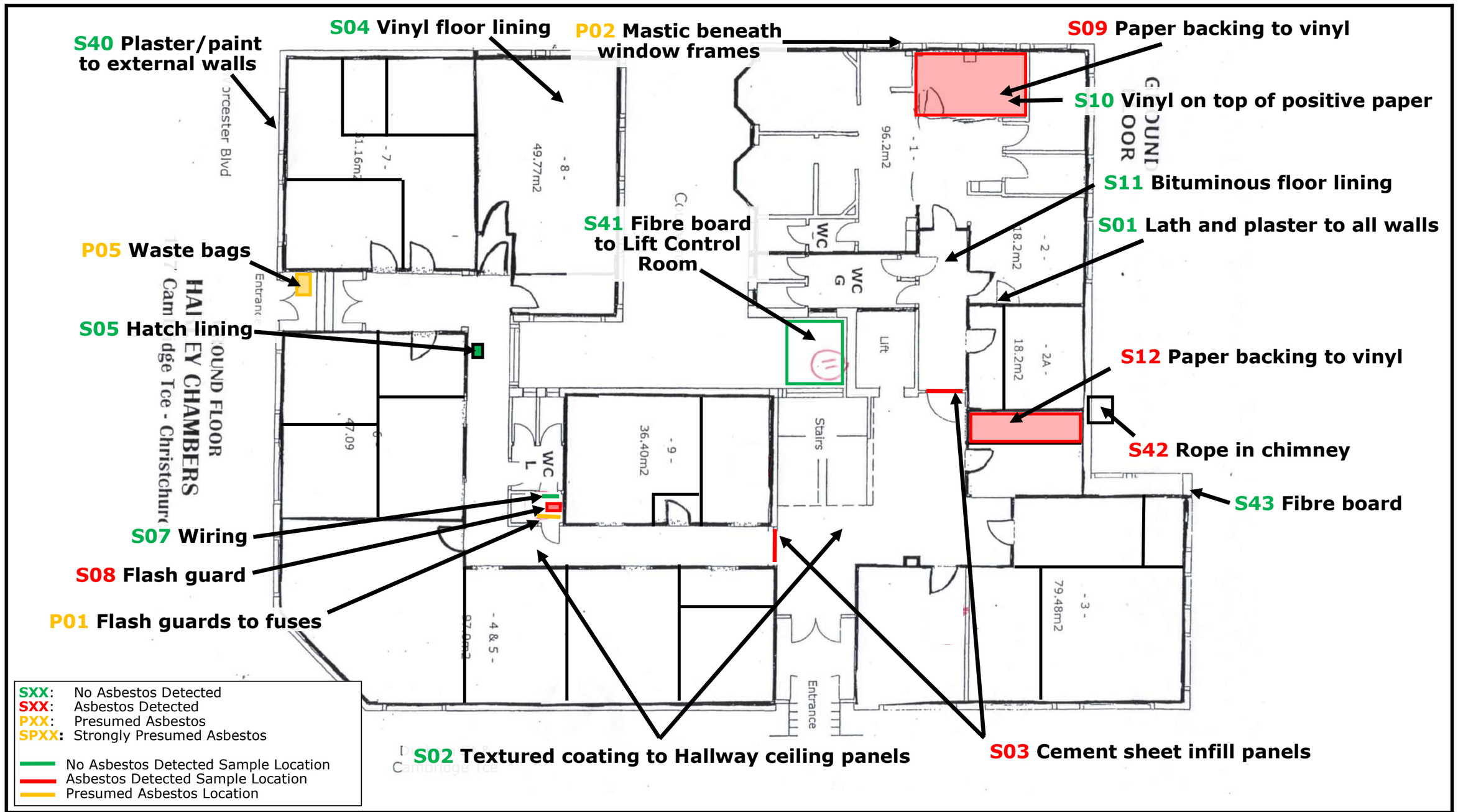
N

Not to scale

137 Cambridge Terrace, Christchurch Central
Sample Locations, Subfloor

Version: V1

SC Environmental



137 Cambridge Terrace, Christchurch Central
Sample Locations, Ground Floor

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Not to scale

Version: V1

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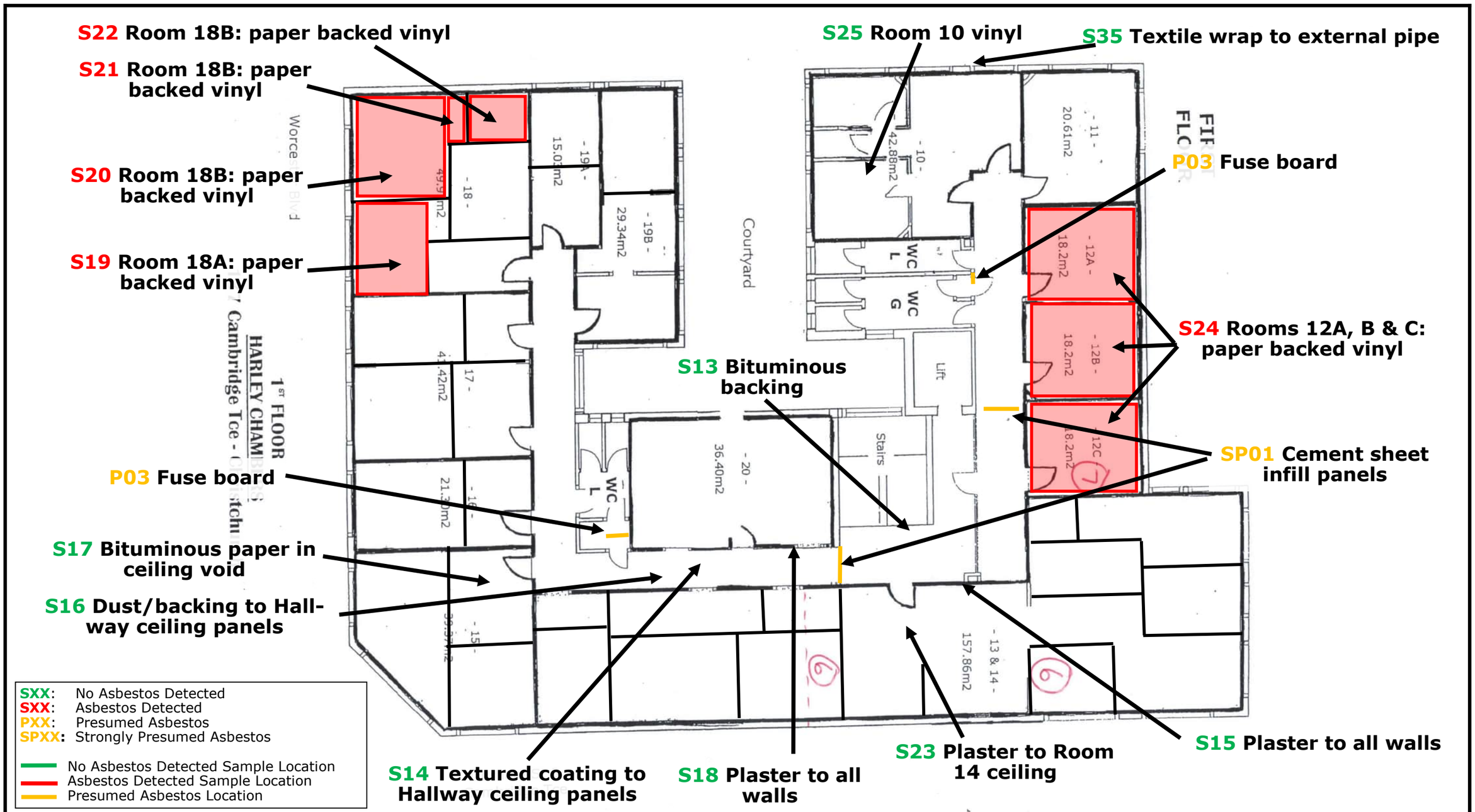

SXX: No Asbestos Detected
SXX: Asbestos Detected
PXX: Presumed Asbestos
SPXX: Strongly Presumed Asbestos

No Asbestos Detected Sample Location
Asbestos Detected Sample Location
Presumed Asbestos Location

137 Cambridge Terrace, Christchurch Central
Sample Locations, First Floor

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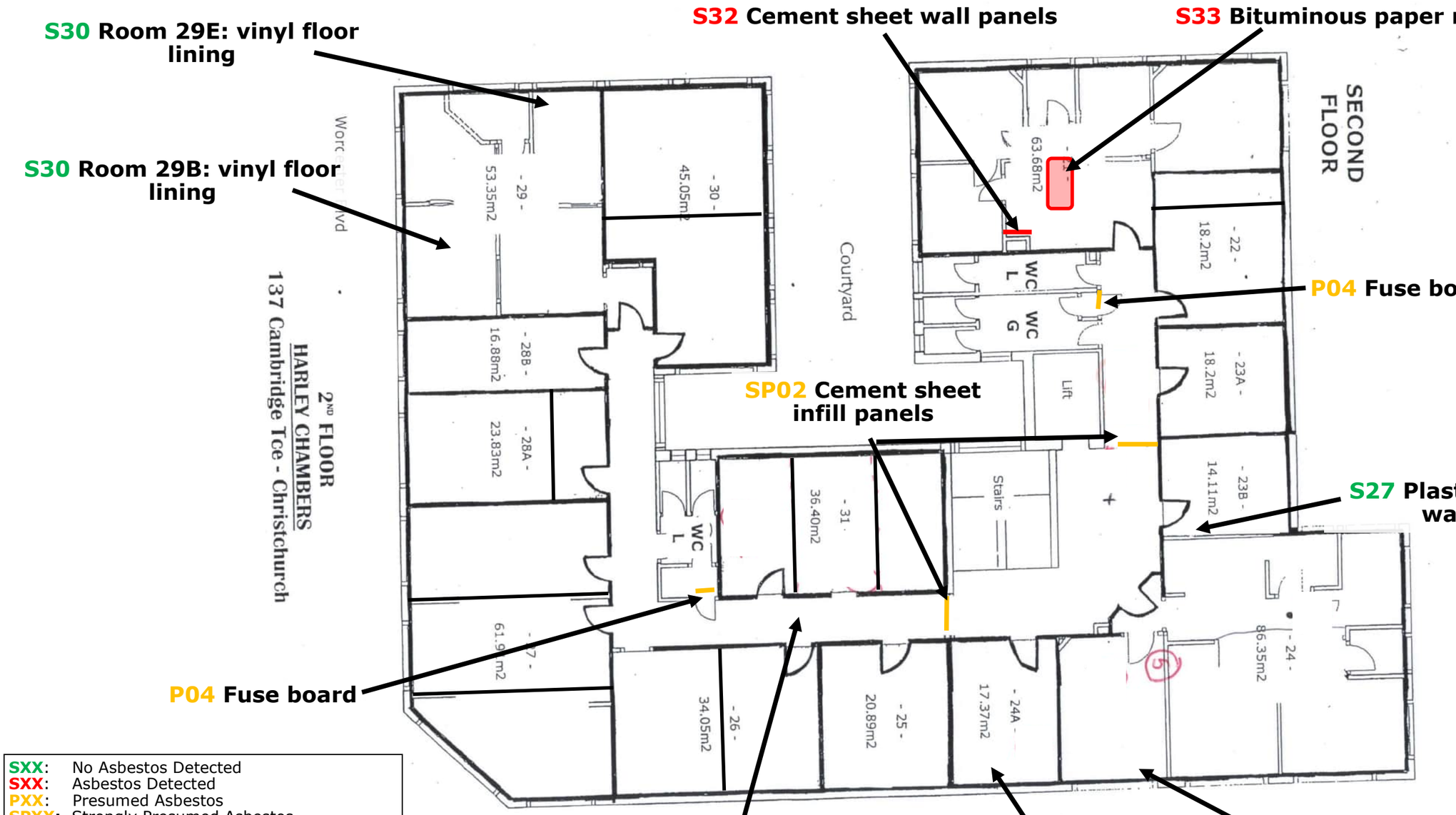
Not to scale

Version: V1

SC Environmental



SXX: No Asbestos Detected
SXX: Asbestos Detected
PXX: Presumed Asbestos
SPXX: Strongly Presumed Asbestos

No Asbestos Detected Sample Location
Asbestos Detected Sample Location
Presumed Asbestos Location

137 Cambridge Terrace, Christchurch Central
Sample Locations, Second Floor

N

Not to scale

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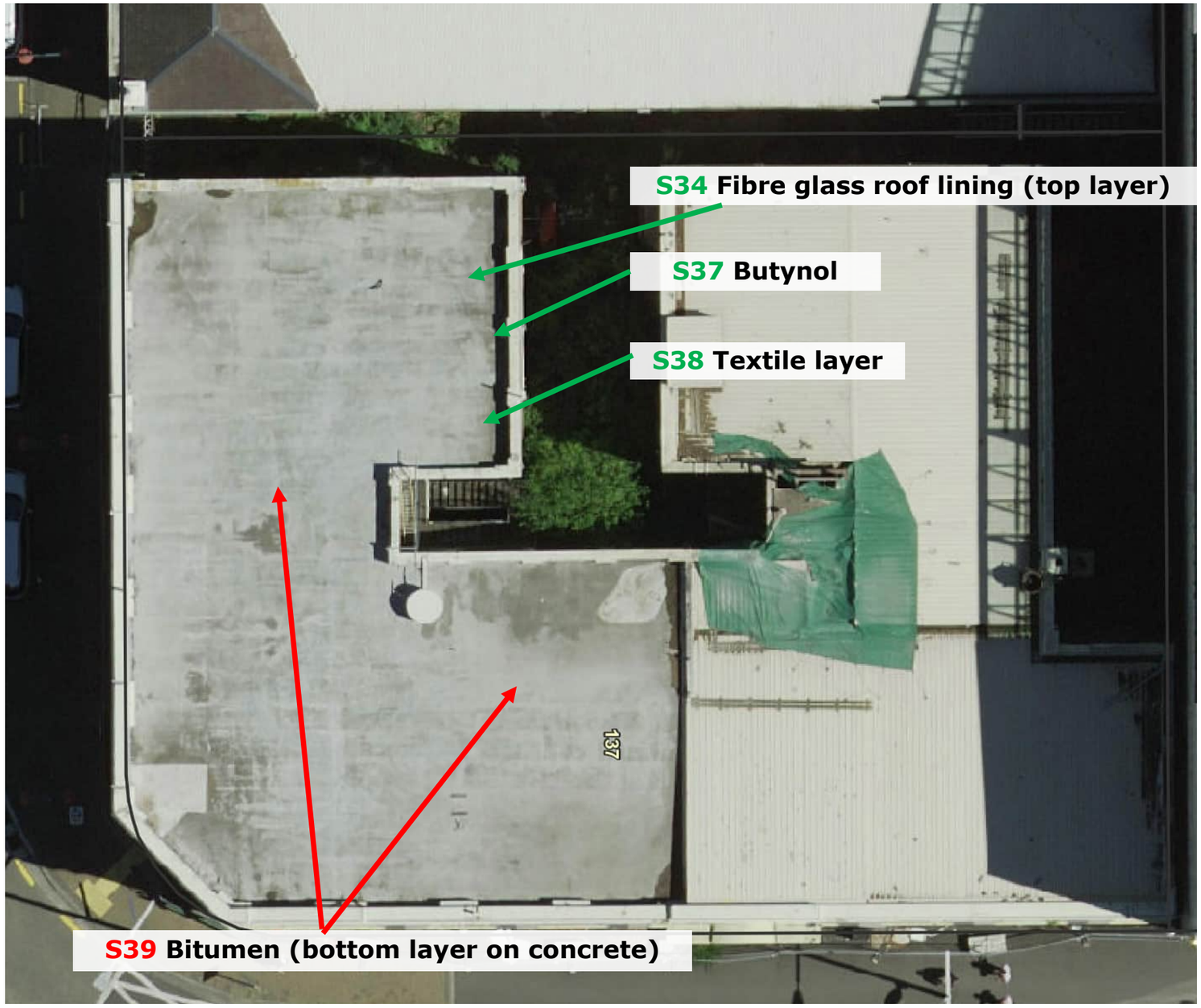

137 Cambridge Terrace, Christchurch Central Sample Locations, Roof

N

Not to scale

Version: V1

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Appendix D

Earthquake Prone Building Notice issued 23 May 2019

EARTHQUAKE-PRONE BUILDING

Christchurch City Council

Notice under section 133AL of the Building Act 2004

224123

This notice is for -

The building situated at 137 Cambridge Terrace, Christchurch, Pt Lots 1,1 DP 6773.

Building Name: Harley Chambers

0% to less than 20% NBS

The building has been determined by Christchurch City Council as earthquake prone.

The building is a priority building (as defined in section 133AE of the Building Act 2004).

The owner of the building is required to carry out building work to ensure that the building is no longer earthquake prone (seismic work). The owner is required to complete seismic work by: 14 June 2025.

The owner of the building may apply to Christchurch City Council, under section 133AN of the Building Act 2004, for an exemption from the requirement to carry out seismic work. The building must have certain characteristics to be granted an exemption (see the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005).

This building is a heritage building to which section 133AO of the Building Act 2004 applies. The owner may apply to Christchurch City Council under section 133AO for an extension of time to complete seismic work.

The owner is not required to complete seismic work if Christchurch City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone.

In the event that Christchurch City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone, the owner is not required to complete the seismic work.



Signature:
Position: Robert Wright, Head of Building Consenting
On behalf of: Christchurch City Council
Date: 23 May 2019

137

CAMBRIDGE TERRACE

RESOURCE CONSENT - ISSUE D



ISSUE: 15 MAY 2024

IGNITE

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1.0 SITE CONTEXT & ANALYSIS

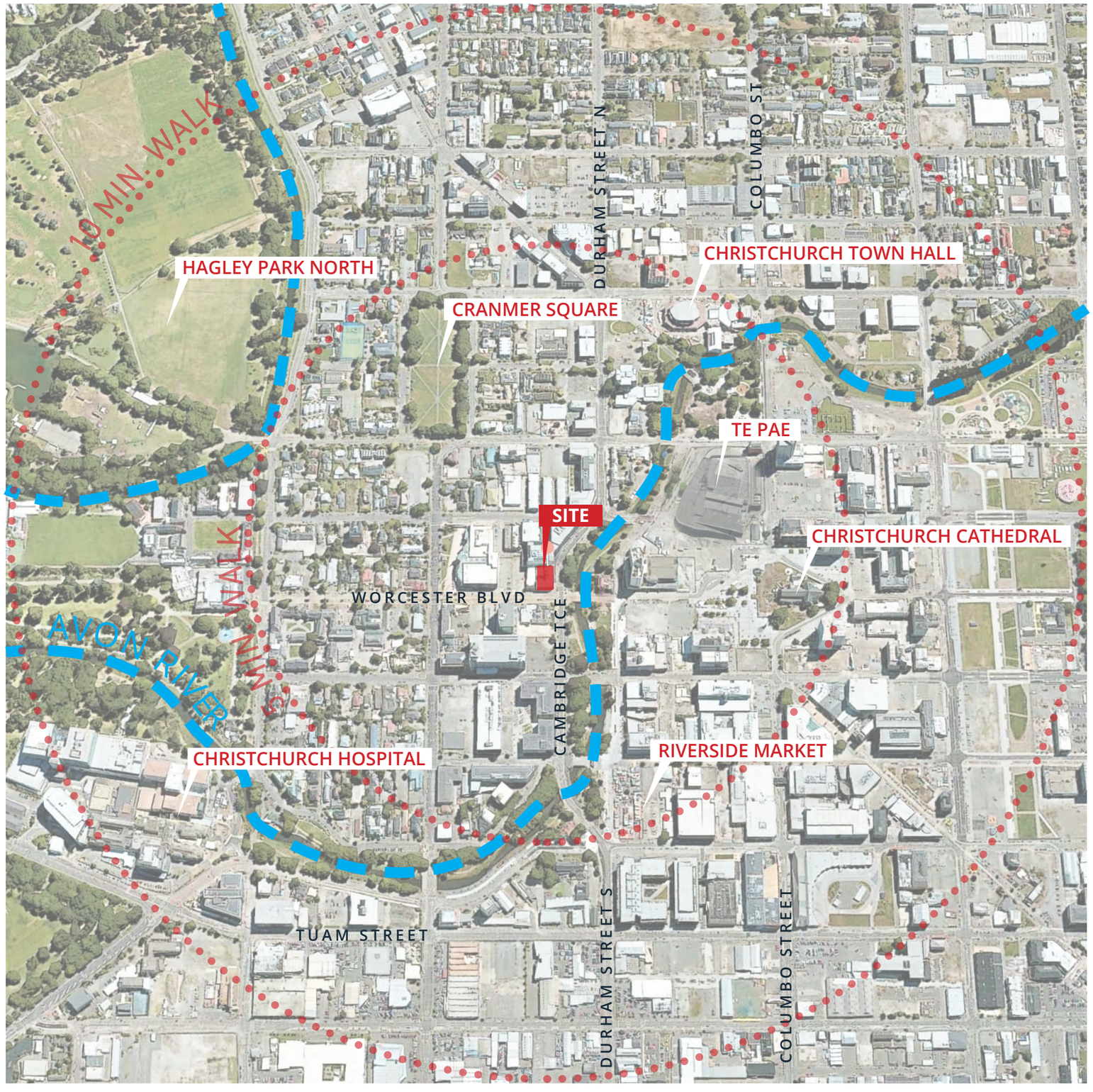
Site Location

Nestled within the principal commercial precinct of Christchurch Central City, 137 Cambridge Terrace is strategically positioned at a bustling intersection. Offering a river-front perspective, it provides sweeping views down Worcester St and Cambridge Tce, encompassing notable landmarks like the Christchurch Cathedral and Hagley Park. The proposed buildings elevation aims to extend these views to the south, capturing the rugged beauty of the Port Hills, and to the north-west, showcasing the grandeur of the Southern Alps.

Notably, the site's appeal is enriched by its proximity to key city attractions. Te Pae, the Christchurch Convention Centre, stands as a nearby hub for conferences and events, enhancing the site's significance for business travellers. Additionally, the bustling Riverside Market is within easy reach, offering a diverse culinary and retail experience.

Beyond its visual allure, 137 Cambridge Terrace serves as a convenient gateway to explore the city. Its central location ensures straightforward access to landmarks, cultural sites, and the serene Avon River. The site's eastern and western aspects also optimises exposure to sunlight, creating a prime location for development.

In essence, 137 Cambridge Terrace embodies more than a commercial address; it encapsulates the evolving narrative of Christchurch. Positioned to observe the city's past, present, and future, it symbolises urban renewal and integration, providing a pragmatic yet visually appealing environment at the heart of the city's commercial and cultural life.



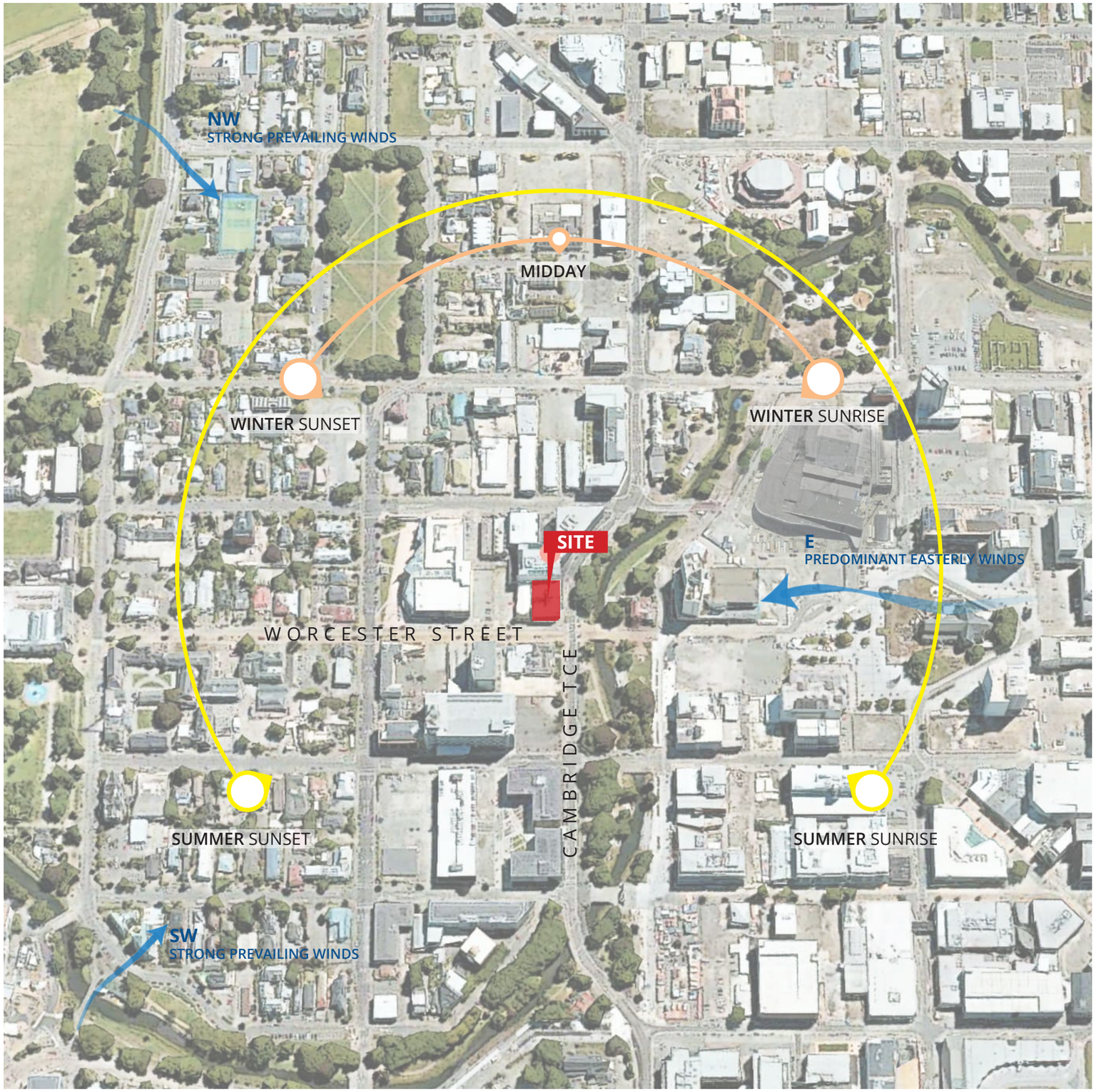
Site Analysis

137 Cambridge Terrace is located in the heart of Christchurch, offering a prime position overlooking the Avon River and its picturesque surroundings. The site is prominently situated at the junction of Cambridge Terrace and Worcester street, making it a focal point in the urban fabric. The busy Cambridge Terrace serves as a key arterial road, ensuring high visibility and accessibility.

The immediate neighbouring structures consist of a mixture of inner city civic, hospitality and commercial buildings. On the northern side, the site is bordered by a contemporary office building housing various professional services. This combination of uses contributes to the dynamic nature of the area.

Directly across Cambridge Terrace to the east is the meandering Avon river, providing an open and green expanse that contrasts with the built environment. This park serves as a recreational space for both locals and visitors, offering a pleasant visual outlook from the site.

The site itself is relatively level with its orientation primarily facing east-west, ensuring that it benefits from abundant natural light throughout the day. While the typical winds in Christchurch are generally from the east the strongest winds occur from the north-west and southwest. The presence of neighbouring buildings can help mitigate the impact of strong winds.



N

SUMMER SUN PATH

WINTER SUN PATH

SITE BOUNDARY



District Plan Zone

OPERATIVE ZONING
The site is zoned Commercial Central City Business Zone in the operative Christchurch District Plan (CDP)

BUILDING SETBACK AND CONTINUITY
Up to road boundary
Across 100% of the width where it abuts all road boundaries (excluding access ways and service lanes)

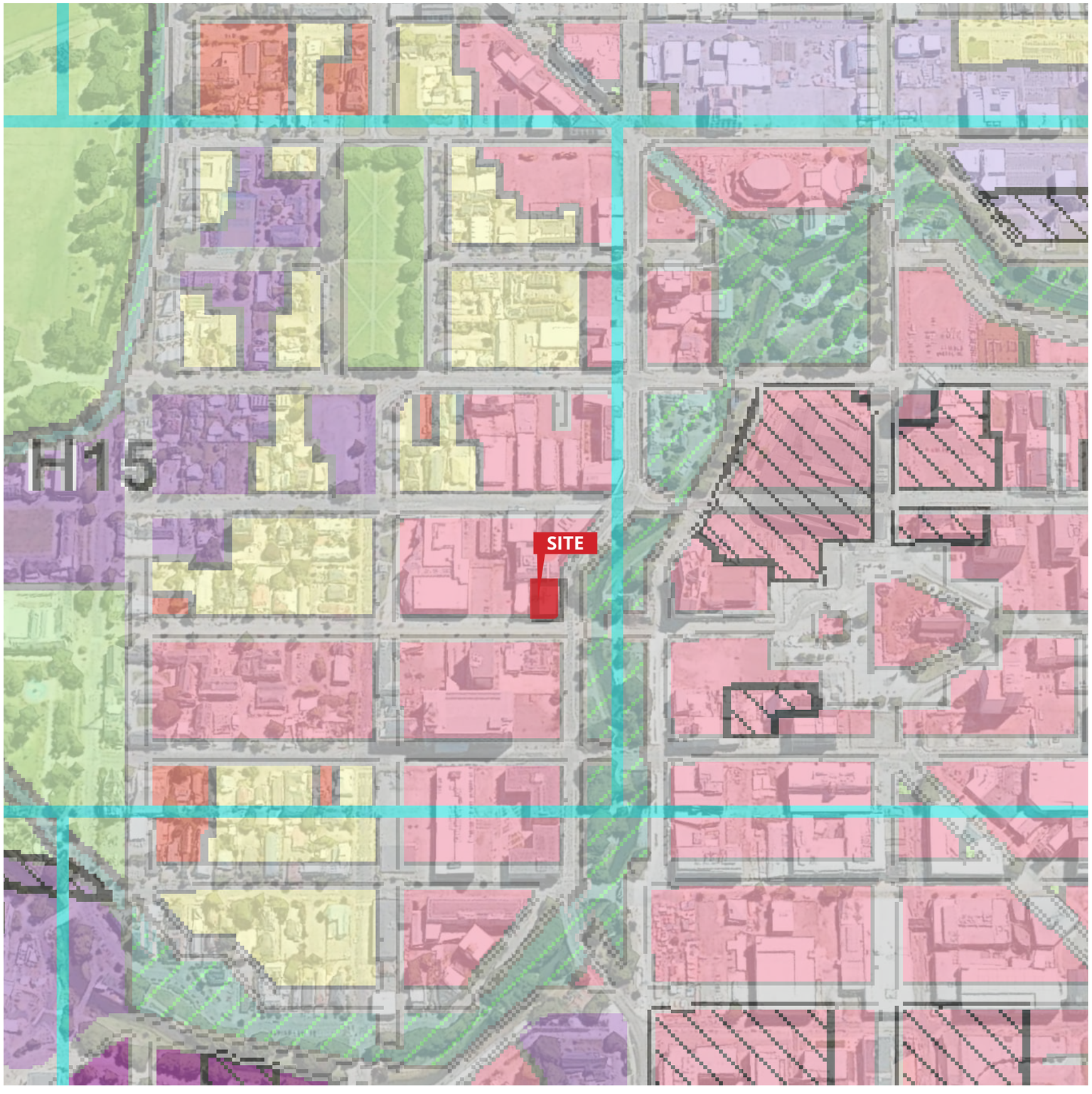
BUILDING HEIGHT OVERLAY
Central City Building Height 28m Overlay

MAXIMUM ROAD WALL HEIGHT
21m

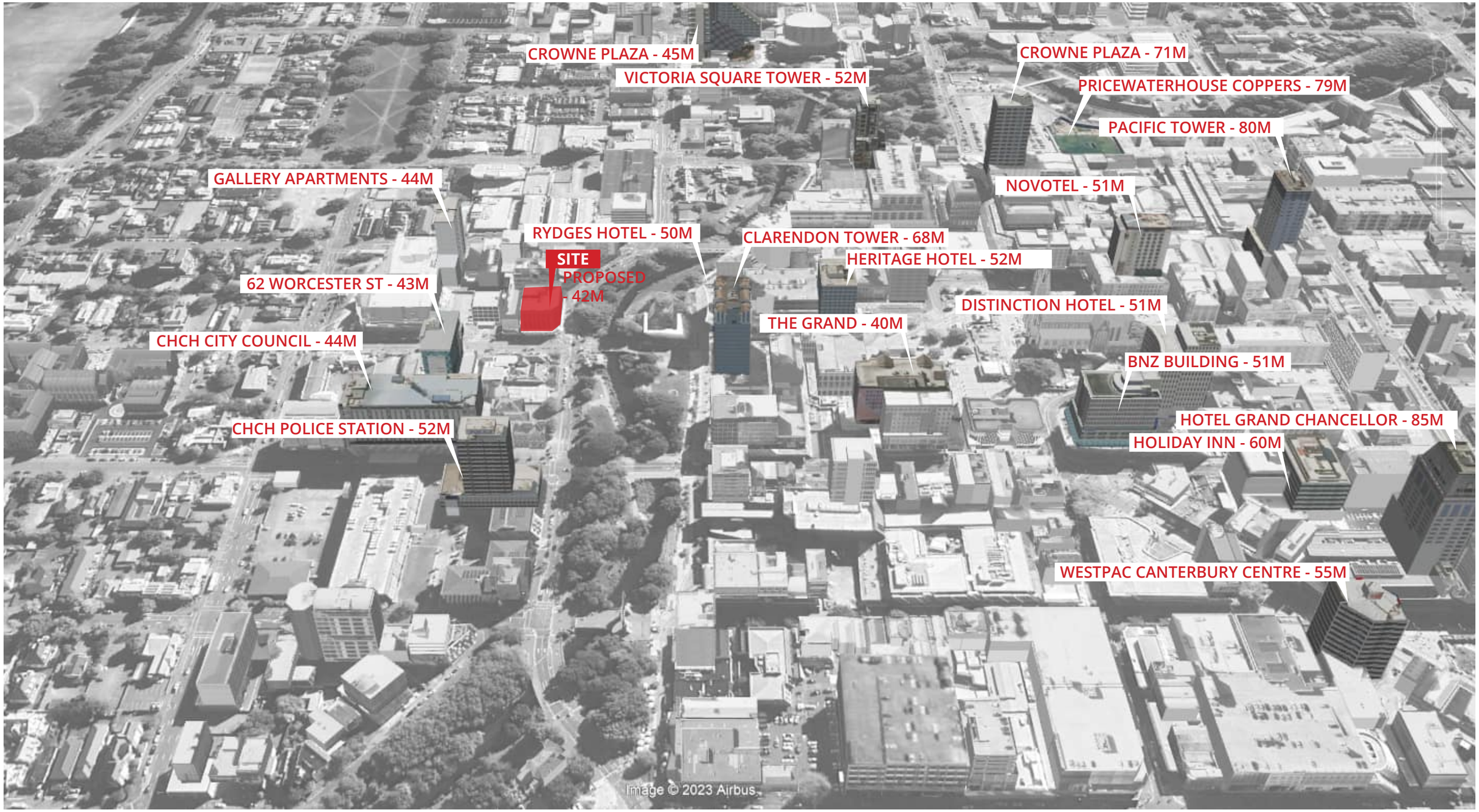
SUNLIGHT AND OUTLOOK FROM STREET
Buildings shall not project beyond a 45 degree recession plane measured from the max road wall height

NATURAL HAZARDS
Flood Management Area
Liquefaction Management Area

NATURAL AND CULTURAL HERITAGE
Heritage Item 78
Heritage List Number 3111 - Category 2



Surrounding Tall Buildings - Pre 2011 Earthquake



Surrounding Tall Buildings - Post Earthquake



2.0 URBAN DESIGN RESPONSE

Cultural Context

The site is located within the central city of Ōtautahi/Christchurch and therefore the ancestral lands of Ngāi Tahu, and the contemporary takiwā of Ngāi Tūāhuriri as mana whenua. It is located within an area which was once rich in natural resources, Māori would have utilised the abundance of resources available as this area formed part of a wider system of trails, rivers and streams:

• ŌTĀKARO / Avon River (1)

The Ōtākaro Avon River and surrounding area have a long and vibrant cultural history. Ngāi Tahu – and Ngāti Māmoe and Waitaha before them – had permanent and temporary kainga and pa in the greater Christchurch area. The Ōtākaro Avon River and Ihutai/Avon Heathcote Estuary are of vital importance to mana whenua, who prized the abundant food and natural resources that could be harvested from the springs, waterways, wetlands, grasslands, and forests that flourished in the area.

Ōtākaro, meaning the place of a game, is so named after the children who played on the river's banks as the food gathering work was being done.

• Antony Gormley's STAY public artwork (2)

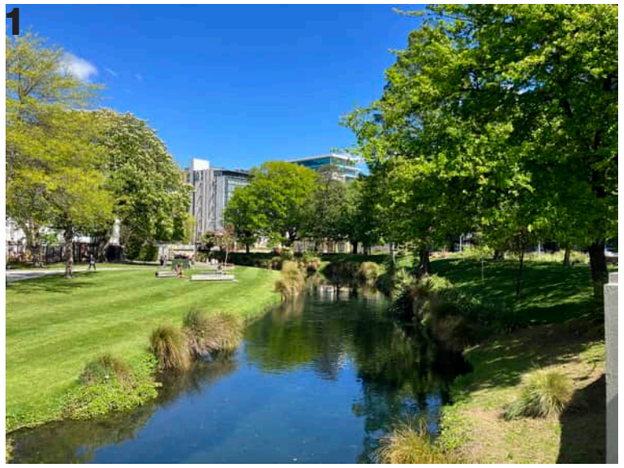
The works take a single moment of human time and place it in two distinct contexts: a tree-lined river where the trees were unscathed and the river never ceased to flow, and an historic building that, although damaged, survived the quake.

Situating the artwork in the waters of Ōtākaro Avon River has the potential to provide a strong visual connection to the awa and, in effect, reconnecting the local community to manawhenua sites of significance while acknowledging the awa as a central part of our cultural identity. Furthermore, this artwork also has the ability to draw an international audience into close proximity of culturally significant sites along Ōtākaro.

• Worcester Street Bridge (3)

The Canterbury Association survey of Christchurch in 1850 laid out the nascent town in a grid. Disrupting the regularity of this street pattern however were the sinuous curves of the Avon River. These proved a serious impediment to travel within the city, and necessitated the prompt construction of a series of bridges. Initially simple structures, by the 1880s the majority of these inner city bridges had been replaced in permanent materials. With their fine cast iron railings, they contribute much to the townscape and character of Christchurch. At only 52 ft in width, the Worcester St Bridge is one of only two nineteenth century bridges in the city not to have been widened to accommodate modern traffic (the other being the Armagh St Hagley Park Bridge). Today the tourist tram route crosses the bridge, though trams did not pass this way when part of the old transport system.

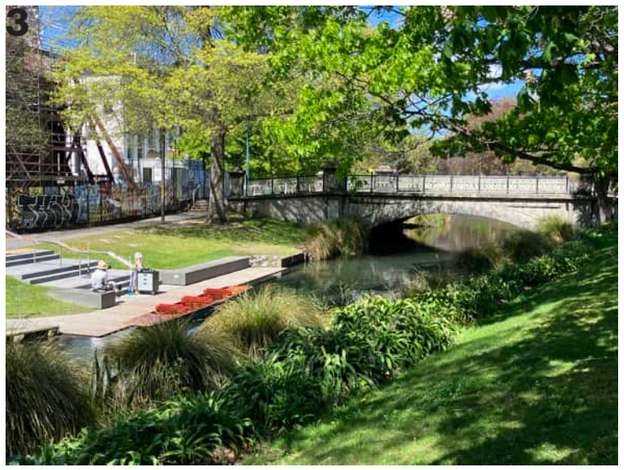
1



2



3



• Whāriki: Pūtake Aronga (4)

Located on Oxford Terrace near Worcester Boulevard, along the Ōtākaro Avon River Promenade.

This whāriki depicts how whānau permeates everything we do; the depth of the words, speeches and meaning of the waiata (songs) embraces and benefits all whānau (family), hapū (kinship group, subtribe) and iwi (tribe). These concepts are embodied in the top and bottom designs.

