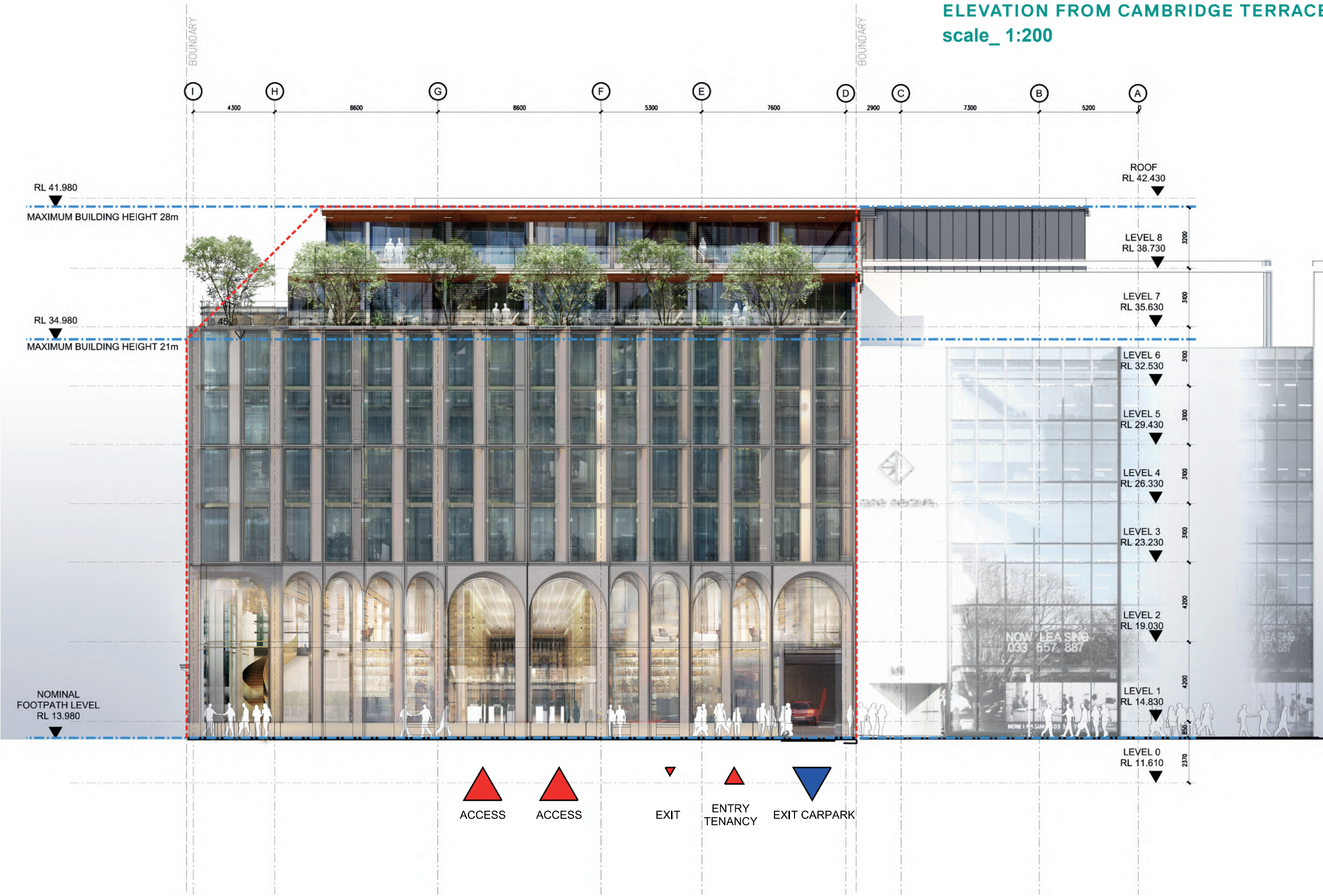


# CONCEPT DESIGN

## EAST ELEVATION

ELEVATION FROM CAMBRIDGE TERRACE  
scale\_ 1:200

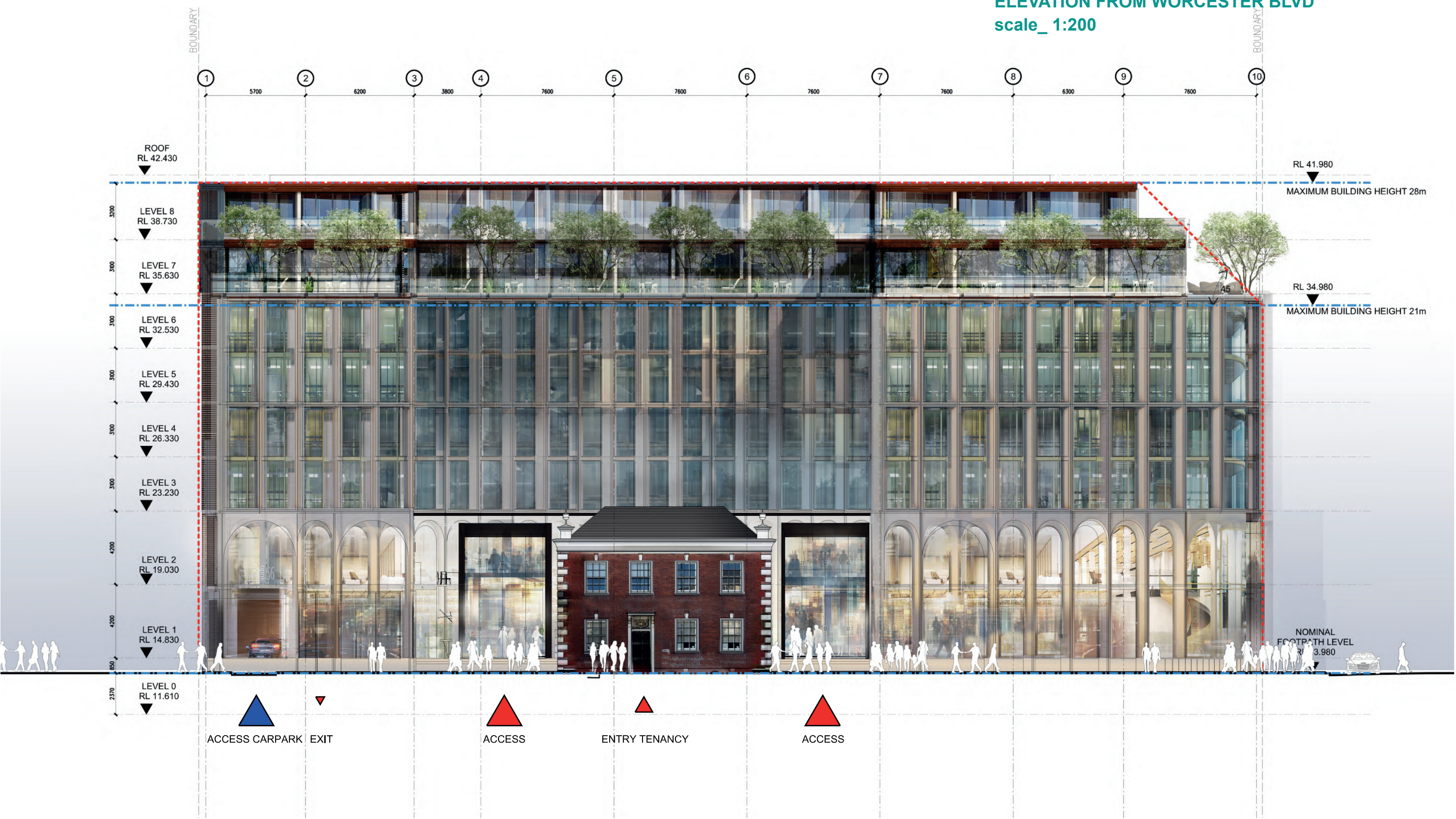




# CONCEPT DESIGN

## SOUTH ELEVATION

ELEVATION FROM WORCESTER BLVD  
scale\_ 1:200





# CONCEPT DESIGN

## DESCRIPTION OF PROPOSED BUILDING

### VEHICLE ACCESS

Guest arrivals by taxi or private car/van will be accommodated within the site, due to limitations on the street frontage- Cambridge Tce being one way with a slip lane turning right, and Worcester Boulevard having significant limitations in this section for a vehicle porte-cochere due to the traffic island and Worcester Chambers.

Arrivals by vehicle will mainly be via the north side of the atrium within the site for this reason.

Private and rental vehicles and smaller delivery/maintenance vehicles can be valet parked in the basement.

Service vehicles will use the same accessway at prescribed times and service areas are designed to reduce the impact of deliveries and waste removals from the site.

