

Before the Hearings Commissioners at Christchurch City Council

under: the Resource Management Act 1991

in the matter of: an application by Ryman Healthcare Limited for
resource consent to establish and operate a
comprehensive care retirement village at 100-104 Park
Terrace and 20 Dorset Street, and 78 Park Terrace,
Christchurch

between: **Ryman Healthcare Limited**
Applicant

and: **Christchurch City Council**
Consent Authority

Statement of evidence of **Andrew Davies Burns** on behalf of
Ryman Healthcare Limited

Dated: 6 January 2021

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STATEMENT OF EVIDENCE OF ANDREW DAVIES BURNS ON BEHALF OF RYMAN HEALTHCARE LIMITED

INTRODUCTION

- 1 My name is Andrew Davies Burns.
- 2 I am a qualified urban designer with a Diploma and Master of Arts in Urban Design (with Distinction) from the Joint Centre for Urban Design (1997, Oxford Brookes University, Oxford). I also hold a Bachelor of Architecture degree (1992, Victoria University of Wellington), am a full member of the Royal Town Planning Institute (MRTPI) and a Fellow of the Royal Society of Arts.
- 3 I am a director at McIndoe Urban Ltd, a specialist urban design practice based in Wellington. I have held that post since 2013. I am co-Chair of Kainga Ora's Wellington Design Review Panel, a member of the Auckland Urban Design Panel, a Built Environment Expert for Design Council CABE (UK) and an External Examiner and guest lecturer for the School of Architecture, Victoria University of Wellington. I was a director of Matrix Partnership Ltd, a multi-disciplinary practice in London (2003-2013) and seconded urban design director to Arup (South Africa, 2012). Prior to these roles, I worked as an urban designer for Urban Initiatives Ltd (London) and DEGW plc (London) from 1997 to 2003. In total, I have 28 years of professional experience relevant to this evidence (24 years since gaining my post graduate urban design qualifications, and a further 4 years of experience in architecture).
- 4 I held part-time lectureships at Masters level in urban design at Oxford University's Department for Continuing Education, Kellogg College (August 2010 – March 2013, MSc course in Sustainable Urban Development) and Oxford Brookes University's Joint Centre for Urban Design (August 2006 – March 2013, MA course in Urban Design), and the Bartlett School of Planning, at University College London (2004 - 2006).
- 5 My experience relevant to this project is set out in my curriculum vitae, attached as **Appendix A**. This experience includes:
 - 5.1 Providing urban design advice and reporting on a wide range of developments for local authorities and the private sector across New Zealand, including retirement villages in Porirua and Lower Hutt;
 - 5.2 Masterplanning lead for: Christchurch Retail Precinct Plan, Petone and Hutt Central Spatial Plans, Shelly Bay Masterplan and Onehunga Wharf Masterplan. In South Africa, I was project director for the Capital City of Tshwane (Pretoria). I have also directed numerous urban design studies in the UK;

- 5.3 Preparing initial housing quality assessment criteria for Ministry of Housing and Urban Development (Sept/Oct 2018); and
- 5.4 Lead author of the residential chapters of the Auckland Design Manual.
- 6 I am familiar with Ryman Healthcare Limited's (*Ryman*) resource consent application to construct and operate a comprehensive care retirement village (*Proposed Village*) at 100-104 Park Terrace and 20 Dorset Street and 78 Park Terrace, Christchurch (*Site*). In this statement of evidence, I describe the parcel of land at 78 Park Terrace as the "Peterborough Site" and the parcel of land at 100-104 Park Terrace and 20 Dorset Street the "Bishopspark Site". I refer to the Peterborough Site and Bishopspark Site together as the "Sites".
- 7 I was engaged by Ryman in November 2020 to provide a peer review of the urban design aspects of the Urban Design, Landscape and Visual Effects Assessment Report dated March 2020 (*Urban Design, Landscape and Visual Report*) and the urban design inputs for the Section 92 Responses dated 18 May, 13 July and 17 November 2020 (*Further Information Responses*). In this report, I use the term 'UDLVA' to refer to the Urban Design, Landscape and Visual Report, related Further Information Responses and Ms Skidmore's evidence.
- 8 In undertaking my peer review, I have read the relevant parts of the application documentation and drawings for the Proposed Village, the public submissions, and the Council Officer's Report. I have also reviewed the draft evidence of Ms Rebecca Skidmore, Mr Phil Mitchell, and Mr Sean Dixon.
- 9 I was not involved in the design process for the Proposed Village, and not immersed in the particular nuances, constraints and subtleties of design decisions. However, I have reviewed the relevant documentation and drawings, discussed the urban design effects of the Proposed Village with Ms Skidmore, and applied my urban design experience and skills in a rational and objective manner to prepare this peer review statement of evidence.
- 10 I visited the Site and its surroundings on 11 November 2020.