• TE IRINGA O KAHUKURA/Port Hills (5)

Cultural landscapes denote an association of people to their surroundings. These associations are held within cultural memory as place names, sites, whakapapa and the ancestral and contemporary interactions with the area. For Māori, such interactions are iwi/hapū/whanau specific and the connection interlinks them with the biophysical and spiritual dimensions of their cultural identity.

For Māori, "mountains were the most significant of landmarks, their physical presence inseparable from their human association". Rocky outcrops often held special significance as they were seen to be enduring and everlasting. Such rock formations (6) are called wāhi kōhatu, and through spiritual personification become kaitiaki of the surrounding landscape, binding the whakapapa of mana whenua to the land.

• KĀ TIRITIRI O TE MOANA / Southern Alps (7)

Maori legend tells that Aoraki and his three brothers were out in their waka Maori canoe) when it upended on a reef. Climbing to the top of the waka, the young men waited in the hope of being rescued. Their hair turned white, and over time they were frozen and turned to stone. The waka became the South Island, while the young men are the Southern Alps, their white hair the glowing snow-capped peaks which caused explorer Julius Haast to remark in the 1800s that 'as far as the eye could reach everywhere snow and ice and rock appeared around us, and in such gigantic proportions that I sometimes thought I was dreaming.' Aoraki-Mt Cook has strong spiritual significance to Maori. It was restored to the Ngai Tahu tribe as part of the Waitangi settlements. Ngai Tahu then gifted the mountain back to the people of New Zealand, sealing it forever as a national heritage park.



5



6



7



Worcester Street Historic Lane-way



CANTERBURY MUSEUM
15 Rolleston Avenue

LIST ENTRY STATUS
Historic Place Category 1

LIST NUMBER
290



WORCESTER CHAMBERS
69 Worcester Street, Christchurch

LIST ENTRY STATUS
Historic Place Category 2

LIST NUMBER
1950

PROPOSED BUILDING LOCATION
137 CAMBRIDGE TERRACE



MUNICIPAL CHAMBERS (FORMER)
159 Oxford Terrace

LIST ENTRY STATUS
Historic Place Category 1

LIST NUMBER
1844



CATHEDRAL CHURCH OF CHRIST
100 Cathedral Square

LIST ENTRY STATUS
Historic Place Category 1

LIST NUMBER
46

ART CENTRE OF CHRISTCHURCH
2-28 Worcester Boulevard

LIST ENTRY STATUS
Historic Place Category 1

LIST NUMBER
7301

REGISTRY BUILDING (FORMER)
Art Centre of Christchurch

LIST ENTRY STATUS
Historic Place Category 1

LIST NUMBER
7373

CANTERBURY CLUB
129 Cambridge Terrace

LIST ENTRY STATUS
Historic Place Category 2

LIST NUMBER
1837



WORCESTER STREET BRIDGE

LIST ENTRY STATUS
Historic Place Category 2

LIST NUMBER
1833

Heritage Podium Treatment

The Heritage Podium Treatment proposed for the hotel embodies a meticulous and thoughtful approach to architectural design, blending modernity with a profound respect for historical context. The design considerations are outlined as follows:

A - Heritage Podium & Rhythmic Façade:

The proposed design envisions the three lower levels of the hotel as an elegant and rhythmic façade that sets the precedent for the entire structure. With attention to refined detail, these levels create a fabric that invites and engages guests and the public to the public amenity spaces within the hotel. The use of high-quality materials, depth in the facade, and carefully considered proportions establishes a connection with the street. In contrast, the upper 8 levels adopt a more uniform curtain wall system, tying in with the grid pattern below.

A/B - Contextual Sensitivity:

In careful consideration of the site's context and historical significance, the proportions of the first three levels of the proposed design acknowledge, and is empathetic to the existing historic building on the site. By maintaining the historic buildings proportions and the Neoclassical grandeur to the lower facade, our aim is to honour the scale and character of the surrounding street and its history, seamlessly blending the new hotel within the fabric of the city's architectural heritage.

C - Homage to Neighbours:

Acknowledging the significance of the neighbouring historic building at 69 Worcester Street, Worcester Chambers, the design intentionally opens up the western façade on the ground levels. This architectural gesture is a deliberate strategy to establish a visual connection and dialogue with the adjacent heritage structure. By exposing the red brick façade, the design celebrates the unique architectural elements of the neighbouring building, which have been hidden behind the existing Harley Chambers.

D - Western Facade Treatment:

Given the historical significance of the neighbouring building, the treatment of the western facade holds considerable importance as it will likely remain visible for the foreseeable future. Here, the continuation of the curtain wall facade from the upper levels seamlessly integrates with the lower levels' homage to the surrounding heritage. This integration is achieved through meticulous attention to detail, ensuring that the grid pattern established in the lower levels is echoed in the curtain wall above, resulting in a harmonious visual transition. Furthermore, the introduction of pre-cast concrete to the core incorporates deep textured grid patterns, adding another layer of visual interest while effectively tying together various design elements cohesively. This approach not only enriches the modern architectural language with depth and texture but also enhances the overall visual experience of the heritage podium treatment on the lower three levels.

A



B



D



C

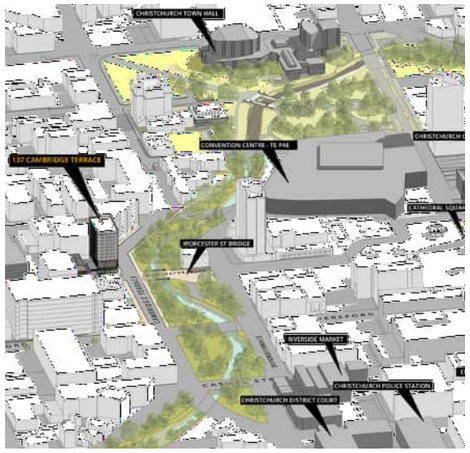


Design Considerations











Ground Floor Activation:

The proposed hotel at 137 Cambridge Terrace, featuring a transparent and engaging ground-level facade,and is poised to significantly contribute to economic growth and tourism in Christchurch. With approximately 200 hotel rooms, the establishment will not only attract tourists but also serve as a hub that bolsters foot traffic in the city centre. This influx of people into the city centre is expected to have a cascading effect on the surrounding businesses, fostering prosperity and economic activity. The ground-level transparency, particularly in public zones like the restaurant and reception areas, promotes street-level commercial vibrancy, further enhancing the overall economic landscape.

Human Scale:

The street-level access exemplifies a dedication to inclusiveness and fostering urban connectivity. The design also ensures that the lower three levels have a distinct and highly detailed facade treatment, in comparison to the rest of the tower, contributing to a human-scale feel and visual interest to the bottom levels. This approach blends the bulk of the building with existing buildings in the area, creating a cohesive and visually appealing cityscape.

Corner Treatment:

The curved glass facade at the street corner of Worcester Street and Cambridge Terrace not only adds a modern and inviting element but also follows the curve to the lot boundary at the ground level maximising the footprint of the building. The curve is reduced on the upper levels to maximise the footprint for room layouts above and hangs slightly over the footpath further promoting the corner of Worcester St & Cambridge Tce. This design feature enhances the architectural interest of the building, contributing to the city's modern aesthetic.

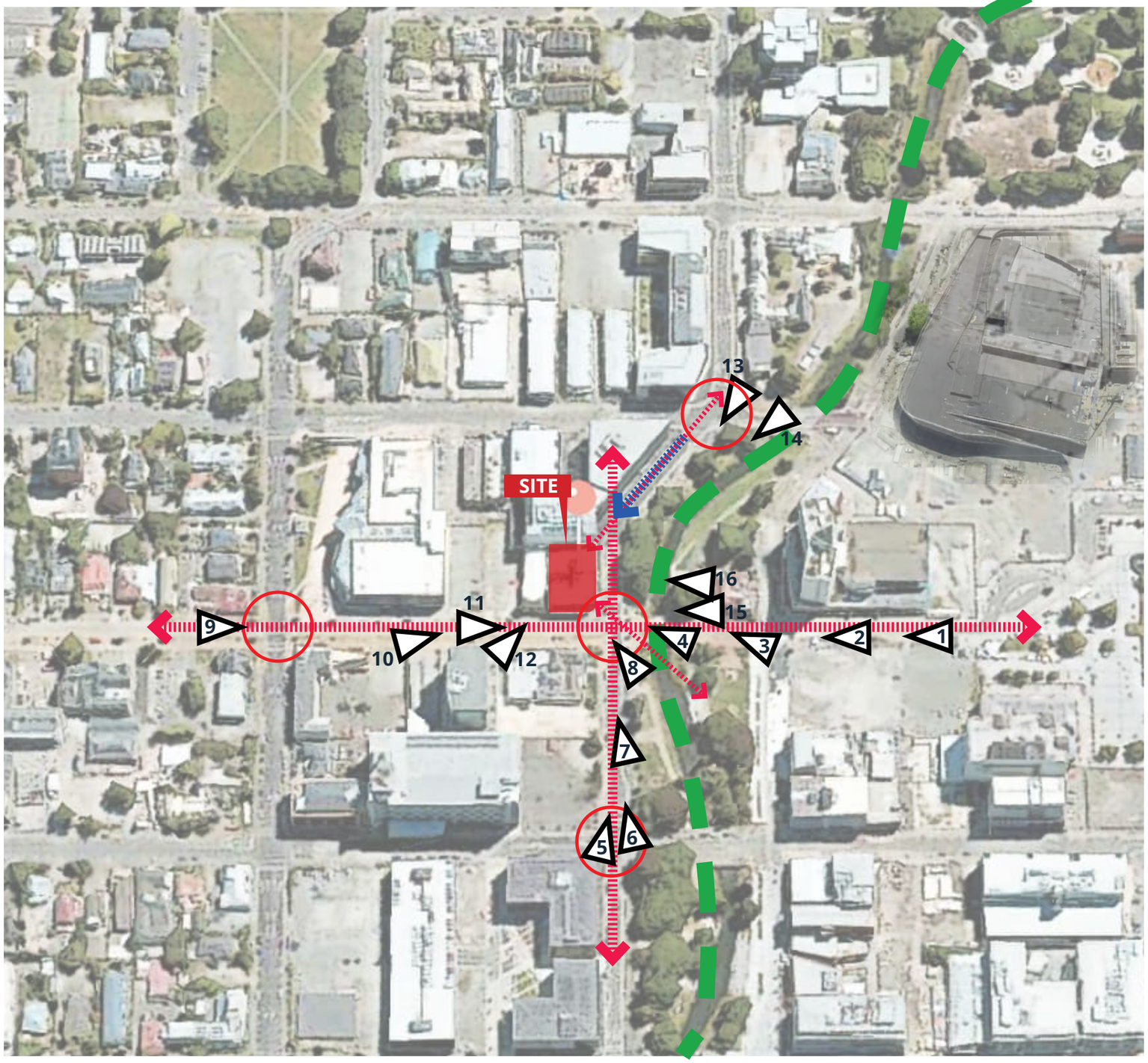
Location & Community Interaction:

Hotels frequently function as gathering places for individuals from diverse backgrounds. The arrival of tourists and guests creates an environment conducive to cultural exchange and meaningful interaction between local residents and visitors. This dynamic contributes to the development of a more cosmopolitan and globally connected community. Given its strategic location—only 300 meters to the southwest of the convention centre and 200 meters to the Northwest of The Terrace—137 Cambridge Terrace stands as a prime location for hospitality services, further enhancing opportunities for cultural engagement and community interaction.

Northern Facade Consideration

The treatment of the northern façade of the hotel is carefully designed to establish a harmonious relationship with the neighbouring Lane Neave building while also contributing to the overall architectural identity of the area. A grooved relief pattern is incorporated into the precast panels of the northern façade, extending the visual language of the Lane Neave building and creating a sense of continuity between the two structures. Additionally, considering the proximity to the boundary, the northern façade's boundary wall is designed to meet fire rating requirements to ensure the safety and protection of both the hotel guests and neighbouring properties. This integration of aesthetic coherence and regulatory compliance underscores the commitment to thoughtful design and responsible urban development.

Photo Location Map



LEGEND

- Primary Viewshaft
- Secondary Viewshaft
- View from Vehicle
- Avon River Green Screen
- 1 Photo Locations
- Crossroad Wayfinding

View Shaft Photos

WORCESTER STREET LOOKING WEST TOWARDS 137 CAMBRIDGE TCE



Image 1


Image 2



Image 3



Image 4

CAMBRIDGE TCE LOOKING NORTH TOWARDS THE SITE


Image 5


Image 6


Image 7


Image 8

View Shaft Photos

WORCESTER STREET LOOKING EAST TOWARDS 137 CAMBRIDGE TCE



Image 9



Image 10



Image11



Image12

GLOUCESTER ST LOOKING SOUTH TOWARDS THE SITE

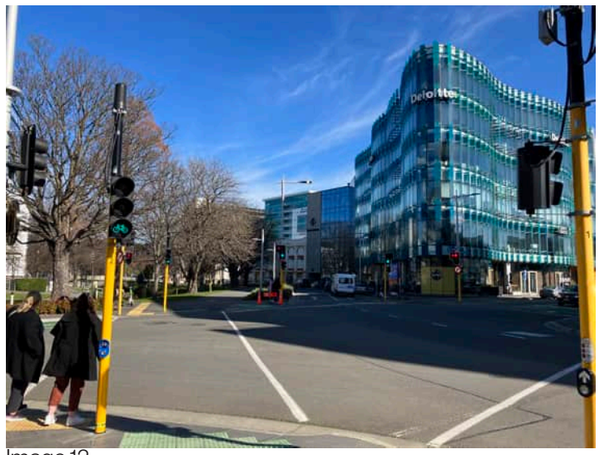


Image 13



Image 14

AVON RIVER LOOKING WEST TOWARDS THE SITE



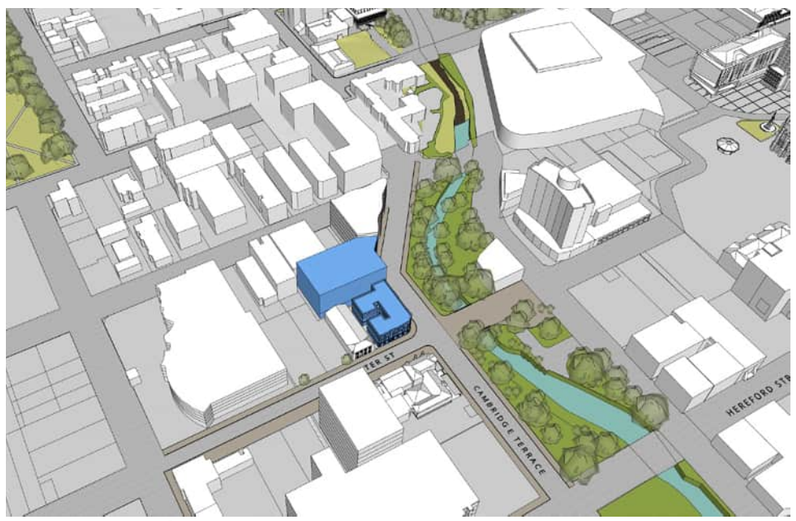
Image 15



Image 16

Tower Massing

Existing building (INCLUDES "LANE NEAVE" BUILDING)



- Existing Harley Chambers Massing
- Existing Lane Neave building shown in blue also, to highlight existing bulk form to the north.

28m



Permitted massing under the current district planning rules
- Maximum road wall height is 21m
- Overall height limit is 28m

42m



Proposed hotel massing
- Extruded up to 42m
- No offsets shown

90m



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m

View Shaft From East Showing 137 Cambridge Massing



Existing Building

WORCESTER STREET LOOKING WEST TOWARDS 137 CAMBRIDGE TCE



- Existing view shaft

28m

WORCESTER STREET LOOKING WEST TOWARDS 137 CAMBRIDGE TCE



Permitted massing under the current district planning rules
- Max height of 28m

Proposed Building - 42m

WORCESTER STREET LOOKING WEST TOWARDS 137 CAMBRIDGE TCE



Proposed hotel massing
- Extruded up to 42m
- No offsets shown

90m

WORCESTER STREET LOOKING WEST TOWARDS 137 CAMBRIDGE TCE



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m

View Shaft From South Showing 137 Cambridge Massing



Existing Building

CAMBRIDGE TCE LOOKING NORTH TOWARDS THE SITE



- Existing view shaft

28m

CAMBRIDGE TCE LOOKING NORTH TOWARDS THE SITE



Permitted massing under the current district planning rules
- Max height of 28m

Proposed Building - 42m

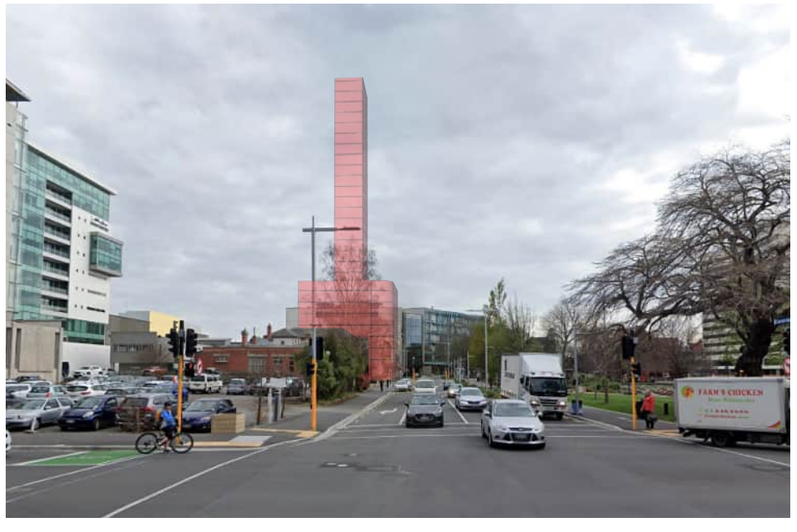
CAMBRIDGE TCE LOOKING NORTH TOWARDS THE SITE



Proposed hotel massing
- Extruded up to 42m
- No offsets shown

90m

CAMBRIDGE TCE LOOKING NORTH TOWARDS THE SITE



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m

View Shaft From West Showing 137 Cambridge Massing



Existing Building

WORCESTER STREET LOOKING EAST TOWARDS THE SITE



- Existing view shaft

28m

WORCESTER STREET LOOKING EAST TOWARDS THE SITE



Permitted massing under the current district planning rules
- Max height of 28m

Proposed Building - 42m

WORCESTER STREET LOOKING EAST TOWARDS THE SITE



Proposed hotel massing
- Extruded up to 42m
- No offsets shown

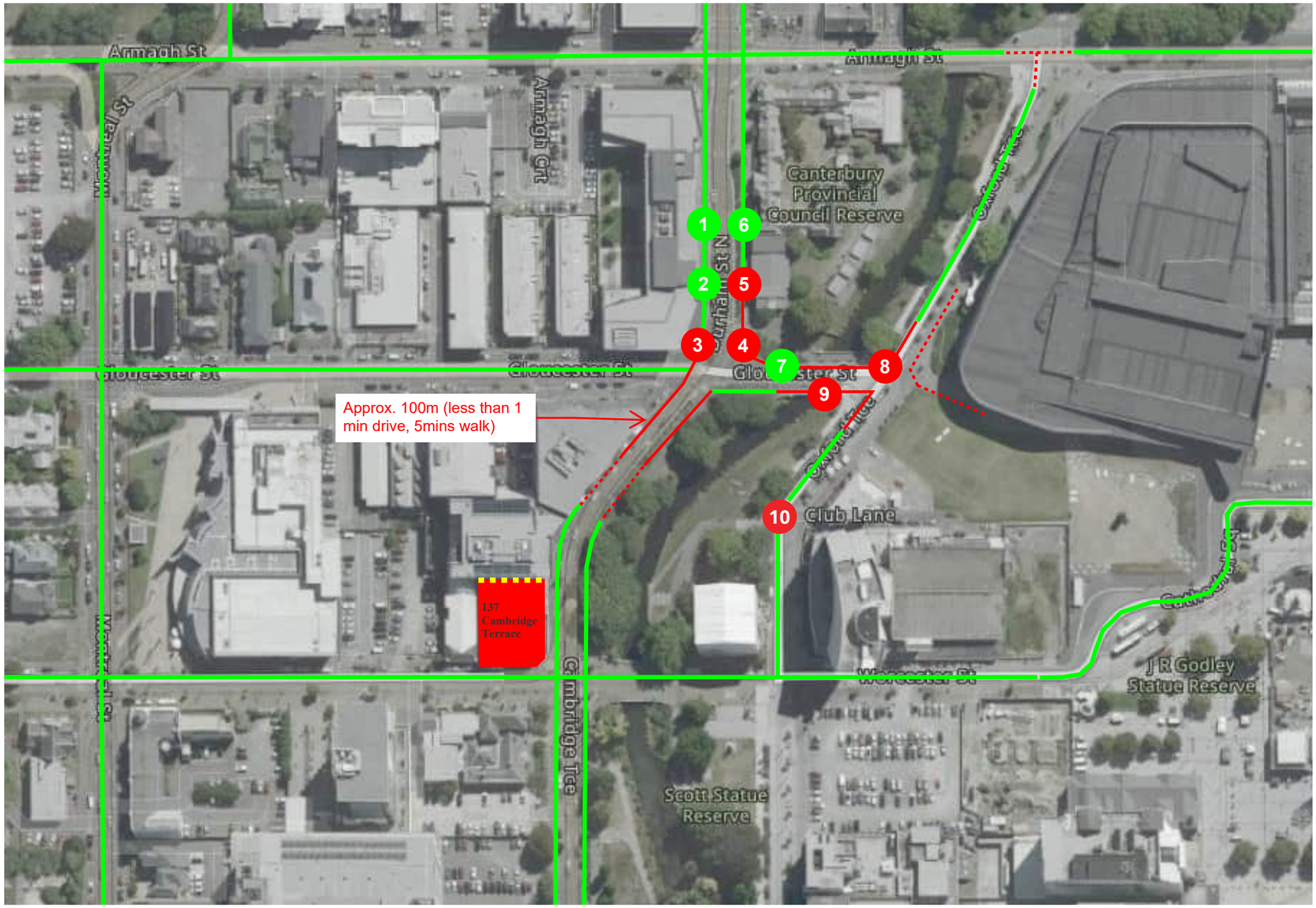
90m

WORCESTER STREET LOOKING EAST TOWARDS THE SITE



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m

Northern View Shaft Analysis Showing 137 Cambridge Massing

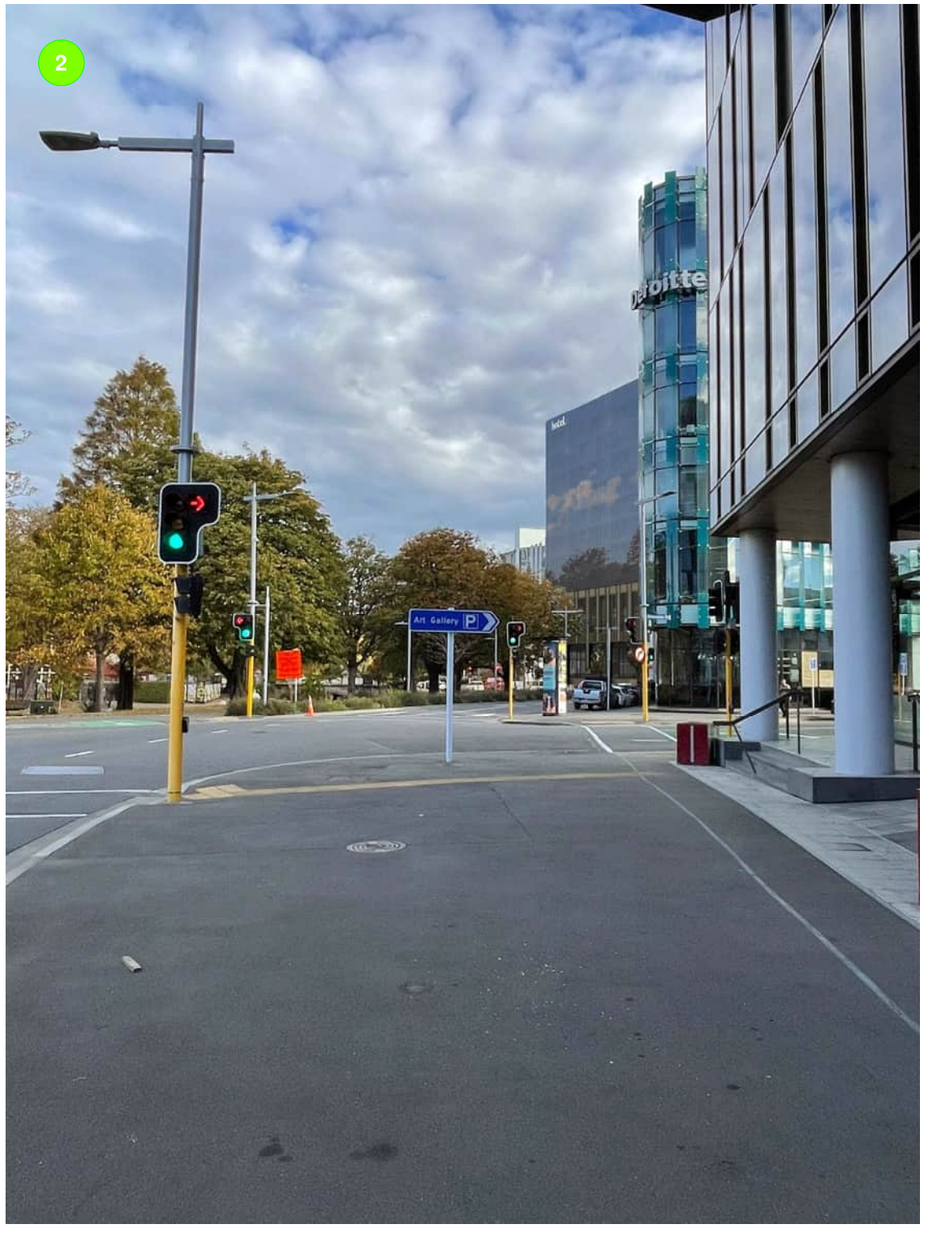


Legend

- Photo Taken Spots
- Proposed northern facade
- The Area where the proposed northern facade is concealed
- The Area where the proposed northern facade is visible

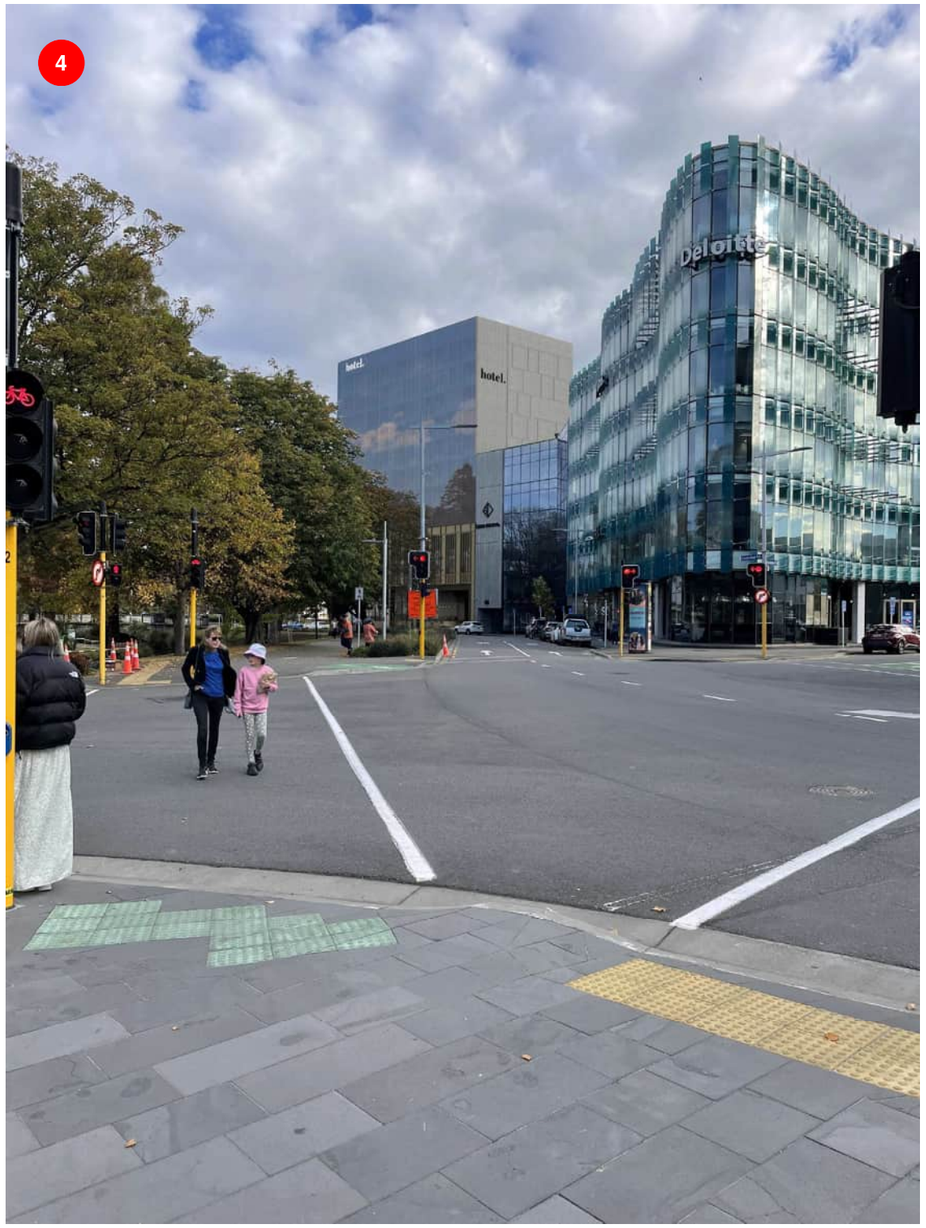
Northern View Shaft Analysis Showing 137 Cambridge Massing





Northern View Shaft Analysis Showing 137 Cambridge Massing



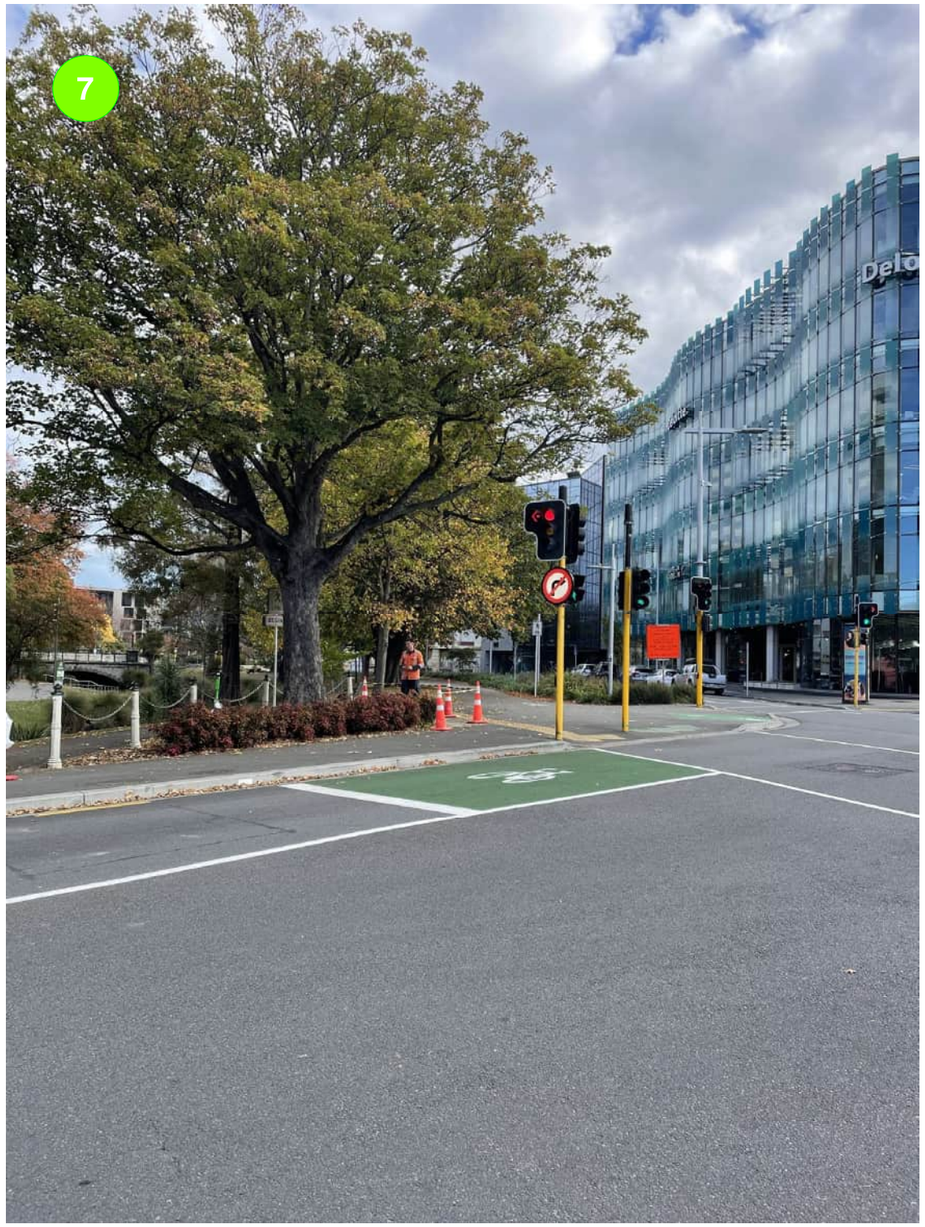


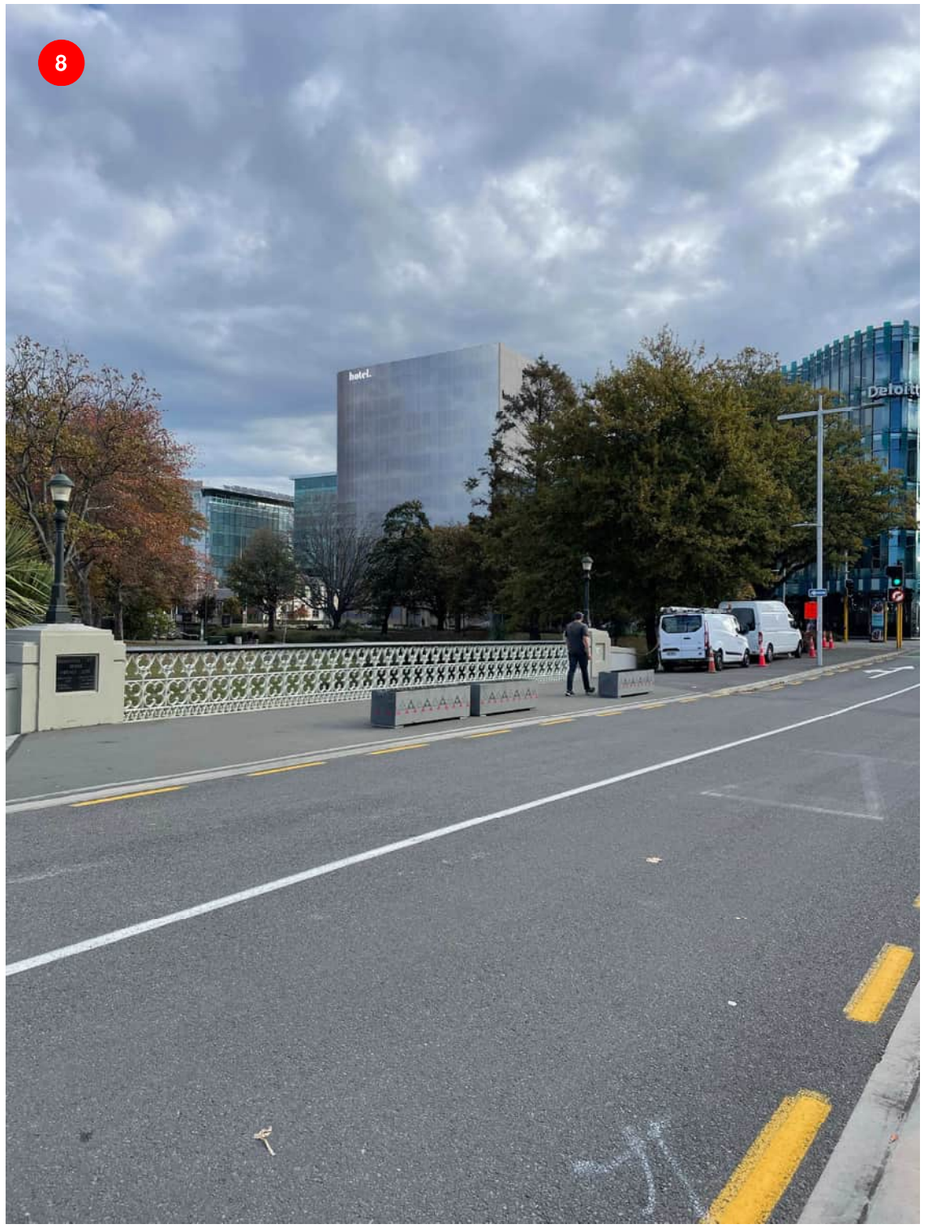
Northern View Shaft Analysis Showing 137 Cambridge Massing