### STRUCTURE

Structurally, the new building is a reinforced concrete moment frame, over a basement with a raft slab.

The section of Worcester Chambers closest to Worcester St will be protected during construction and the ground under it retained by walls at basement level.

At the upper levels where the district plan requires a setback from the street frontage, the building is shown to have diagonal steel columns and a steel framed almost horizontal roof.

### PLANNING COMPLIANCE

It is understood that the Hotel is mostly complying with the rules in the Christchurch District Plan as these relate to built form. The respective Central City Business Zone assessment matters are provided below:

#### 13.2.3.1 Central City Business Zone Urban Design

a. the extent to which the building or use:

- i. recognises and reinforces the context of a site, ... cultural elements and public open spaces;
- ii. promotes active engagement with the street, community safety, human scale and visual interest;
- iii. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
- iv. ....
- v. is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and
- vi. incorporates landscaping or other means to provide for increased amenity, shade and weather protection

#### 15.2.4.2 Policy - Design of new development

(a) Require new development to be well-designed and laid out by:

- (i) encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the road;
- (ii) providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre;
- (iii) facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
- (iv) enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;

- (v) promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
- (vi) enabling the re-use of buildings and sites while recognising the use for which the building is designed;
- (vii) incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
- (viii) achieving a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; and
- (ix) providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity values.

(b) Recognise the scale, form and design of the existing built form within a site and the immediately surrounding area and the functional and operational requirements of activities.

(c) Require residential development to be well-designed and laid out by ensuring a high quality healthy living environment through:

- (i) the provision of sufficient and conveniently located internal and outdoor living spaces;
- (ii) good accessibility within a development and with adjoining areas; and
- (iii) minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

## 2.0 APPENDICES

# APPENDIX 01

## URBAN DESIGN PANEL

The design team for the Hotel lodged a draft proposal with the Christchurch Urban Design Panel ('the Panel'), and met with the Panel on 12 July 2017. The Panel after considering the proposal responded with the following commendations:

1. Attending the Panel at this early stage of the development of the proposal.
2. The quality of design information provided.
3. The intent to provide a high quality hotel on this critical central city site, and the animation that a high end hotel would provide within this key part of the city.
4. Broadly supporting the overall U shaped massing breaking down a large building especially in relation to the Worcester Boulevard context.
5. The composition of the building in three layers - top, middle and base - this also assists in mitigating the scale of the development.
6. The location of the building services plant such that it is not visible from public space.
7. The celebration and repurposing of the Worcester Chambers.

Further commentary was received from the panel under

A Key Design and Consent Recommendations and

B Secondary recommendations

Our comments on the status of these from the Clients point of view is shown in italics below.

## A. KEY DESIGN AND CONSENT RECOMMENDATIONS:

*“Recommendations on matters to be addressed for Panel support of the application”*

The Panel:

Recognise that this is a significant area of the city at the intersection of two key cultural corridors - Worcester Boulevard and the Ōtākaro (Avon) river. The development has an opportunity to accentuate contextual connections to the river, to convey cultural synergy in its urban design response and to contribute meaningfully towards contemporary civic identity.

As such the Panel:

1. Encourages full consideration of Ngāi Tūāhuriri cultural values through iterative cultural engagement throughout the design process. This entails both pragmatic and aesthetic design responses, such as but not limited to:
  - careful consideration of low impact design principles (i.e. water management to avoid adverse effects on river water quality);
  - dual language;
  - indigenous landscape integration;
  - aesthetic expression of cultural principles within built-form and spatial design that complement mana whenua associations with the river.

Our client has agreed to engagement with Matapopere in this regard.

2. Considers that the corner treatment to the proposal needs further resolution to strengthen the relationship to the key axes and to this important pedestrian corner. Agreed
3. Acknowledge that a robust argument for the demolition of Harley Chambers will be required.

*Noted, not a point of view we can influence or accommodate and design a hotel, nor seemingly an urban design remit.*

4. Considers that there is potential for good active uses for both street frontages and increased visibility and connection between the internalized spaces and the exterior public domain. Activation could be increased through improved access to the streets and careful consideration of the use of separate tenancy spaces.

*While this may be the preferable design outcome, we have been advised that the CCC will require the main floor level to be at that shown on the revised document. This will limit the amount of street accessibility to the entrances and small tenancies, and make the transitions between the street and the ‘ground floor ‘ of the building less relaxed.*

5. Supports the sympathetic retention and incorporation within the proposal of part of Worcester Chambers, in such a way that it is read as three dimensional and intact heritage building. Refer to secondary matters below for further detail.

# APPENDIX 01

## URBAN DESIGN PANEL

### B. SECONDARY RECOMMENDATIONS:

<i>“Further improvements and value added recommendations”</i>	
The Panel:	
1.	Encourages the Applicant to refine the visual weight of the upper two levels and roof form.
<i>This has been addressed in the appended documents by decreasing the depth of the external roof edge and adjusting planting and colour of elements at roof level.</i>	
2.	Suggests some matters for consideration in the partial retention of Worcester Chambers:
•	Revealing more of the heritage built fabric to the public realm by pulling back the air lock chambers/ meeting rooms over from the street.
<i>This has been addressed in the appended documents by decreasing the width of the enclosure to the entrance lobbies and setting them back more than previously, with the effect exposing more of the side walls of Worcester Chambers.</i>	
•	Consideration of the reuse of heritage elements within the proposal that may be able to be salvaged from any demolished components of the existing buildings.
Agreed	
•	Exploration of the extent to which the Worcester Chambers are retained and provides a clear articulation of the rationale for this.
<i>We have considered the rationale for the retention of part of Worcester Chambers as follows:</i>	
<i>The composition of the proposed hotel is built around the proposition that in the alignment of the concave space between the guestroom wings above with the ground floor public spaces, a glass roofed atrium can be formed at the ground floor that abuts the ‘front rooms’ of Worcester chambers. The atrium is required for the hotel function. The rooms within the Worcester Chmabers building would be refurbished as hospitality spaces.</i>	
<i>In this way the retained portion of Worcester Chambers which is approximately 6.5m deep would function as a room off the atrium space and an address off the street. Its function is likely to be a small food and beverage outlet linked to the atrium, or a small retail unit.</i>	
<i>Its street façade and side elevations back to the 6.5m line would be ‘as existing, with some refurbishment, and the internal wall and the associated bridge across the first floor southern side of</i>	

<i>the atrium would be made to appear to be a sympathetic, though new attachment to the building.</i>	
<i>The line chosen to limit the retention of Worcester Chambers is related to its front rooms, and slate roof and may have at some stage have been reflected in a slightly hierarchically different interior treatment. The external treatment of the flanking walls has different, slightly more elaborate details at the roof and foundations up to that line. The important part of this building is the front façade and to a small degree the flanking walls back to the extent of the hipped slate roof. All of this is proposed to be retained and refurbished.</i>	
<i>The function and impact of the atrium will be negatively affected by the retention of any more of the existing structure. This can be seen in the enclosed Option diagrams 1, 2 and 3 enclosed where a previously proposed extent of retention and the full extent of the building are contrasted with the current proposal being overlaid on the atrium floorplan.</i>	
<i>A sequence of public spaces within the hotel is being created from the river bank through to reception, in the east to west direction. Retention of a larger section of Worcester Chambers will negatively impact on this intention, and will degrade the value of the site overall.</i>	
<i>It probably should be noted that joining the floors of Worcester chambers to the hotel at either the ground or first floor levels will be affected by District plan and floodplain rules which will require the new ground floor and first floors of the hotel to be higher than those in Worcester Chambers. This makes the retention of any larger part of the building much less desirable in the context of providing larger public spaces for a hotel.</i>	
•	Considers the way the Chambers are expressed and integrated internally and the effect of the walkway currently shown.
Agree, future work	
•	Maintains clear definition between heritage elements and new elements.
Agree.	
3.	Supports expression of the unique sense of place in the development of the material palette for this project.
Noted	
4.	Supports the incorporation of Environmentally Sustainable Design principles and operational systems within the proposal.
Noted	
5.	Supports the incorporation of location appropriate vegetation on the upper

	floor terraces.
Noted	
6.	Considers that a comprehensive and integrated signage scheme should be prepared at an early stage.
Noted	
7.	Encourages increased celebration of cycling within the proposal, promoting this to patrons through incorporation of guest / visitor cycle facilities. We note it appears staff facilities are integrated within the proposal and we support this.
Noted	
8.	Considers careful resolution is needed of both vehicle access ways from a safety in design perspective in relation to the safety and amenity of pedestrians. We encourage consultation on street design and safety with Council.
Agreed	
9.	Request shading diagrams as part of the consent package given the potential impact on public realm.
Shadings diagrams provided in the Appendix 05	
10.	Are supportive of the glazing on the west elevation to ensure this flank wall remains partially activated.
Noted	
11.	Encourages elegant and accessible resolution of level change between streets and interior.
Agreed, for further development	
12.	Notes the opportunity for the Cambridge Terrace entry to visually connect with the Ōtākaro (Avon) river and enco urages attention to the entry sequence.
Agreed, for further development	



# APPENDIX 02

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ ENTRANCE LOBBIES

Images showing detail of entrance lobbies flanking Worcester chambers allowing the retained portion of the building to read three dimensionally rather than a façade only .