CODE OF CONDUCT

- 11 Although these proceedings are not before the Environment Court, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note (2014), and I agree to comply with it as if these proceedings were before the Court. My qualifications as an expert are set out above. This evidence is within my area of expertise, except where I state that I am relying

upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 12 My evidence comprises a peer review of the UDLVA for the Proposed Village. My peer review is limited to urban design assessment matters, including the parts of Ms Skidmore's visual effects assessment relating to visual dominance, streetscape and character. I am not a landscape architect and do not comment on the landscape effects assessment in the UDLVA or the landscaping matters covered by Mr Dixon.
- 13 My evidence sets out the following:
 - 13.1 An outline of the methodology I adopted for my peer review of the UDLVA;
 - 13.2 My peer review of the UDLVA;
 - 13.3 My comments on urban design matters raised by submitters in the context of the UDLVA;
 - 13.4 My comments on the urban design issues raised in the Council Officer's Report, and particularly the Urban Design Report prepared by Josie Schroder; and
 - 13.5 My concluding comments.
- 14 The figures included in this statement of evidence are based on drawings contained in the application with graphic overlays to identify particular characteristics of the Proposed Village and assist with analysis of urban design effects.

SUMMARY OF EVIDENCE

- 15 This evidence presents an urban design peer review of the UDLVA and evidence of Ms Skidmore and also considers the urban design aspects of the Council Officer's Report and associated Urban Design Report. My peer review considers Ms Skidmore's visual effects assessment to the extent it relates to urban design effects (visual dominance and character).
- 16 My peer review addresses seven urban design considerations that I consider address the relevant Christchurch District Plan (*District Plan*) matters of discretion, policies and objectives that relate to urban design. These matters generally overlap with the approach taken by Ms Skidmore and Ms Schroder. The seven considerations are:

- i. Context, character and character buildings;
 - ii. Relationship to streets and open spaces;
 - iii. Built form and visual quality;
 - iv. Neighbour amenity effects;
 - v. Movement structure and access;
 - vi. On-site open space amenity; and
 - vii. Safety and security, CPTED.
- 17 Overall, I consider there is a high degree of alignment between my assessment of the Proposed Village and the assessment of Ms Skidmore, as set out in the UDLVA and her evidence. I also generally agree with the Council Officer's Report and Urban Design Report, with exceptions noted at paragraph 186 below.
- 18 The Proposed Village will bring substantial change to the residential character of the area and I consider this change needs to be considered in the context of the outcomes sought for the Residential Central City (RCC) Zone through the District Plan. The Council Officer's Report, Urban Design Report and UDLVA all agree on this approach. This approach is also reflected in the matters of discretion for retirement villages, which call for an assessment of whether any change is appropriate to the Site context. I acknowledge that no relevant permitted baseline exists for the Proposed Village. My assessment therefore utilises the District Plan objectives, policies and built form standards as a useful tool for benchmarking the order and nature of urban design effects, but I have also considered a range of other factors that inform my assessment (set out at paragraph 47).
- 19 The positive impacts of the Proposed Village are a point of agreement between Ms Skidmore, Ms Schroder and me. The Proposed Village is of high visual quality that will be of a density and activity anticipated for the RCC zone. The location of the Sites adjacent to Hagley Park and Park Terrace can comfortably absorb the over-height aspects of Buildings B02 and B07 (west wing), noting that height has been reduced on more sensitive boundaries. Public transport, shops and restaurants are a short walk (50-200m) supporting high density living on these Central City Sites.
- 20 I disagree with Ms Schroder's conclusions on the visual dominance effects of Building B02's north façade on street users and Building B01's south facade on 6/17 Salisbury Street. I consider these effects to be acceptable, noting the Council Officer's Report also concludes the visual effects on 6/17 Salisbury Street will be

negligible. I therefore agree with the evidence of Ms Skidmore on these matters.