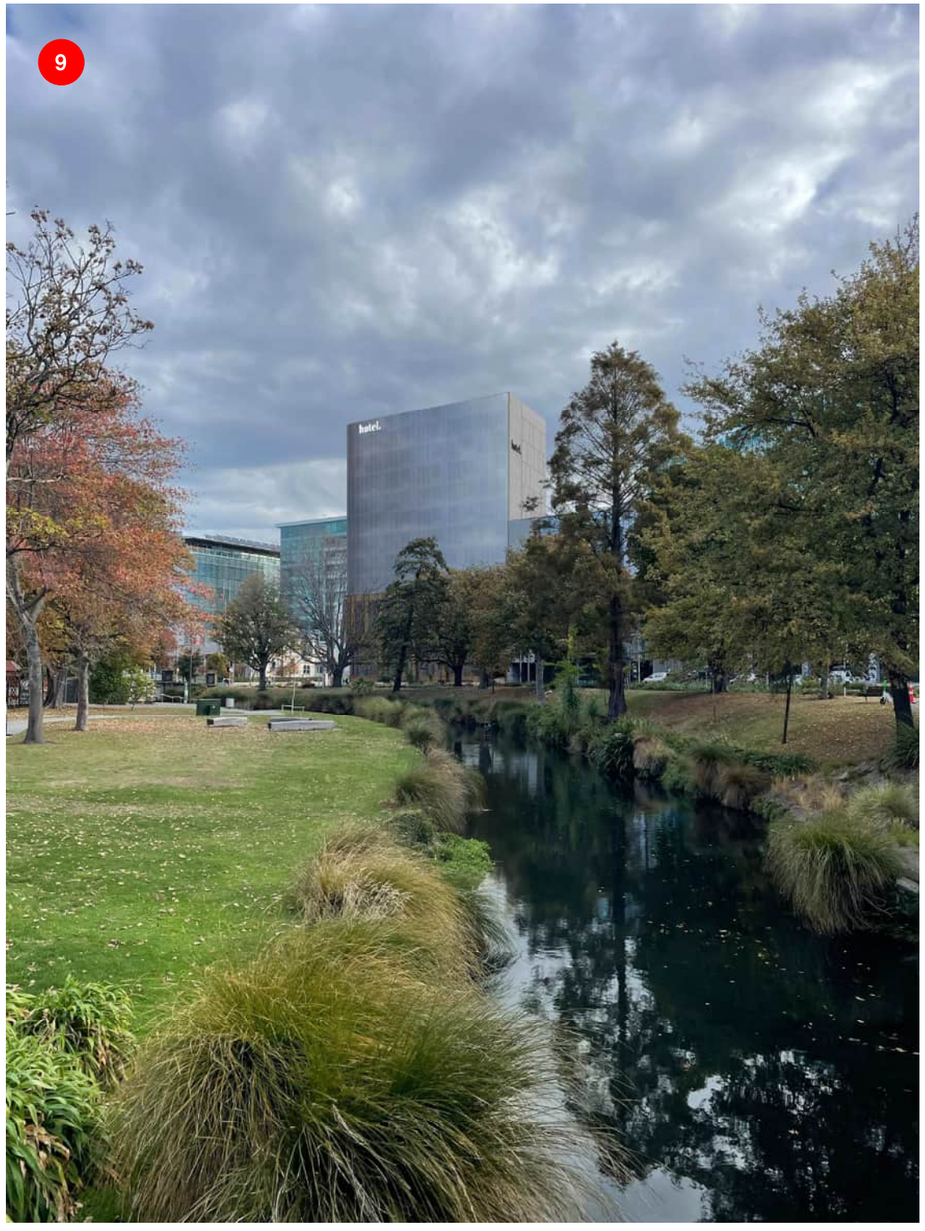


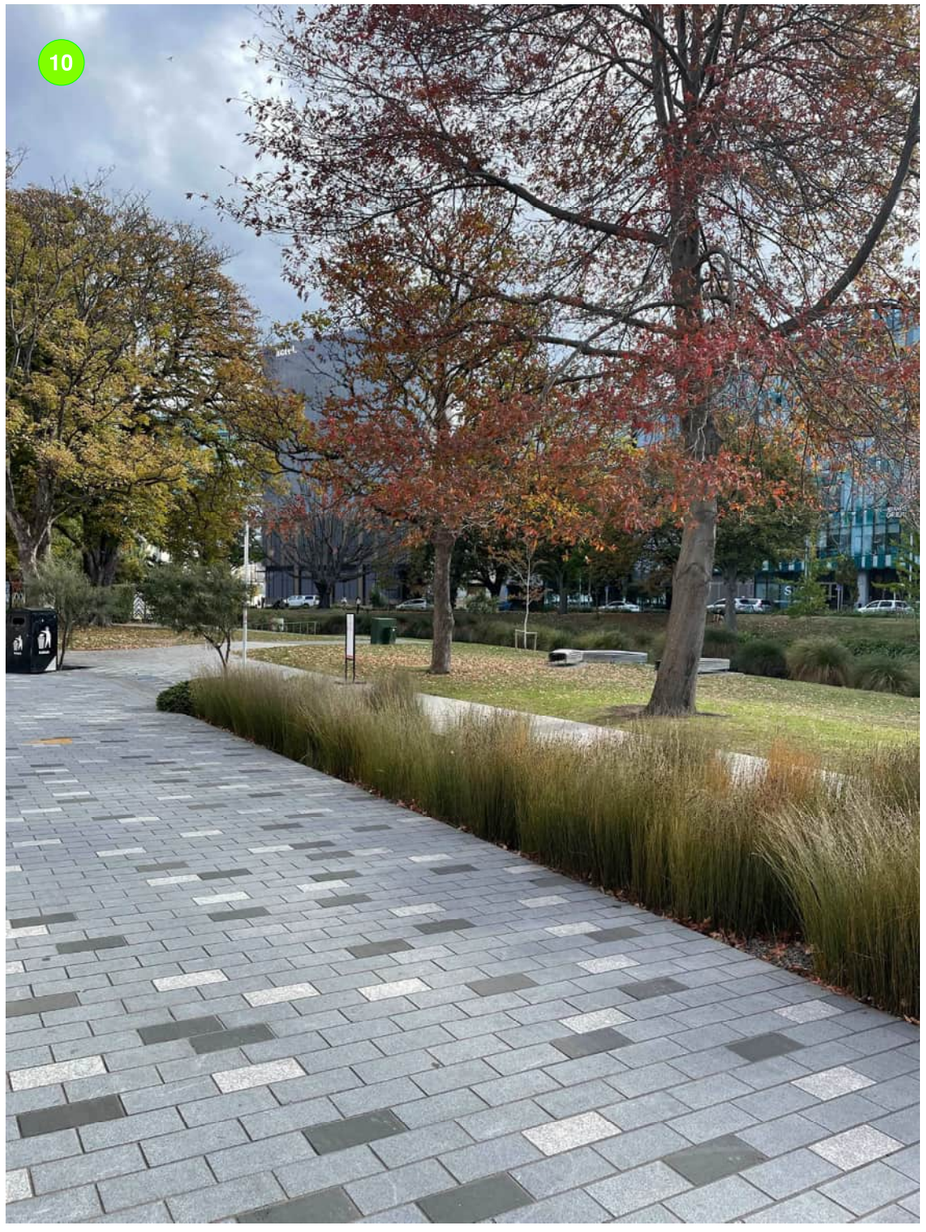
Northern View Shaft Analysis Showing 137 Cambridge Massing





Northern View Shaft Analysis Showing 137 Cambridge Massing





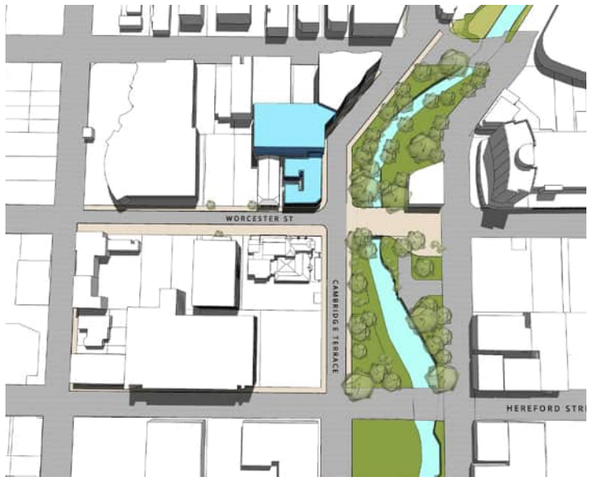
Shading Diagrams - Summer Solstice

Dec 21

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM



SUMMER 4PM

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM



SUMMER 4PM

Shading Diagrams - Summer Solstice

Dec 21

PROPOSED 42m MASSING



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM

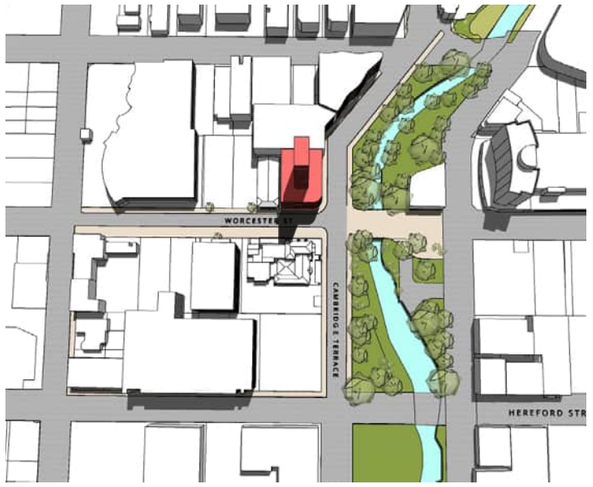


SUMMER 4PM

PERMITTED 90m MASSING - PLAN CHANGE 14



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM

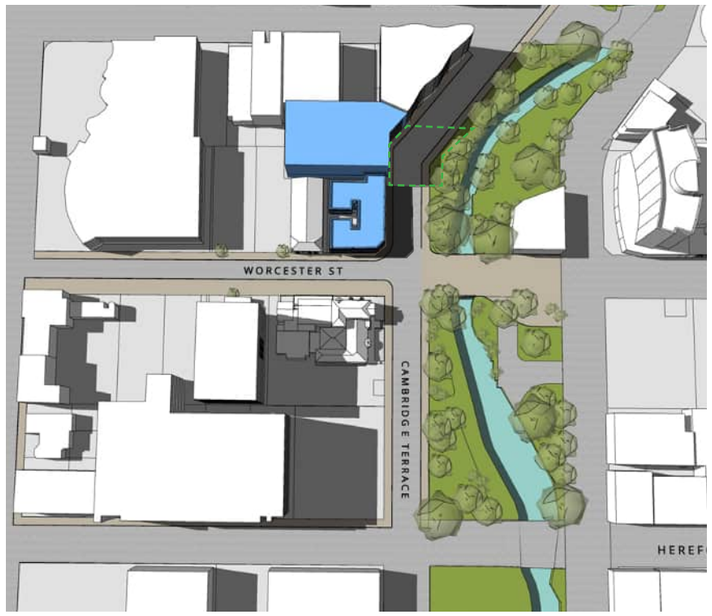


SUMMER 4PM

Shading Diagrams - Summer Solstice

SUMMER 4PM

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



Existing Harley Chambers Massing
- 100%Permitted shadow area calculated from the existing Harley Chambers building only
- Shadows from the Lane Neave building shown for reference only

Approximate shading area over flat plane: 388 m²

Percentage of permitted shadow: 100%

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



Permitted massing under the current district planning rules
- Max height of 28m
- Late afternoon during Summer Solstice
- Building to the South relatively unaffected
- Shading primarily falls on a small area of the Avon River's west bank

Approximate shading area over flat plane: 656m²

Percentage of permitted shadow: 169%

PROPOSED 42m MASSING



Proposed hotel massing
- Extruded up to 42m
- 8.4m setback from western boundary
- Late afternoon during Summer Solstice
- Building to the South relatively unaffected
- Shading primarily falls on the Avon River's west bank

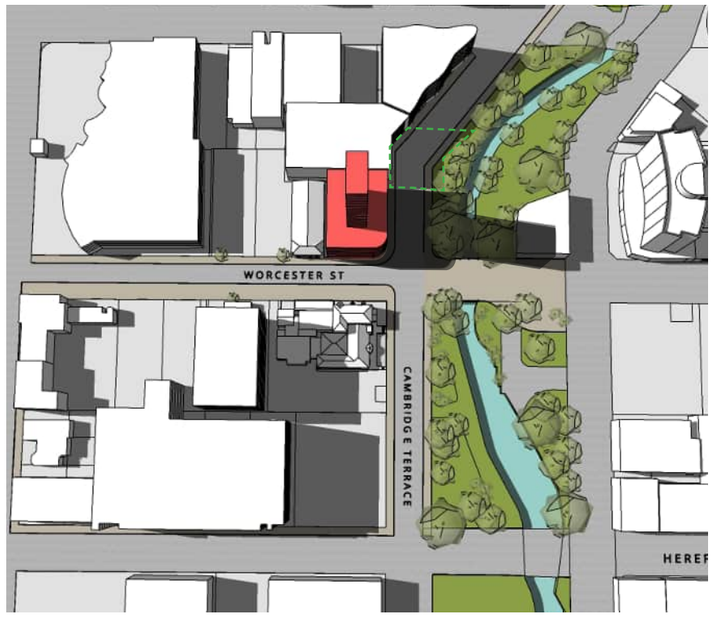
Approximate shading area over flat plane: 1216m²

Percentage of permitted shadow: 313%
(comparison with **existng building**)

Percentage of massing shadow: 185%
(comparison with permitted **28m massing**)

Percentage of 90m massing shadow 78%
(comparison with permitted **90m massing**)

PERMITTED 90m MASSING - PLAN CHANGE 14



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m
- Late afternoon during Summer Solstice
- Building to the South relatively unaffected
- Shading primarily falls on the Avon River's west and east bank
- Similar shading compared to proposed building form

Approximate shading area over flat plane: 1560m²

Percentage of permitted shadow: 402%

Shading Diagrams - Winter Solstice

June 21

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



WINTER 10AM



WINTER 12PM

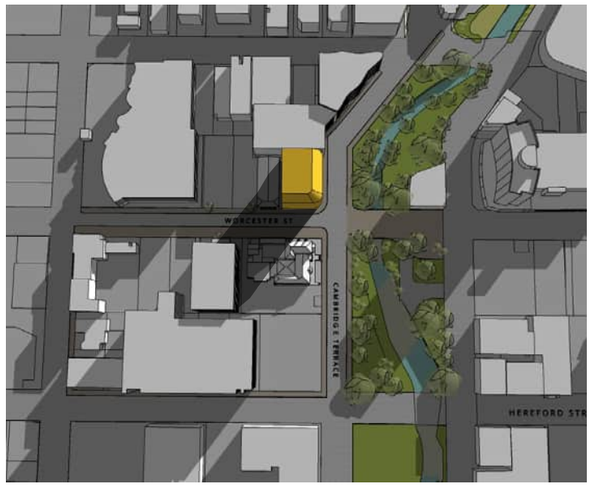


WINTER 2PM



WINTER 4PM

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



WINTER 10AM



WINTER 12PM



WINTER 2PM

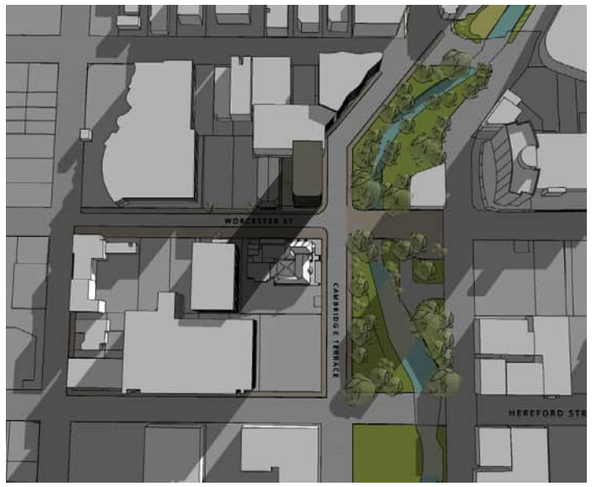


WINTER 4PM

Shading Diagrams - Winter Solstice

June 21

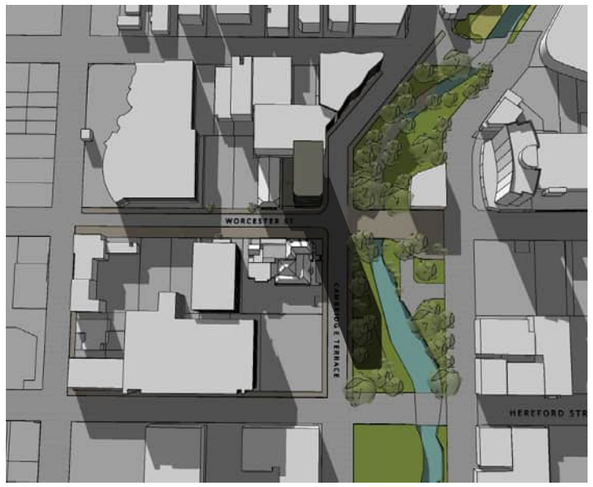
PROPOSED 42m MASSING



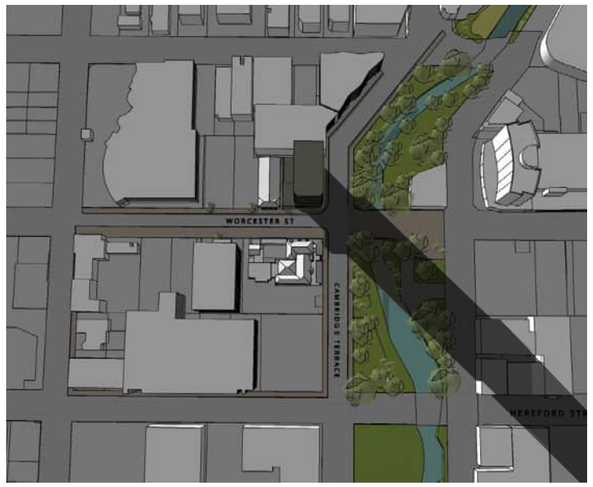
WINTER 10AM



WINTER 12PM

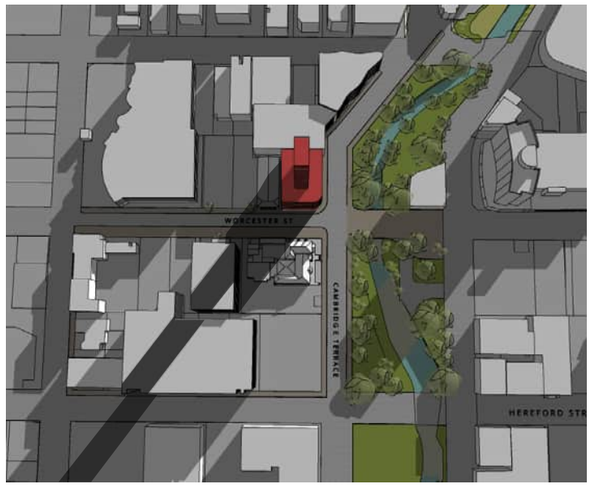


WINTER 2PM



WINTER 4PM

PERMITTED 90m MASSING - PLAN CHANGE 14



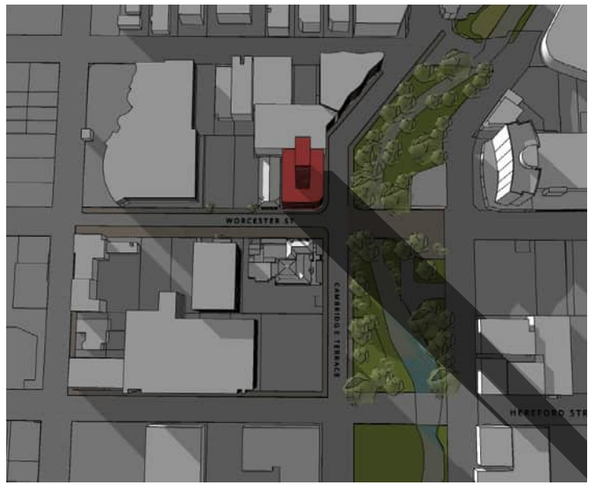
WINTER 10AM



WINTER 12PM



WINTER 2PM

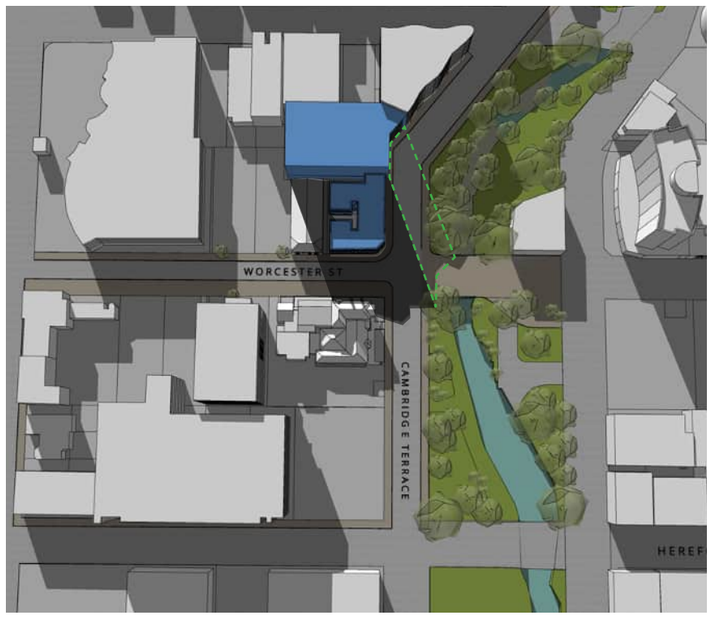


WINTER 4PM

Shading Diagrams - Winter Solstice

WINTER 2PM

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



Existing Harley Chambers Massing
- 100%Permitted shadow area calculated from the existing Harley Chambers building only
- Shadows from the Lane Neave building shown for reference only

Approximate shading area over flat plane: 837m²

Percentage of permitted shadow: 100%

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN

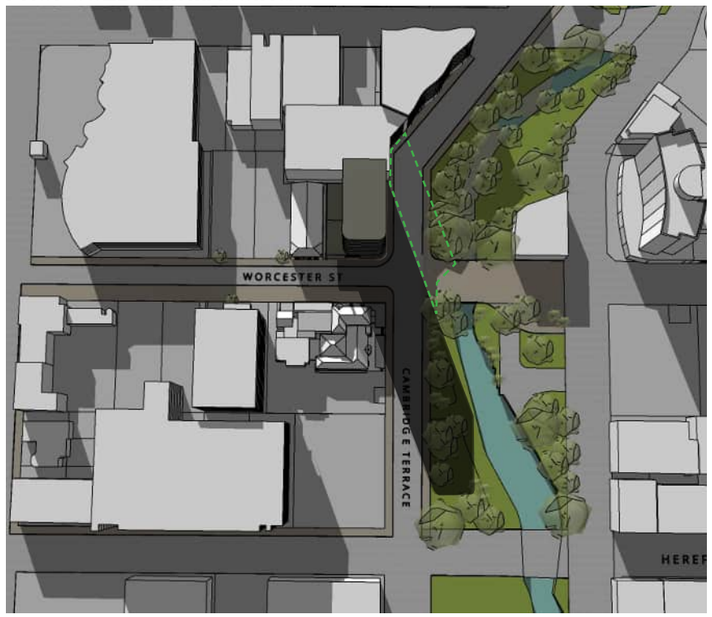


Permitted massing under the current district planning rules
- Max height of 28m
- Late afternoon during Winter Solstice
- Shading primarily falls on the building to the South
- Open green space on the Avon River's west bank remains unaffected

Approximate shading area over flat plane: 1767m²

Percentage of permitted shadow: 211%

PROPOSED 42m MASSING



Proposed hotel massing
- Extruded up to 42m
- 8.4m setback from western boundary
- Late afternoon during Winter Solstice
- Shading a portion of the building to the South
- Shading the Open green space on the Avon River's west bank

Approximate shading area over flat plane: 2317m²

Percentage of permitted shadow: 277%
(comparison with **existng building**)

Percentage of massing shadow: 131%
(comparison with permitted **28m massing**)

Percentage of 90m massing shadow 67%
(comparison with permitted **90m massing**)

PERMITTED 90m MASSING - PLAN CHANGE 14



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m
- Late afternoon during Winter Solstice
- Shading a portion of the building to the South
- Shading the Open green space on the Avon River's west bank

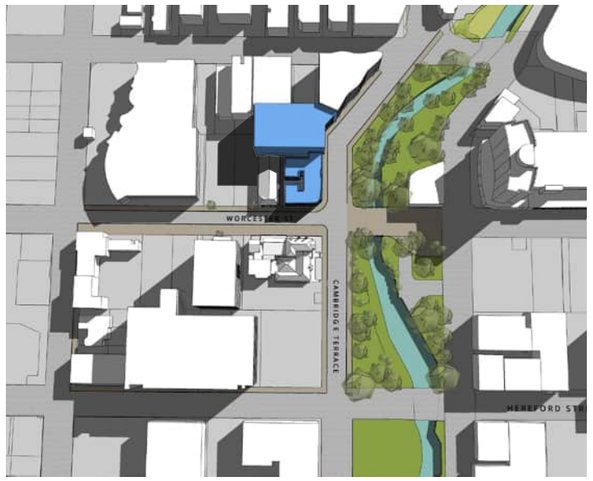
Approximate shading area over flat plane: 3455m²

Percentage of permitted shadow: 413%

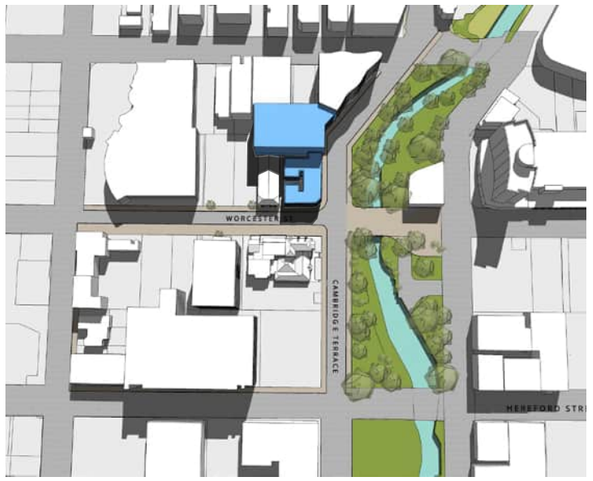
Shading Diagrams - Autumn Equinox

March 20

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



AUTUMN 10AM



AUTUMN 12PM



AUTUMN 2PM



AUTUMN 4PM

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



AUTUMN 10AM



AUTUMN 12PM



AUTUMN 2PM



AUTUMN 4PM

Shading Diagrams - Autumn Equinox

March 20

PROPOSED 42m MASSING



AUTUMN 10AM



AUTUMN 12PM

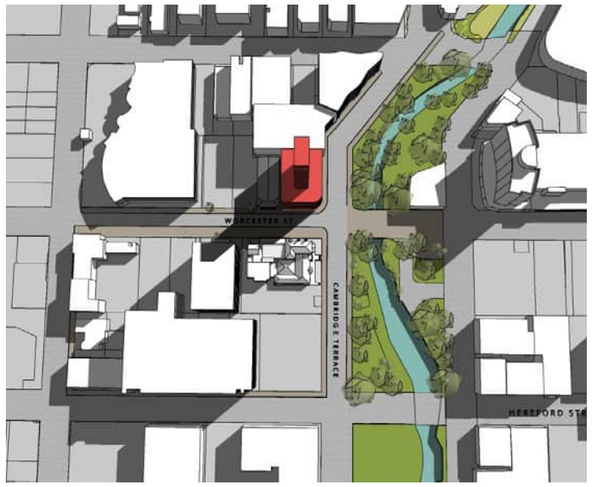


AUTUMN 2PM

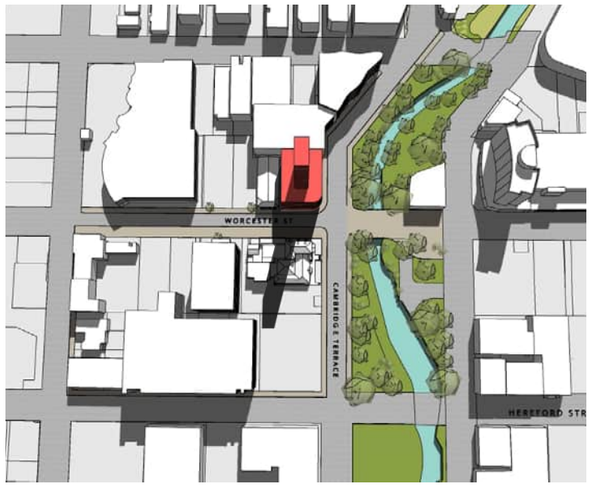


AUTUMN 4PM

PERMITTED 90m MASSING - PLAN CHANGE 14



AUTUMN 10AM



AUTUMN 12PM



AUTUMN 2PM

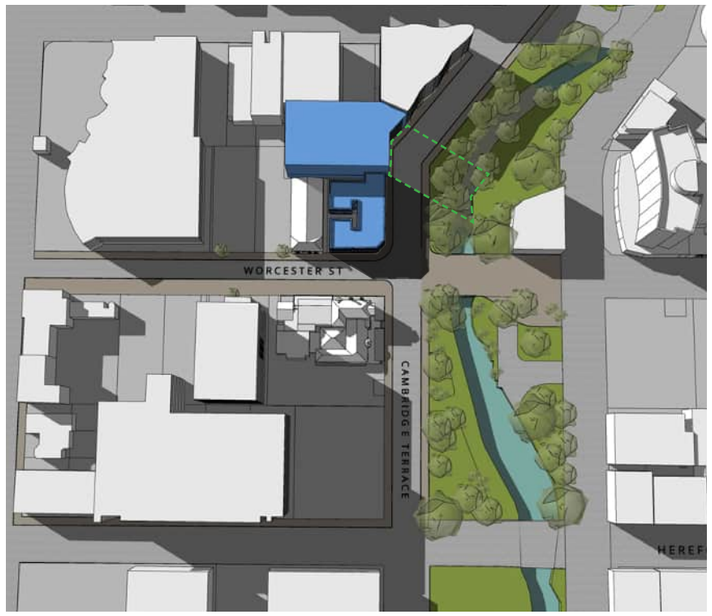


AUTUMN 4PM

Shading Diagrams - Autumn Equinox

AUTUMN 4PM

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)

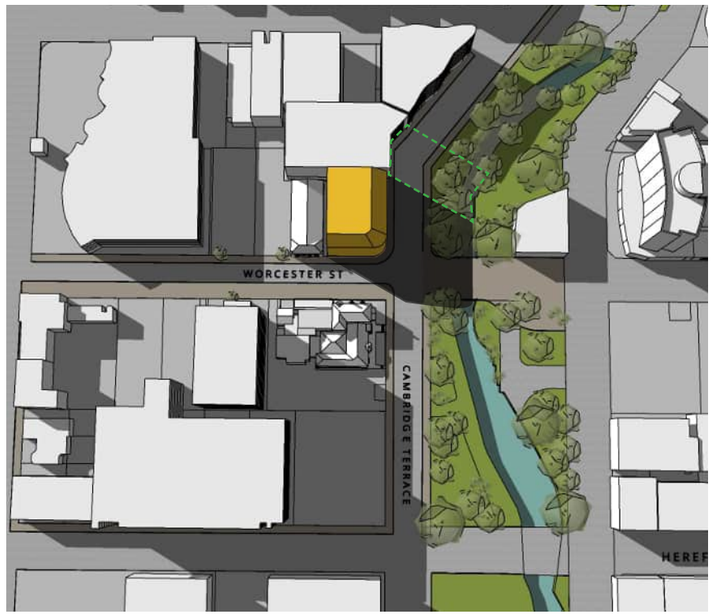


Existing Harley Chambers Massing
- 100%Permitted shadow area calculated from the existing Harley Chambers building only
- Shadows from the Lane Neave building shown for reference only

Approximate shading area over flat plane: 711m²

Percentage of permitted shadow: 100%

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN

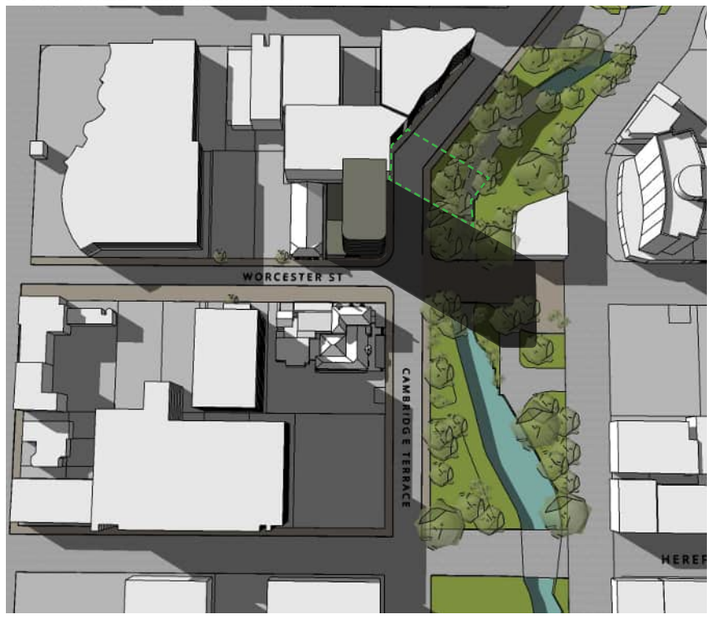


Permitted massing under the current district planning rules
- Max height of 28m
- Late afternoon during Autumn Equinox
- Shading a small portion of the Avon River & Worcester St bridge

Approximate shading area over flat plane: 1275m²

Percentage of permitted shadow: 179%

PROPOSED 42m MASSING



Proposed hotel massing
- Extruded up to 42m
- 8.4m setback from western boundary
- Late afternoon during Autumn Equinox
- Shading primarily falls on the Avon River & Worcester St bridge

Approximate shading area over flat plane: 2114m²

Percentage of permitted shadow: 297%
(comparison with **existng building**)

Percentage of massing shadow: 166%
(comparison with permitted **28m massing**)

Percentage of 90m massing shadow 73%
(comparison with permitted **90m massing**)

PERMITTED 90m MASSING - PLAN CHANGE 14



Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m
- Late afternoon during Autumn Equinox
- Shading primarily falls on the Avon River 's west and east bank & Worcester St bridge
- Similar shading compared to proposed building form

Approximate shading area over flat plane: 2914m²

Percentage of permitted shadow: 409%

Shading Diagrams - Spring Equinox

Sep 23

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



SPRING 10AM



SPRING 12PM



SPRING 2PM



SPRING 4PM

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



SPRING 10AM



SPRING 12PM



SPRING 2PM



SPRING 4PM

Shading Diagrams - Spring Equinox

Sep 23

PROPOSED 42m MASSING



SPRING 10AM



SPRING 12PM

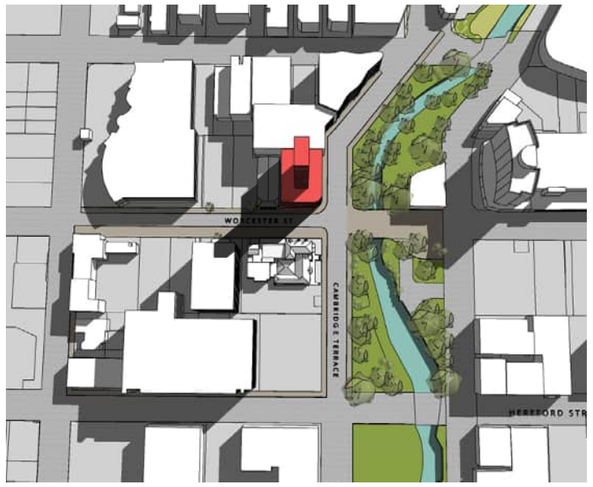


SPRING 2PM

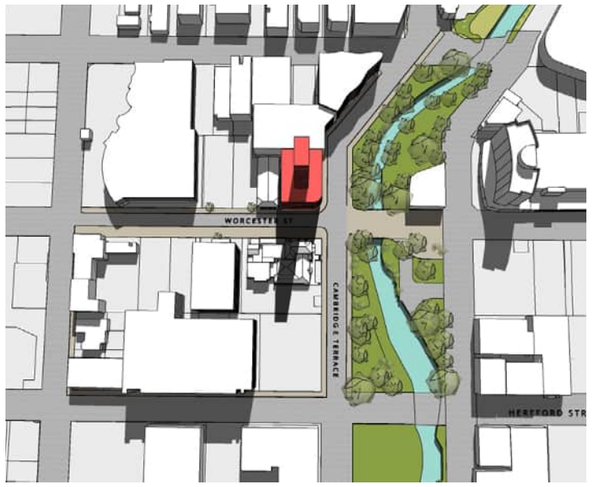


SPRING 4PM

PERMITTED 90m MASSING - PLAN CHANGE 14



SPRING 10AM



SPRING 12PM



SPRING 2PM

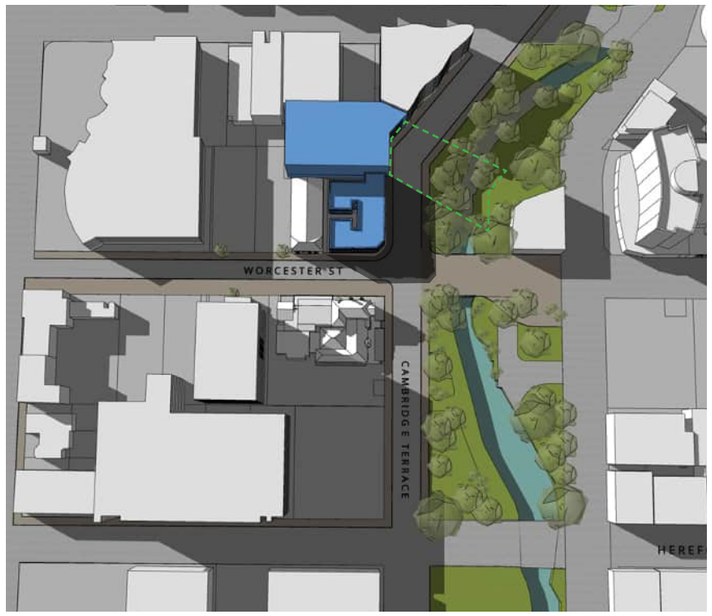


SPRING 4PM

Shading Diagrams - Spring Equinox

SPRING 4PM

EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)



Existing Harley Chambers Massing
- 100%Permitted shadow area calculated from the existing Harley Chambers building only
- Shadows from the Lane Neave building shown for reference only

Approximate shading area over flat plane: 803m²

Percentage of permitted shadow: 100%

PERMITTED 28m MASSING - CURRENT DISTRICT PLAN



Permitted massing under the current district planning rules
- Max height of 28m
- Late afternoon during Spring Equinox
- Shading a small portion of the Avon River & Worcester St bridge

Approximate shading area over flat plane: 1480m²

Percentage of permitted shadow: 184%

PROPOSED 42m MASSING



Proposed hotel massing
- Extruded up to 42m
- 8.4m setback from western boundary
- Late afternoon during Spring Equinox
- Shading the Open green space on the Avon River & Worcester St bridge

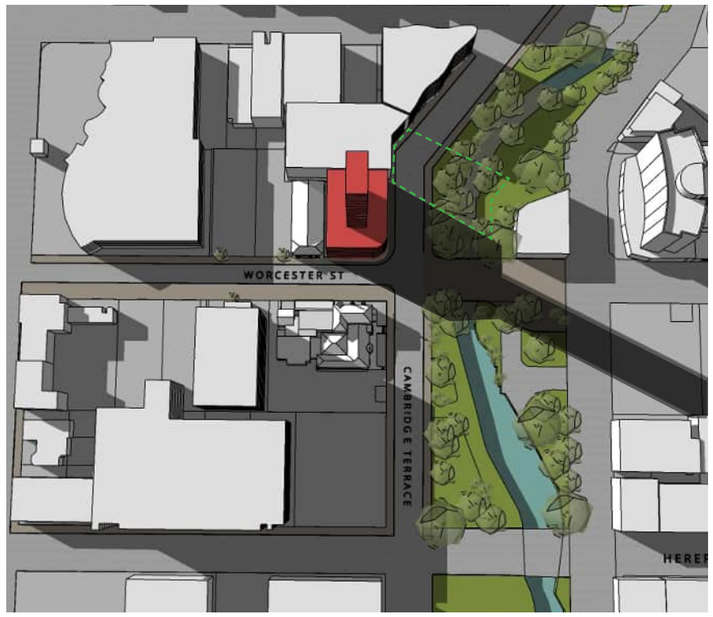
Approximate shading area over flat plane: 2370m²

Percentage of permitted shadow: 295%
(comparison with **existng building**)

Percentage of massing shadow: 160%
(comparison with permitted **28m massing**)

Percentage of 90m massing shadow 72%
(comparison with permitted **90m massing**)

PERMITTED 90m MASSING - PLAN CHANGE 14

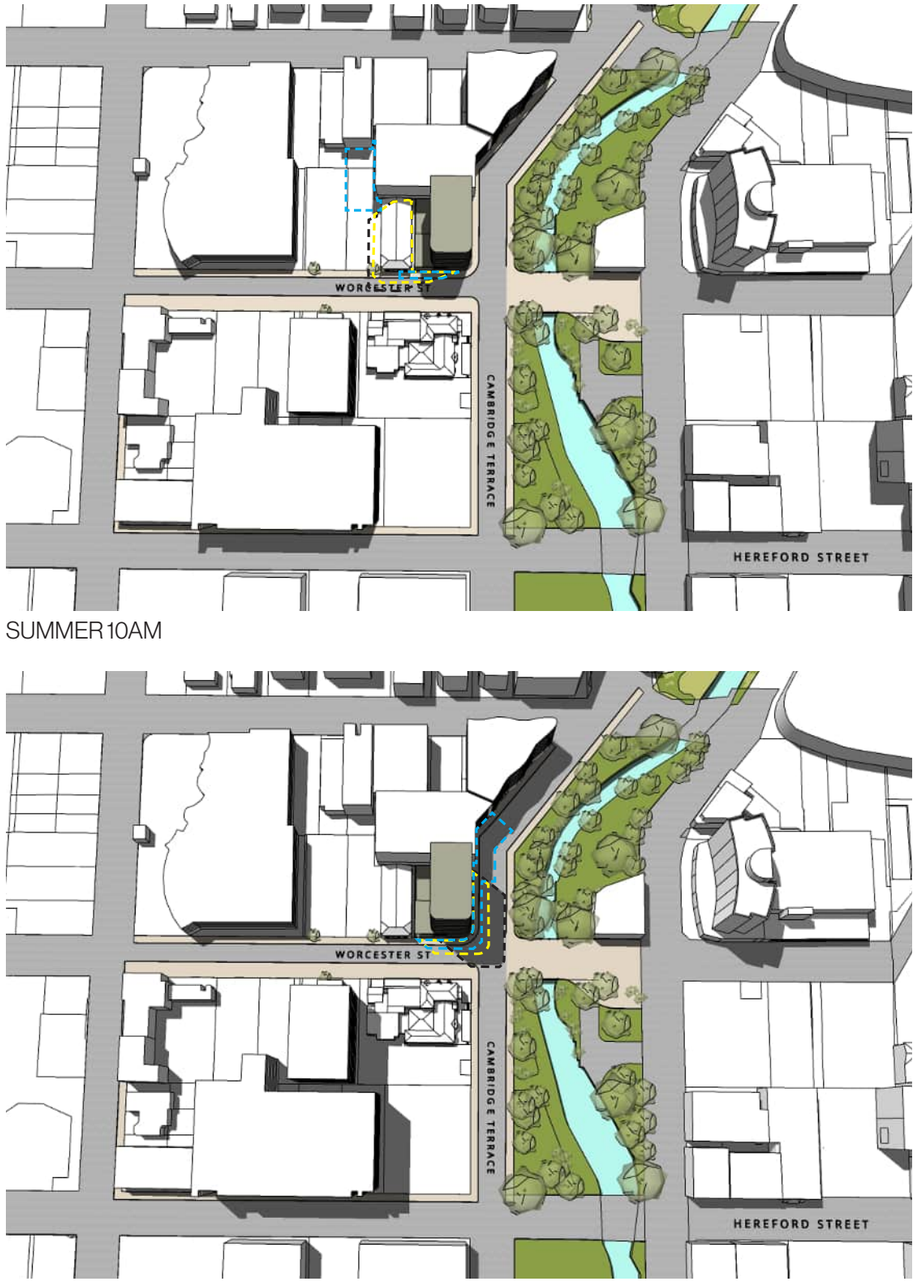


Permitted massing under the new plan change 14
- Extruded up to 90m
- 9m offset at the street wall height of 28m
- Late afternoon during Spring Equinox
- Shading the Open green space on the Avon River & Worcester St bridge