ENTRIES RECESSED TO EXPOSE FLANKING WALLS

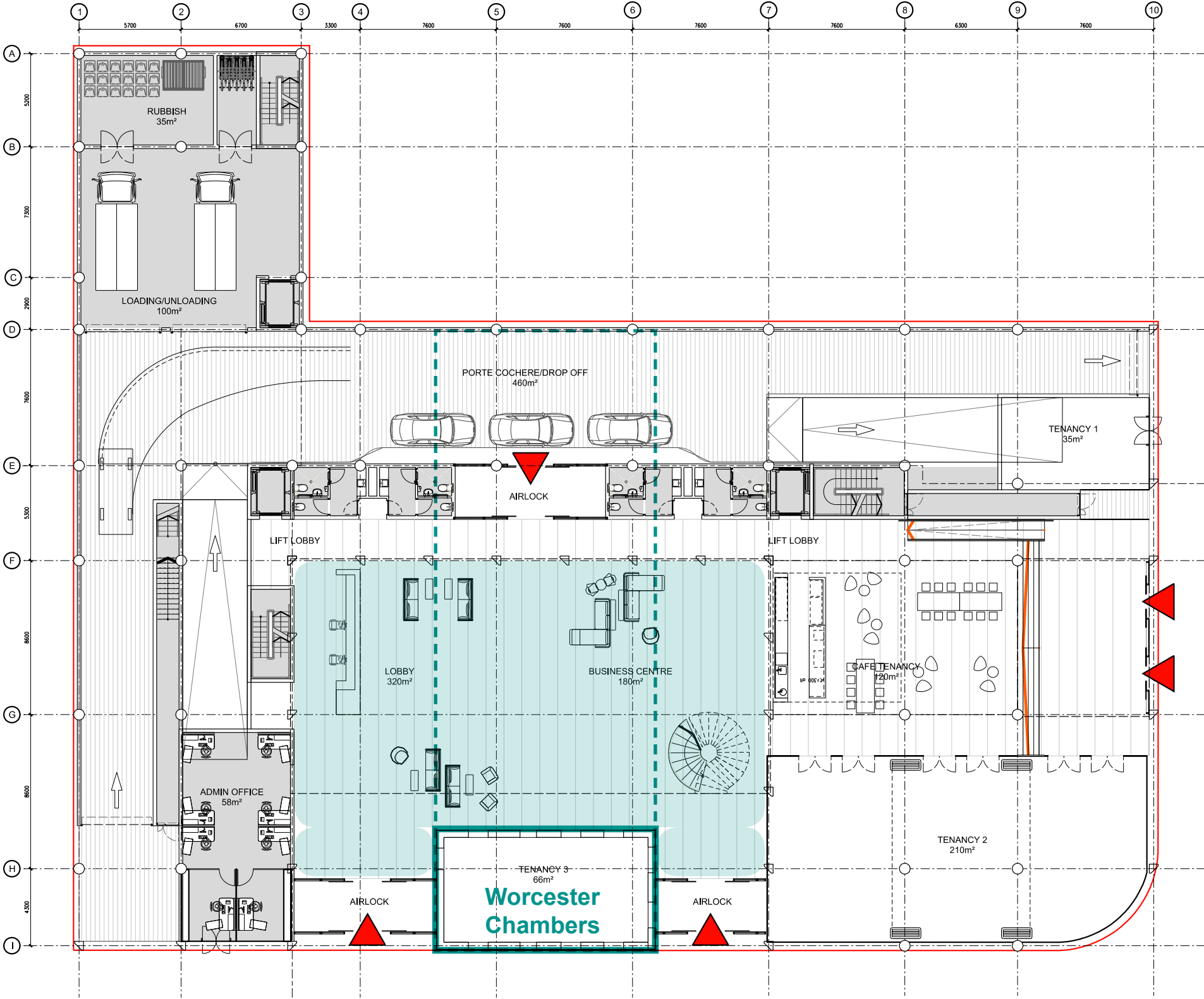


ENTRIES RECESSED TO EXPOSE FLANKING WALLS

# APPENDIX 03

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ RETENTION OF WORCESTER CHAMBERS

### GROUND FLOOR \_ OPTION 01 \_ RETENTION 25%



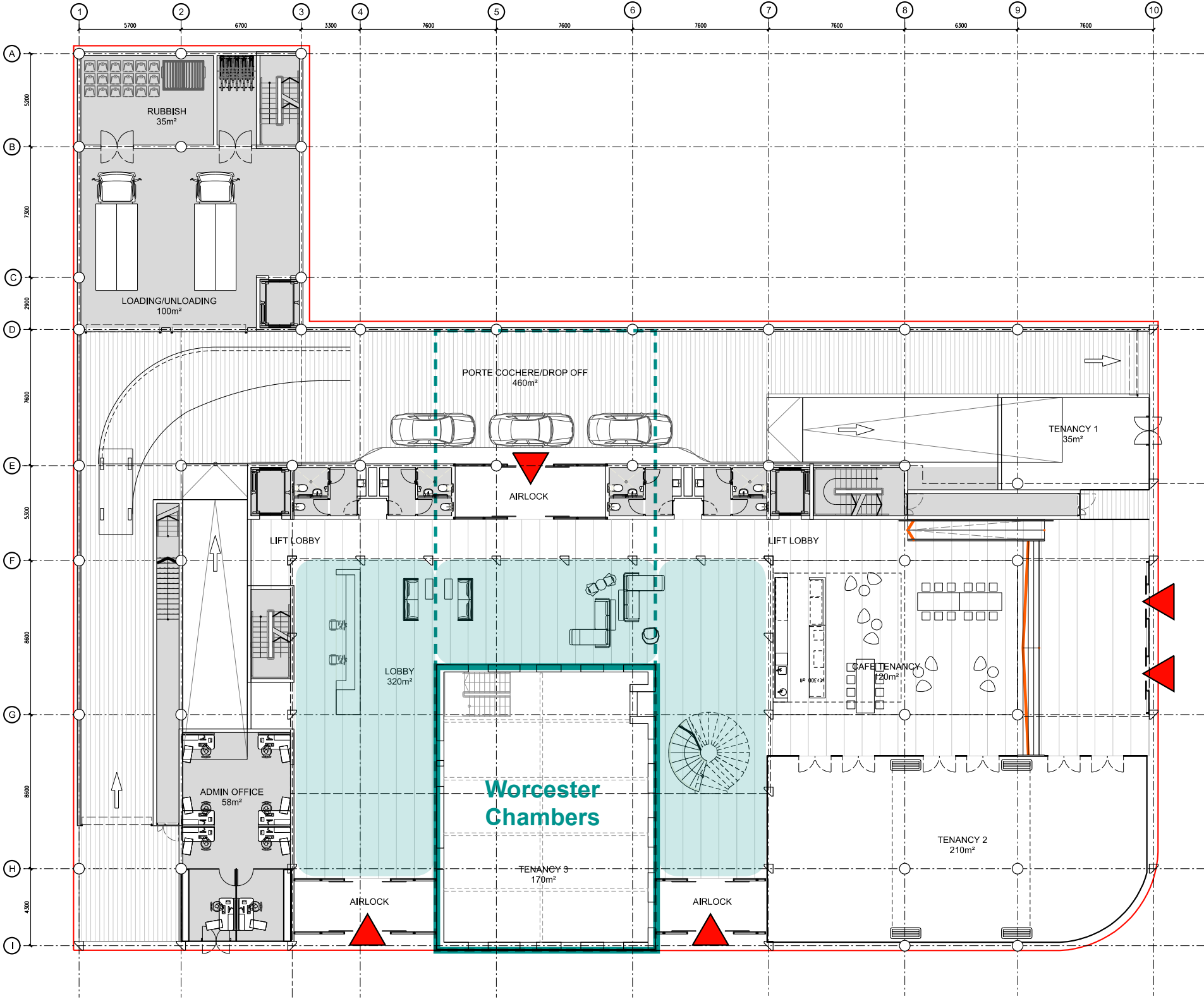
Pros	Cons
Provides for open space- a large scale atrium at centre of development	2/3 of Worcester Chambers is demolished, though the best part is retained
Retaining 6.5m deep would function as a room off the atrium space and an address off the street (works as its own entity).	A different sequence of spaces exists currently in Worcester Chambers and will be lost
The whole hotel development is centred on the retention of this part of Worcester Chambers and the surrounding spaces working as designed	2/3 of Worcester Chambers needs to be removed to enable the function of the larger scheme.