- 21 I also disagree with Ms Schroder's assessment that there will be a "*high level of visual dominance*" induced by Building B08 (east façade) on 15 Peterborough Street. I consider this to be low-moderate and agree with the Council Officer's Report minor adverse effect rating. I therefore agree with Ms Skidmore that this façade is appropriately restrained and provides an appropriate interface with the neighbour.
- 22 I summarise my conclusions on the seven key urban design considerations in the following paragraphs.

Context, character and character buildings

- 23 I consider the Proposed Village provides an appropriate response to the neighbourhood context and Site characteristics as follows:
- 23.1 The proposed mix of accommodation types and amenities and the variety of building sizes is appropriate for an inner-city location;
- 23.2 The distribution of the Proposed Village across two Sites provides a more granular outcome that reconciles the higher density anticipated in the inner-city with the existing neighbourhood character;
- 23.3 The general approach to building orientation across both Sites results in differentiated character for west-facing (Park Terrace) frontages compared to secondary streets and internal boundaries;
- 23.4 The rhythm of buildings, linear open spaces and some stand-alone buildings (e.g. Buildings B02 and B08) provides relational qualities and a degree of openness across the Site;
- 23.5 A number of buildings, including 108 Park Terrace and Centro Hotel, point to the future character anticipated for the RCC zone;
- 23.6 Inevitable scale juxtaposition occurs when comparing some existing buildings with the Proposed Village due to the higher intensity outcomes sought by the District Plan for the RCC zone. I consider the stepping down in height near neighbours and high levels of façade articulation and roof top setback help promote relational qualities with the context;

- 23.7 Incorporation of the heritage listed Chapel, including the well-activated setting, contributes to the character of the Bishopspark Site; and
- 23.8 The design emphasis and height at the Park Terrace / Salisbury Street corner works well given local site qualities. The design response along Salisbury Street is comparatively repetitive and modulation less successful, but not to the extent it affects my overall support for the design.

Relationship to streets and open spaces

- 24 Overall, I consider the Proposed Village responds well to the streetscapes and open spaces surrounding the Sites. I agree with the UDLVA that an appropriate level of street enclosure along Park Terrace is achieved with good levels of activation and engagement.
- 25 The general approach of providing greater height along Park Terrace on the Sites is appropriate in light of the scale of Park Terrace, the open aspect towards Hagley Park and the pocket park in front of the Peterborough Site. The top-level setback and varied roof forms promote scale reduction.
- 26 Buildings B03 and B08 present finer grain, well-proportioned and activated frontages onto Dorset and Peterborough Streets respectively.
- 27 The 750mm level change at the Peterborough Site has been well-resolved, providing engagement through dwelling frontages, patio spaces and appropriately designed fencing to maintain visual connections.
- 28 The Building B07 frontage to Salisbury Street is appropriately differentiated from those along Park Terrace, reflecting the different hierarchy of these streets. I consider Building B07 activates and engages with Salisbury Street, but presents a lower level of modulation and increased visual dominance (but not to the extent that affects my overall support the design).
- 29 The Bishopspark Site frontage onto Park Terrace includes dwellings and patios facing to the street. An open pool fence is provided with dense hedging at the boundary. While I agree that greening of the street edge is positive, I consider a balance needs to be struck to ensure visual connections are able to be maintained.

Built form and visual quality

- 30 I agree with Ms Skidmore and Ms Schroder that the Proposed Village generally provides a good level of visual quality across both Sites.
- 31 Ms Schroder notes specific exceptions to this conclusion, being the northern and southern façades of Buildings B02, the northern

façade and southern stair core of Building B07, and eastern façade of Building B08. I consider the northern façade of Building B02 and the eastern façade of Building B08 are appropriate given their relationship with neighbouring properties.