Approximate shading area over flat plane: 3277m²

Percentage of permitted shadow: 408%

Shading Overlays - Summer Solstice



SUMMER 10AM



SUMMER 12PM

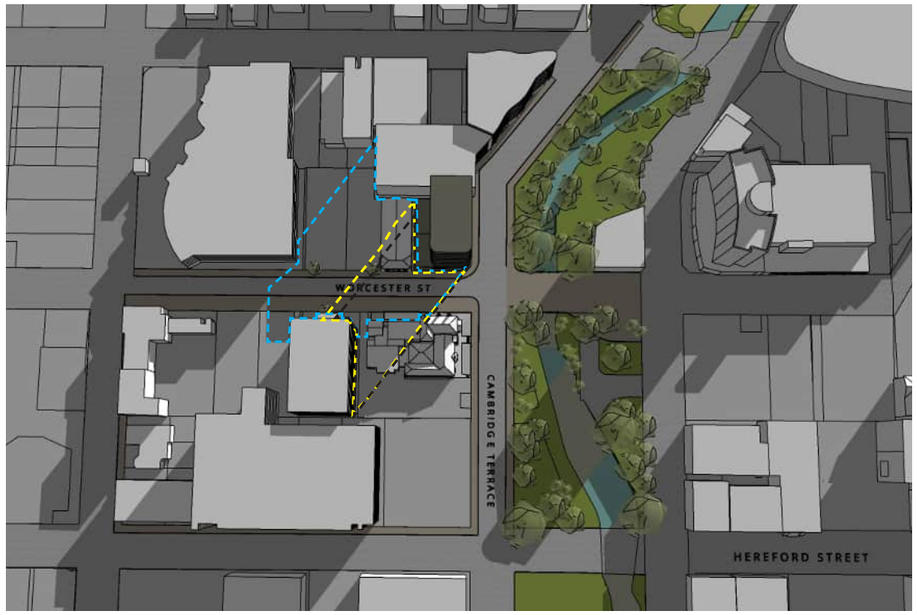
SUMMER 2PM

SUMMER 4PM

LEGEND

- SHADOW OF THE EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)
- SHADOW OF THE PROPOSED 28M TOWER (PERMITTED BUILDING)
- SHADOW OF THE PROPOSED 42M TOWER

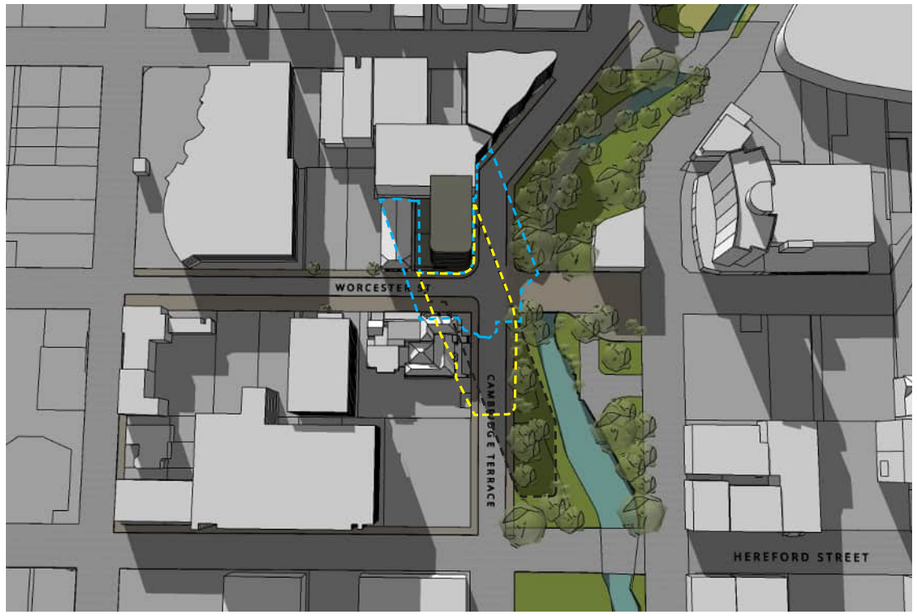
Shading Overlays - Winter Solstice



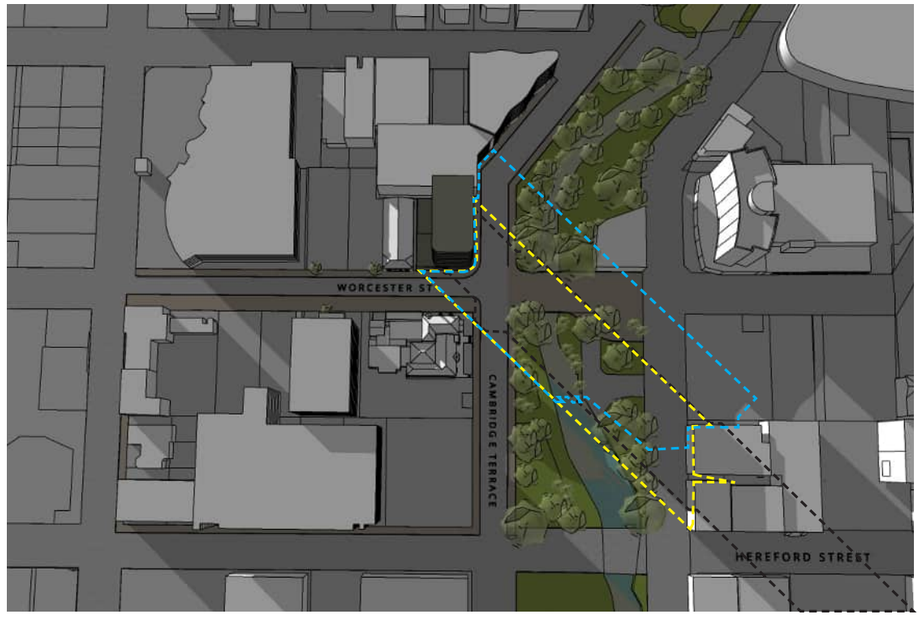
WINTER 10AM



WINTER 12PM



WINTER 2PM



WINTER 4PM

LEGEND

- SHADOW OF THE EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)
- SHADOW OF THE PROPOSED 28M TOWER (PERMITTED BUILDING)
- SHADOW OF THE PROPOSED 42M TOWER

Shading Overlays - Autumn Equinox



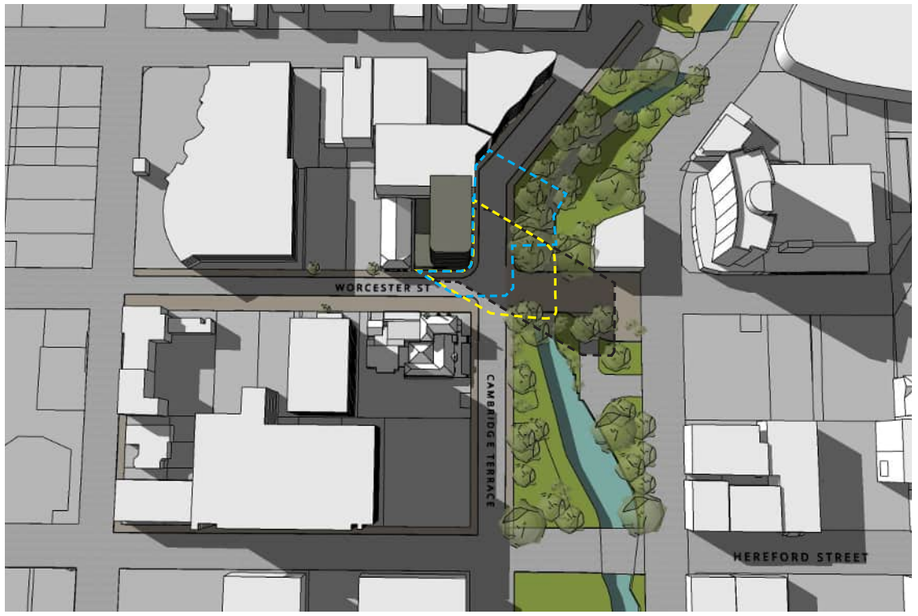
AUTUMN 10AM



AUTUMN 12PM



AUTUMN 2PM

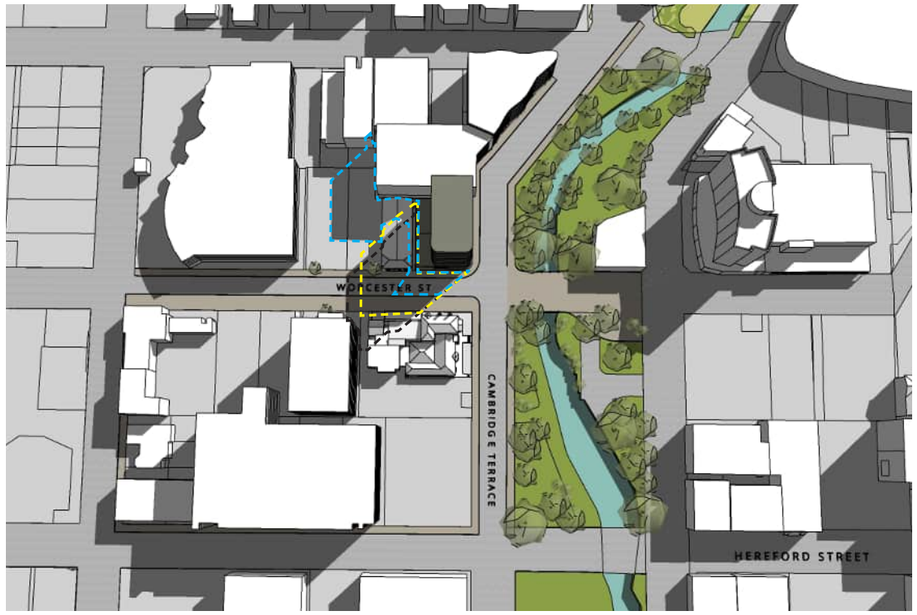


AUTUMN 4PM

LEGEND

- SHADOW OF THE EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)
- SHADOW OF THE PROPOSED 28M TOWER (PERMITTED BUILDING)
- SHADOW OF THE PROPOSED 42M TOWER

Shading Overlays - Spring Equinox



SPRING 10AM



SPRING 12PM



SPRING 2PM



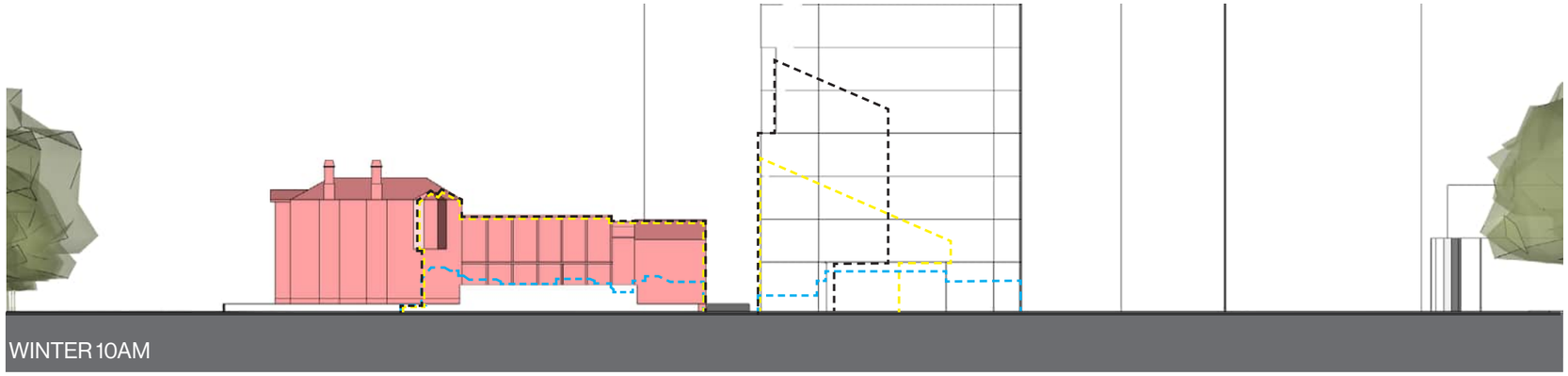
SPRING 4PM

LEGEND

- SHADOW OF THE EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)
- SHADOW OF THE PROPOSED 28M TOWER (PERMITTED BUILDING)
- SHADOW OF THE PROPOSED 42M TOWER

Shading Overlays - Winter Solstice

Worse Cases Shadings on the Northern Elevation of the Canterbury Club







LEGEND

- SHADOW OF THE EXISTING BUILDING (INCLUDES "LANE NEAVE" BUILDING)
- SHADOW OF THE PROPOSED 28M TOWER (PERMITTED BUILDING)
- SHADOW OF THE PROPOSED 42M TOWER

3.0 ARCHITECTURAL RESPONSE

Proposal Overview

LEVEL		AREA SCHEDULE BY LEVEL	No.	Total NLA (m2)	Total GFA (m2)
Ground Floor					
00		Reception / Amenities		102	
		Circulation / Core		85	
		Back of House / Kitchen / Services		124	
		Restaurant		128	
				439	**478**
Level 1 - 10					
01-10		Circulation / Core	10	90	
		Back of House / Services	10	25	
		Hotel Rooms	10	486	
			Per Floor	**600**	**631**
			10 Floors	**6,000**	**6,310**
Total GFA (Ground Level - Level 10)				**6,439**	**6,788**

Additional Level 11 - Roof Plant TBC (Not included in totals)

11		Circulation / Core		17	
		Roof Plant / Services		174	
				191	**215**

102M²

Reception / Amenities / Guest Activities

364M²

Back of House / Kitchen / Services

4,860M²

Hotel and Suite Rooms

128M²

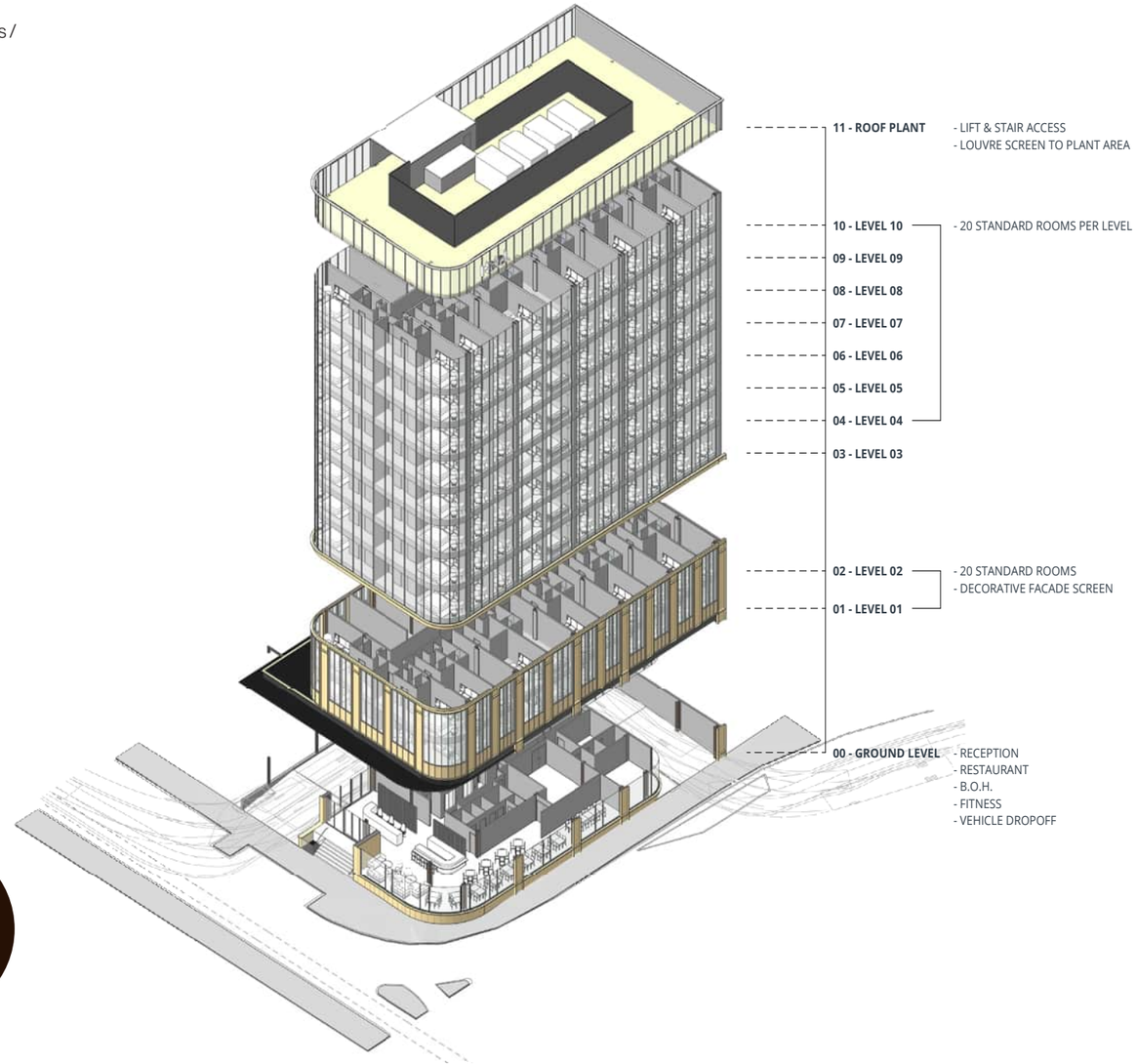
Restaurant

969M²

Circulation / Core

200
Rooms

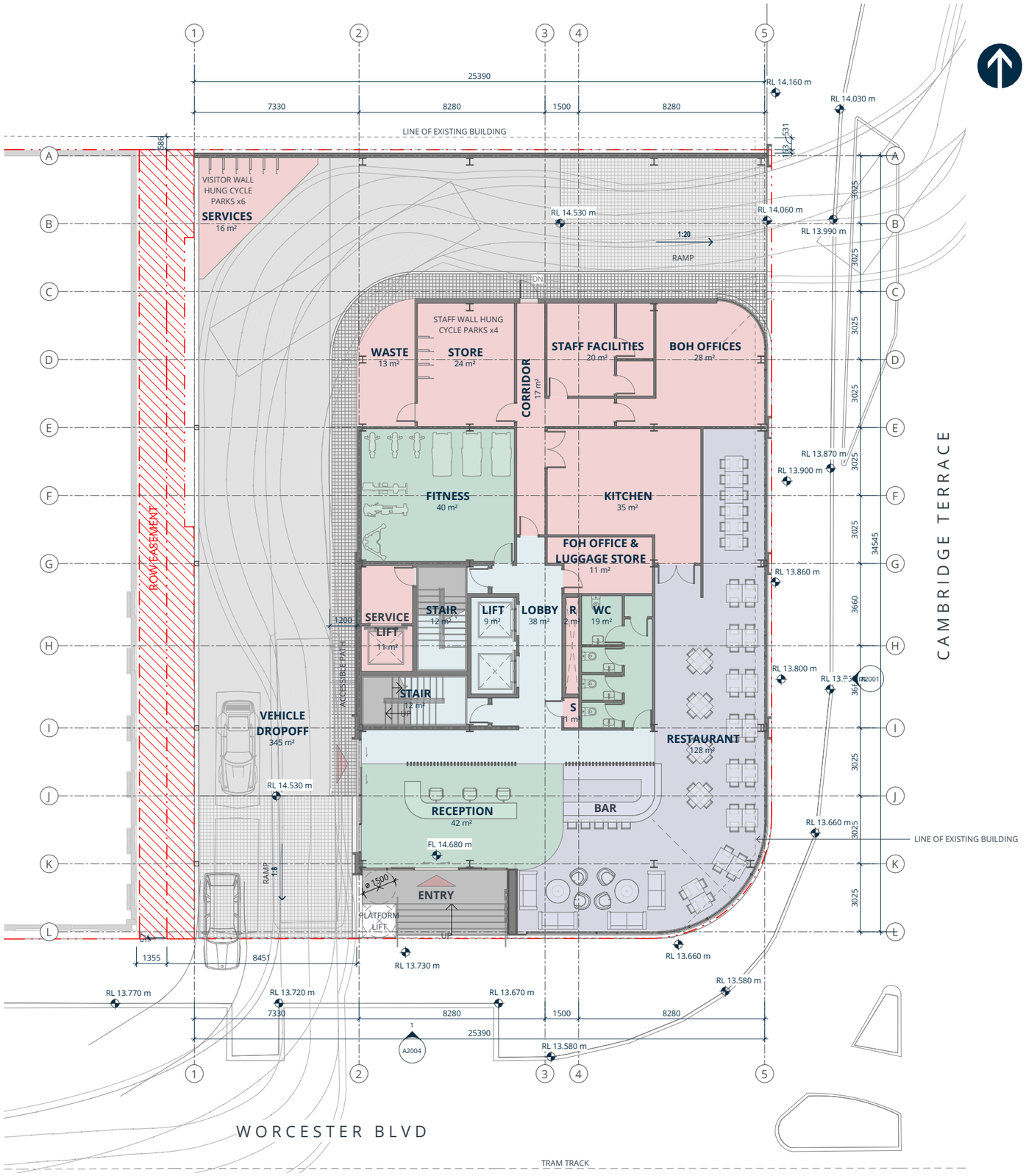
Per Level= **20**
Level 1-10 = **200**



This proposal maximises the guest room count by providing 20 standard rooms per level with gym facilities at ground level for a total of 200 rooms. No suites have been provided is this base version but the option of suites is possible by combing two room and lowering the overall room count. The amenity areas are limited to ground floor with lobby, lounge, cafe/restaurant/bar and gym.

Ground Floor Plan

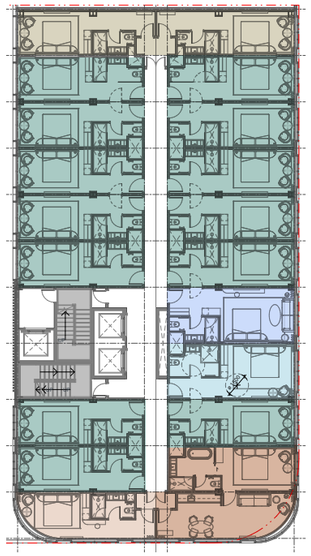
Scale: 1:200 @ A3

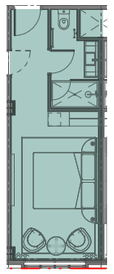


Level 1-2 Floor Plan

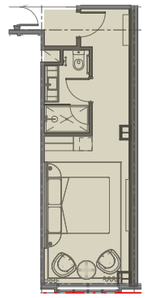
Scale: 1:200 @ A3

Room Key:

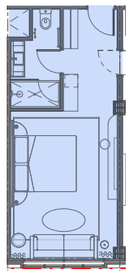




Typical Room - King Standard (or Split King)



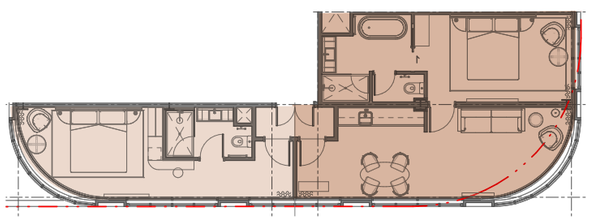
King End Room



Premium King Room

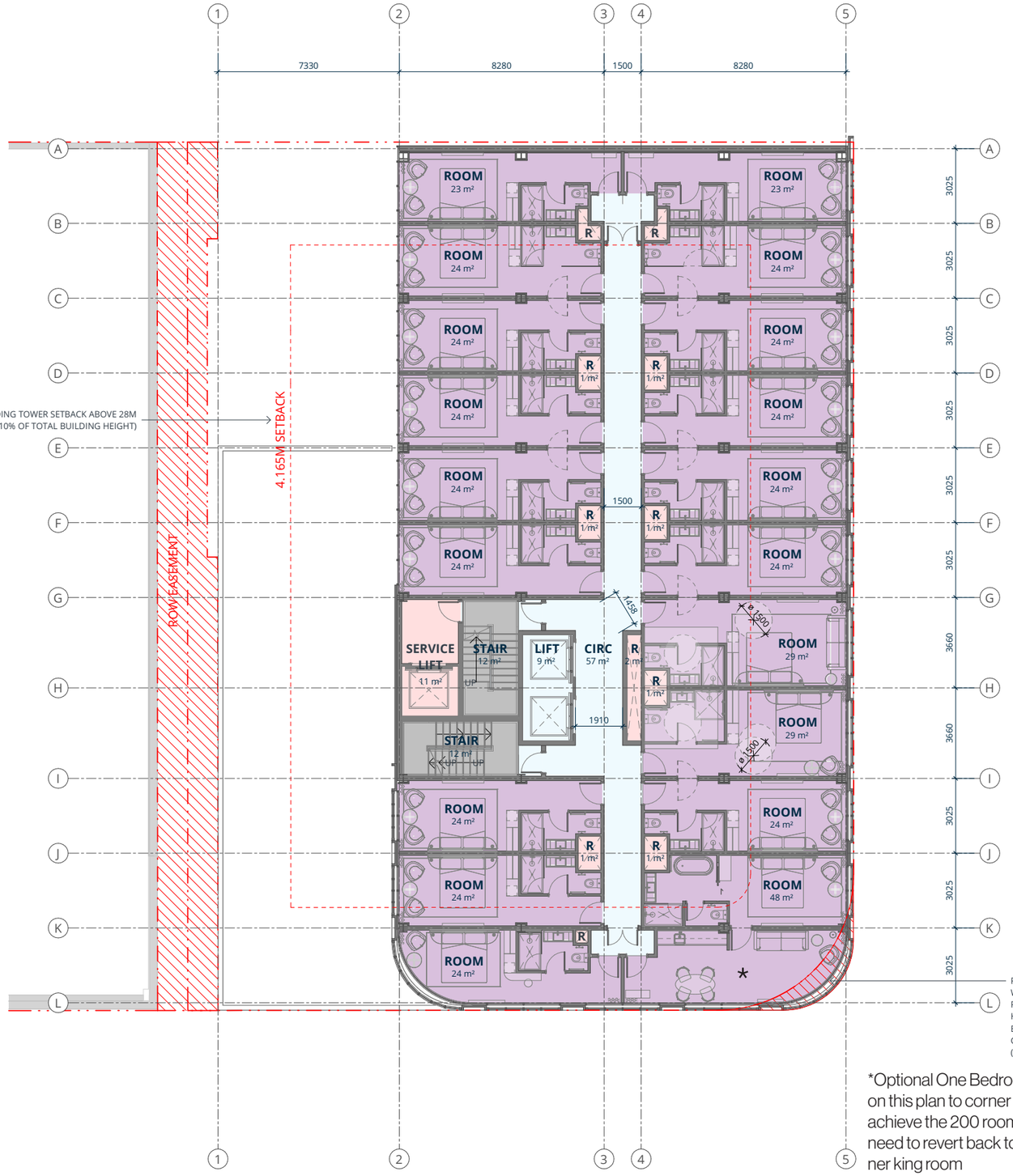


Accessible Room (or Split King)



Standard corner King room. Option to create two Bedroom Suite.

Optional One Bedroom Suite

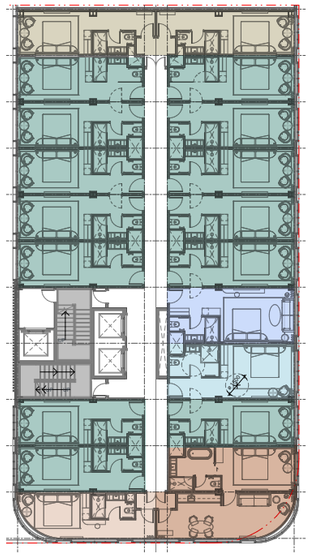


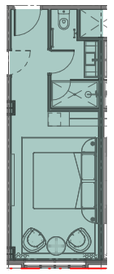
*Optional One Bedroom Suite shown on this plan to corner however to achieve the 200 room count this would need to revert back to a standard corner king room

Level 3-10 Floor Plan

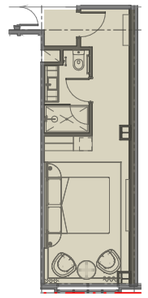
Scale: 1:200 @ A3

Room Key:

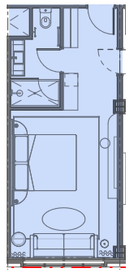




Typical Room - King Standard (or Split King)



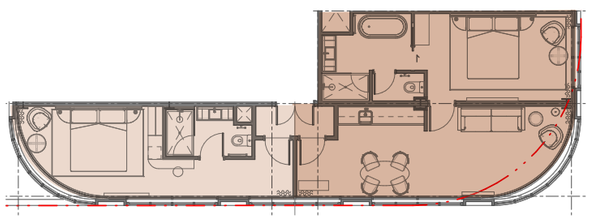
King End Room



Premium King Room

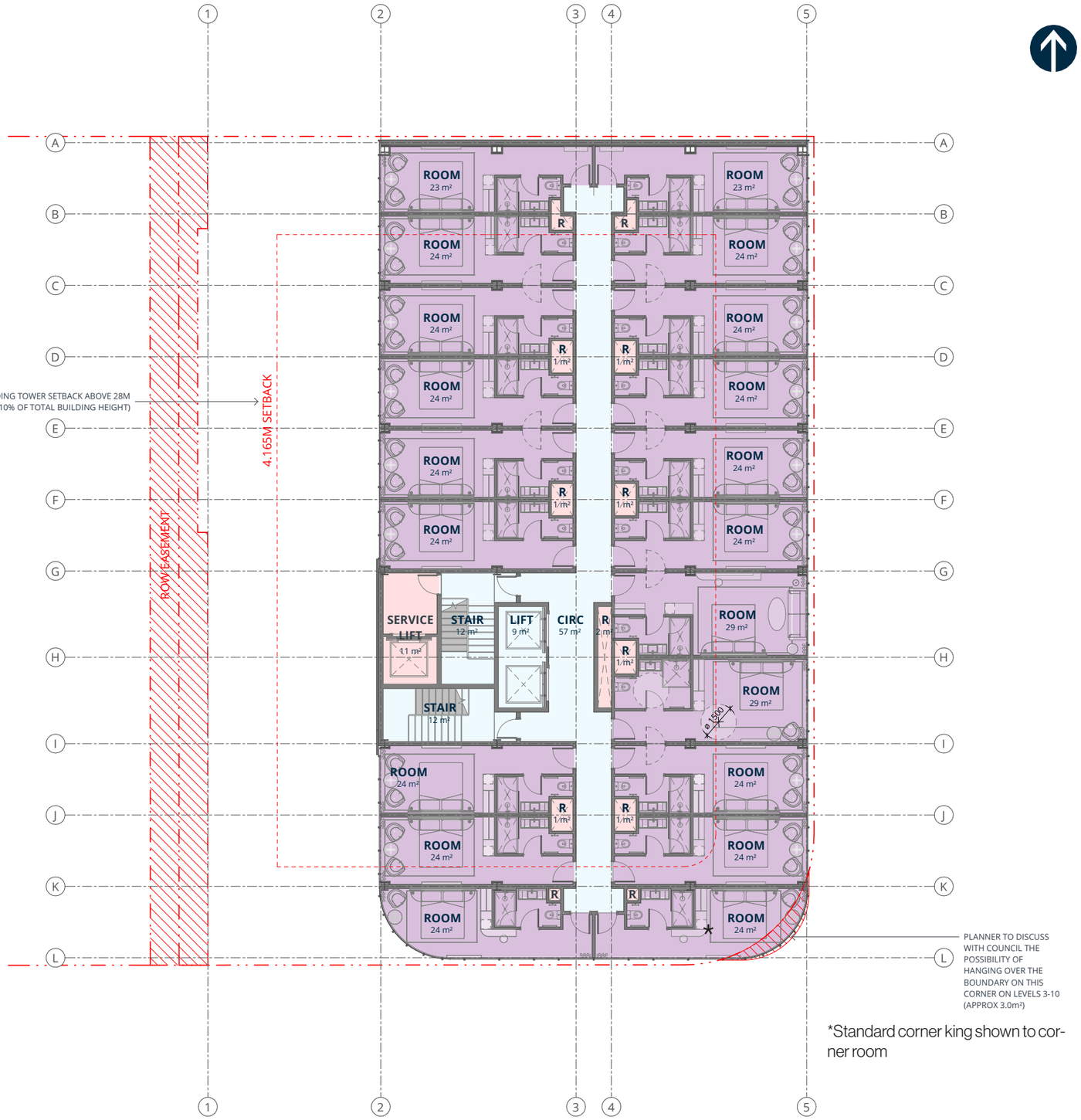


Accessible Room (or Split King)



Standard corner King room. Option to create two Bedroom Suite.