# APPENDIX 03

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ RETENTION OF WORCESTER CHAMBERS

### GROUND FLOOR \_ OPTION 02 \_ RETENTION 50%

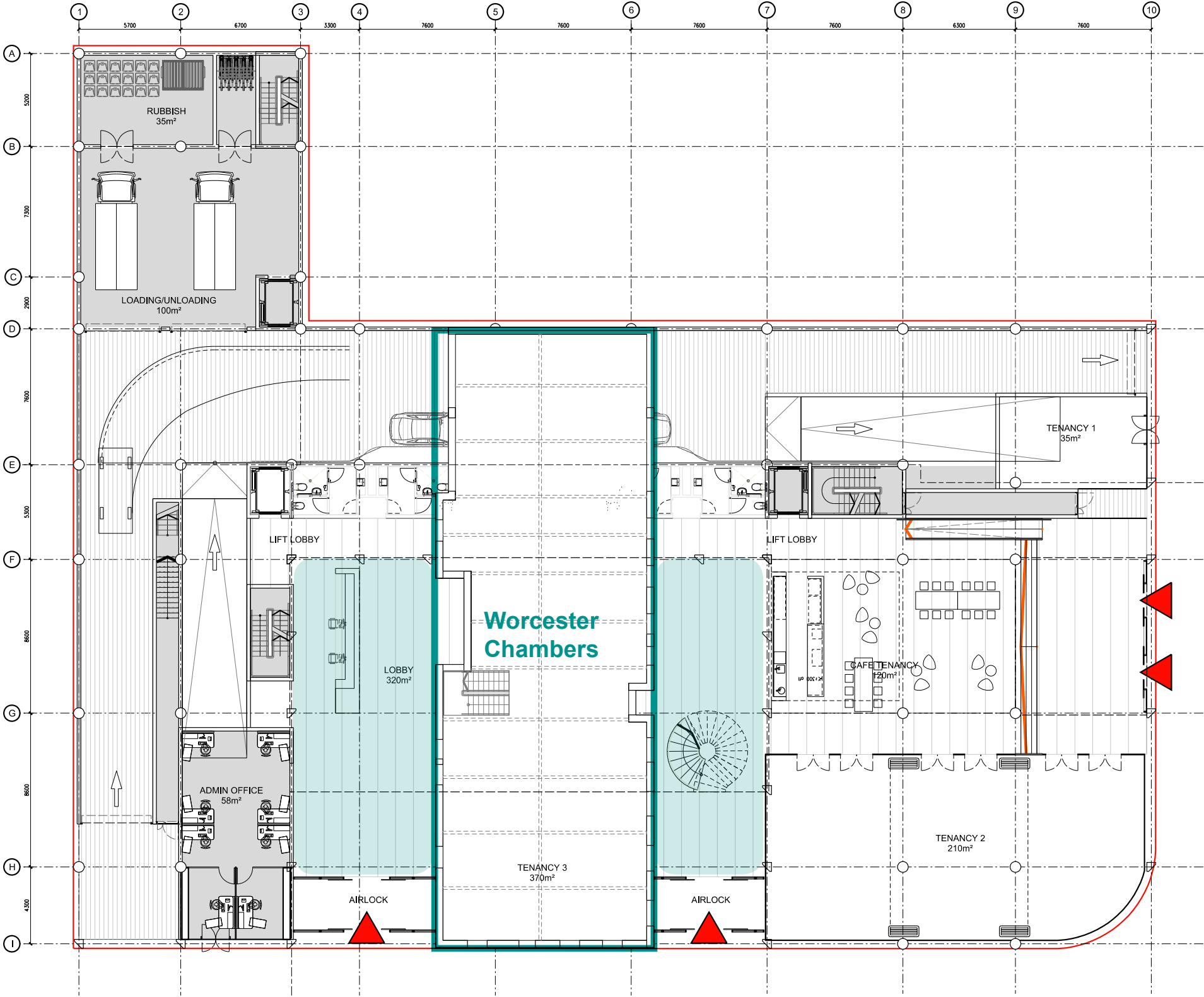


Pros	Cons
More of Worcester Chambers is retained than Option 1	The atrium design and function will be severely compromised
Retaining a 50% component will allow the existing stair and redundant safe and several heavily modified existing rooms to be retained	There will be no way to integrate these items into the hotel because of their location and function
Retaining more of Worcester Chambers enables the existing rooms to be intact back to the stairway	Smaller rooms are not required for the Hotel function in this location

# APPENDIX 03

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ RETENTION OF WORCESTER CHAMBERS

### GROUND FLOOR \_ OPTION 03 \_ RETENTION 100%



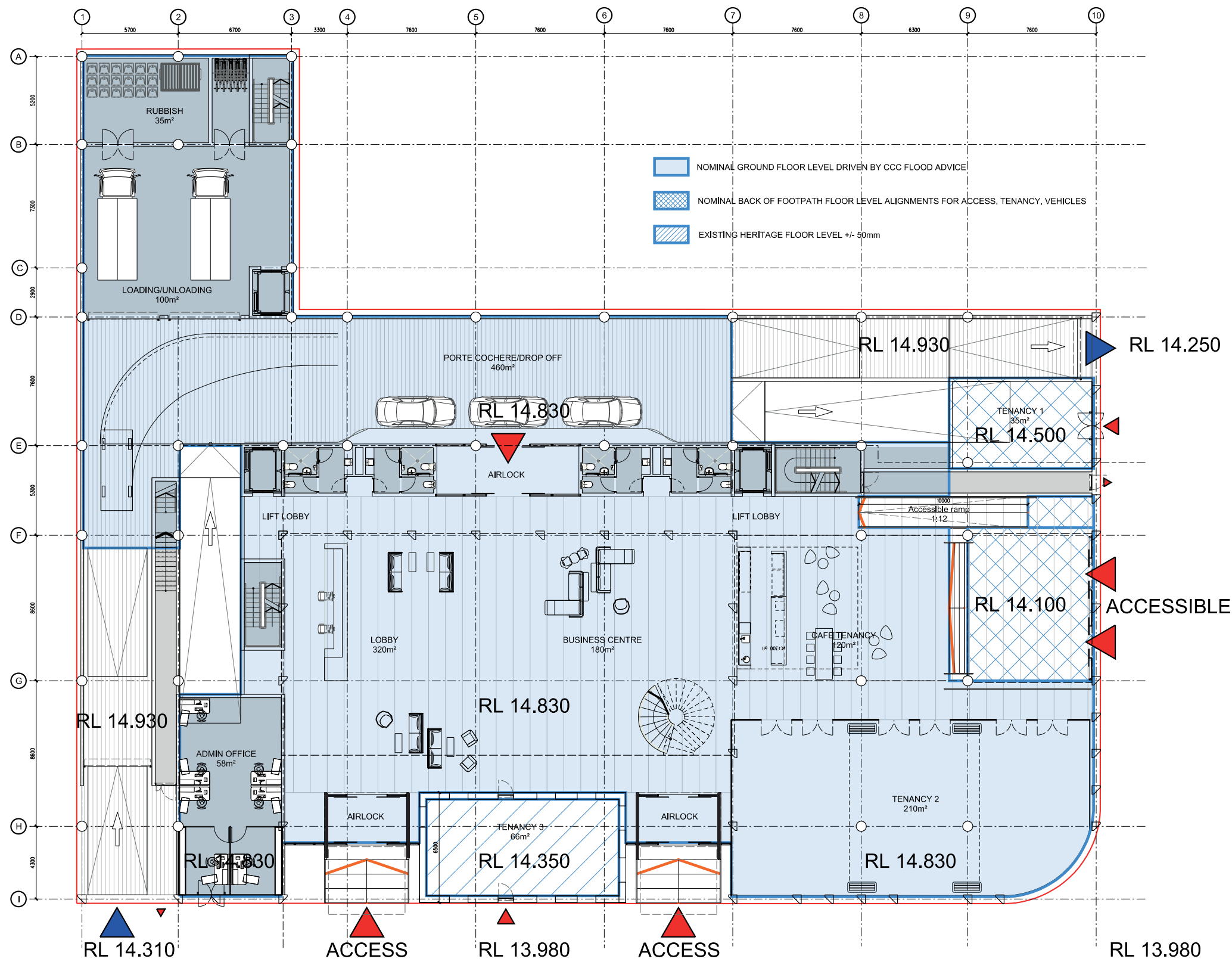
Pros	Cons
Worcester Chambers is retained in full because of its historic significance	The hotel project cannot proceed because there is no viable way of using the sites together.
Worcester Chambers is used in a standalone fashion having been restored as a single building	Any hotel functions will be compromised by the presence of Worcester Chambers in the middle of the sites
Worcester Chambers is retained as part of the overall site	The inability to arrange vehicle, guest or personnel circulation across the site without going through spaces limited by the fabric of Worcester Chambers renders the hotel proposal untenable.