- 32 I do agree that the north façade of Building B07 on Salisbury Street provides a lower level of modulation that creates visual dominance effects (but not to the extent that affects my overall support for the Proposed Village), although the articulation and activation of this façade is positive. I also agree that the southern stair core of Building B07 presents relatively blank upper-level walls that create adverse visual dominance effects. I consider further articulation or colour change could be considered in mitigation. I understand Ryman intends to propose a darker and more recessive colour for the stair core area, and I support that change. I also agree that the southern façade of Building B02 lacks articulation though angled façade elements offer modulation, although when viewed in the round with the primary west façade of Building B02 and tree planting I consider the southern façade will provide an acceptable level of visual interest.
- 33 Overall, I consider the separation of linear building forms, distinctive setback roofline, vertical subdivision of facades, solid-to-void articulation of most of the facades, recessed balconies, and different materials characterise the Proposed Village design. I consider this approach achieves a high quality and 'well-mannered' architectural solution that creates visual quality and interest.

Neighbour amenity effects

- 34 I have carried out my own assessment of privacy, sunlight shading and visual dominance / outlook effects of the Proposed Village on neighbours, and to assist I provide a tabular summary at paragraph 181 of my evidence. My assessment aligns closely with Ms Skidmore's in respect of the various neighbouring properties. I conclude that effects on neighbours are acceptable in all cases, taking into account the outcomes sought for the RCC Zone, the existing context and the design features of the Proposed Village.

Movement structure and access

- 35 I agree with the UDLVA that the Proposed Village offers quality ground-level environments for pedestrian users, and the location of vehicle movements, parking and servicing in basements or contained behind buildings avoids visual dominance impacts.
- 36 Both Sites have good proximity to public transport, with bus stops along Park Terrace some 150m-200m from the Site and the Victoria Street shops are even closer at 50m-100m. I agree with Ms Schroder that cycle parking and access to it is not well-provided for on the Sites.

- 37 The Bishopspark Site provides two movement axis - north-south from Park Terrace and east-west between Westwood Terrace and Dorset Street. These two systems do not connect but given the gated and managed nature of the Site I consider the overall outcome to be successful. The main entrance is located on the principal north-south axis with good direct connection and line of sight from Park Terrace. It is a centralised point offering good distribution across the Site as a whole.
- 38 The Peterborough Site offers clear entrance relationship between Building B07 and Park Terrace but the pedestrian cross-site link to Building B08 from the main entrance is not as successful. Building B08 is provided with its own Peterborough Street access, although residents accessing the amenities on the Bishopspark Site are likely to use this route. The accessway connecting Park Terrace to Salisbury Street transitions from an at-grade street with footpath (ramped up to +750mm) into a carpark access ramp reducing the quality of this potential connection for pedestrians. An alternate link off Salisbury Street is provided.

On-site amenity

- 39 I agree with the UDLVA that the Proposed Village offers a very high level of on-site amenity including diverse range of amenities accessible to both Sites and accommodation for different requirements.
- 40 While not all units include private outdoor space, a range of shared open spaces that include landscaped gardens, a bowling green and chapel courtyard, and facilities including a swimming pool, gym, theatre, dining, library and craft areas are provided.
- 41 The very close proximity of Hagley Park and Avon River will compliment on-site open space and local shopping and restaurants are easily walkable.

Safety, security and CPTED

- 42 I agree with the UDLVA that the Proposed Village generally provides safe and legible connections and buildings located and oriented to provide eyes on adjacent streets. There are some areas of the Proposed Village where weaker CPTED outcomes occur, however I accept that these relate to on-site or private accessway locations and are likely to be well-managed by Ryman.

Conclusion

- 43 In my opinion, the Proposed Village can be supported from an urban design perspective in light of the existing context, the design features of the Proposed Village and the expectations for the Sites set out in the District Plan.