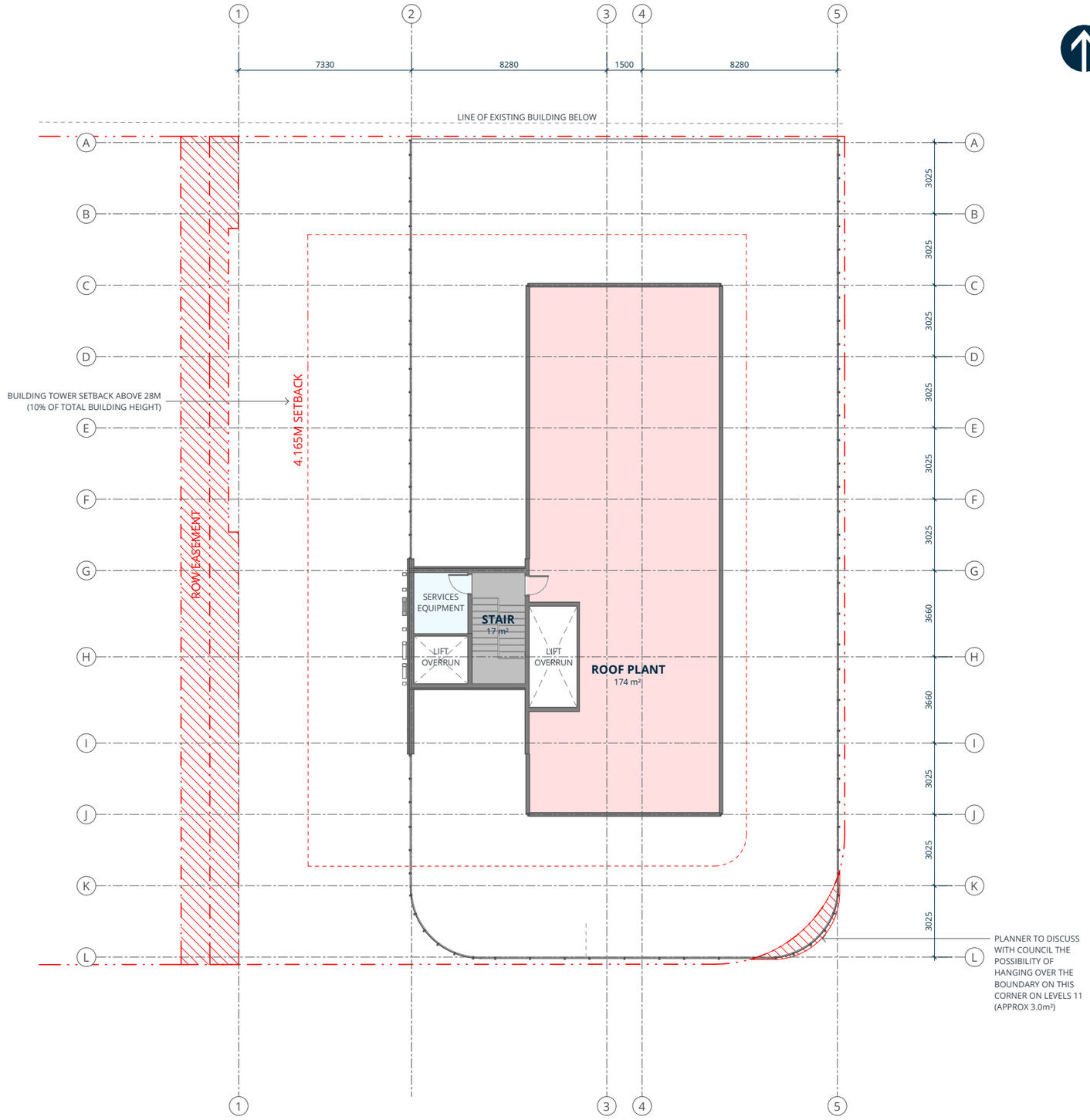
Optional One Bedroom Suite



*Standard corner king shown to corner room

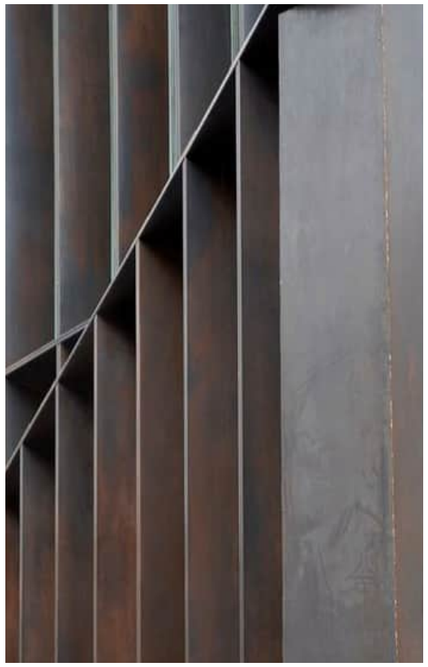
Level 11 Roof Plant

Scale: 1:200 @ A3



Precedent Materials

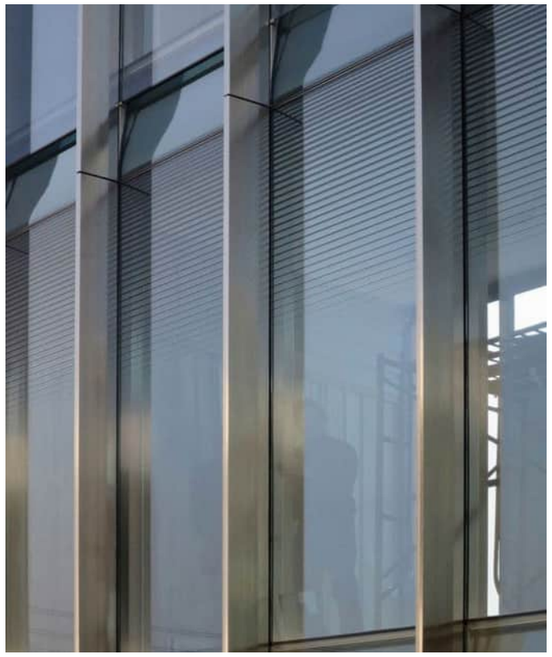


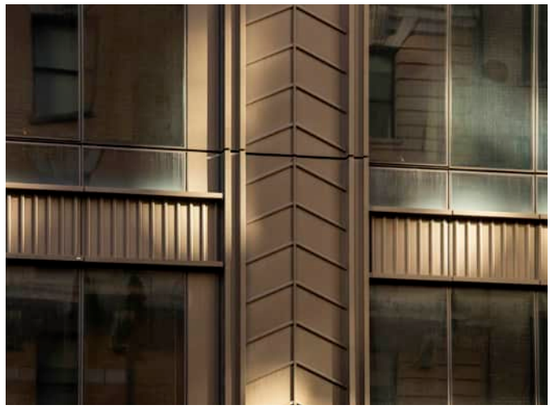














Material Finish Palette



M1
BRONZE METAL CLADDING & DETAIL



G1
GLAZED CURTAIN WALL FACADE



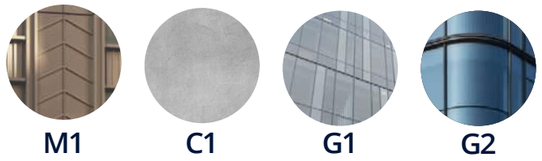
C1
GROOVED RELIEF TO FAIR-FACE PRE-CAST CONCRETE

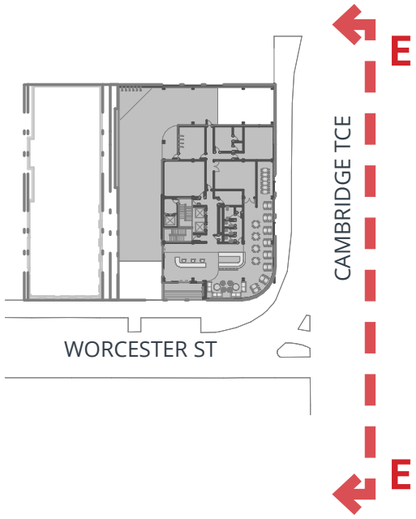


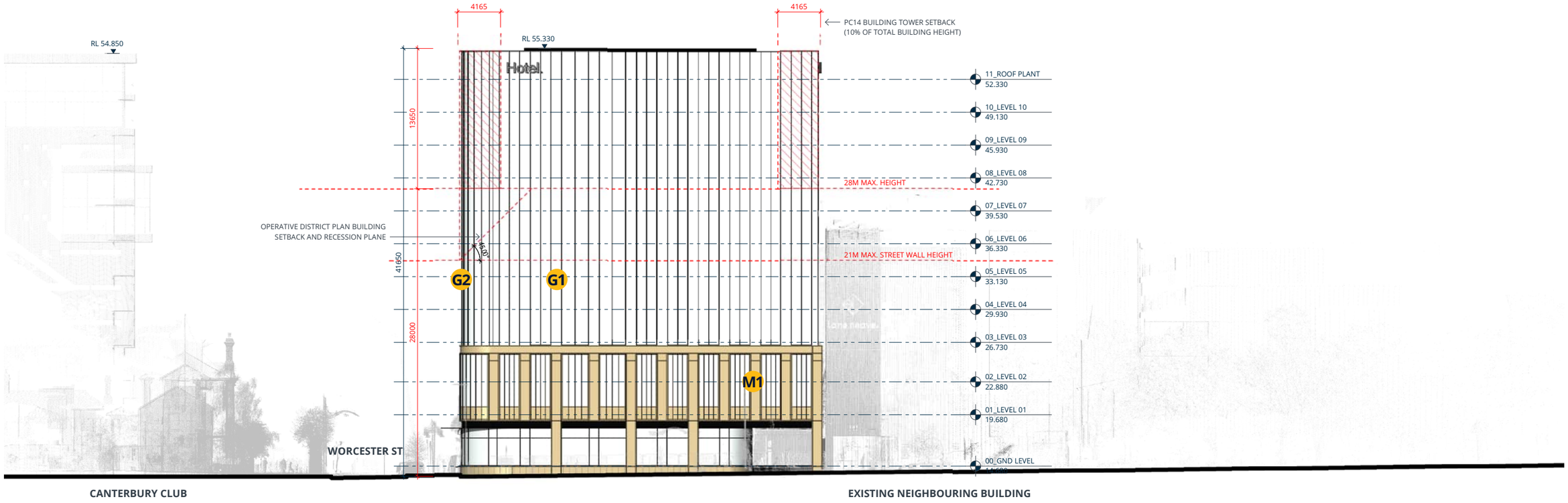
G2
CURVED CURTAIN WALL GLAZING

East Elevation

Scale: 1:400 @ A3

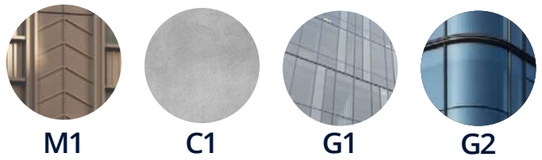


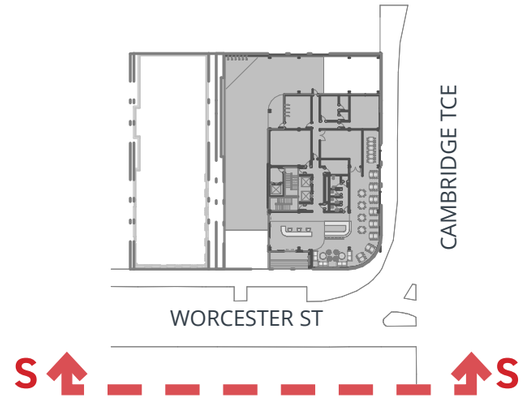


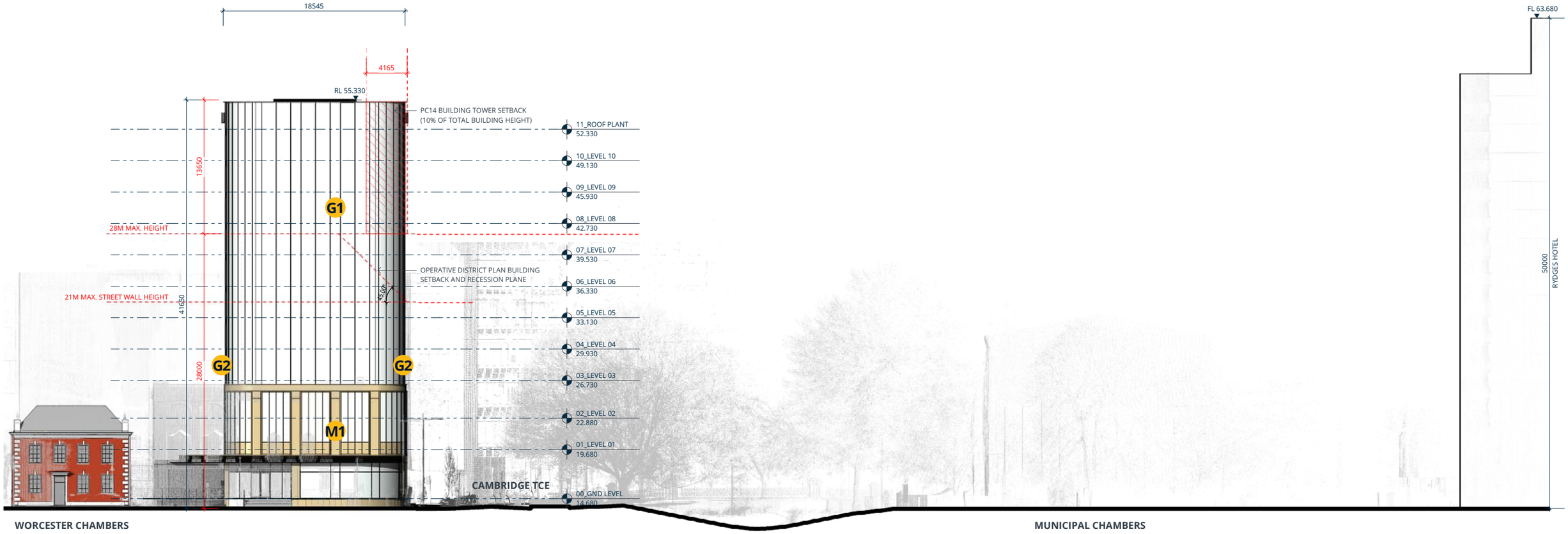


South Elevation

Scale: 1:400 @ A3

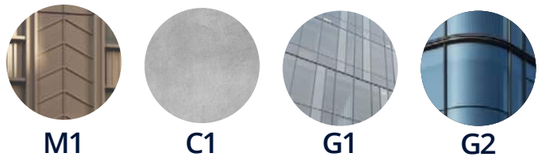


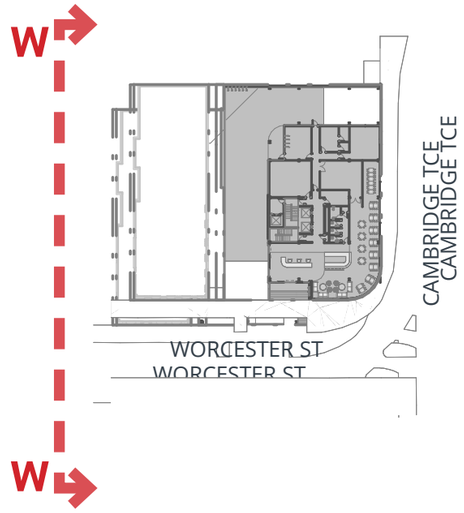


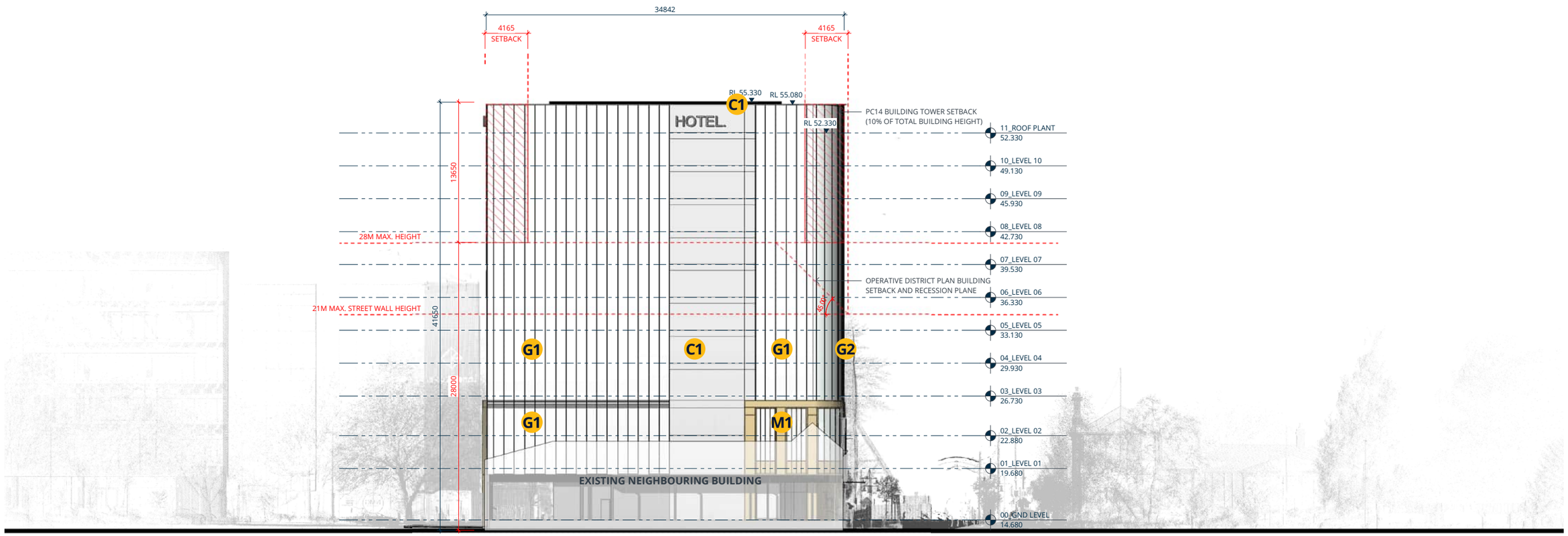


West Elevation

Scale: 1:400 @ A3

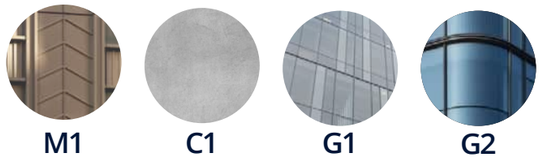


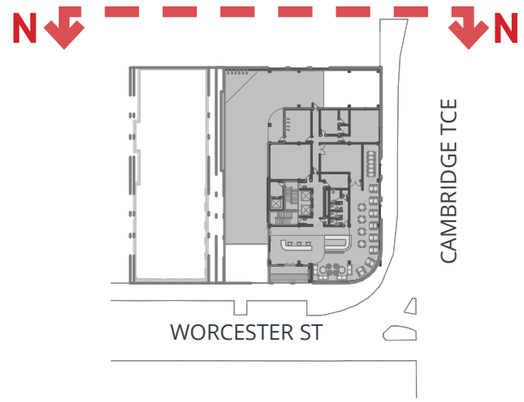


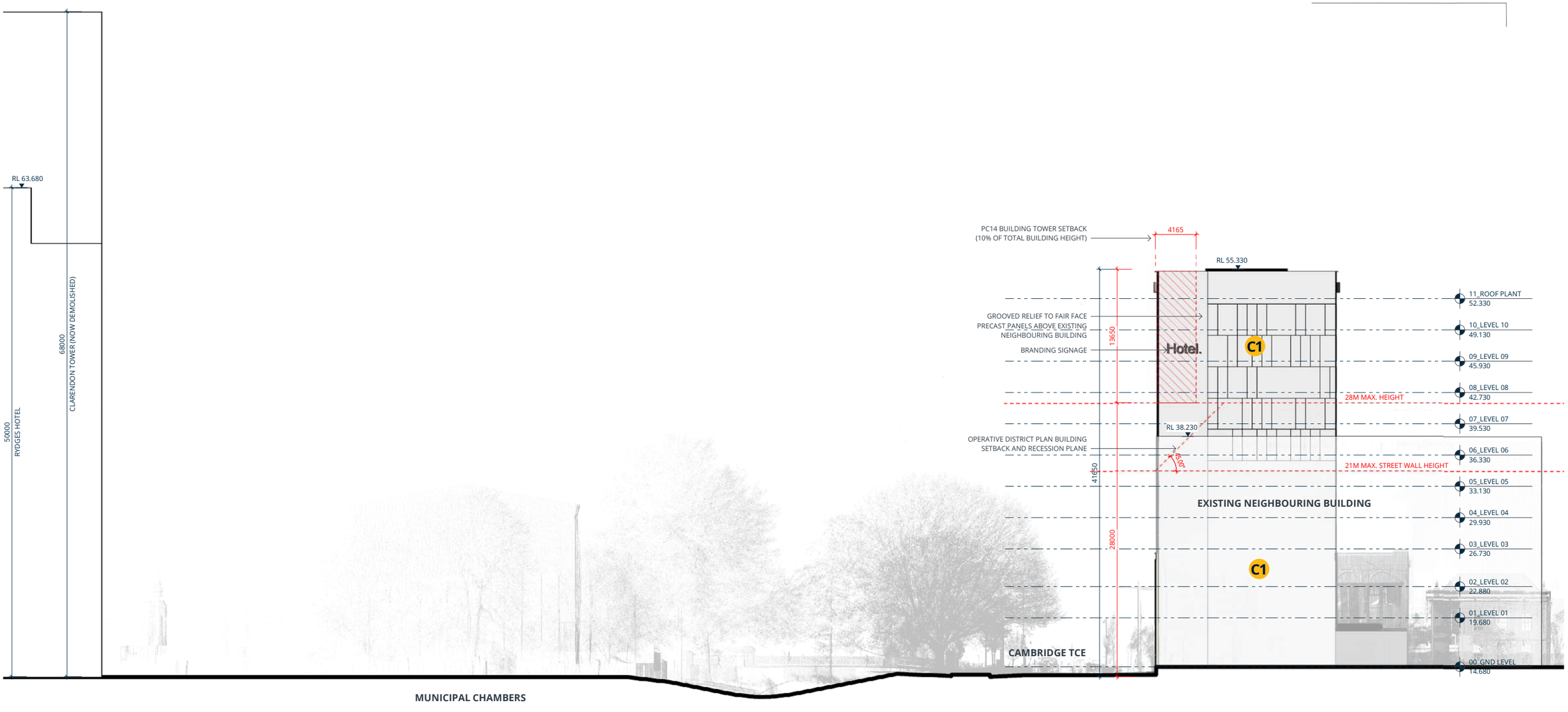


North Elevation

Scale: 1:400 @ A3

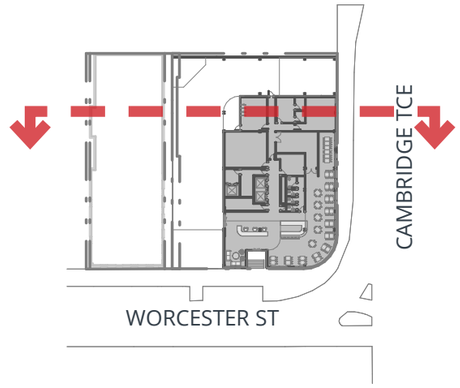


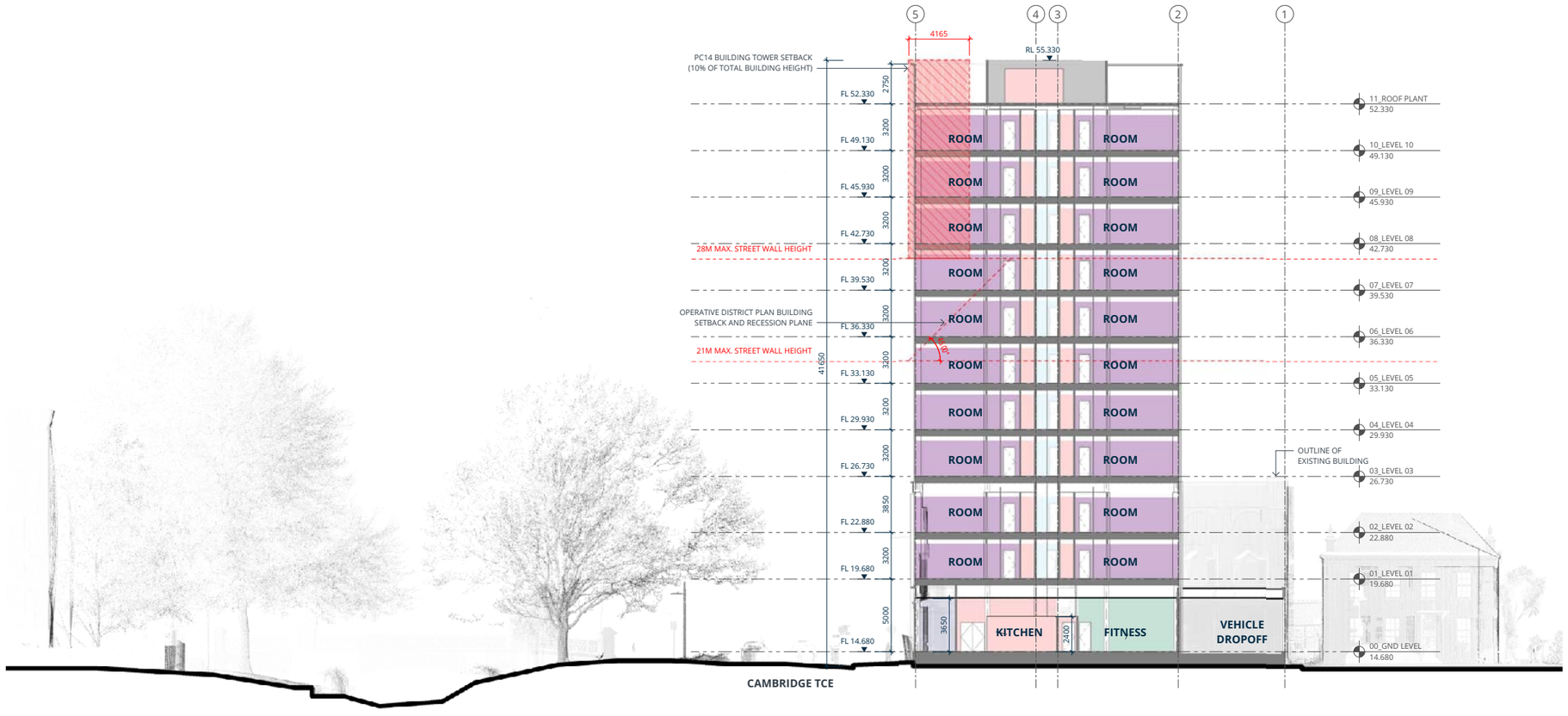




Typical Section

Scale: 1:300 @ A3





Perspective - Main Facade



Perspective - Corner at Street Level



Perspective - Main Entry Looking East



Design Study

Benchmark Images

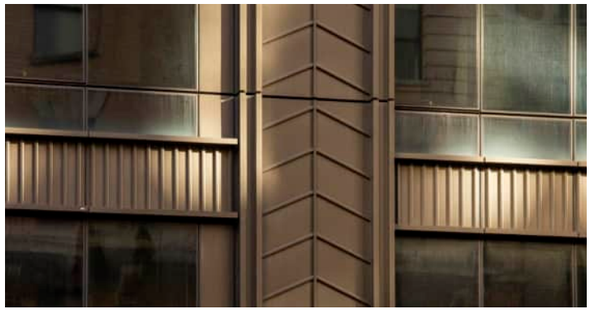










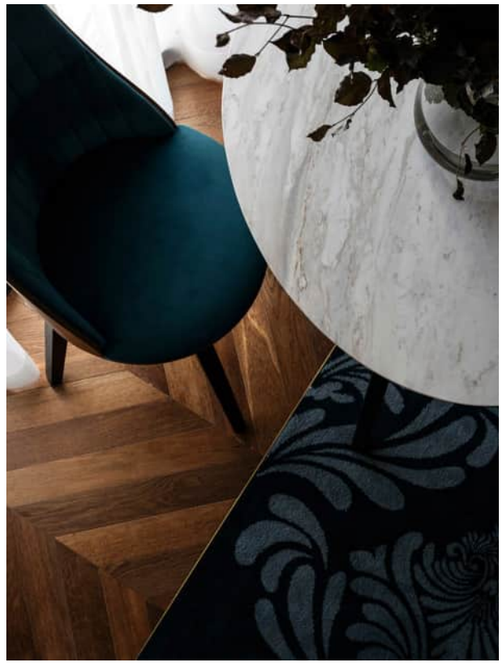


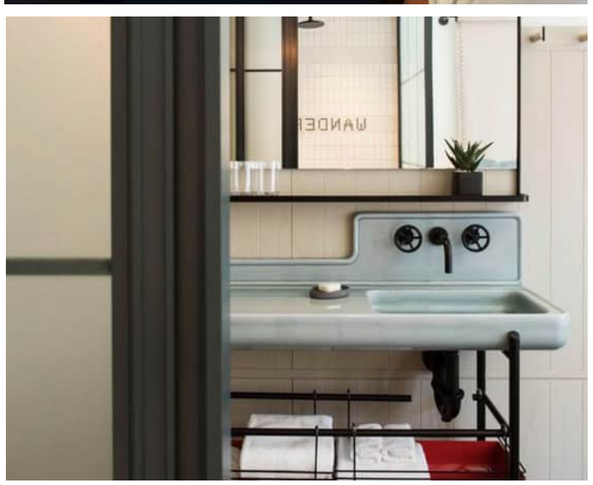
Guestroom Look & Feel

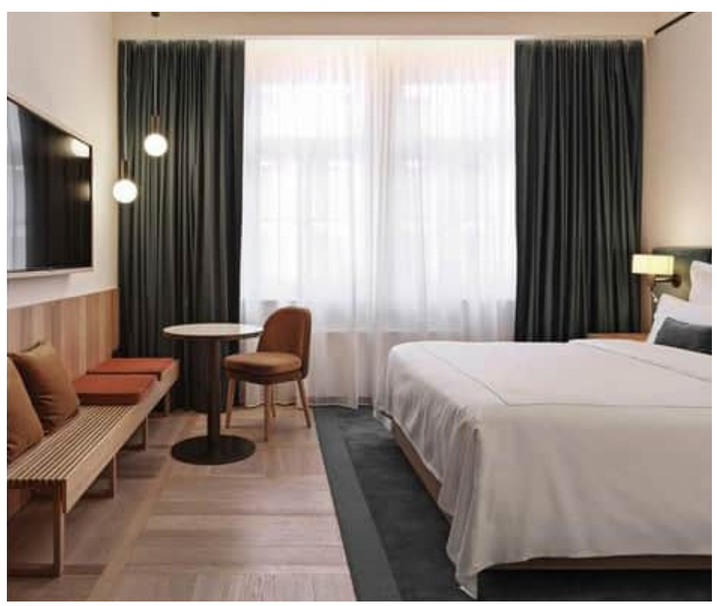
















Christchurch City Council

Written approval of affected persons

Resource Management Act 1991 – Form 8A

For enquiries: phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s):

Richard Peebles, Peebles Group

I am / We are the: ☑ Owner(s)* and Occupiers(s) ☑ Owner(s)* ☐ Occupier(s) ☐ Director(s) ☐ Trustee(s)

of the property located at *(address of the affected property)*:

69 Worcester Street, Central

☐ I have authority to sign on behalf of all the other ☑ Owners* ☑ Occupiers of the property *(select one, if applicable)*

** 'Owner' includes anyone who has entered into a Sale and Purchase Agreement (including a conditional agreement) to purchase the property.*

2. Application details *(to be completed by applicant)*

Name of applicant: Cambridge 137 Limited

Application address: 137 Cambridge Terrace, Christchurch Central

Type of application: ☒ Resource consent ☐ Permitted boundary activity

Brief description of the proposed development / activity:

Demolition of a listed heritage building, known as Harley Chambers, and construction of a hotel.

3. Written approval

☑ I / We give written approval to the application outlined above.

☑ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.

☑ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s)* *(of person(s) giving written approval or person authorised to sign on their behalf)*:

Date:

** A signature is not required if you give your approval by electronic means*

Contact Details:

Address:

Email: Telephone:

Notes to person(s) signing the form:

1. All owners of the property must sign the form, unless one person has authority to sign on behalf of others. Occupier approval is also required unless the application is a boundary activity*.
2. If signing on behalf of a trust or company please provide evidence to confirm that you have signing authority.
3. If the Council determines that this application is a permitted boundary activity* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before the application is determined if there is no hearing.
4. Conditional written approvals cannot be accepted.

** A boundary activity only breaches rules controlling the distance or size of a building relative to a boundary (e.g. setbacks, recession plane).*

Please return the signed form and application documents to the applicant

What is a resource consent and a permitted boundary activity?

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners – this is called a permitted boundary activity. These processes are set out in the Resource Management Act.

Why is your written approval being requested?

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

What should you do if you are asked to sign an affected person's approval form?

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

NOTE: If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

Important information

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's website or by contacting the Duty Planner at DutyPlanner@ccc.govt.nz.

Privacy information

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.

1. Introduction

Cambridge 137 Limited (the applicant) hereby applies for resource consent for demolition of a heritage building at 137 Cambridge Terrace and then construction of a hotel building, with a maximum height of 42m and all associated activities and works.

The Certificate of Title for the site is attached in **Appendix 1.** The proposed plans are attached in **Appendix 2.**

1.1. Purpose of this report

The purpose of this report is to provide the Council with the information required in order to obtain resource consent for the proposed hotel and for the demolition of the heritage building at 137 Cambridge Terrace.

1.2. Structure of this report

This report is divided into ten sections as follows:

Section 1: provides an introduction to the background for the application and identifies the purpose and structure of the report.

Section 2: provides a brief description of the site and surrounding environment.

Section 3: provides a detailed description of the proposal.

Section 4: outlines the relevant Christchurch District Plan provisions for the application and assesses compliance with the Plan rules.

Section 5: identifies the relevant statutory framework in such detail as is commensurate with the proposal.

Section 6: evaluates the proposal in terms of its actual and potential effects on the environment and outlines the mitigation measures to be adopted.

Section 7: identifies the relevant Christchurch District Plan objectives and policies and evaluates the proposal.

Section 8: identifies and assesses any other relevant statutory and non-statutory documents.

Section 9: outlines the basis for requesting public notification of the application.

Section 10: provides a summary and conclusion.

The appendices at the end of the report contain all the plans and other relevant information to support the proposal.

2. Site Description

2.1. Application Site

The application site currently contains Harley Chambers, a currently derelict three-storey commercial building, which is notated as a significant (group 2) heritage building (along with its setting) within Appendix 9.3.7.2 in the Christchurch District Plan. Heritage NZ has listed the building as a Category 2 building in the Heritage New Zealand Pouhere Taonga (Heritage NZ) List (List number 3111).

The building occupies the north-western corner of Worcester Street and Cambridge Terrace. The current building extends to both road boundaries and is set-back some 1.2m from the western internal boundary, adjoining 69 Worcester Street. Harley

Chambers is a three-level heritage building, with the northern portion originally dating from 1929, and the southern from 1934. Until the Canterbury Earthquake sequence in 2011 the building was used for numerous small to medium size offices, primarily for medical and dental practice rooms. The building has been vacant since the Canterbury Earthquake sequence, other than from some unauthorised access.

The building has experienced significant and substantial damage, including large cracking throughout the building. The extent of damage is detailed in an engineering assessment, provided by Brett Gilmore, Senior Structural Engineer at Quoin Structural Consultants Ltd. This report recommends that the building as a whole should be deconstructed with urgency to mitigate the risk that this building poses. The building is assessed as earthquake prone, due to its earthquake strength of less than 33% x NBS. The report is included in **Appendix 3.**

The site is zoned Commercial Central City Business and is subject to the following overlays within the Christchurch District Plan:

- Central City Building Height 28m overlay
- Category 3: Lower Noise Level Area
- Central City Core overlay
- Downstream Waterway (Setback Avon / Ōtakaro River)
- Central City Inner Zone
- Flood Management Area (FMA)
- Liquefaction Management Area (LMA).

2.2. Surrounding Site

A two-storey building is located to the west of the application site, named Worcester Chambers, 69 Worcester Street, is a highly significant (Group 1) heritage item In Appendix 9.3.7.2 of the District Plan (along with its setting). It is listed as Category 2 by Heritage New Zealand Pouhere Taonga (list number 1950). Worcester Chambers is a two storey Georgian revival character building, designed in 1928 as a purpose-built commercial college. Since the 1950's the building was used for a range of commercial tenancies and became an English Language School in 1995. A substantial alteration extending the rear of the building was undertaken in 1958. Other alterations, fit-outs and replacement of the slate tiles (except the front 6.5m of the building), occurred in 1963, 1981, 1987, 1995-6, 2001 and 2006.

The Canterbury Club building is located opposite the application site, at 129 Worcester Street. This is identified as a significant (Group 2) heritage item and setting in the District Plan and Historic Place Category 2 (list number 1837). Adjoining this building is the contemporary Anthony Harper building, which is a multi-storey commercial building. The Christchurch City Council building is located to the south-west. These sites are also zoned Commercial Central City Business.

The Worcester Street Bridge, located between Cambridge and Oxford Street, is also identified within the District Plan as a highly significant (Group 1) item and Historic Place Category 2 (List number 1833). On the corner of Worcester Street and Oxford Terrace, the Old Municipal Chambers, a highly significant (Group 1) heritage building and setting, is currently under repair.

The Avon / Ōtakaro river is located to the east of the application site, around 27m away at its closest point. Cambridge Terrace is located between the application site and the river. The Avon / Ōtakaro river is classified as a downstream waterway in the District Plan. It is also a Ngā Wai and is located within the Ngā Tūranga Tūpuna overlay.

To the north of the application site is the modern 25m high Lane Neave office building, and similar scale and age commercial developments such as the Deloitte building have also been established on the corner of Gloucester and Durham Street North. These sites are also zoned Commercial Central City Business Zone.

To the west towards the Canterbury Museum, the streetscape is dominated by the Art Gallery buildings on the corner of Montreal Street and Worcester Boulevard, and then the Arts Centre as one travels some 300m west down the tramline and paved surface of Worcester Boulevard.

Cambridge Terrace forms part of the Main Distributor network within the roading hierarchy and has been reconstructed as a two-lane, one-way southbound route with on-street parking provided by inset parking bays. All roads that transect Cambridge Terrace have been signalised. Traffic volumes are some 10,000 vehicles per day (vpd).

Worcester Boulevard is a one-way road, with movements to the west, and has been formed with a wide carriageway to accommodate Tram movements. On-street parking is also recessed. Traffic volumes are some 1,100 vehicles per day (vpd).

3. Proposal Description

For the avoidance of doubt, whilst the proposal is predicated on two parts, the demolition is decoupled from the hotel application. That is, the consent for demolition is not predicated on the basis of the subsequent hotel development. As identified in the Conditions of Consent in Section 11, should building consent for the hotel not be lodged with the Christchurch City Council within nine months of demolition being completed, the site is to be contoured and grassed.

3.1. Proposed Hotel

It is proposed to develop a hotel complex on the site.

The hotel complex will consist of 200 hotel rooms, with 20 bedrooms per level. 10 levels of bedrooms are proposed with the reception, restaurant, back of house and fitness centre located at ground level. Plant will be located on the roof.

No parking is proposed to be provided, but a loading and drop off facility will be provided, suitable for coaches as well as cars. This will operate as one way, with the entrance on Cambridge Terrace and exit onto Worcester Boulevard.

The building is proposed to have a maximum height of 42m and will have 10 floors above ground and then roof plant which is obscured by the façade of the building.

The overall gross floor area is approximately 6788m^2.

3.2. Demolition of Harley Chambers

The hotel proposal is clearly dependent on the demolition of the listed Harley Chambers building and therefore this proposal includes the demolition of Harley Chambers, the building occupying 137 Cambridge Terrace.

The Structural Report **(Appendix 3)** details the extent of damage and structural integrity of the building.
Critical issues include:

- Significant horizontal crack near the base of the northeast column.
- Joint between the north and south sections of the building.
- Loose concrete at the top of the joint at parapet level facing Cambridge Terrace.
- Widening cracks in the front concrete canopy apron over the entry off Cambridge Terrace.
- Cracks in the front façade to Cambridge Terrace and Worcester Boulevard
- The building is earthquake prone and assessed current condition of the north section is less than 15% x NBS.

This report details that the building has suffered additional damage since the last inspection of the building in 2016, including:

- Temporary timber infill to a north wide window has fallen out.
- Significant cracking within the concrete canopy apron directly adjacent to the east footpath, which could partially collapse under moderate earthquake shaking.
- Very wide cracks in the east façade appear to have widened since 2016.

- A fire broke out in the building, resulting in some weakening of the structure.
- The basement has been full of stagnant water for long periods of time and settlement has occurred which will have added to the degradation of the structure.

Quoin concluded that the building should be deconstructed with urgency to mitigate the risk that the building poses. Prior to demolition, building recording for site interpretation and salvage, will be undertaken, as discussed further in the Heritage Impact Assessment in **Appendix 5**.

Engagement has been undertaken with Heritage New Zealand Pouhere Taonga by way of a meeting on 5 March 2024. At the time of writing, a further meeting is scheduled for the week of 18 March 2024.

4. Christchurch District Plan Assessment

4.1. Zoning

The application site is zoned **Commercial Central City Business.** The site is also subject to the following overlays or notations:

- Central City Building Height 28m Overlay
- Flood Management Area
- Waterbody Setback
- Central City Core Overlay
- Category 3: Lower Noise Level Area
- Central City Inner Zone
- Liquefaction Management Area (LMA)
- Heritage Item

4.2. Compliance Assessment

The Plan rule interpretation set out below is that of the author and is not in substitution of the Council's own assessment of the proposal, nor is it a restriction on the matters resource consent is being sought for.

Resource consent is applied for the proposal as described in the "Proposal Description" set out above in Section 3 of this AEE, including all attached plans and other technical information submitted in support of the application. Resource consent is applied for the rule infringements described in this application, and any other resource consents necessary, whether specifically identified or not, to allow the proposal to be established, maintained and operated.

As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this Assessment of Effects on the Environment (AEE), it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. Furthermore, should Council be of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under section 104(5) of the RMA to process the application regardless of the type of activity that the application was expressed to be for.

Rule	Assessment	Compliance/Activity Status
Chapter 15 Commercial Central City Business Zone		
15.10.1.1 Permitted Activities		
15.10.1.1 – P1 – Retail	Retail activities, including food and beverage are a permitted activity.	**Complies**

Proposal Overview

LEVEL		AREA SCHEDULE BY LEVEL	No.	Total NLA (m2)	Total GFA (m2)
Ground Floor					
00		Reception / Amenities		102	
		Circulation / Core		85	
		Back of House / Kitchen / Services		124	
		Restaurant		128	
				439	**478**
Level 1 - 10					
01-10		Circulation / Core	10	90	
		Back of House / Services	10	25	
		Hotel Rooms	10	486	
			Per Floor	**600**	**631**
			10 Floors	**6,000**	**6,310**
Total GFA (Ground Level - Level 10)				**6,439**	**6,788**
Additional Level 11 - Roof Plant TBC (Not included in totals)					
11		Circulation / Core		17	
		Roof Plant / Services		174	
				191	**215**

102M²
Reception / Amenities / Guest Activities

364M²
Back of House / Kitchen / Services

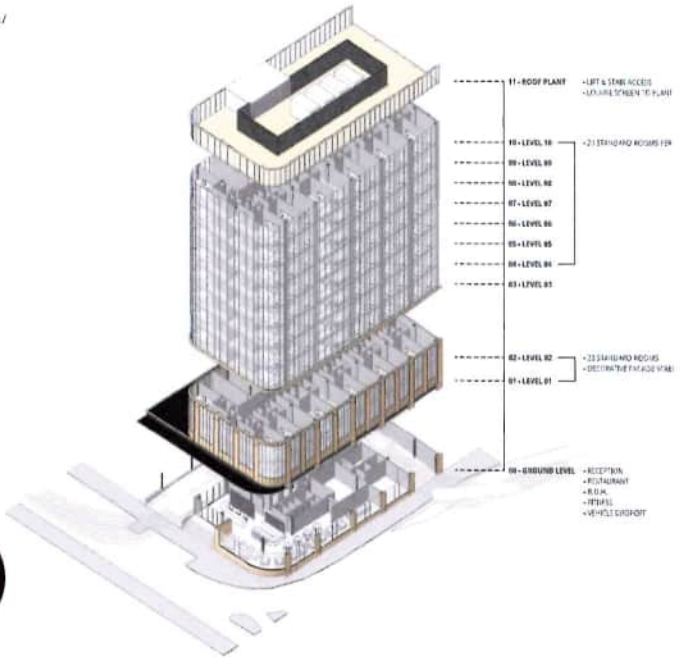
Hotel and Suite Rooms

128M²
Restaurant

969M²
Circulation / Core

200
Rooms

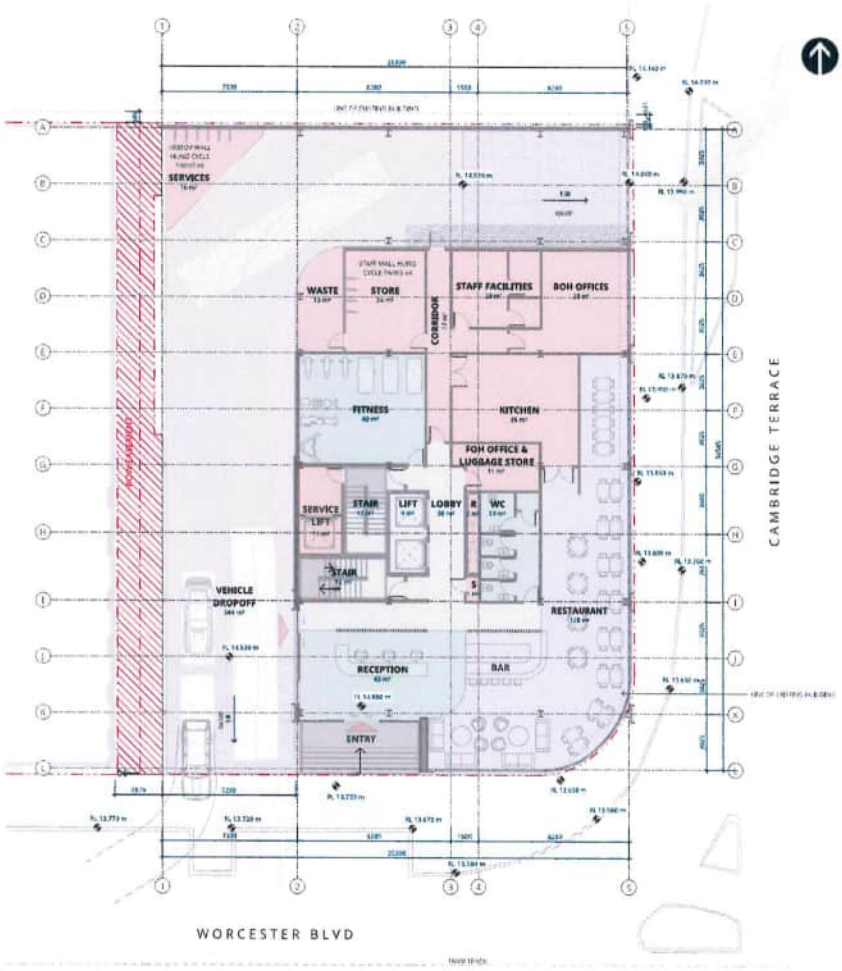
Per Level= **20**
Level 1-10 = **200**



This proposal maximises the guest room count by providing 20 standard rooms per leve with gym facilities at ground level for a total of 200 rooms. No suites have been provided is this base version but the option of suites is possible by combing two room and lowering the overall room count. The amenity areas are limited to ground floor with lobby, lounge, cafe/restaurant/bar and gym.