# APPENDIX 04

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ FINISHED FLOOR LEVEL

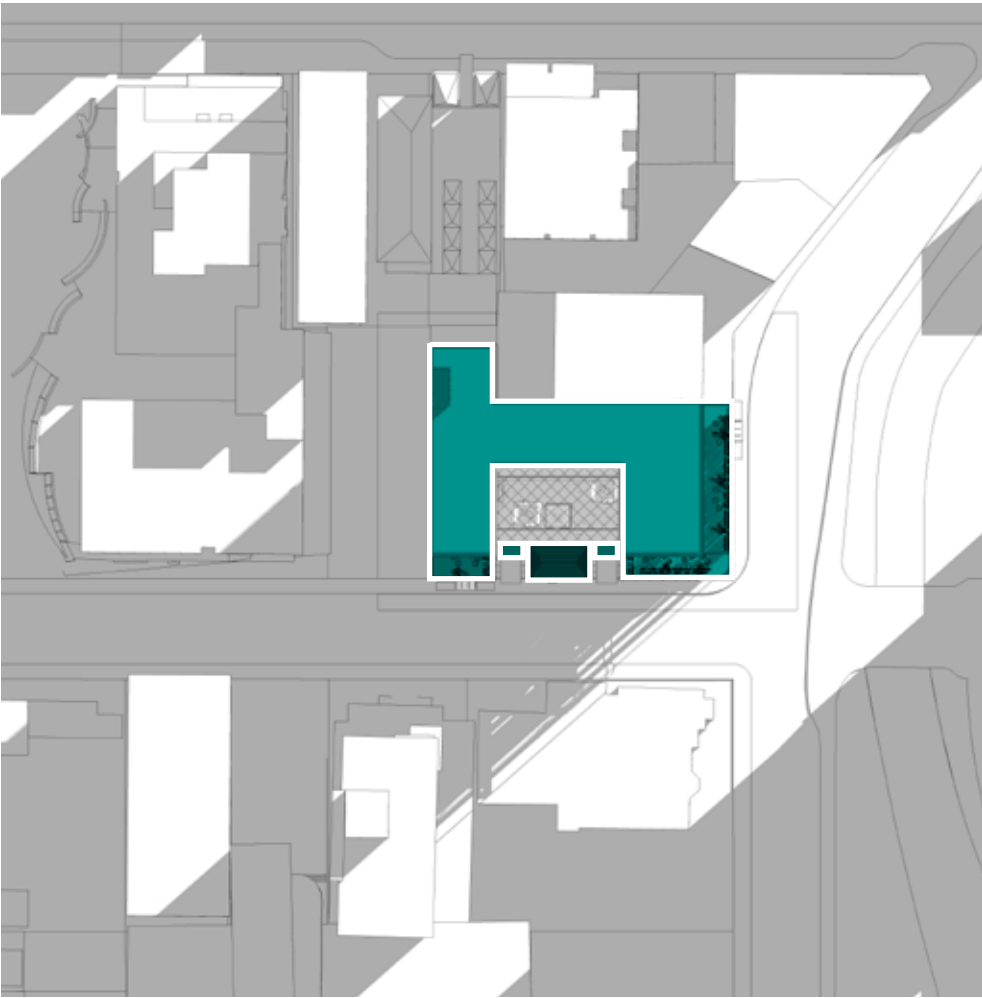
The requirements to comply with a minimum Flood plain floor level and the desire expressed by the Urban design panel to develop the street edge including the corner as accessible and active street frontage are to some degree in conflict. Our plan enclosed shows the proposed levels following the advice of both parties, whereby a larger portion of the floor plan is set at the flood plain level advised by the CCC, and the smaller tenancy areas on the edge and the Worcester Chambers building are kept at levels enabling them to relate to the floor, and the existing level in Worcester Chambers. We believe this is a viable compromise, supported by some mitigation measures in construction of the lower tenancies.



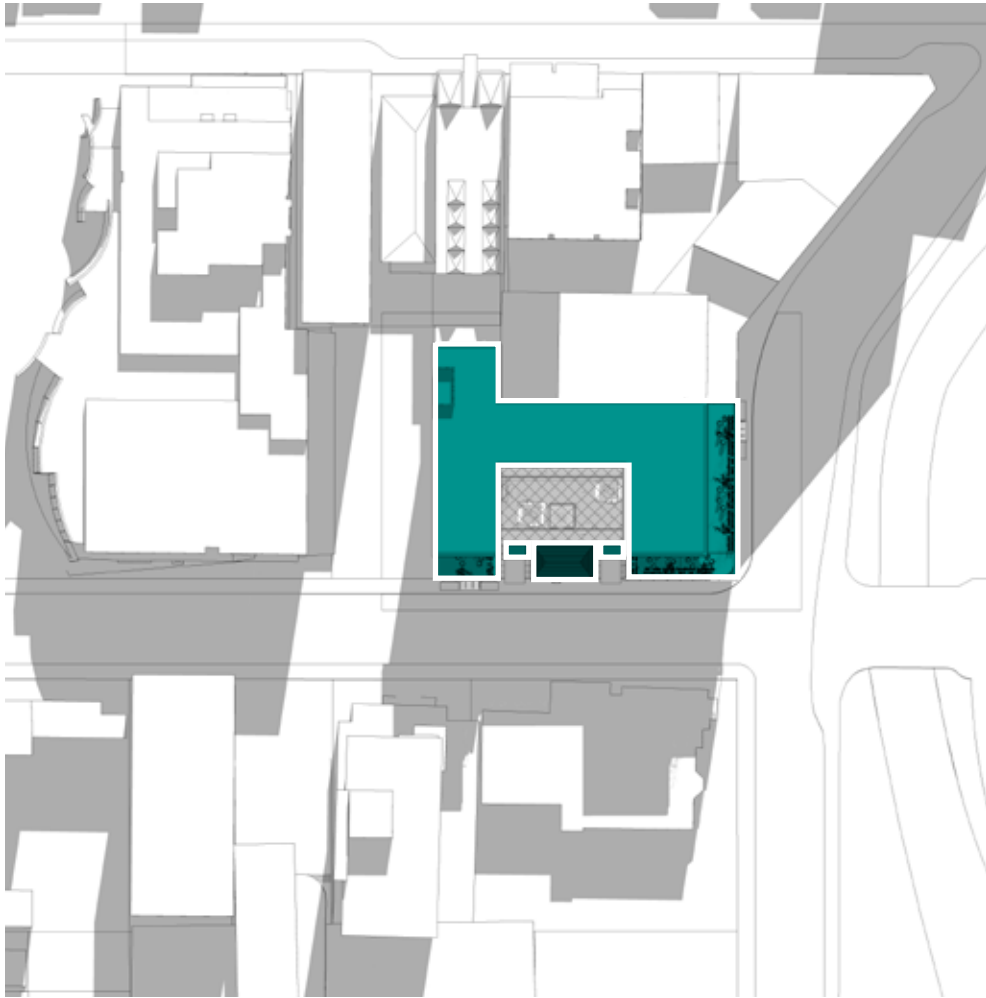
RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ SUN STUDY

The parapet surface at LV7 is 650mm above the street frontage control,  
Images showing sun studies plans of the proposed height.