PEER REVIEW METHODOLOGY

- 44 My peer review has been guided by the District Plan framework, and in particular the relevant matters of discretion.
- 45 I have reviewed the District Plan framework applying to the Proposed Village, as identified in the AEE, Ms Skidmore's evidence and the planning evidence of Dr Mitchell. In summary, I understand:
- 45.1 The Sites are zoned RCC zone;
 - 45.2 The objectives and policies relevant to an urban design assessment of the Proposed Village are set out in Ms Skidmore's evidence at paragraph 67 and discussed in more detail in Dr Mitchell's evidence;
 - 45.3 The retirement village activity is a permitted activity. The new buildings are a restricted discretionary activity under Rule 14.6.1.3. RD5;
 - 45.4 The Proposed Village infringes the built form standards in some places. For brevity, I refer to the infringements list in Ms Skidmore's evidence at paragraph 70;
- 46 The relevant matters of discretion for the Proposed Village are 14.15.9 Retirement villages, 14.15.27 Building height in the RCC zone, 14.15.28 Daylight recession planes in the RCC zone, 14.15.29 Street scene in the RCC zone, and 14.15.30 Minimum building setbacks in the RCC zone. Based on my review of the relevant District Plan provisions, I identified the following seven urban design considerations to guide my peer review:
- i. Context, character and character buildings (rule 14.15.9; rule 14.15.27; objective 14.2.8; policy 14.2.4.1(i); 14.2.8.2(iii));
 - ii. Relationship to streets and open spaces (rule 14.15.9; rule 14.15.29; objective 14.2.4; policy 14.2.4.1(ii));
 - iii. Built form and visual quality (rule 14.15.9; rule 14.15.27; rule 14.15.29; objective 14.2.4; policies 14.2.4.1(i) and (ii));
 - iv. Neighbour amenity effects (rule 14.15.9; rule 14.15.27; rule 14.15.28; objective 14.2.8; policy 14.2.8.2);
 - v. Movement structure and access (rule 14.15.9; rule 14.15.29; rule 14.15.30; objective 14.2.4; policy 14.2.4.1(v));

- vi. On-site open space amenity (rule 14.15.29; objective 14.2.4; policy 14.2.4.1(iii));
 - vii. Safety and security, CPTED (rule 14.15.9; objective 14.2.8; policy 14.2.4.1(vi); policy 14.2.8.2(iii)).
- 47 I understand the built form standards do not establish a permitted baseline for the Proposed Village. Nevertheless, I consider the District Plan, including the RCC zone and built form standards in particular, anticipates considerable change on the Site. I therefore consider the built form standards are a useful tool for benchmarking the order and nature of urban design effects (especially on adjacent properties). I have also considered other factors such as the configuration of adjoining properties, the scale and character of bounding streets, the wider neighbourhood setting including the city grid, Hagley Park and Victoria Street that inform an assessment of urban design effects, where relevant. I therefore agree with paragraphs 82-87 of Ms Skidmore's evidence in relation to the methodology for an urban design assessment.
- 48 In respect to methodology for determining scale of effect, I have used the seven point scale adopted in the UDLVA (very high adverse, high adverse, moderate adverse, low adverse (minor in terms of RMA), very low adverse (less than minor in terms of RMA), negligible, positive).
- 49 For completeness, I understand that the owners of 90 Park Terrace (adjoining the Bishopspark Site) and 54 Park Terrace (the George Hotel) have provided written approval to the Proposed Village. Therefore, I have not considered effects on these properties in my peer review.

PEER REVIEW OF THE UDLVA

- 50 This peer review first presents commentary on the 'site and context' analysis in the UDLVA and expands on that analysis where appropriate. It then addresses the seven urban design issues set out at paragraph 46 above.

Site and context analysis

- 51 The Sites are generally described in the UDLVA and in Ms Skidmore's evidence. I agree with the descriptions and have validated them through my own Site visit.
- 52 In addition, I note that the Bishopspark Site and the Peterborough Site have different edge conditions including direct Park Terrace boundaries opening onto Hagley Park and Avon River, providing a primary address:
- 52.1 The Peterborough Site occupies a street corner condition, and therefore it has considerable public street presence. In

addition to Park Terrace, it interfaces with Salisbury Street to the north and, in a minor way, Peterborough Street to the south.