Ground Floor Plan

Scale: 1:200 @ A3

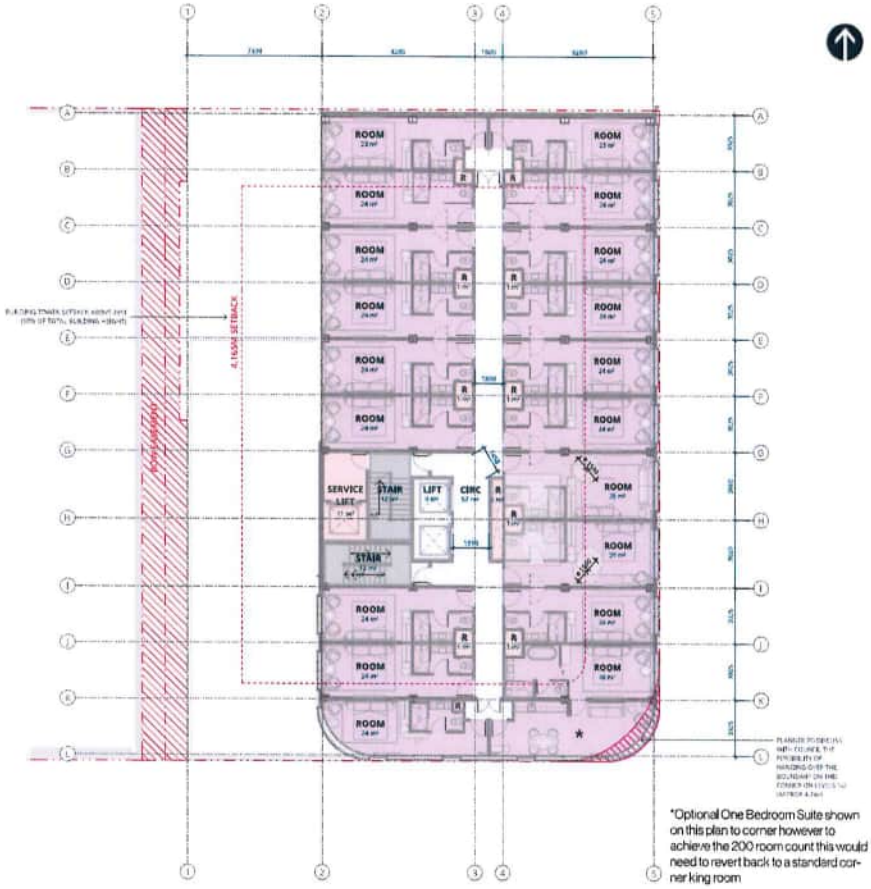


Level 1-2 Floor Plan

Scale: 1:200 @ A3

Room Key:





*Optional One Bedroom Suite shown on this plan to corner however to achieve the 200 room count this would need to revert back to a standard corner king room

Level 3-10 Floor Plan

Scale: 1:200 @ A3

Room Key:

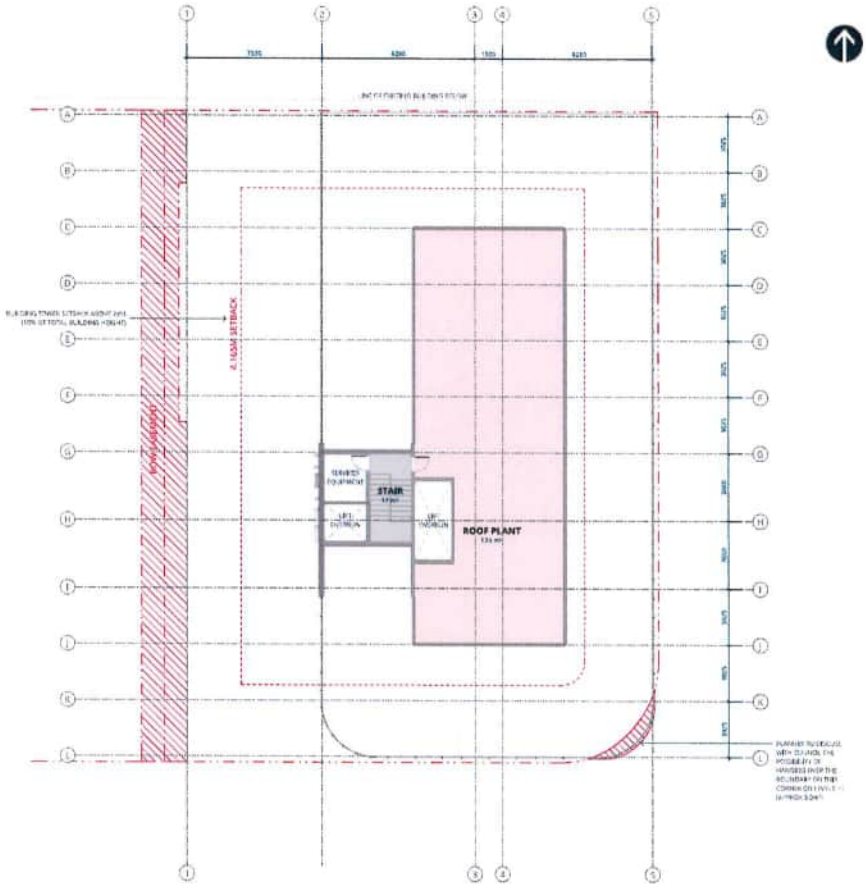




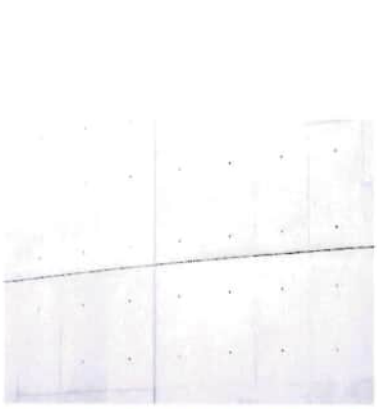
*Standard corner king shown to corner room

Level 11 Roof Plant

Scale: 1:200 @ A3

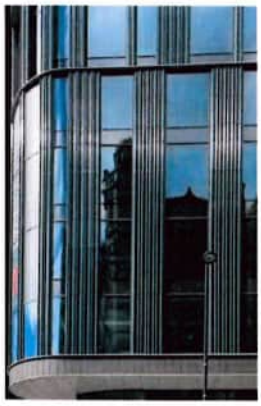


Precedent Materials







Material Finish Palette



M1
BRONZE METAL CLADDING & DETAIL



G1
GLAZED CURTAIN WALL FACADE

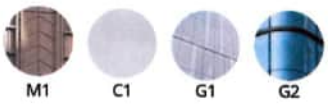
C1
FAIR-FACE PRE-CAST CONCRETE



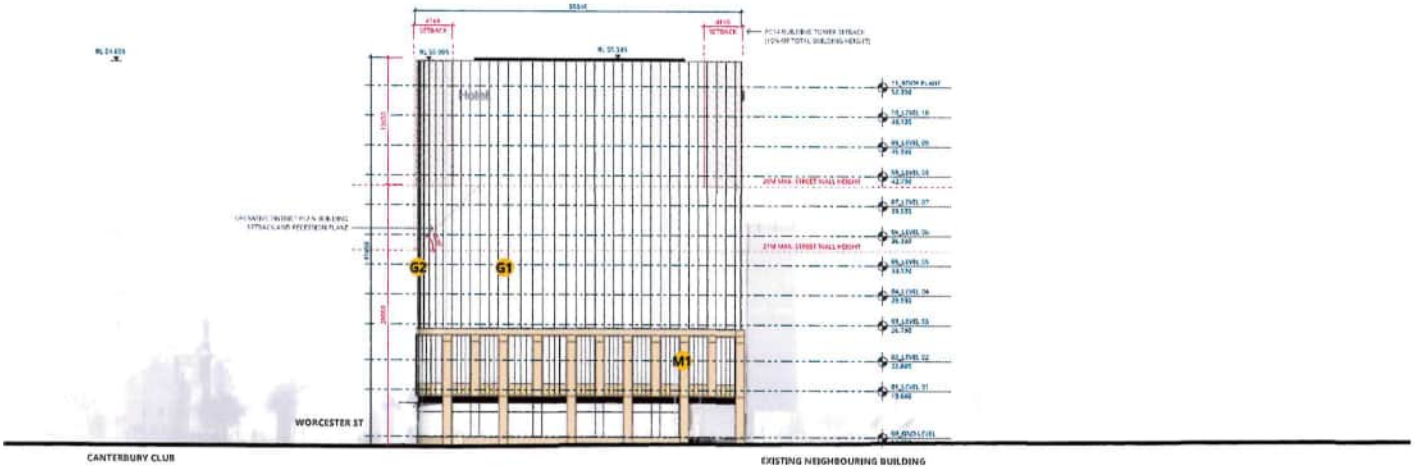
G2
CURVED CURTAIN WALL GLAZING

East Elevation

Scale: 1:400 @ A3

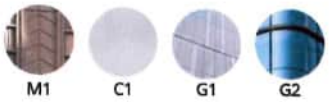




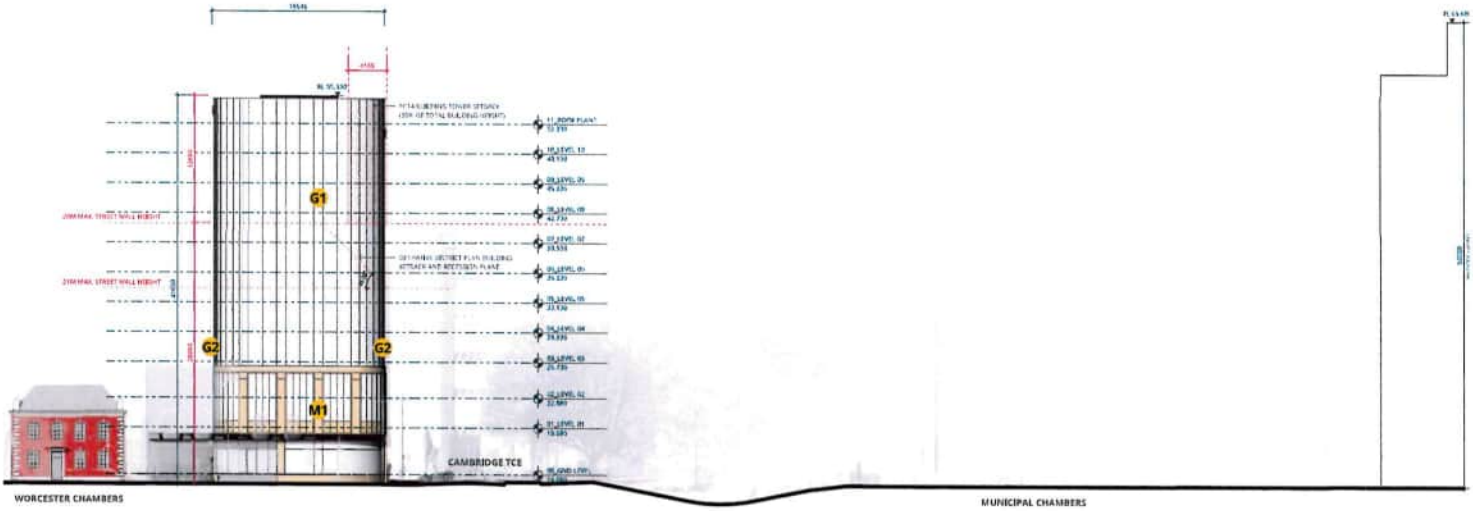


South Elevation

Scale: 1:400 @ A3





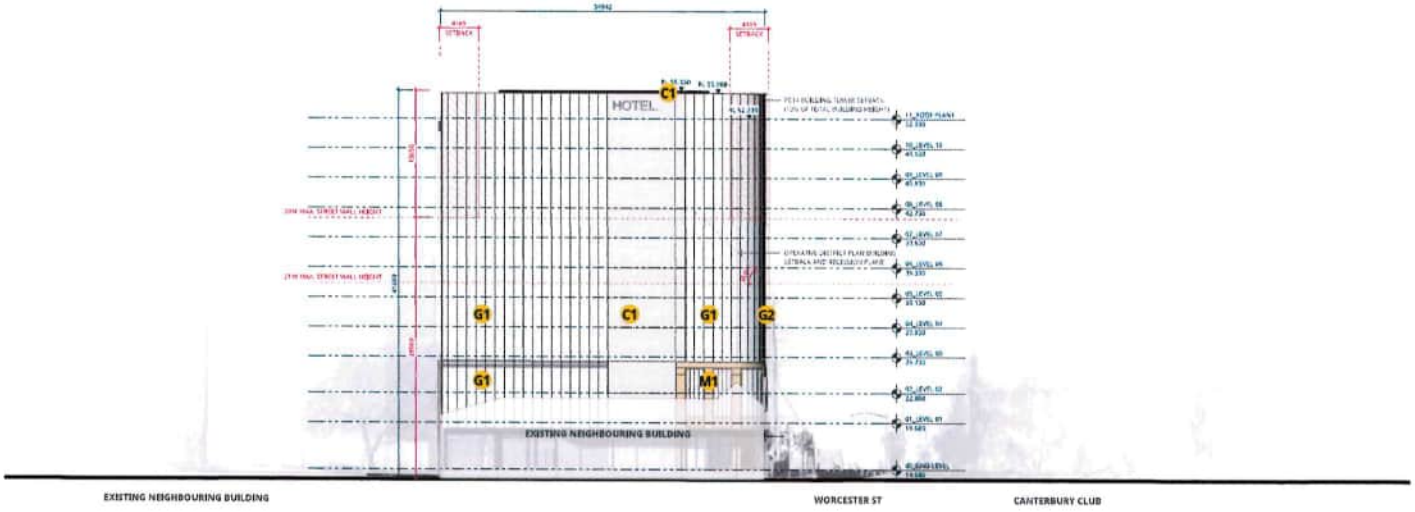


West Elevation

Scale: 1:400 @ A3





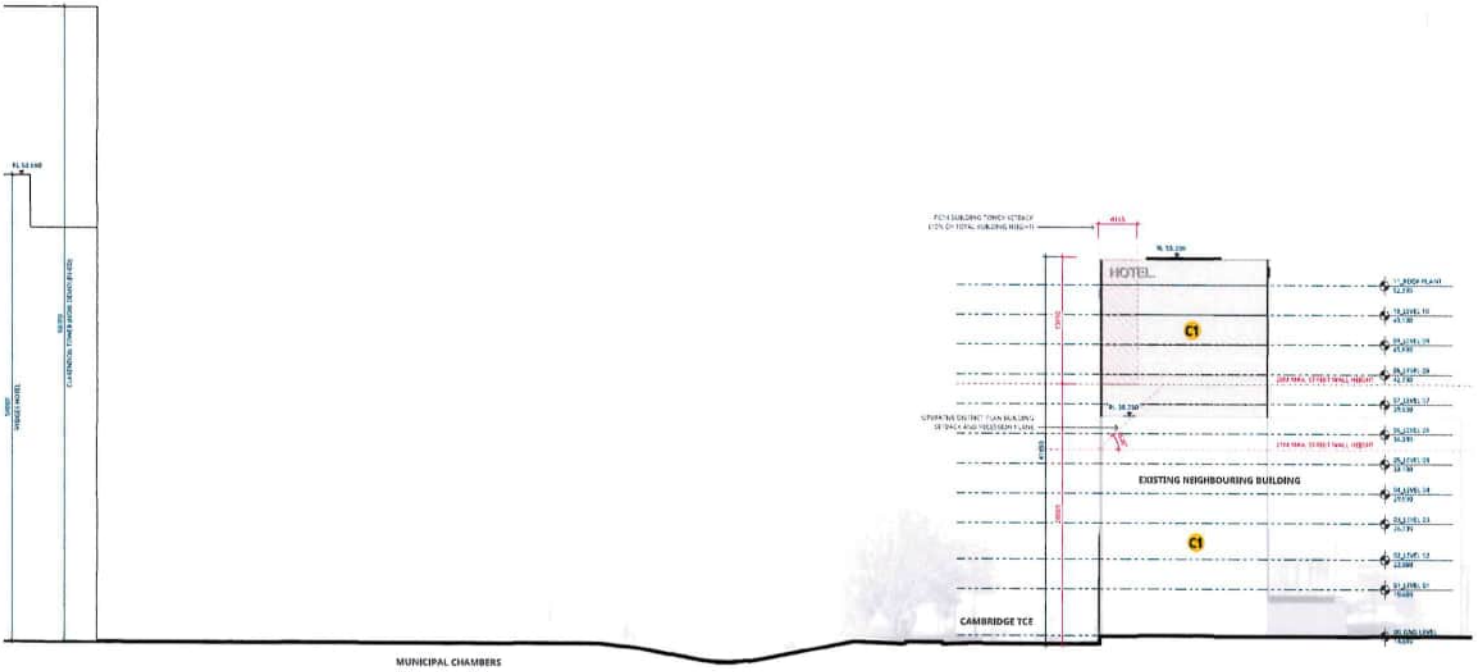


North Elevation

Scale: 1:400 @ A3







Typical Section

Scale: 1:300 @ A3





Perspective - Main Facade



Perspective - Corner at Street Level



Perspective - Main Entry Looking East



Christchurch City Council

Written approval of affected persons

Resource Management Act 1991 – Form 8A

For enquiries: phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s):

Peter John Dwan (representing Lane Neave)

I am / We are the: ☐ Owner(s)* and Occupiers(s) ☐ Owner(s)* ☑ Occupier(s) ☐ Director(s) ☐ Trustee(s)

of the property located at *(address of the affected property)*:

☐ I have authority to sign on behalf of all the other ☐ Owners* ☐ Occupiers of the property *(select one, if applicable)*

** 'Owner' includes anyone who has entered into a Sale and Purchase Agreement (including a conditional agreement) to purchase the property.*

2. Application details *(to be completed by applicant)*

Name of applicant: *Cambridge 137 Limited*

Application address: *137 Cambridge Terrace, Christchurch Central*

Type of application: ☑ Resource consent ☑ Permitted boundary activity

Brief description of the proposed development / activity:

Demolition of a listed heritage building, known as Harley Chambers, and construction of a hotel.

3. Written approval

☑ I / We give written approval to the application outlined above.

☑ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.

☑ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s)* *(of person(s) giving written approval or person authorised to sign on their behalf)*:

(CEO)

Date:

** A signature is not required if you give your approval by electronic means*

Contact Details:

Address: Lane Neave, Level 5, 141 Cambridge Terrace

Email: peter.dwan@laneneave.co.nz Telephone: 021 888290

Notes to person(s) signing the form:

1. All owners of the property must sign the form, unless one person has authority to sign on behalf of others. Occupier approval is also required unless the application is a boundary activity*.
2. If signing on behalf of a trust or company please provide evidence to confirm that you have signing authority.
3. If the Council determines that this application is a permitted boundary activity* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before the application is determined if there is no hearing.
4. Conditional written approvals cannot be accepted.

** A boundary activity only breaches rules controlling the distance or size of a building relative to a boundary (e.g. setbacks, recession plane).*

Please return the signed form and application documents to the applicant

What is a resource consent and a permitted boundary activity?

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners – this is called a permitted boundary activity. These processes are set out in the Resource Management Act.

Why is your written approval being requested?

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

What should you do if you are asked to sign an affected person's approval form?

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

NOTE: If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

Important information

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's website or by contacting the Duty Planner at DutyPlanner@ccc.govt.nz.

Privacy information

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.

1. Introduction

Cambridge 137 Limited (the applicant) hereby applies for resource consent for demolition of a heritage building at 137 Cambridge Terrace and then construction of a hotel building, with a maximum height of 42m and all associated activities and works.

The Certificate of Title for the site is attached in **Appendix 1.** The proposed plans are attached in **Appendix 2.**

1.1. Purpose of this report

The purpose of this report is to provide the Council with the information required in order to obtain resource consent for the proposed hotel and for the demolition of the heritage building at 137 Cambridge Terrace.

1.2. Structure of this report

This report is divided into ten sections as follows:

Section 1: provides an introduction to the background for the application and identifies the purpose and structure of the report.

Section 2: provides a brief description of the site and surrounding environment.

Section 3: provides a detailed description of the proposal.

Section 4: outlines the relevant Christchurch District Plan provisions for the application and assesses compliance with the Plan rules.

Section 5: identifies the relevant statutory framework in such detail as is commensurate with the proposal.

Section 6: evaluates the proposal in terms of its actual and potential effects on the environment and outlines the mitigation measures to be adopted.

Section 7: identifies the relevant Christchurch District Plan objectives and policies and evaluates the proposal.

Section 8: identifies and assesses any other relevant statutory and non-statutory documents.

Section 9: outlines the basis for requesting public notification of the application.

Section 10: provides a summary and conclusion.

The appendices at the end of the report contain all the plans and other relevant information to support the proposal.

2. Site Description

2.1. Application Site

The application site currently contains Harley Chambers, a currently derelict three-storey commercial building, which is notated as a significant (group 2) heritage building (along with its setting) within Appendix 9.3.7.2 in the Christchurch District Plan. Heritage NZ has listed the building as a Category 2 building in the Heritage New Zealand Pouhere Taonga (Heritage NZ) List (List number 3111).

The building occupies the north-western corner of Worcester Street and Cambridge Terrace. The current building extends to both road boundaries and is set-back some 1.2m from the western internal boundary, adjoining 69 Worcester Street. Harley

Chambers is a three-level heritage building, with the northern portion originally dating from 1929, and the southern from 1934. Until the Canterbury Earthquake sequence in 2011 the building was used for numerous small to medium size offices, primarily for medical and dental practice rooms. The building has been vacant since the Canterbury Earthquake sequence, other than from some unauthorised access.

The building has experienced significant and substantial damage, including large cracking throughout the building. The extent of damage is detailed in an engineering assessment, provided by Brett Gilmore, Senior Structural Engineer at Quoin Structural Consultants Ltd. This report recommends that the building as a whole should be deconstructed with urgency to mitigate the risk that this building poses. The building is assessed as earthquake prone, due to its earthquake strength of less than 33% x NBS. The report is included in **Appendix 3.**

The site is zoned Commercial Central City Business and is subject to the following overlays within the Christchurch District Plan:

- Central City Building Height 28m overlay
- Category 3: Lower Noise Level Area
- Central City Core overlay
- Downstream Waterway (Setback Avon / Ōtakaro River)
- Central City Inner Zone
- Flood Management Area (FMA)
- Liquefaction Management Area (LMA).

2.2. Surrounding Site

A two-storey building is located to the west of the application site, named Worcester Chambers, 69 Worcester Street, is a highly significant (Group 1) heritage item In Appendix 9.3.7.2 of the District Plan (along with its setting). It is listed as Category 2 by Heritage New Zealand Pouhere Taonga (list number 1950). Worcester Chambers is a two storey Georgian revival character building, designed in 1928 as a purpose-built commercial college. Since the 1950's the building was used for a range of commercial tenancies and became an English Language School in 1995. A substantial alteration extending the rear of the building was undertaken in 1958. Other alterations, fit-outs and replacement of the slate tiles (except the front 6.5m of the building), occurred in 1963, 1981, 1987, 1995-6, 2001 and 2006.

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The Worcester Street Bridge, located between Cambridge and Oxford Street, is also identified within the District Plan as a highly significant (Group 1) item and Historic Place Category 2 (List number 1833). On the corner of Worcester Street and Oxford Terrace, the Old Municipal Chambers, a highly significant (Group 1) heritage building and setting, is currently under repair.

The Avon / Ōtakaro river is located to the east of the application site, around 27m away at its closest point. Cambridge Terrace is located between the application site and the river. The Avon / Ōtakaro river is classified as a downstream waterway in the District Plan. It is also a Ngā Wai and is located within the Ngā Tūranga Tūpuna overlay.

To the north of the application site is the modern 25m high Lane Neave office building, and similar scale and age commercial developments such as the Deloitte building have also been established on the corner of Gloucester and Durham Street North. These sites are also zoned Commercial Central City Business Zone.

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Cambridge Terrace forms part of the Main Distributor network within the roading hierarchy and has been reconstructed as a two-lane, one-way southbound route with on-street parking provided by inset parking bays. All roads that transect Cambridge Terrace have been signalised. Traffic volumes are some 10,000 vehicles per day (vpd).

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The building is proposed to have a maximum height of 42m and will have 10 floors above ground and then roof plant which is obscured by the façade of the building.

The overall gross floor area is approximately 6788m^2.

3.2. Demolition of Harley Chambers

The hotel proposal is clearly dependent on the demolition of the listed Harley Chambers building and therefore this proposal includes the demolition of Harley Chambers, the building occupying 137 Cambridge Terrace.

The Structural Report **(Appendix 3)** details the extent of damage and structural integrity of the building.
Critical issues include:

- Significant horizontal crack near the base of the northeast column.
- Joint between the north and south sections of the building.
- Loose concrete at the top of the joint at parapet level facing Cambridge Terrace.
- Widening cracks in the front concrete canopy apron over the entry off Cambridge Terrace.
- Cracks in the front façade to Cambridge Terrace and Worcester Boulevard
- The building is earthquake prone and assessed current condition of the north section is less than 15% x NBS.

This report details that the building has suffered additional damage since the last inspection of the building in 2016, including:

- Temporary timber infill to a north wide window has fallen out.
- Significant cracking within the concrete canopy apron directly adjacent to the east footpath, which could partially collapse under moderate earthquake shaking.
- Very wide cracks in the east façade appear to have widened since 2016.

- A fire broke out in the building, resulting in some weakening of the structure.
- The basement has been full of stagnant water for long periods of time and settlement has occurred which will have added to the degradation of the structure.

Quoin concluded that the building should be deconstructed with urgency to mitigate the risk that the building poses. Prior to demolition, building recording for site interpretation and salvage, will be undertaken, as discussed further in the Heritage Impact Assessment in **Appendix 5**.

Engagement has been undertaken with Heritage New Zealand Pouhere Taonga by way of a meeting on 5 March 2024. At the time of writing, a further meeting is scheduled for the week of 18 March 2024.

4. Christchurch District Plan Assessment

4.1. Zoning

The application site is zoned **Commercial Central City Business.** The site is also subject to the following overlays or notations:

- Central City Building Height 28m Overlay
- Flood Management Area
- Waterbody Setback
- Central City Core Overlay
- Category 3: Lower Noise Level Area
- Central City Inner Zone
- Liquefaction Management Area (LMA)
- Heritage Item

4.2. Compliance Assessment

The Plan rule interpretation set out below is that of the author and is not in substitution of the Council's own assessment of the proposal, nor is it a restriction on the matters resource consent is being sought for.

Resource consent is applied for the proposal as described in the "Proposal Description" set out above in Section 3 of this AEE, including all attached plans and other technical information submitted in support of the application. Resource consent is applied for the rule infringements described in this application, and any other resource consents necessary, whether specifically identified or not, to allow the proposal to be established, maintained and operated.

As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this Assessment of Effects on the Environment (AEE), it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. Furthermore, should Council be of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under section 104(5) of the RMA to process the application regardless of the type of activity that the application was expressed to be for.

Rule	Assessment	Compliance/Activity Status
Chapter 15 Commercial Central City Business Zone		
15.10.1.1 Permitted Activities		
15.10.1.1 – P1 – Retail	Retail activities, including food and beverage are a permitted activity.	Complies

Proposal Overview

LEVEL		AREA SCHEDULE BY LEVEL	No.	Total NLA (m2)	Total GFA (m2)
Ground Floor					
00		Reception / Amenities		102	
		Circulation / Core		85	
		Back of House / Kitchen / Services		124	
		Restaurant		128	
				439	**478**
Level 1 - 10					
01-10		Circulation / Core	10	90	
		Back of House / Services	10	25	
		Hotel Rooms	10	486	
			Per Floor	**600**	**631**
			10 Floors	**6,000**	**6,310**
Total GFA (Ground Level - Level 10)				**6,439**	**6,788**
Additional Level 11 - Roof Plant TBC (Not included in totals)					
11		Circulation / Core		17	
		Roof Plant / Services		174	
				191	**215**

102M²

Reception / Amenities / Guest Activities

364M²

Back of House / Kitchen / Services

Hotel and Suite Rooms

128M²

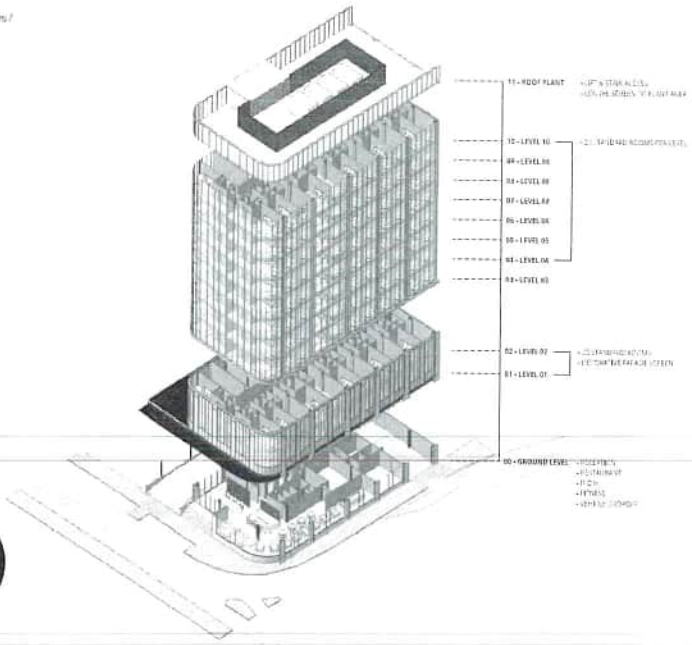
Restaurant

969M²

Circulation / Core

200
Rooms

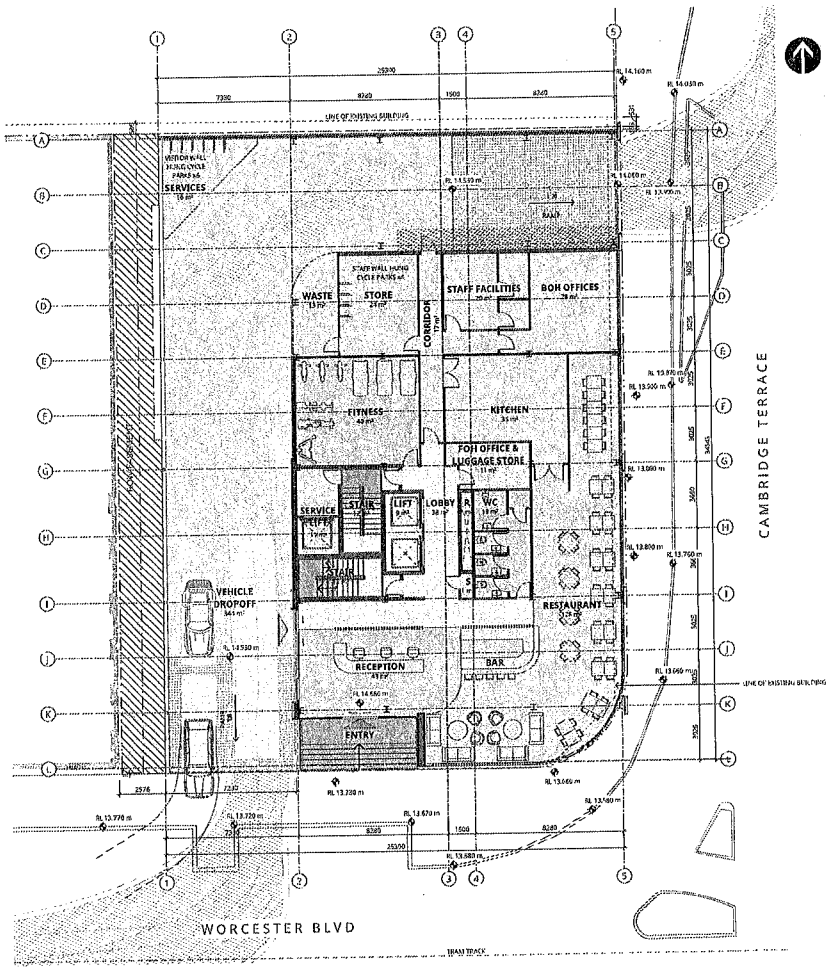
Per Level= **20**
Level 1-10 = **200**



This proposal maximises the guest room count by providing 20 standard rooms per level with gym facilities at ground level for a total of 200 rooms. No suites have been provided is this base version but the option of suites is possible by combing two room and lowering the overall room count. The amenity areas are limited to ground floor with lobby, lounge, cafe/restaurant/bar and gym.

Ground Floor Plan

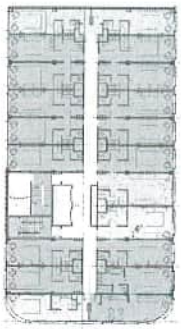
Scale: 1:200 @ A3



Level 1-2 Floor Plan

Scale: 1:200 @ A3

Room Key:





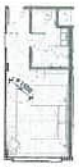
Typical Room - King Standard (or Split King)



King End Room



Premium King Room

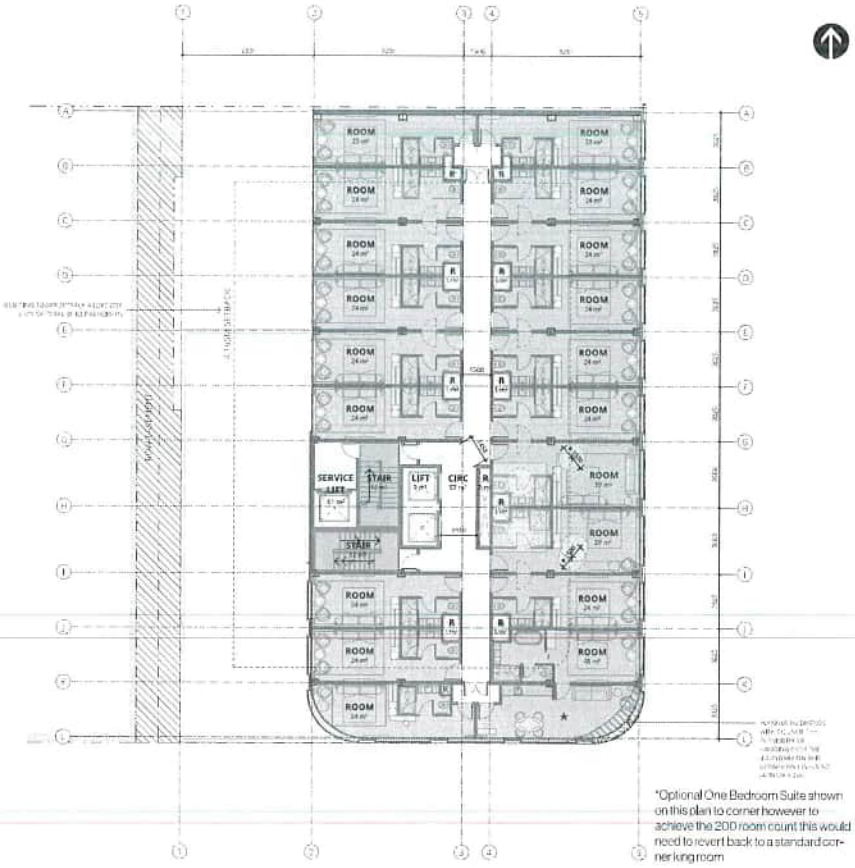


Accessible Room (or Split King)



Standard corner King room. Option to create two Bedroom Suite.