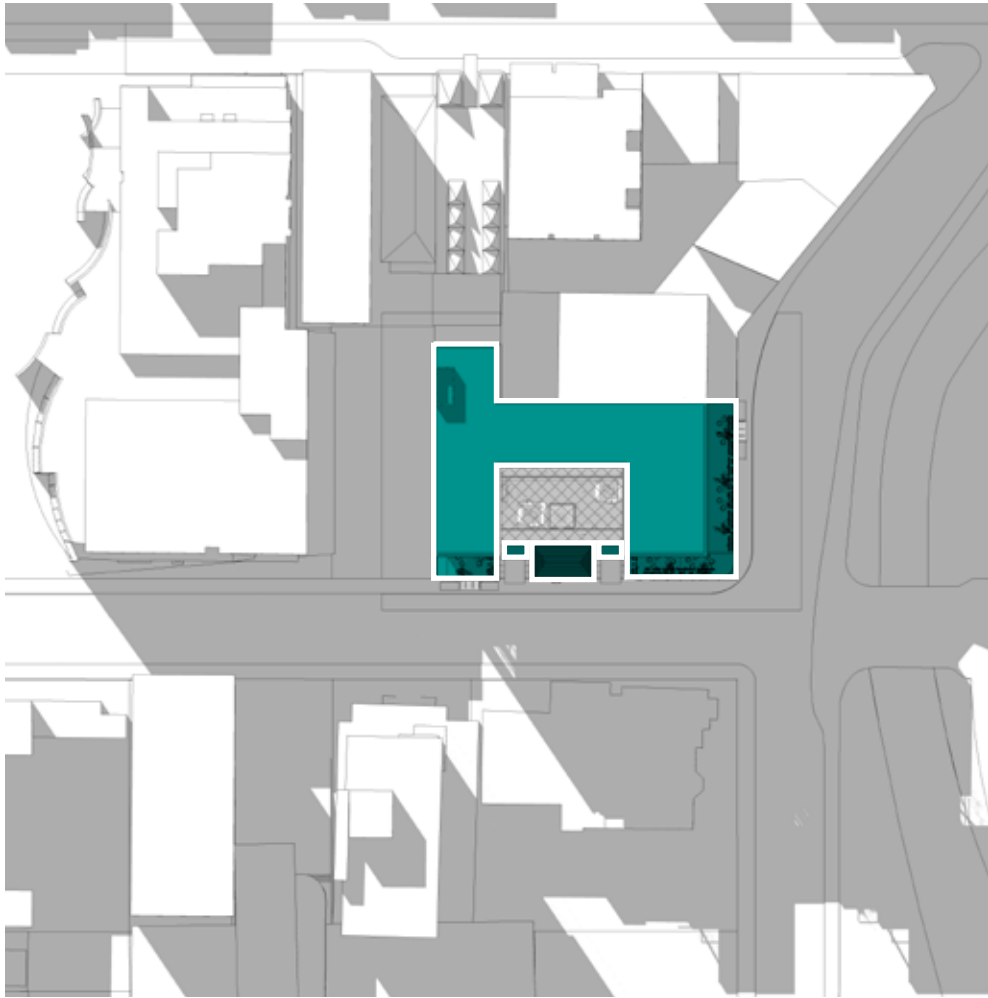
WINTER SOLSTICE



9:00AM



12:00PM



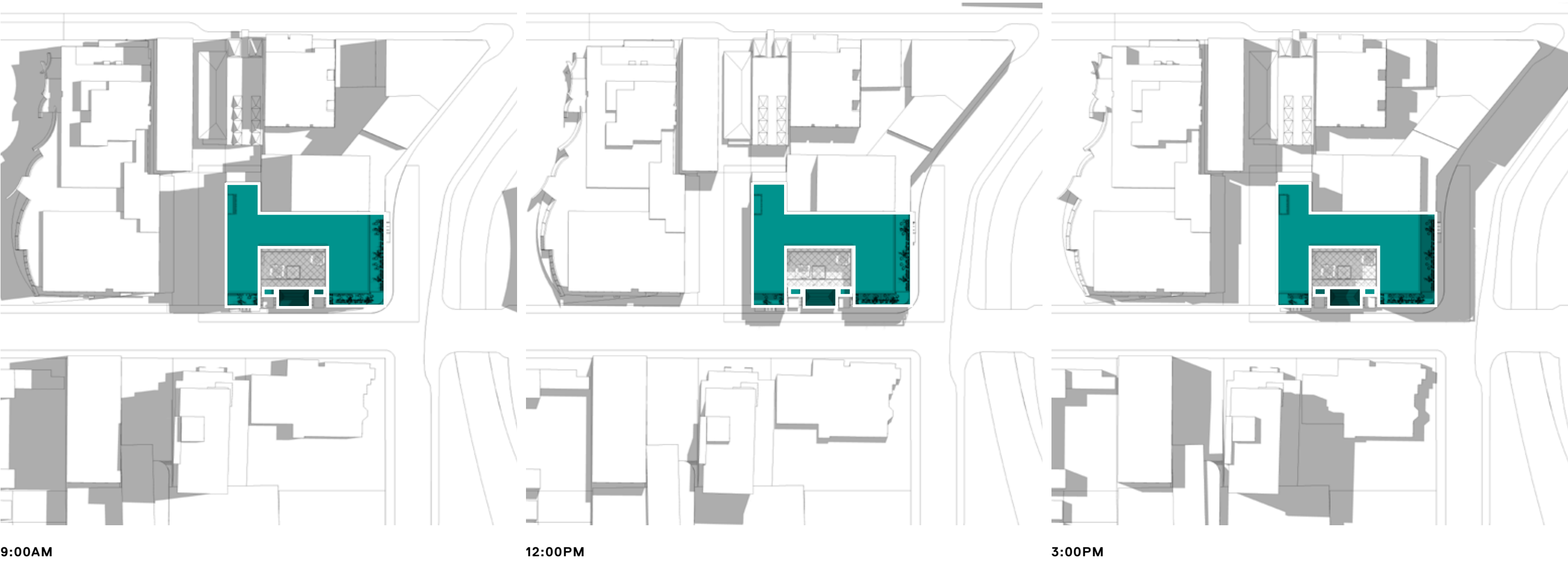
3:00PM



RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ SUN STUDY

The parapet surface at LV7 is 650mm above the street frontage control,  
Images showing sun studies plans of the proposed height.

SUMMER SOLSTICE



# APPENDIX 06

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTIONS

The type of hotel envisaged has guestroom size requirements for rooms which lead to the design put forward in the concept design report. Both the area and width of the room are important in providing the right room module applied to any given site. The multiples of this module must fit on the length and width of the site in an efficient way to maximise outlook and potential income. We have examined the idea of using the existing Harley building or a part of it (the façade) and describe the results below.

### Option A- Whole building re use

As the overlay drawing enclosed indicates, the idea of using the overall building is unlikely to be successful given the imperative to provide a certain number of rooms on the site.

If the floor layout was derived from the existing building layout, including the window/pier column relationship a number of rooms per floor would be lost from the layout.

A secondary concern would be that the floor to floor heights do not support the scale of rooms or difference in room scale required in the hotel design. The implied floor to floor heights are in the order of 3.5 m which are too small for the new structure and services which will be required.

