

***Attachment K: Christchurch Urban Design Panel. Review  
dated 20 July 2017***

# Christchurch Urban Design Panel

## Proposal Recommendations

20 July 2017

By Email: [matt@planzconsultants.co.nz](mailto:matt@planzconsultants.co.nz)

Dear Matt,

### Urban Design Panel - [65-69 Worcester Street & 137 Cambridge Terrace – 12 July 2017]:

The above Panel considered your application on 12 July 2017. Please find below the confirmed comments from that meeting.

In response to the material circulated and the review meeting, the Panel thanks the Applicant for their attendance. The Panel commends the Applicant in respect to:

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.

#### 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.
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.
3. Acknowledge that a robust argument for the demolition of Harley Chambers will be required.

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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.
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.

### B. SECONDARY RECOMMENDATIONS:

*"Further improvements and value added recommendations"*

The Panel:

1. Encourages the Applicant to refine the visual weight of the upper two levels and roof form.
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.
  - 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.
  - Exploration of the extent to which the Worcester Chambers are retained and provides a clear articulation of the rationale for this.
  - Considers the way the Chambers are expressed and integrated internally and the effect of the walkway currently shown.
  - Maintains clear definition between heritage elements and new elements.
3. Supports expression of the unique sense of place in the development of the material palette for this project.
4. Supports the incorporation of Environmentally Sustainable Design principles and operational systems within the proposal.
5. Supports the incorporation of location appropriate vegetation on the upper floor terraces.
6. Considers that a comprehensive and integrated signage scheme should be prepared at an early stage.
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.
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.
9. Request shading diagrams as part of the consent package given the potential impact on public realm.
10. Are supportive of the glazing on the west elevation to ensure this flank wall remains partially activated.
11. Encourages elegant and accessible resolution of level change between streets and interior.
12. Notes the opportunity for the Cambridge Terrace entry to visually connect with the Ōtākaro (Avon) river and encourages attention to the entry sequence.

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## *Proposal Recommendations*

**PLEASE NOTE:**

The Urban Design Panel is an advisory body only. The Panel has no statutory decision making powers. The Panel's recommendations are to assist you in the refinement of your development proposal and the reporting Council officer will take its advice into account when processing any resource consent applications. The decision on any application rests with the Council.

The Christchurch City Council understands that you may wish to refer to the Urban Design Panel recommendations in the promotion of your development proposal. Please note the comments are not intended for publication.

To further discuss the Panel's recommendations please contact Josie Schroder (Council Urban Design Panel facilitator) at [josie.schroder@ccc.govt.nz](mailto:josie.schroder@ccc.govt.nz).

Please feel free to contact me in regards to any administrative matters (as the Council Urban Design Panel administrator) at [elizabeth.hovell@ccc.govt.nz](mailto:elizabeth.hovell@ccc.govt.nz).

Yours sincerely



**Elizabeth Hovell**  
Hearing Adviser

Community Support, Governance & Partnerships Unit  
Customer & Community Group

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***Attachment L: Christchurch City Council, Letter dated 17  
May. Regeneration Barrier Sites***

17 May 2017

Attn: Gerald and Szu Siu McCoy  
Lee Pee Ltd  
165 Gardiners Rd  
Harewood  
CHRISTCHURCH 8051

Dear Gerald and Szu Siu,

Re: 137 Cambridge (Hartley Building)

The Christchurch City Council, as part of the city's regeneration efforts, is reviewing how it can reset the image of the central city. Many people, including residents, business operators and media have commented that parts of the central city are not showing enough progress and are still characterised by large areas of vacant land and derelict buildings. It is not surprising therefore that investors and business operators report that their confidence in the central city is being undermined.

On 25 May, the Council will consider a report outlining a more proactive role in addressing this problem. During an analysis of land use in the central city, 30 sites – including your property – were identified that warrant attention. These sites were seen as the most prominent examples of 'barrier sites' – properties that are considered a physical or perceptual barrier to regeneration.

Staff will contact you soon to discuss the issues preventing you from making progress with your site and to see what can be done to support you. You will be assigned a case manager whose role is to help you find solutions or offer suggestions for you to pursue. This could include connecting you with people able to do structural appraisals, commercial operators, and others helping you work through issues with insurers or other agencies.

The Council is keen that there is timely action to resolve the issues concerning your property. While Council will exercise some patience, the report sets out a framework that is intended to drive progress in the interests of regeneration across the wider city. In addition to the supportive approach outlined above, the framework sets out that:

- From 1 July, 2017, normal fees and charges will become payable for the temporary use of a legal road and for traffic management (for sites encroaching on to the footpath and carriageway). This step is being taken in the interest of fairness to those landowners and developers who are paying

to occupy part of the road during redevelopment work. It is also possible that the Council will consider a substantial increase in these fees for inactive sites in the coming year.

- If discussions – between you and the Council – prove fruitless, the Council and its regeneration partners (Regenerate Christchurch, Land Information New Zealand and Environment Canterbury) may use other tools in existing legislation to spur on progress. Such measures would not be entered into lightly, and not without initial discussions with you or your nominated agent.

In coming months other measures to improve the appearance of sites will be explored and trialled and this will extend to a number of sites across the city. Fundamentally, it is essential that the city sustains the rebuild momentum of the past 18 to 24 months. The Council is keen to help you bring your property back into use, as this will be of benefit to the city as a whole.

At this stage, the Council does not intend to publish a list of the sites, however it is likely media or other parties may request any documents that might identify properties. The Council would be obligated to provide this information under the Local Government Official Information and Meetings Act.

I look forward to fruitful discussion between you and council staff over the coming months.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'C. Ingles', with a long, sweeping flourish extending to the right.

Carolyn Ingles  
Head of Urban Design, Regeneration and Heritage  
Strategy & Transformation Group