Optional One Bedroom Suite

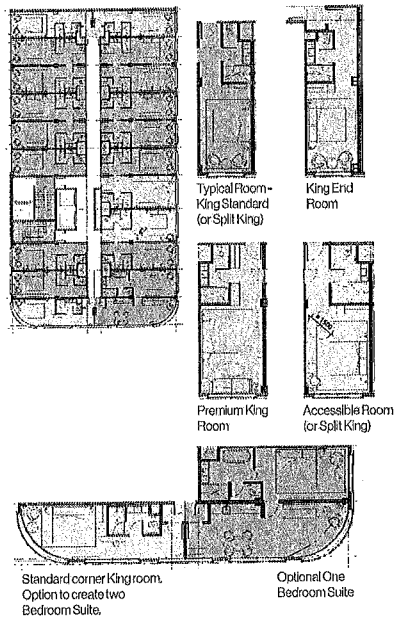


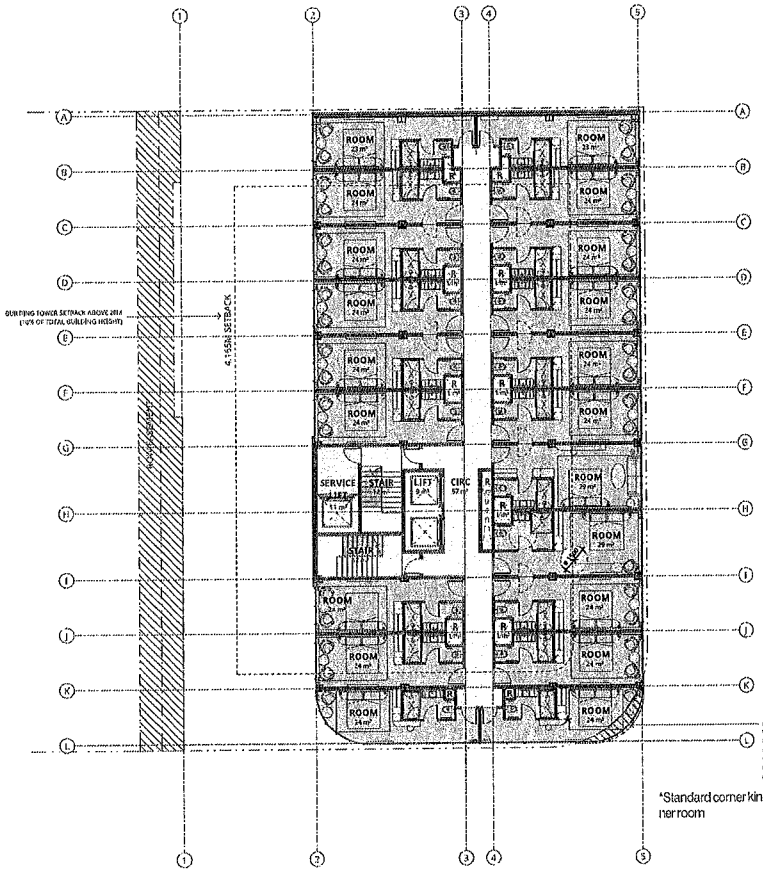
*Optional One Bedroom Suite shown on this plan to corner however to achieve the 200 room count this would need to revert back to a standard corner king room

Level 3-10 Floor Plan

Scale: 1:200 @ A3

Room Key:

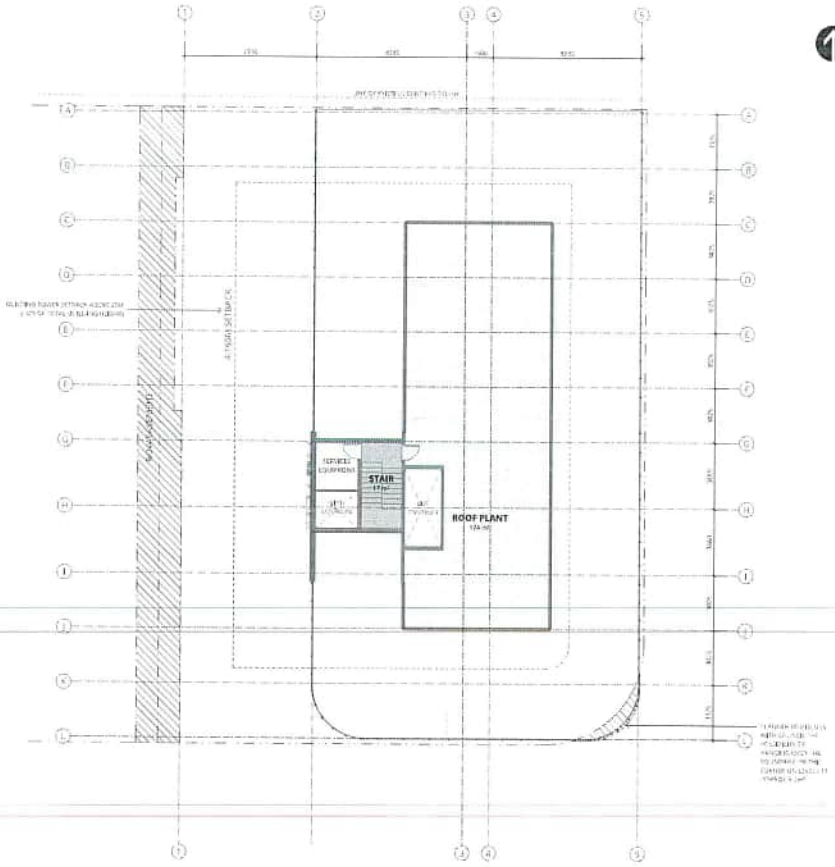




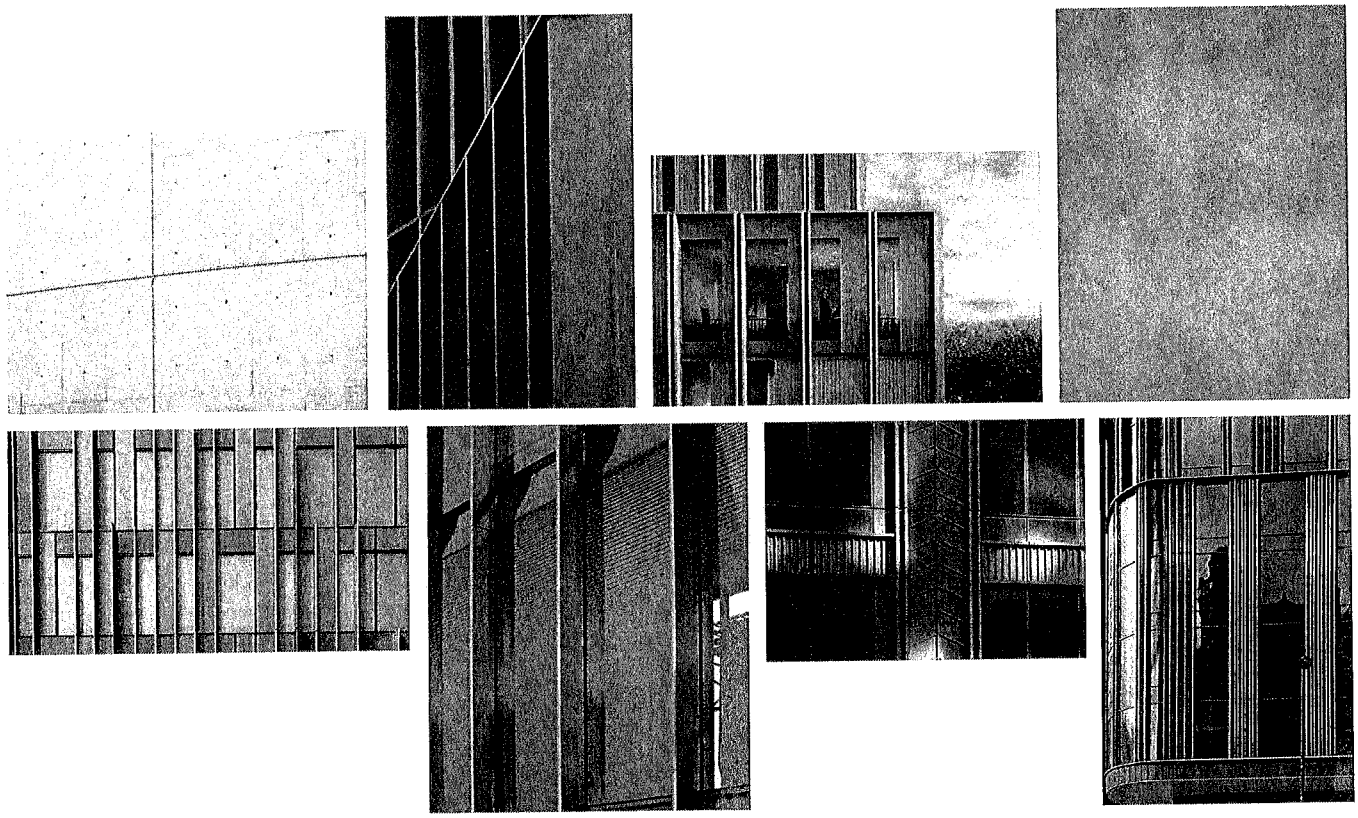
*Standard corner king shown to corner room

Level 11 Roof Plant

Scale: 1:200 @ A3



Precedent Materials



Material Finish Palette



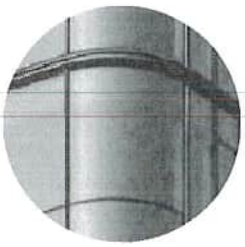
M1
BRONZE METAL CLADDING & DETAIL



G1
GLAZED CURTAIN WALL FACADE



C1
FAIR-FACE PRE-CAST CONCRETE

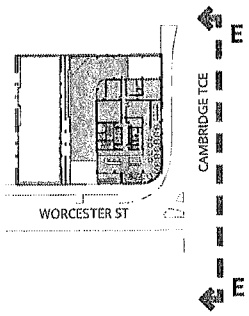


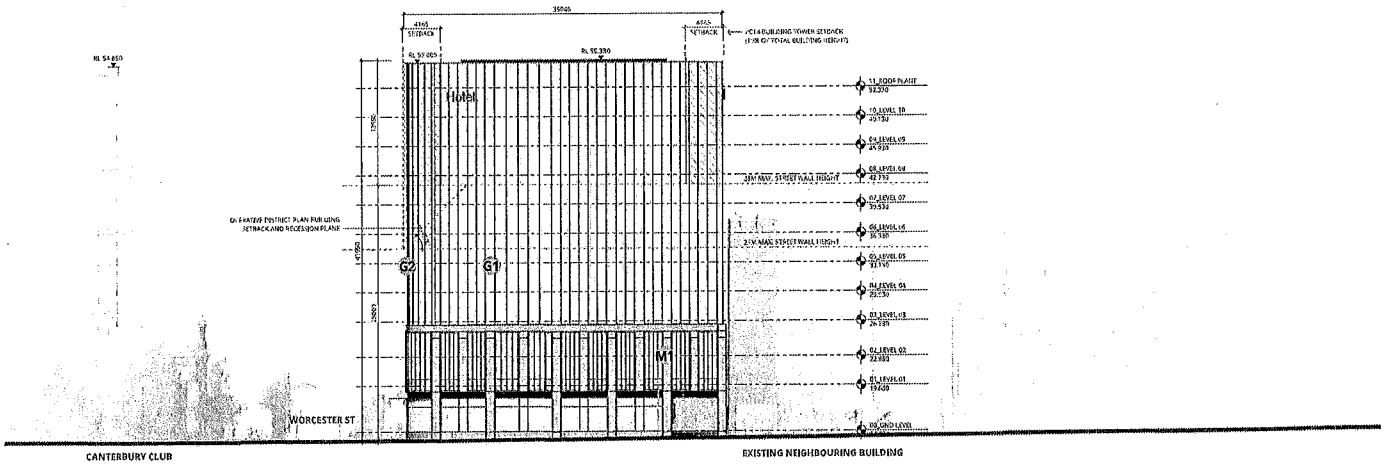
G2
CURVED CURTAIN WALL GLAZING

East Elevation

Scale: 1:400 @ A3

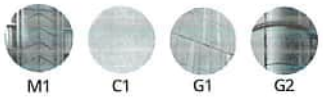




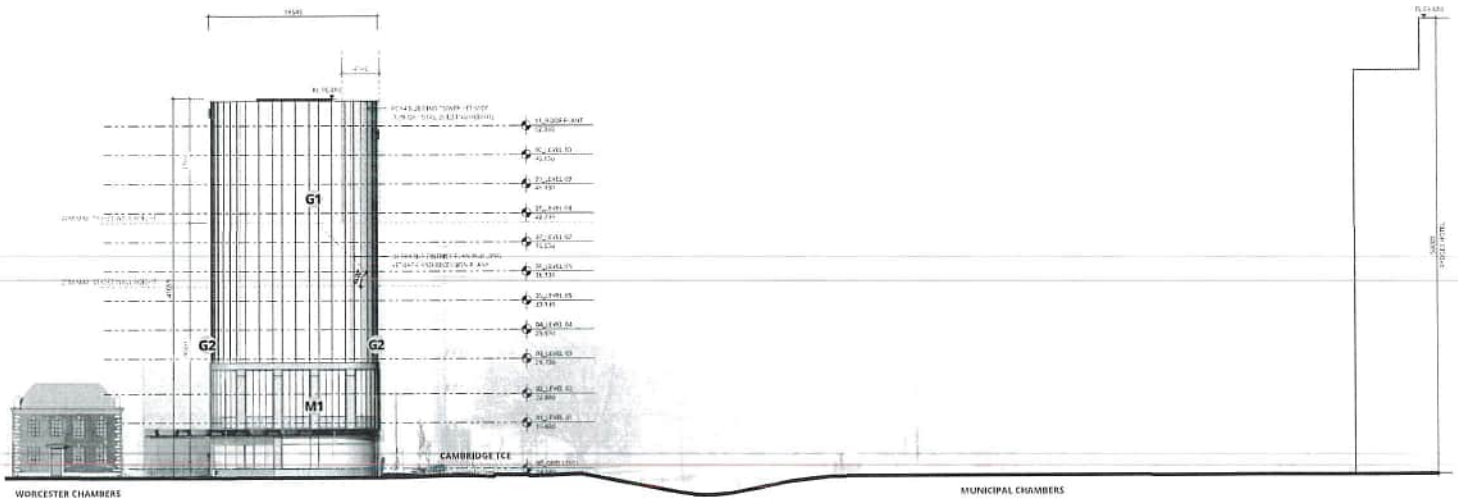


South Elevation

Scale: 1:400 @ A3



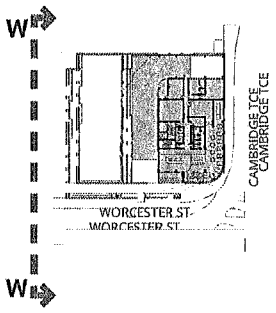


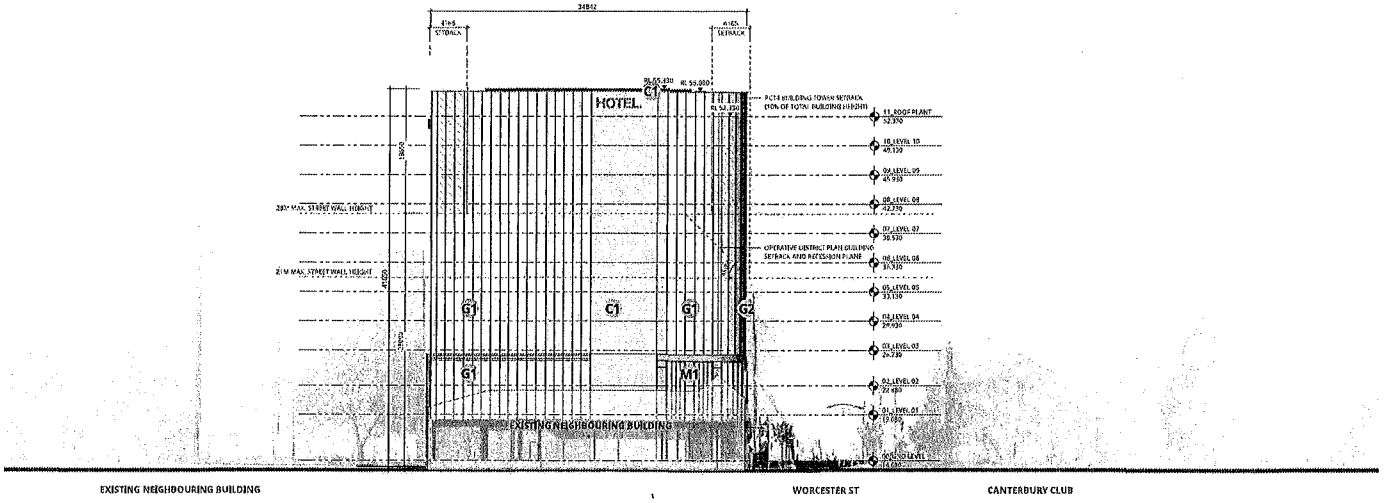


West Elevation

Scale: 1:400 @ A3





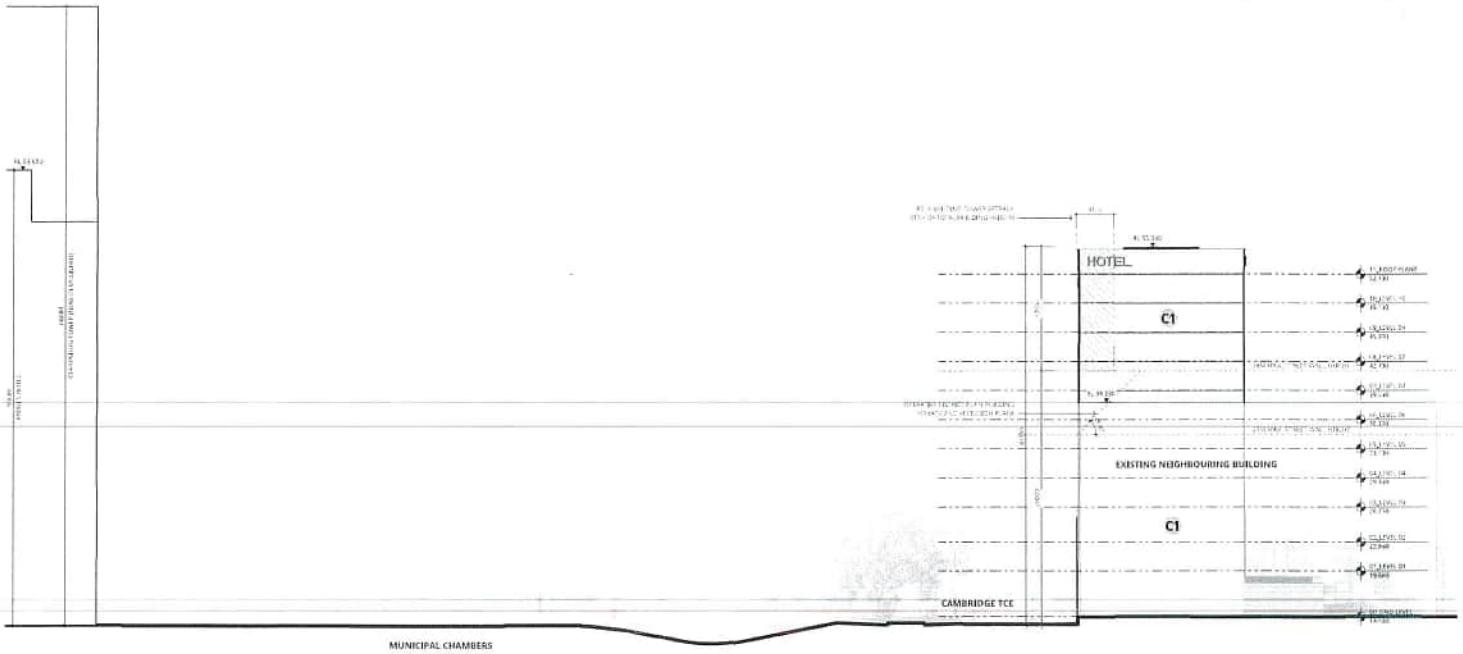


North Elevation

Scale: 1:400 @ A3

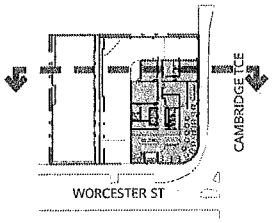


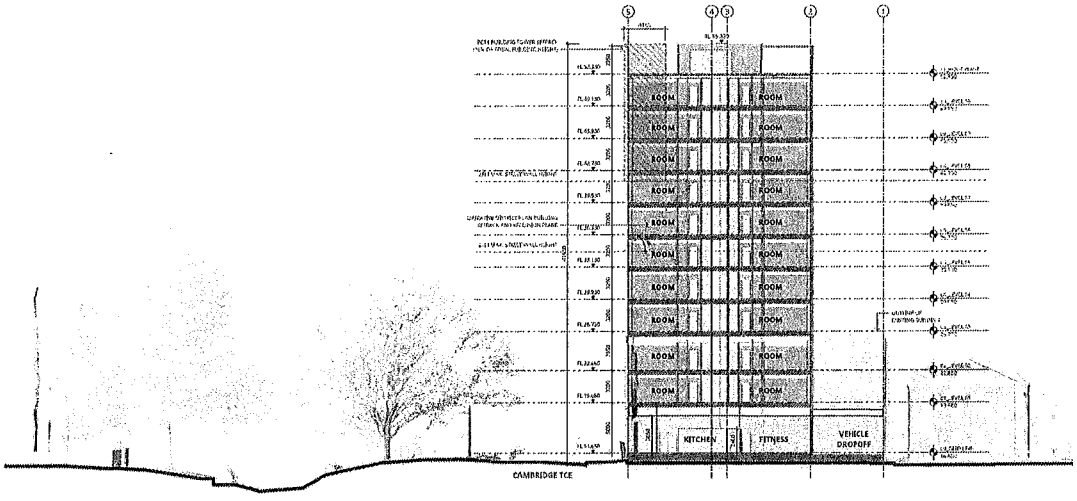




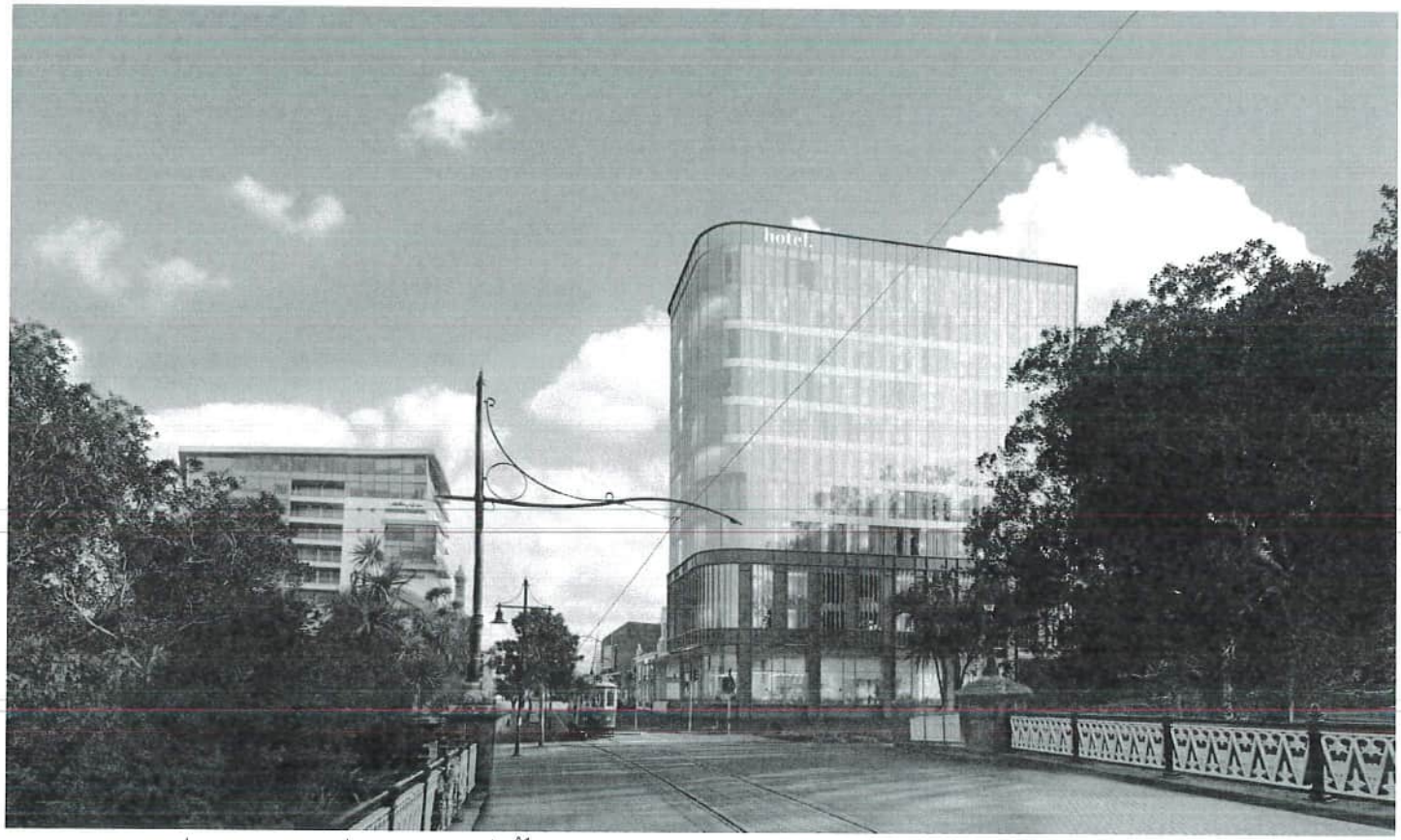
Typical Section

Scale: 1:300 @ A3

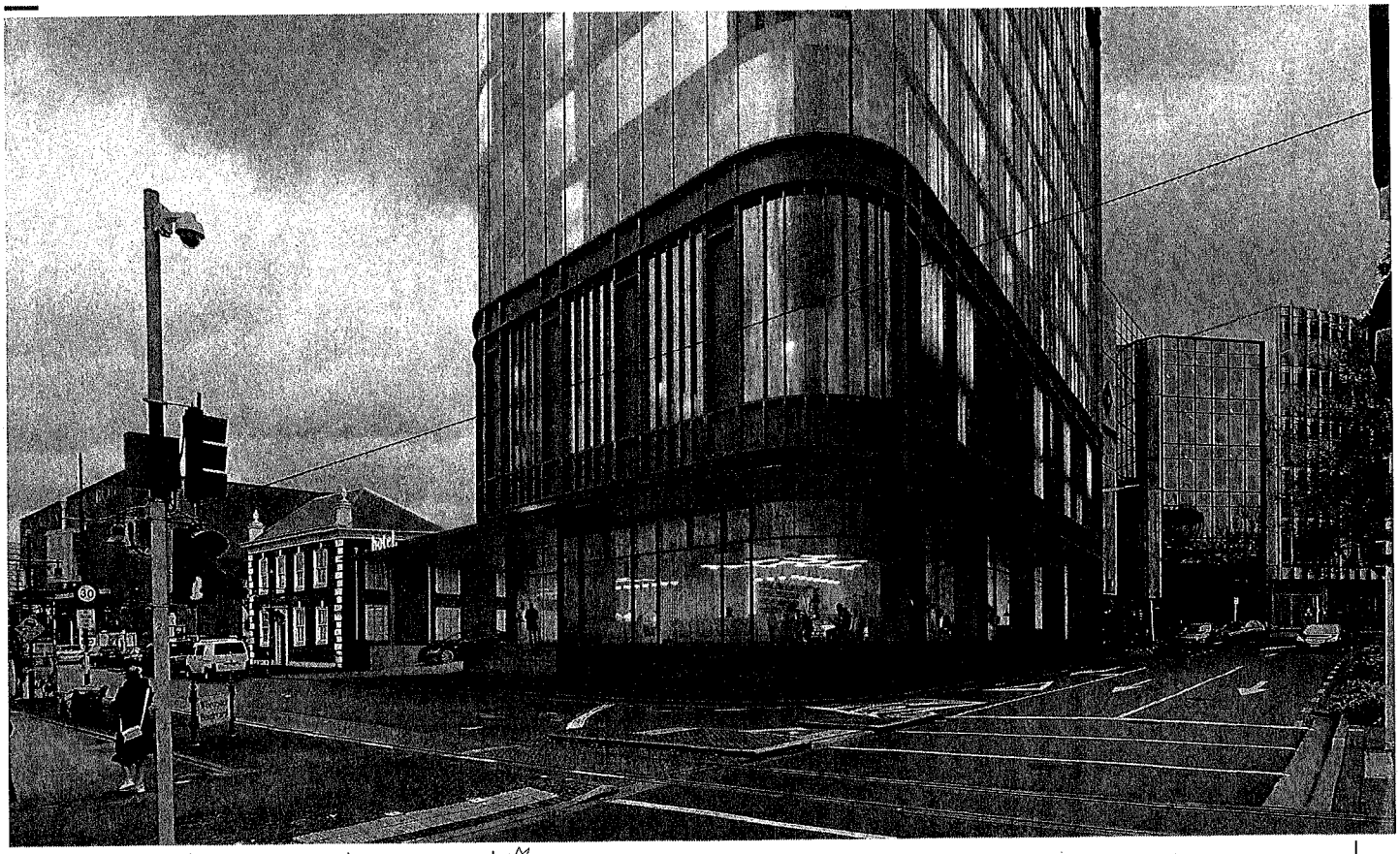




Perspective - Main Facade



Perspective - Corner at Street Level



Perspective - Main Entry Looking East



Christchurch City Council

Written approval of affected persons

Resource Management Act 1991 – Form 8A

For enquiries: phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s):

The Canterbury Club

I am / We are the: ☐ Owner(s)* and Occupiers(s) ☐ Owner(s)* ☐ Occupier(s) ☐ Director(s) ☑ Trustee(s)

of the property located at *(address of the affected property)*:

129 Cambridge Terrace, Christchurch

☒ I have authority to sign on behalf of all the other ☒ Owners* ☒ Occupiers of the property *(select one, if applicable)*

** 'Owner' includes anyone who has entered into a Sale and Purchase Agreement (including a conditional agreement) to purchase the property.*

2. Application details *(to be completed by applicant)*

Name of applicant: Cambridge 137 Limited

Application address: 137 Cambridge Terrace, Christchurch Central

Type of application: X ☒ X Resource consent ☒ Permitted boundary activity

Brief description of the proposed development / activity:

Demolition of a listed heritage building, known as Harley Chambers, and construction of a hotel.

3. Written approval

☑ I / We give written approval to the application outlined above.

☑ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.

☑ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s)* *(of person(s) giving written approval or person authorised to sign on their behalf)*:



25th March 2024

Date:

** A signature is not required if you give your approval by electronic means*

Contact Details:

Address: 129 Cambridge Terrace, Christchurch

gm@canterburyclub.co.nz Telephone: 0211082595

Email:

n(s) signing the form:

of the property must sign the form, unless one person has a n behalf of others. Occupier approval is also unless the application is a boundary activity*.

1. required 2. n behalf of a trust or company please) confirm that you h signing authority.
If signing o * your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any ti the hearing, if there is one, or before the application is
3. hearing.

Conditional written approvals cannot be accepted.
determine
only breaches rules controlling the distance or size of a buildir relative to a bound (e.g. setbacks, recession plane).
4.
Please return the signed form and application documents to the applican

** A boundary activity*

What is a resource consent and a permitted boundary activity?

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners – this is called a permitted boundary activity. These processes are set out in the Resource Management Act.

Why is your written approval being requested?

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

What should you do if you are asked to sign an affected person's approval form?

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

NOTE: If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

Important information

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's website or by contacting the Duty Planner at DutyPlanner@ccc.govt.nz.

Privacy information

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.

1. Introduction

Cambridge 137 Limited (the applicant) hereby applies for resource consent for demolition of a heritage building at 137 Cambridge Terrace and then construction of a hotel building, with a maximum height of 42m and all associated activities and works.

The Certificate of Title for the site is attached in **Appendix 1.** The proposed plans are attached in **Appendix 2.**

1.1. Purpose of this report

The purpose of this report is to provide the Council with the information required in order to obtain resource consent for the proposed hotel and for the demolition of the heritage building at 137 Cambridge Terrace.

1.2. Structure of this report

This report is divided into ten sections as follows:

Section 1: provides an introduction to the background for the application and identifies the purpose and structure of the report.

Section 2: provides a brief description of the site and surrounding environment.

Section 3: provides a detailed description of the proposal.

Section 4: outlines the relevant Christchurch District Plan provisions for the application and assesses compliance with the Plan rules.

Section 5: identifies the relevant statutory framework in such detail as is commensurate with the proposal.

Section 6: evaluates the proposal in terms of its actual and potential effects on the environment and outlines the mitigation measures to be adopted.

Section 7: identifies the relevant Christchurch District Plan objectives and policies and evaluates the proposal.

Section 8: identifies and assesses any other relevant statutory and non-statutory documents.

Section 9: outlines the basis for requesting public notification of the application.

Section 10: provides a summary and conclusion.

The appendices at the end of the report contain all the plans and other relevant information to support the proposal.

2. Site Description

2.1. Application Site

The application site currently contains Harley Chambers, a currently derelict three-storey commercial building, which is notated as a significant (group 2) heritage building (along with its setting) within Appendix 9.3.7.2 in the Christchurch District Plan. Heritage NZ has listed the building as a Category 2 building in the Heritage New Zealand Pouhere Taonga (Heritage NZ) List (List number 3111).

The building occupies the north-western corner of Worcester Street and Cambridge Terrace. The current building extends to both road boundaries and is set-back some 1.2m from the western internal boundary, adjoining 69 Worcester Street. Harley

Chambers is a three-level heritage building, with the northern portion originally dating from 1929, and the southern from 1934. Until the Canterbury Earthquake sequence in 2011 the building was used for numerous small to medium size offices, primarily for medical and dental practice rooms. The building has been vacant since the Canterbury Earthquake sequence, other than from some unauthorised access.

The building has experienced significant and substantial damage, including large cracking throughout the building. The extent of damage is detailed in an engineering assessment, provided by Brett Gilmore, Senior Structural Engineer at Quoin Structural Consultants Ltd. This report recommends that the building as a whole should be deconstructed with urgency to mitigate the risk that this building poses. The building is assessed as earthquake prone, due to its earthquake strength of less than 33% x NBS. The report is included in Appendix 3.

The site is zoned Commercial Central City Business and is subject to the following overlays within the Christchurch District Plan:

- Central City Building Height 28m overlay
- Category 3: Lower Noise Level Area
- Central City Core overlay
- Downstream Waterway (Setback Avon / Ōtakaro River)
- Central City Inner Zone
- Flood Management Area (FMA)
- Liquefaction Management Area (LMA).

2.2. Surrounding Site

A two-storey building is located to the west of the application site, named Worcester Chambers, 69 Worcester Street, is a highly significant (Group 1) heritage item In Appendix 9.3.7.2 of the District Plan (along with its setting). It is listed as Category 2 by Heritage New Zealand Pouhere Taonga (list number 1950). Worcester Chambers is a two storey Georgian revival character building, designed in 1928 as a purpose-built commercial college. Since the 1950's the building was used for a range of commercial tenancies and became an English Language School in 1995. A substantial alteration extending the rear of the building was undertaken in 1958. Other alterations, fit-outs and replacement of the slate tiles (except the front 6.5m of the building), occurred in 1963, 1981, 1987, 1995-6, 2001 and 2006.

The Canterbury Club building is located opposite the application site, at 129 Worcester Street. This is identified as a significant (Group 2) heritage item and setting in the District Plan and Historic Place Category 2 (list number 1837). Adjoining this building is the contemporary Anthony Harper building, which is a multi-storey commercial building. The Christchurch City Council building is located to the south-west. These sites are also zoned Commercial Central City Business.

The Worcester Street Bridge, located between Cambridge and Oxford Street, is also identified within the District Plan as a highly significant (Group 1) item and Historic Place Category 2 (List number 1833). On the corner of Worcester Street and Oxford Terrace, the Old Municipal Chambers, a highly significant (Group 1) heritage building and setting, is currently under repair.

The Avon / Ōtakaro river is located to the east of the application site, around 27m away at its closest point. Cambridge Terrace is located between the application site and the river. The Avon / Ōtakaro river is classified as a downstream waterway in the District Plan. It is also a Ngā Wai and is located within the Ngā Tūranga Tūpuna overlay.

To the north of the application site is the modern 25m high Lane Neave office building, and similar scale and age commercial developments such as the Deloitte building have also been established on the corner of Gloucester and Durham Street North. These sites are also zoned Commercial Central City Business Zone.

To the west towards the Canterbury Museum, the streetscape is dominated by the Art Gallery buildings on the corner of Montreal Street and Worcester Boulevard, and then the Arts Centre as one travels some 300m west down the tramline and paved surface of Worcester Boulevard.

Cambridge Terrace forms part of the Main Distributor network within the roading hierarchy and has been reconstructed as a two-lane, one-way southbound route with on-street parking provided by inset parking bays. All roads that transect Cambridge Terrace have been signalised. Traffic volumes are some 10,000 vehicles per day (vpd).

Worcester Boulevard is a one-way road, with movements to the west, and has been formed with a wide carriageway to accommodate Tram movements. On-street parking is also recessed. Traffic volumes are some 1,100 vehicles per day (vpd).

3. Proposal Description

For the avoidance of doubt, whilst the proposal is predicated on two parts, the demolition is decoupled from the hotel application. That is, the consent for demolition is not predicated on the basis of the subsequent hotel development. As identified in the Conditions of Consent in Section 11, should building consent for the hotel not be lodged with the Christchurch City Council within nine months of demolition being completed, the site is to be contoured and grassed.

3.1. Proposed Hotel

It is proposed to develop a hotel complex on the site.

The hotel complex will consist of 200 hotel rooms, with 20 bedrooms per level. 10 levels of bedrooms are proposed with the reception, restaurant, back of house and fitness centre located at ground level. Plant will be located on the roof.

No parking is proposed to be provided, but a loading and drop off facility will be provided, suitable for coaches as well as cars. This will operate as one way, with the entrance on Cambridge Terrace and exit onto Worcester Boulevard.

The building is proposed to have a maximum height of 42m and will have 10 floors above ground and then roof plant which is obscured by the façade of the building.

The overall gross floor area is approximately 6788m^2.

3.2. Demolition of Harley Chambers

The hotel proposal is clearly dependent on the demolition of the listed Harley Chambers building and therefore this proposal includes the demolition of Harley Chambers, the building occupying 137 Cambridge Terrace.

The Structural Report **(Appendix 3)** details the extent of damage and structural integrity of the building.
Critical issues include:

- Significant horizontal crack near the base of the northeast column.
- Joint between the north and south sections of the building.
- Loose concrete at the top of the joint at parapet level facing Cambridge Terrace.
- Widening cracks in the front concrete canopy apron over the entry off Cambridge Terrace.
- Cracks in the front façade to Cambridge Terrace and Worcester Boulevard
- The building is earthquake prone and assessed current condition of the north section is less than 15% x NBS.

This report details that the building has suffered additional damage since the last inspection of the building in 2016, including:

- Temporary timber infill to a north wide window has fallen out.
- Significant cracking within the concrete canopy apron directly adjacent to the east footpath, which could partially collapse under moderate earthquake shaking.
- Very wide cracks in the east façade appear to have widened since 2016.

- A fire broke out in the building, resulting in some weakening of the structure.
- The basement has been full of stagnant water for long periods of time and settlement has occurred which will have added to the degradation of the structure.

Quoin concluded that the building should be deconstructed with urgency to mitigate the risk that the building poses. Prior to demolition, building recording for site interpretation and salvage, will be undertaken, as discussed further in the Heritage Impact Assessment in **Appendix 5**.

Engagement has been undertaken with Heritage New Zealand Pouhere Taonga by way of a meeting on 5 March 2024. At the time of writing, a further meeting is scheduled for the week of 18 March 2024.

4. Christchurch District Plan Assessment

4.1. Zoning

The application site is zoned **Commercial Central City Business.** The site is also subject to the following overlays or notations:

- Central City Building Height 28m Overlay
- Flood Management Area
- Waterbody Setback
- Central City Core Overlay
- Category 3: Lower Noise Level Area
- Central City Inner Zone
- Liquefaction Management Area (LMA)
- Heritage Item

4.2. Compliance Assessment

The Plan rule interpretation set out below is that of the author and is not in substitution of the Council's own assessment of the proposal, nor is it a restriction on the matters resource consent is being sought for.

Resource consent is applied for the proposal as described in the "Proposal Description" set out above in Section 3 of this AEE, including all attached plans and other technical information submitted in support of the application. Resource consent is applied for the rule infringements described in this application, and any other resource consents necessary, whether specifically identified or not, to allow the proposal to be established, maintained and operated.

As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this Assessment of Effects on the Environment (AEE), it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. Furthermore, should Council be of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under section 104(5) of the RMA to process the application regardless of the type of activity that the application was expressed to be for.