### Option B- façade reuse

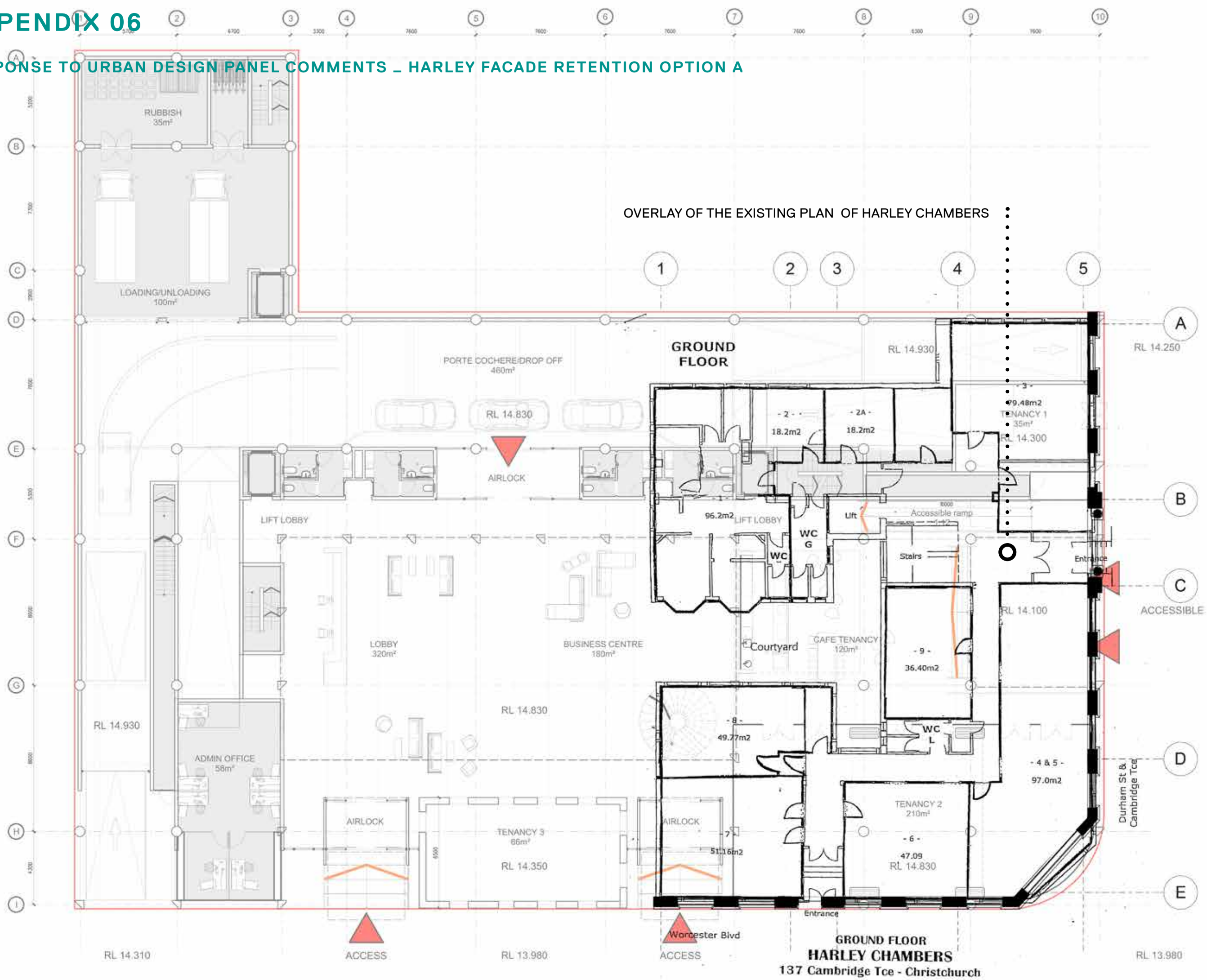
Similarly if the façade alone was reused the grid setout based on the existing column piers would lead to a room setout which would be too small for the type of hotel envisaged on an area basis. Increasing the area by making the rooms deeper would lead to rooms being lost from each floor as described above, with no means of recovering numbers within the current geometry. Again a secondary concern would be that the floor to floor heights would not support the scale of rooms or difference in room scale required for the hotel.

The implied floor to floor heights in the LV1-2 and LV2-3 are in the order of 3.5 m which are too small for the new structure and services which will be required.