Rule	Assessment	Compliance/Activity Status
Chapter 15 Commercial Central City Business Zone		
15.10.1.1 Permitted Activities		
15.10.1.1 – P1 – Retail	Retail activities, including food and beverage are a permitted activity.	**Complies**

Proposal Overview

LEVEL		AREA SCHEDULE BY LEVEL	No.	Total NLA (m2)	Total GFA (m2)
Ground Floor					
00		Reception / Amenities		102	
		Circulation / Core		85	
		Back of House / Kitchen / Services		124	
		Restaurant		128	
				439	**478**
Level 1 - 10					
01-10		Circulation / Core	10	90	
		Back of House / Services	10	25	
		Hotel Rooms	10	486	
			Per Floor	**600**	**631**
			10 Floors	**6,000**	**6,310**
Total GFA (Ground Level - Level 10)				**6,439**	**6,788**
Additional Level 11 - Roof Plant TBC (Not included in totals)					
11		Circulation / Core		17	
		Roof Plant / Services		174	
				191	**215**

102M²

Reception / Amenities / Guest Activities

364M²

Back of House / Kitchen / Services

4,860M²

Hotel and Suite Rooms

128M²

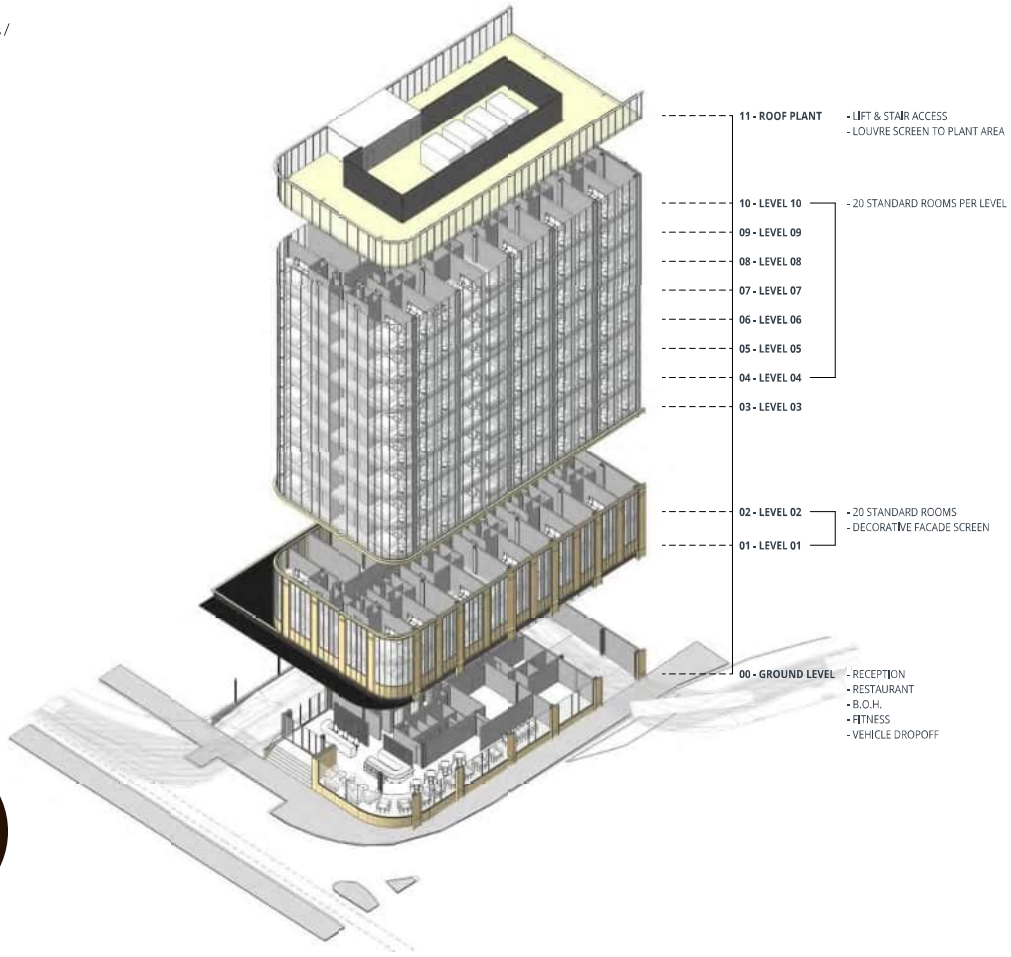
Restaurant

969M²

Circulation / Core

200
Rooms

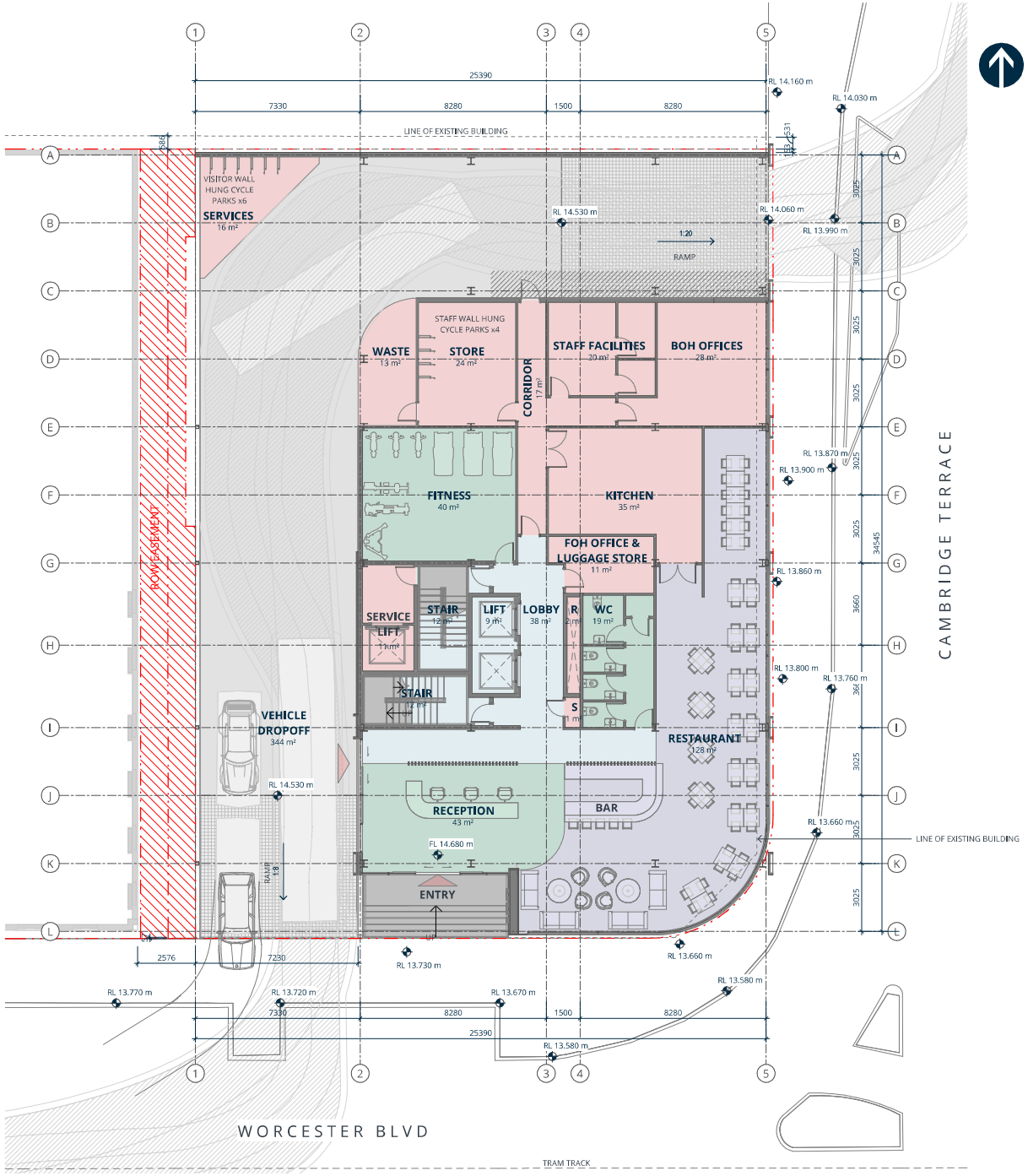
Per Level= **20**
Level 1-10 = **200**



This proposal maximises the guest room count by providing 20 standard rooms per level with gym facilities at ground level for a total of 200 rooms. No suites have been provided is this base version but the option of suites is possible by combing two room and lowering the overall room count. The amenity areas are limited to ground floor with lobby, lounge, cafe/restaurant/bar and gym.

Ground Floor Plan

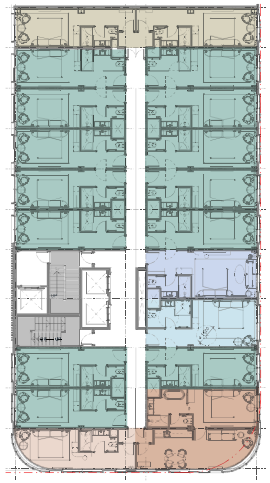
Scale: 1:200 @ A3



Level 1-2 Floor Plan

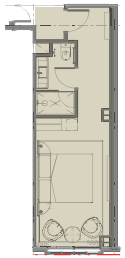
Scale: 1:200 @ A3

Room Key:

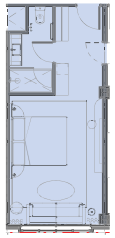




Typical Room - King Standard (or Split King)



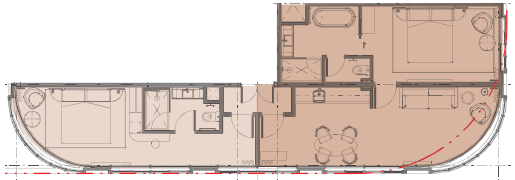
King End Room



Premium King Room

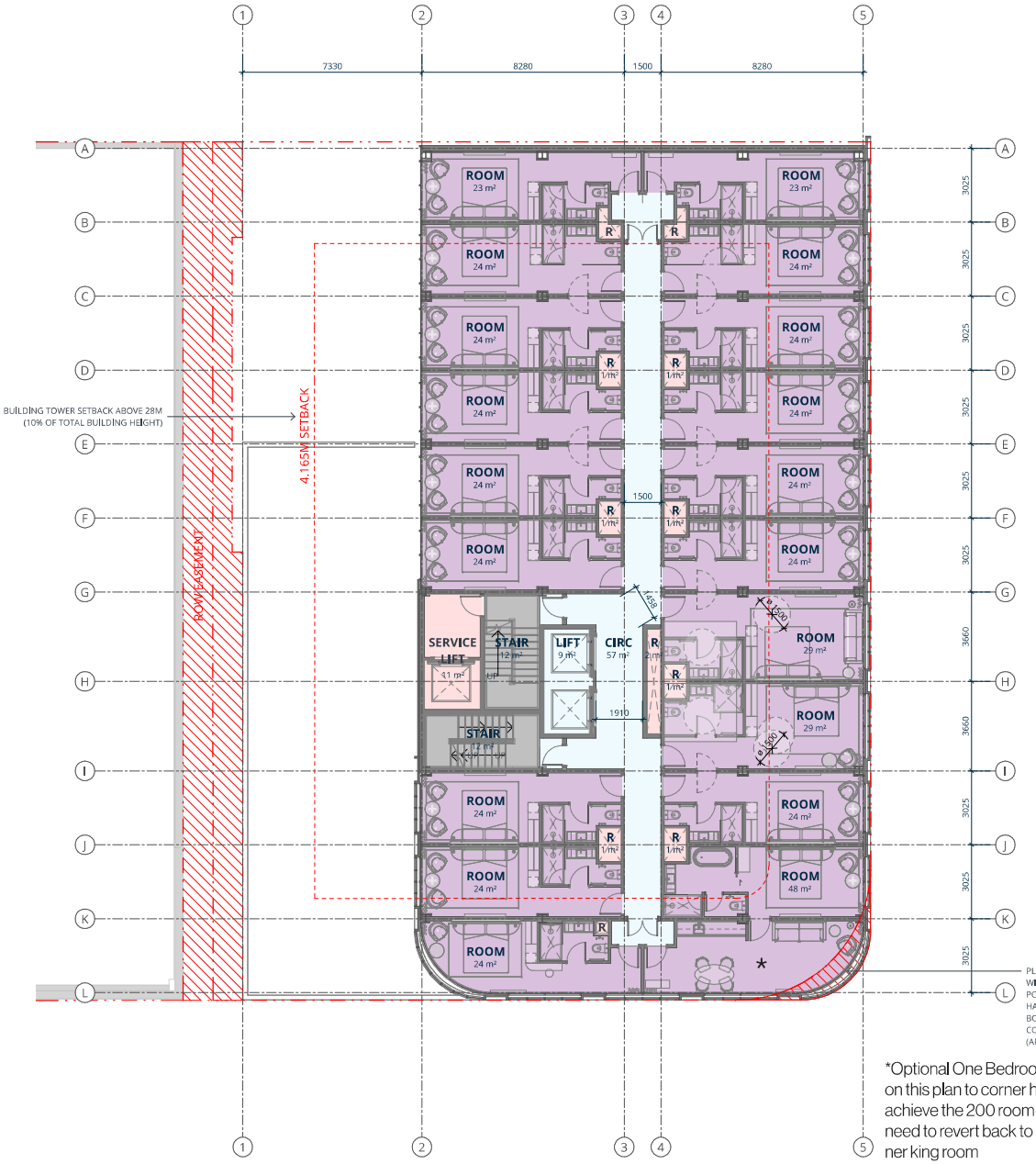


Accessible Room (or Split King)



Standard corner King room. Option to create two Bedroom Suite.

Optional One Bedroom Suite

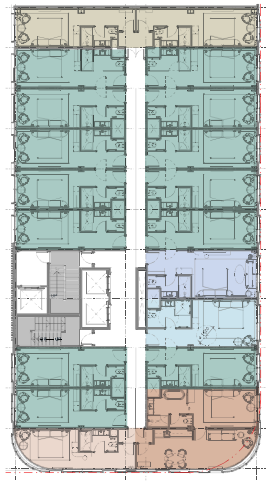


*Optional One Bedroom Suite shown on this plan to corner however to achieve the 200 room count this would need to revert back to a standard corner king room

Level 3-10 Floor Plan

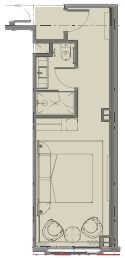
Scale: 1:200 @ A3

Room Key:

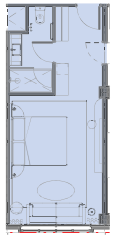




Typical Room - King Standard (or Split King)



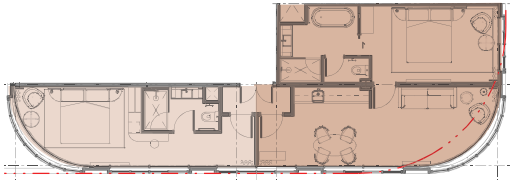
King End Room



Premium King Room

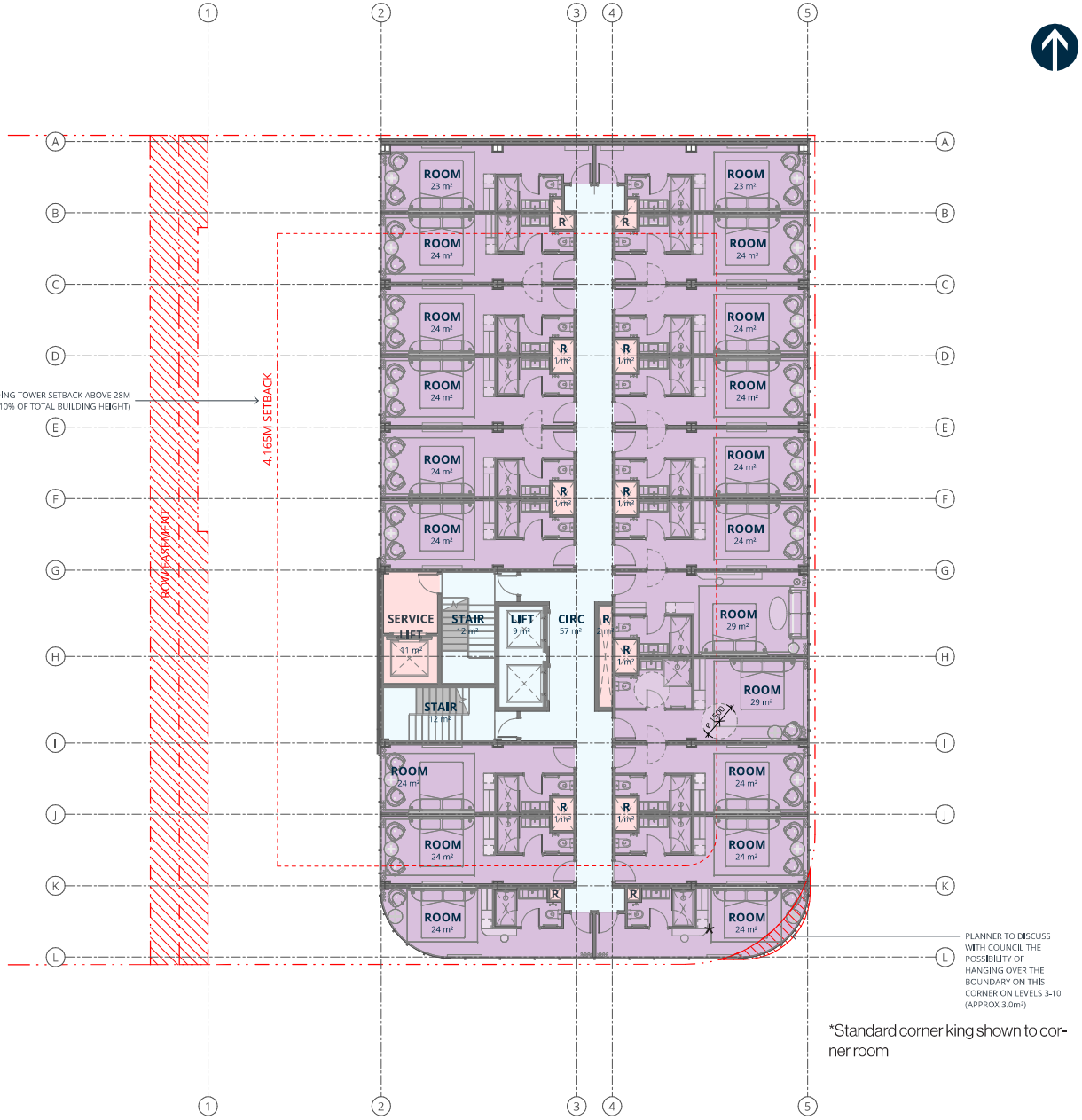


Accessible Room (or Split King)



Standard corner King room. Option to create two Bedroom Suite.

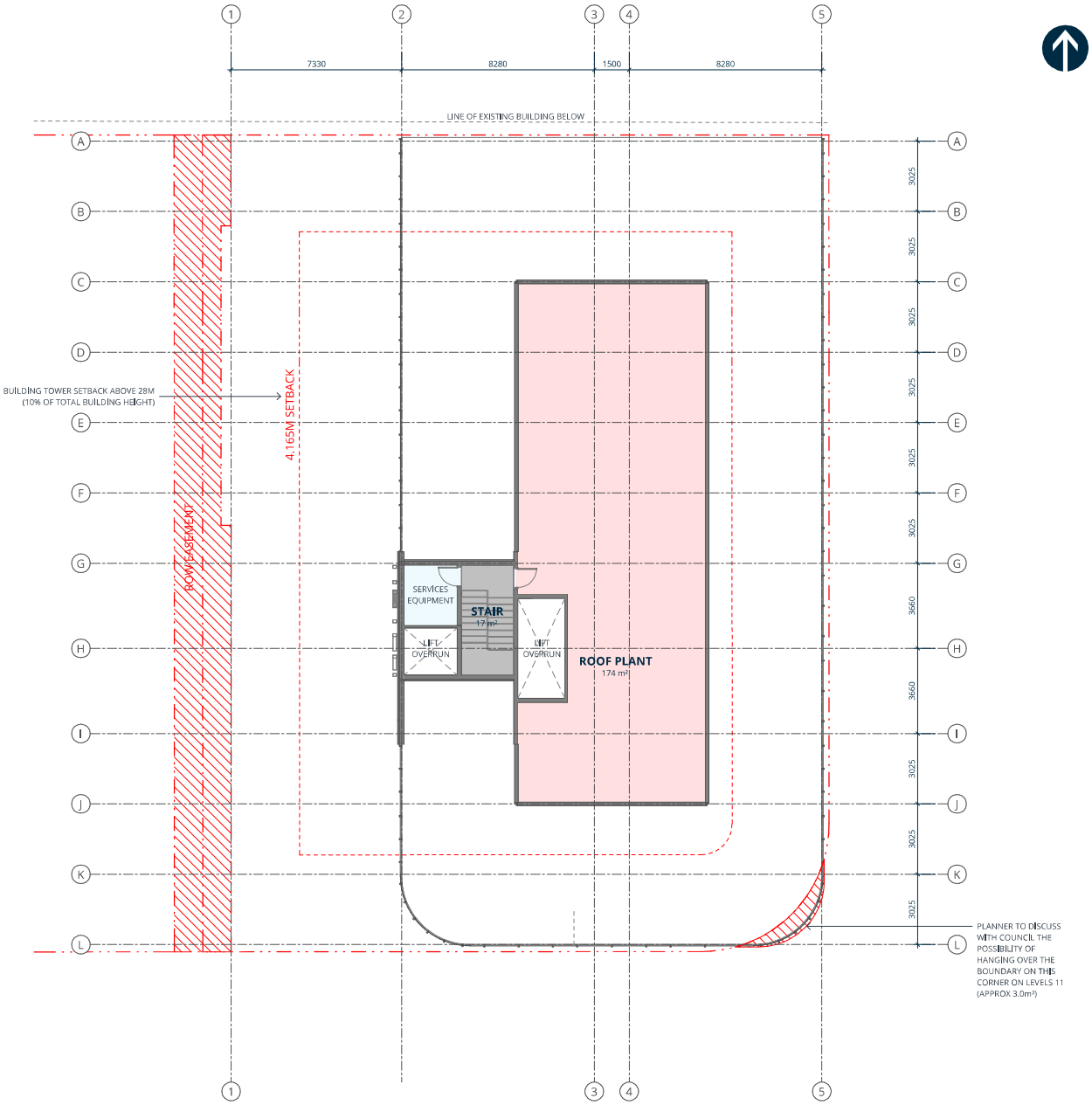
Optional One Bedroom Suite



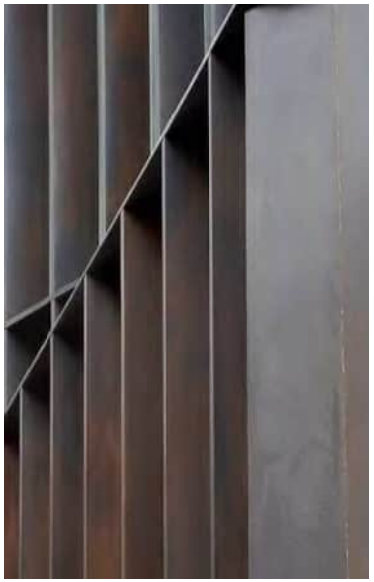
*Standard corner king shown to corner room

Level 11 Roof Plant

Scale: 1:200 @ A3



Precedent Materials







Material Finish Palette



M1
BRONZE METAL CLADDING & DETAIL



G1
GLAZED CURTAIN WALL FACADE



C1
FAIR-FACE PRE-CAST CONCRETE

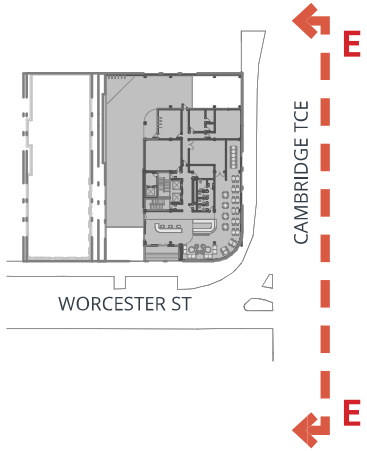


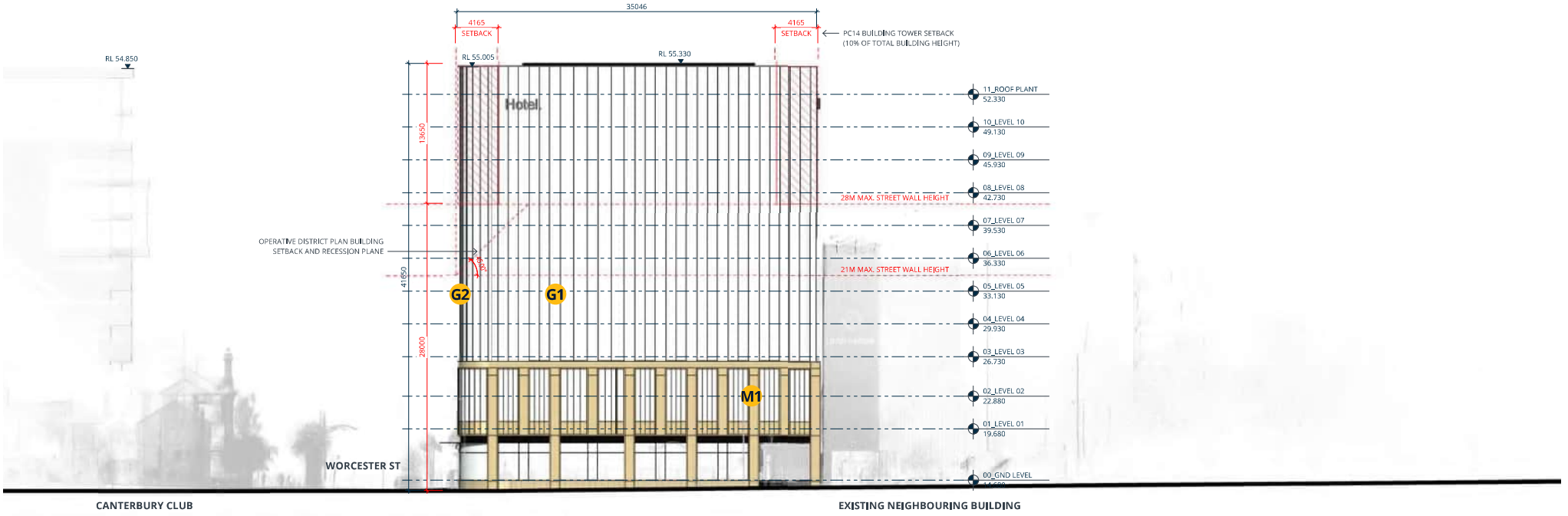
G2
CURVED CURTAIN WALL GLAZING

East Elevation

Scale: 1:400 @ A3



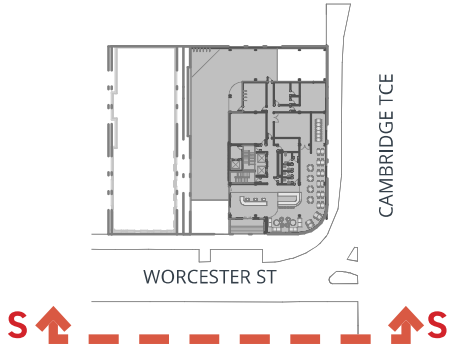


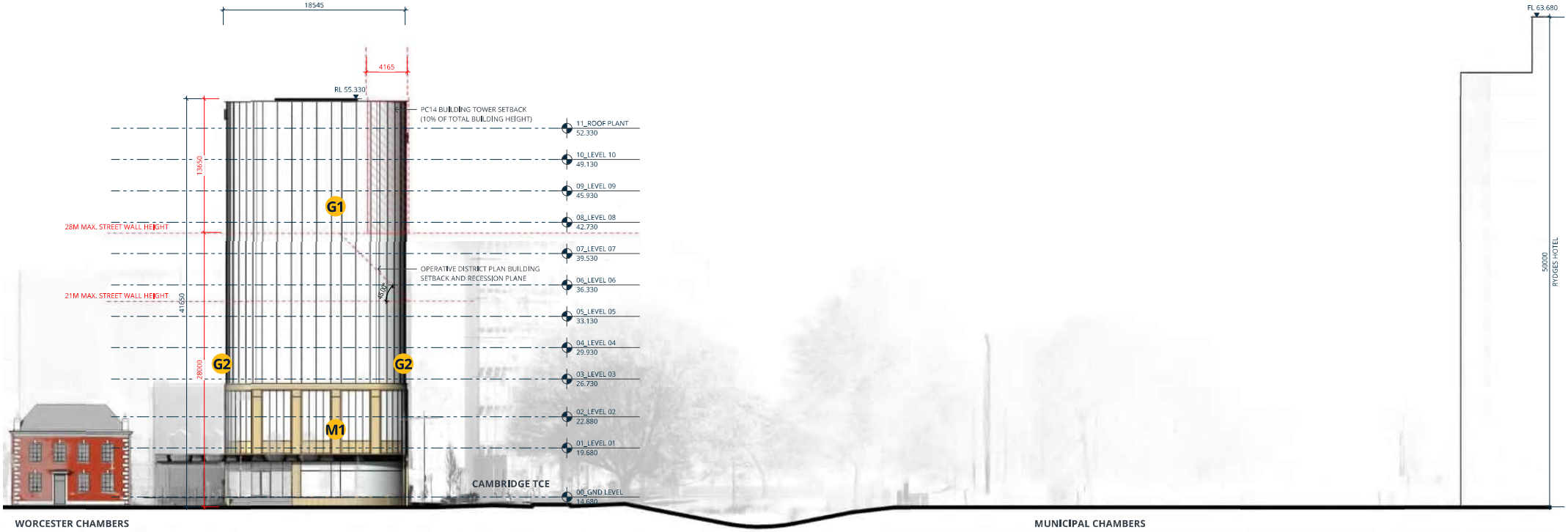


South Elevation

Scale: 1:400 @ A3



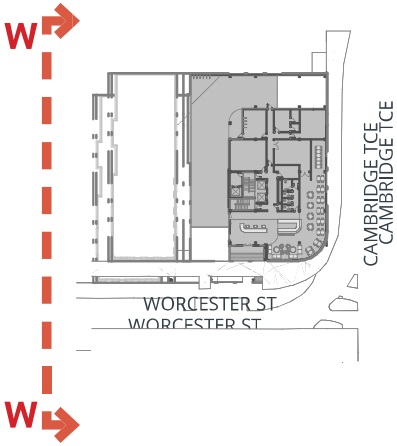


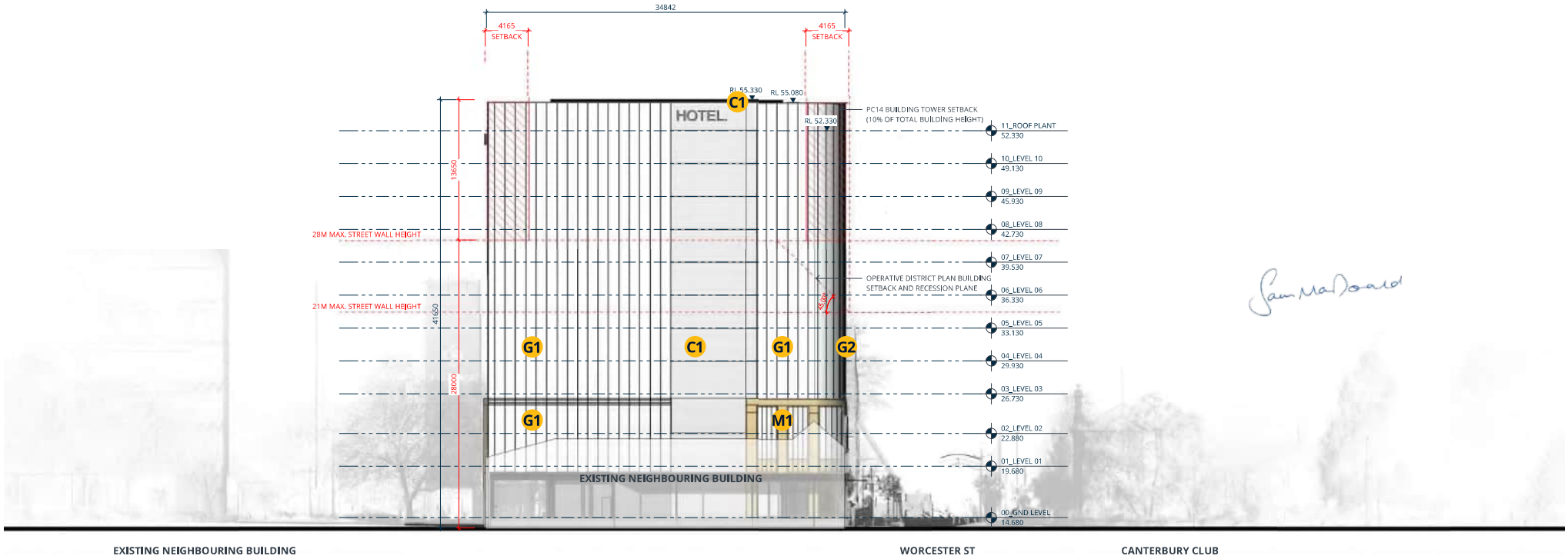


West Elevation

Scale: 1:400 @ A3



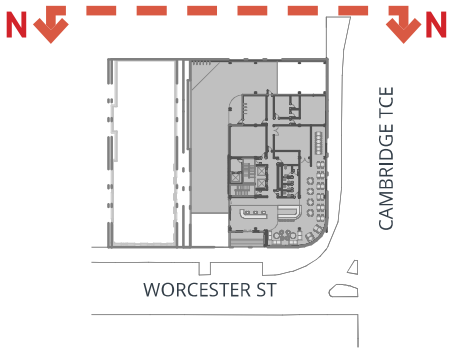


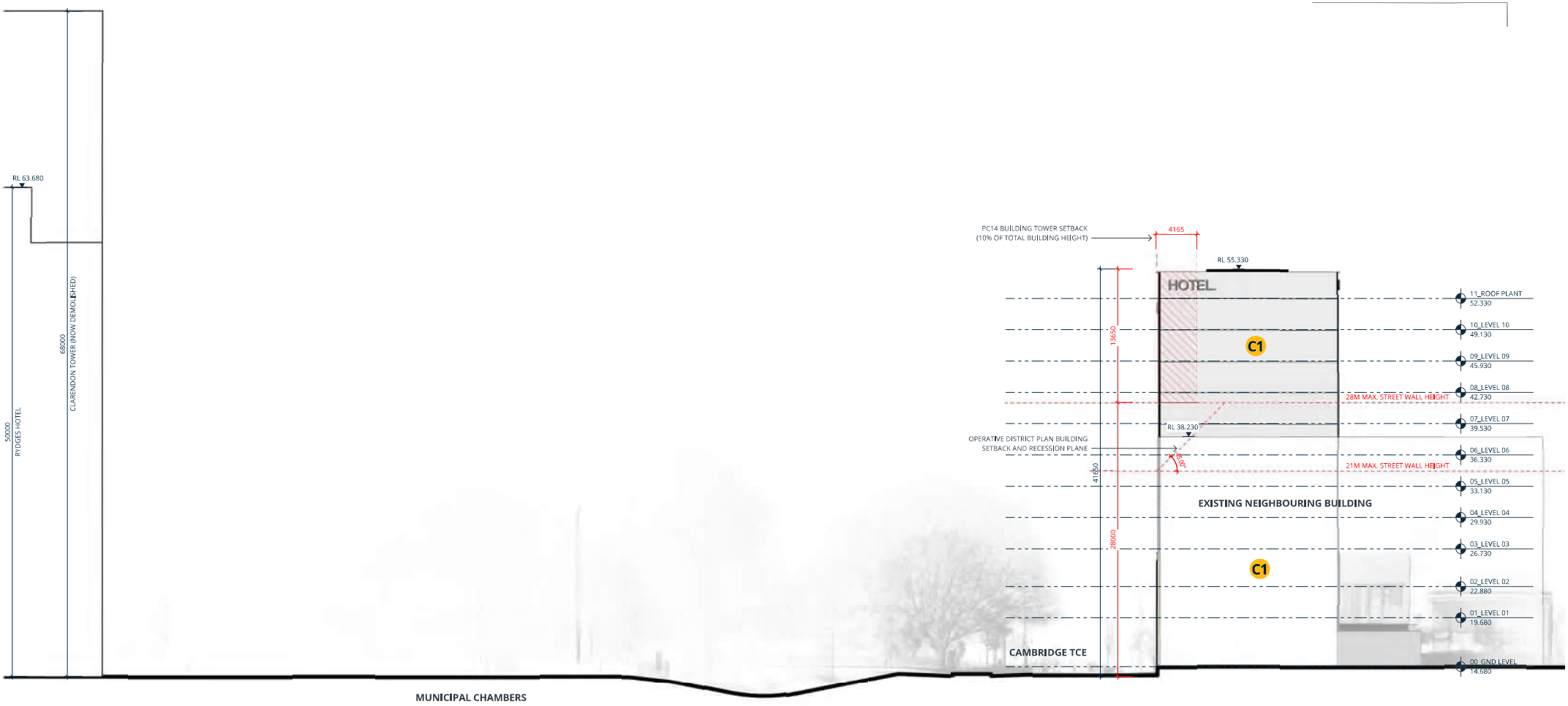


North Elevation

Scale: 1:400 @ A3

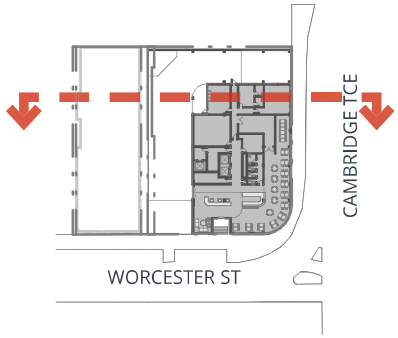


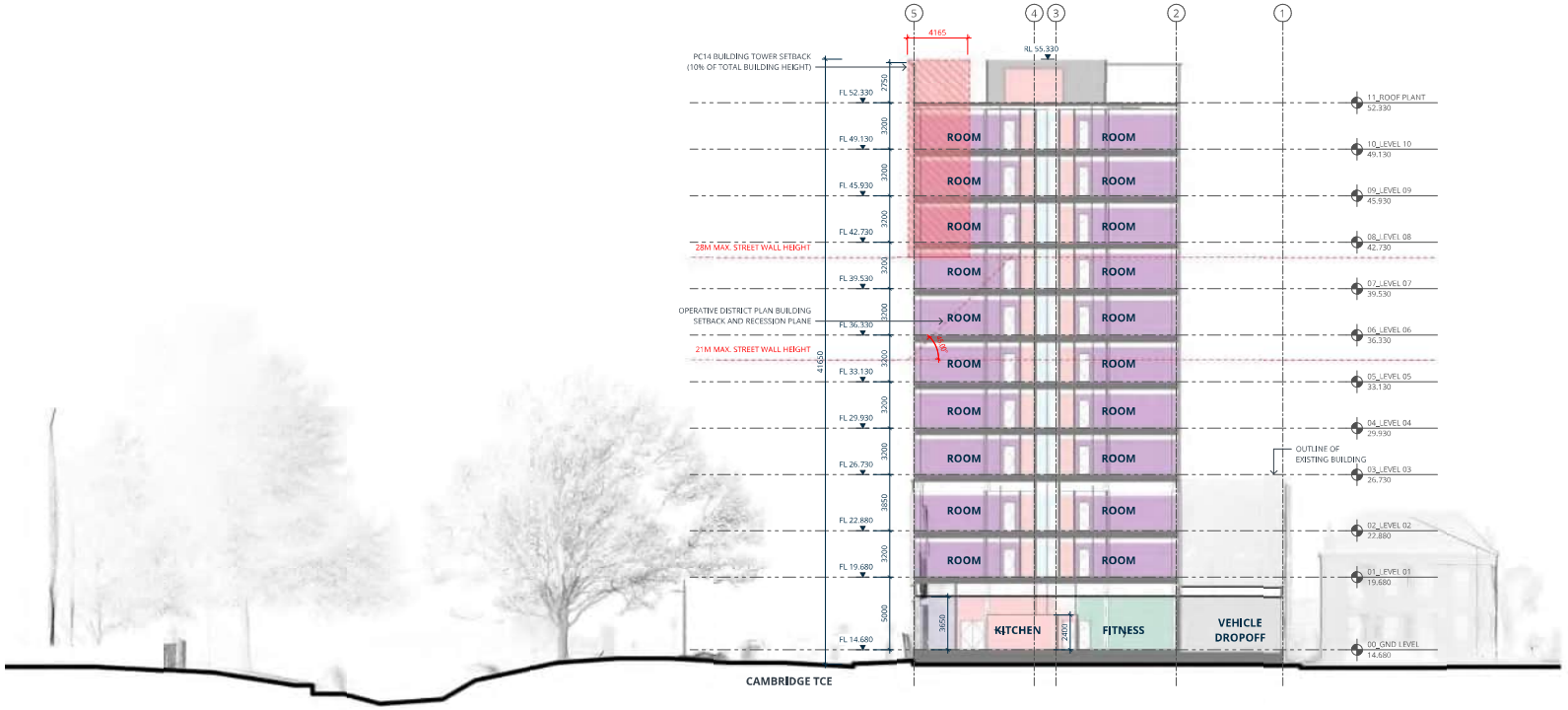




Typical Section

Scale: 1:300 @ A3





Perspective - Main Facade



Perspective - Corner at Street Level



Perspective - Main Entry Looking East



The Canterbury Club
Incorporated

March 25, 2024

To whom it may concern

We are aware of the proposal by Citadel regarding the Harley Chambers and the proposed new development.

As one of the first Heritage buildings to be completed following the Earthquakes, we understand and respect the need for Heritage in our city. But, we have become increasingly alarmed at the danger and risk that this earthquake damaged building presents to the public and our club members.

Our members all take pride in contributing to our City in many forms, and this damaged and uninhabitable building serves as a constant reminder of the challenges everyone has faced since those earthquakes.

I welcome the proposal to make progress on this site, and am pleased to see local business people still committed to the rebuild of our City.

We have found Citadel very open and engaging with us and wish to note for the record support for progress on this site.



Sam MacDonald
President
The Canterbury Club Inc

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