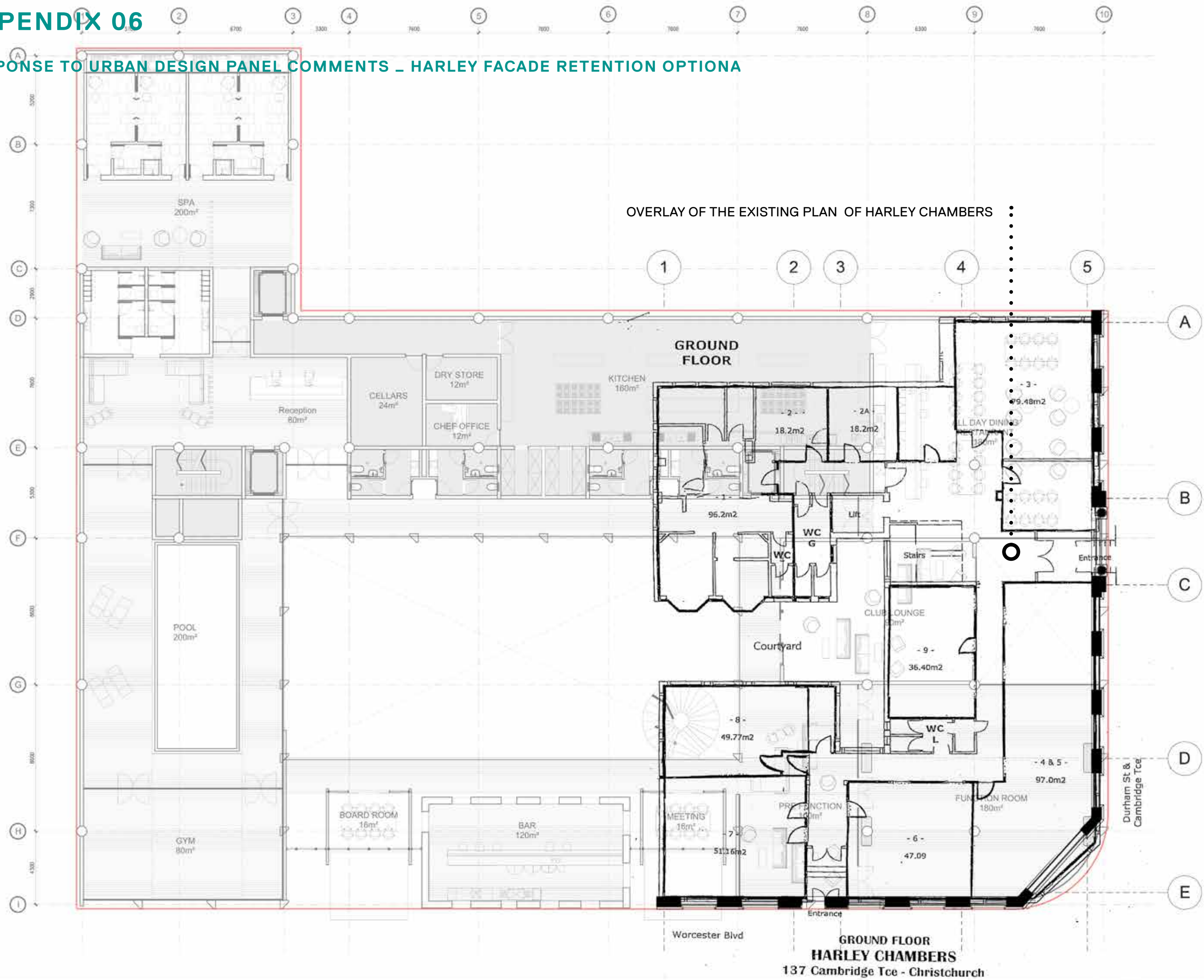


APPENDIX 06

RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTION A



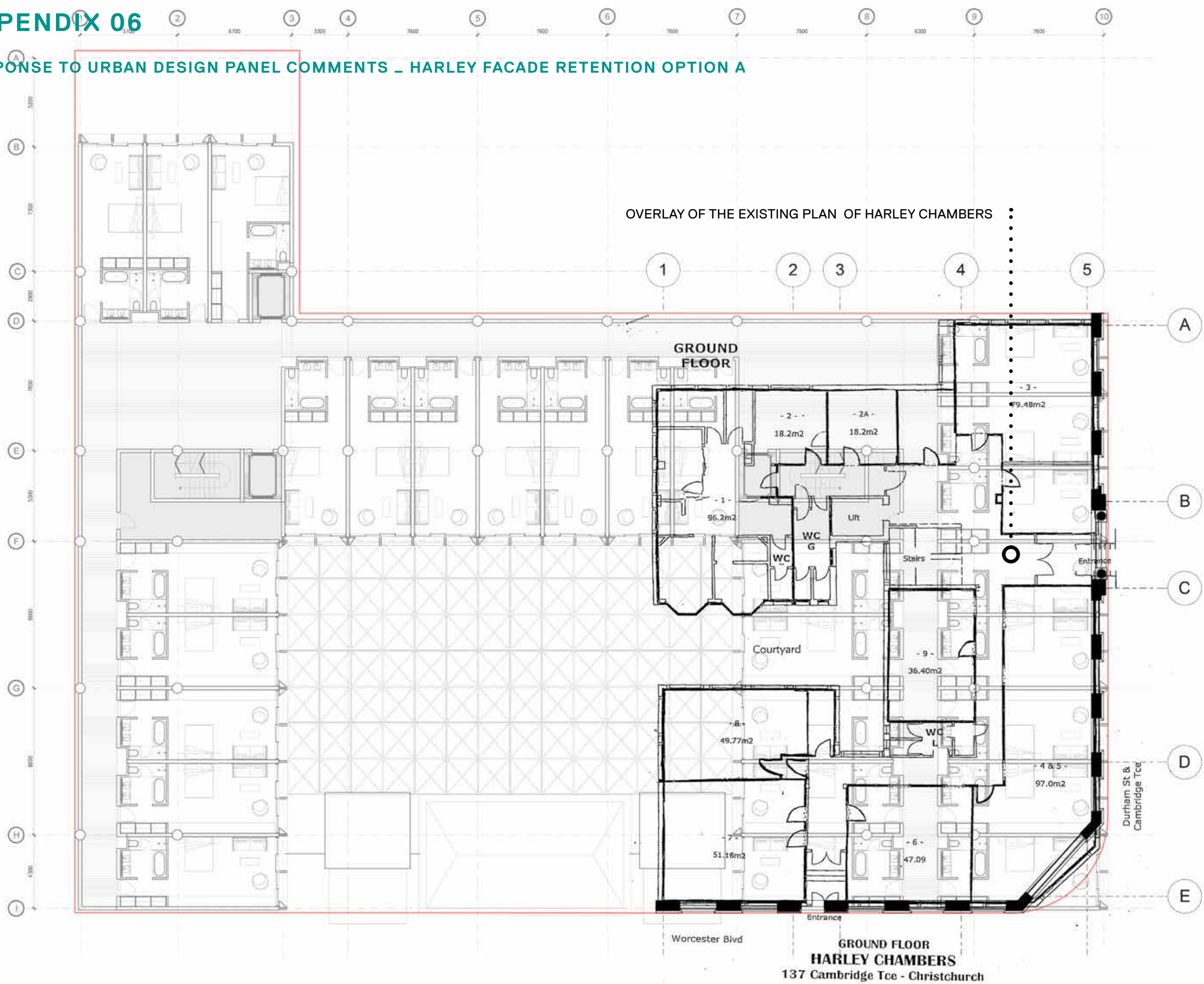
## RESPONSE TO URBAN DESIGN PANEL COMMENTS – HARLEY FACADE RETENTION OPTION A





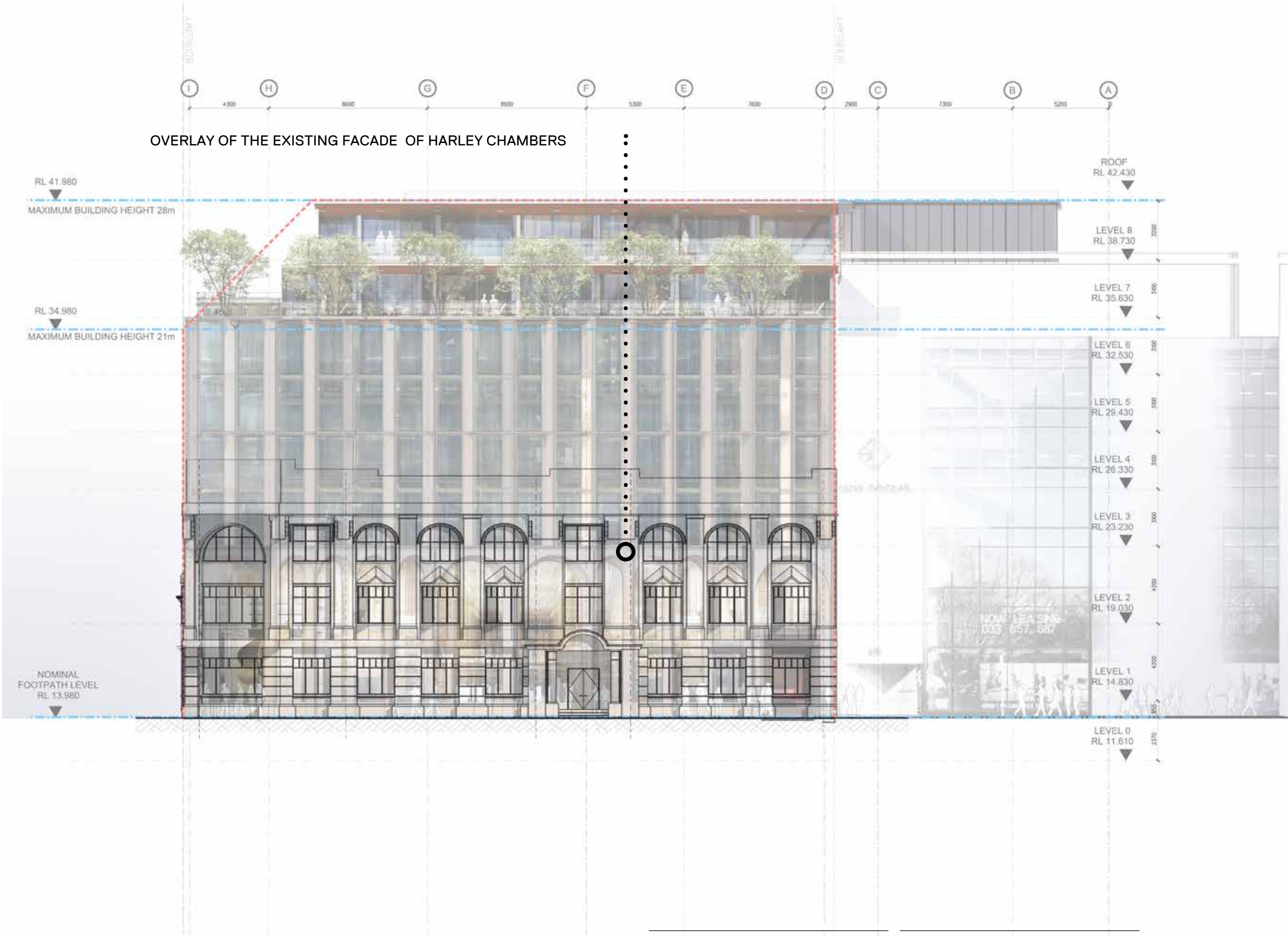
APPENDIX 06

RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTION A



# APPENDIX 06

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTION B





# APPENDIX 06

## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTION B





## RESPONSE TO URBAN DESIGN PANEL COMMENTS \_ HARLEY FACADE RETENTION OPTION B

OVERLAY OF THE EXISTING FACADE OF HARLEY CHAMBERS

DESIGN LEVEL FOR GF ADVOKED BY CCL

ESTIMATED FLOOR LEVEL HARLEY GF

AVERAGE BOUND LEVEL ADVOKED BY CCL

HOTEL OUTLINE

HARLEY OUTLINE

ADJACENT BUILDING

175

HARLEY BUILDING OUTLINE + PART ELBURN + PROPOSED HOTEL OUTLINE - CAMBRIDGE TCE ELEV 1:100 @ A2

***Attachment F: Matapopere – Correspondence dated 22  
September 2017***



22<sup>nd</sup> September 2017

Rosie Hobbs  
Lee Pee Ltd,  
P O Box 2838, Christchurch 8140  
Christchurch

**By email:** [rosiehobbs@valourproperties.co.nz](mailto:rosiehobbs@valourproperties.co.nz)

**Re: Proposed Hotel, cnr Cambridge Terrace and Worcester Boulevard.**

Kia ora Rosie

The Matapopore Charitable Trust is the organisation that has been established by Ngāi Tūāhuriri to work with Ōtākaro Ltd, Regenerate Christchurch and Christchurch City Council (CCC) to provide cultural advice on Ngāi Tūāhuriri /Ngāi Tahu values, narratives and aspirations, and to weave these into the fabric of the anchor projects and other projects associated with the recovery of greater Christchurch.

Ngāi Tūāhuriri is the local Ngāi Tahu sub-tribe (hapū) that holds mana whenua (traditional rights and responsibilities) over the Christchurch CBD.

One of the major objectives Matapopore are tasked with is to create a more visible Ngāi Tūāhuriri / Ngai Tahu identity within our built environment.

Matapopore have been approached by Matt Bonis from Planz Consultants on behalf of Lee Pee Ltd to discuss how we might work with them and their design team to ensure the proposed hotel on the cnr of Cambridge Terrace and Worcester Boulevard might connect and contribute to the Ngāi Tūāhuriri /Ngāi Tahu values narratives being embed into the city. We met on the 14<sup>th</sup> August, and then again on the 4<sup>th</sup> September and discussed initial ideas and the possibility of weaving cultural narrative through the design of the foyer area, terraces and arches. We felt it was important to develop a connection with the awa and stories associated with mahinga kai and manaakitanga. Of note, we felt that the proposed atrium / foyer space as a concept not only supports the value of manaakitanga by providing a warm and welcoming environment, but it also supports the value of

Matapopore Charitable Trust  
PO Box 21-177, Edgware, Christchurch 8014



whānaungatanga as the space provides opportunities for social gatherings and building relationships.

This is an ongoing process and further consultation will be required to further develop the integration of narrative into this building. To date, the consultation process has been engaged upon in good faith and this is anticipated to continue until an agreed position has been reached.

Should you have any questions please give me a call.

Noho ora mai,

A handwritten signature in black ink, appearing to read 'Debbie Tikao', with a long horizontal flourish extending to the right.

**Debbie Tikao**  
Matapopore General Manager  
**MATAPOPORE**