52.2 In comparison, the Bishopspark Site is largely internalised within its parent block. It has a relatively short interface with Park Terrace (24.7m) and a narrow Dorset Street 'face'. This layout creates extensive common boundary conditions with neighbouring lots.

53 The neighbourhood context around the Sites is also described in the UDLVA and in Ms Skidmore's evidence. I agree with Ms Skidmore that the streetscapes surrounding the Sites vary. There is a general shift from a residential character to the north and south of the Sites to a commercial character towards the east of the Sites (Victoria Street). I agree that Park Terrace has a "strong vegetated character" and the connecting east-west streets have a "harder, more urban character". I also note that the buildings on these east-west streets are generally built close to the boundary with minimal setback and minimal on-plot planting to frontages (see Figures 1 and 2 below). In addition, views towards the commercial Victoria Street contribute to the more urban character of these east-west streets. The different streetscape character of Park Terrace and the east-west streets informs the assessment of the effects of the Proposed Village in relation to these streets.



Figure 1 - Salisbury Street looking east



Figure 2 - Peterborough and Dorset Streets looking east

- 54 I agree with Ms Skidmore that the buildings in the area around the Sites display varied neighbourhood patterns and diversity in building form, scale and style. I also note the general trend in the area towards modern and 'well-mannered' building design responding to their contexts, using generally elegant vertical proportions, expressive steep pitched gable roof forms, often dark or timber materials and generous fenestration creating attractive 'solid-to-void' patterns. Such patterns are evident in the former (demolished) Cecil Wood designed Bishop's residence on the Bishopspark Site, known as Bishopscourt.
- 55 The neighbourhood context has seen significant change due to the earthquakes in 2011. I consider it is a well-established high amenity residential area predominantly comprised of 1 to 3 storey dwellings of detached and multi-unit typologies. The heights of buildings do vary in the neighbourhood, with buildings ranging up to seven storeys in larger apartment building forms and the former residential towers on the Peterborough Site ranged up to 31m. The institutional scale of the former Teachers' College on Peterborough Street, the George Hotel and the backdrop of the Victoria Street commercial area to the east creates a wider neighbourhood diversity and mix. Traditional lot frontage widths of 16m-25m have been largely eroded by subdivision and infill with more recent lot widths in the 5-6m range. Many properties have visually permeable or low-height front fencing, appropriate for the generally shallow setback condition noted earlier. Overall, I consider the neighbourhood context is a genuinely mixed character.
- 56 At the time of visiting the Sites, I noted a semi-mature Beech tree on the Bishopspark Site. The Peterborough includes a mature (significant) Common Lime Tree. These trees provide site character and offer both visual and physical amenity.
- 57 The topography of the neighbourhood context is effectively flat. The historic, underlying spatial network is a regular north-south grid interrupted by the alignments of Hagley Park (Park Terrace) and Victoria Street. This spatial network results in a highly accessible, coordinated and legible environment that, in my experience, is a key reason why communities find them more attractive and memorable than the looser, cul-de-sac and often 'placeless' estates of the 1950s to today. The underlying regular grid is an important contextual driver that can offer positive relational qualities between the Sites and the area.
- 58 I agree with Ms Skidmore that the Sites are well-located for residential development. I consider the flat topography, well-formed regular block structure, strategic access, proximity to major open space and food and beverage amenities make the Sites a 'text-book' location for targeted intensification (as enabled

by the District Plan). Ms Skidmore also identifies proximity to the emerging arts precinct as an important factor.

59 The application documentation does not contain any figures illustrating the edge conditions around the perimeter of the Site, namely the adjoining activities, position and scale of buildings, orientation of living spaces, disposition of private open spaces, window positions, significant or mature planting, and access and parking. Nevertheless, based on my discussions with the Ryman team and experts, I understand these conditions have informed the Proposed Village design. Figures 3 and 4 below show the edge conditions for the Sites (for ease of viewing, I have rotated the Peterborough Site to match the orientation of the Bishopspark Site). I discuss how the Proposed Village design responds to these conditions below.

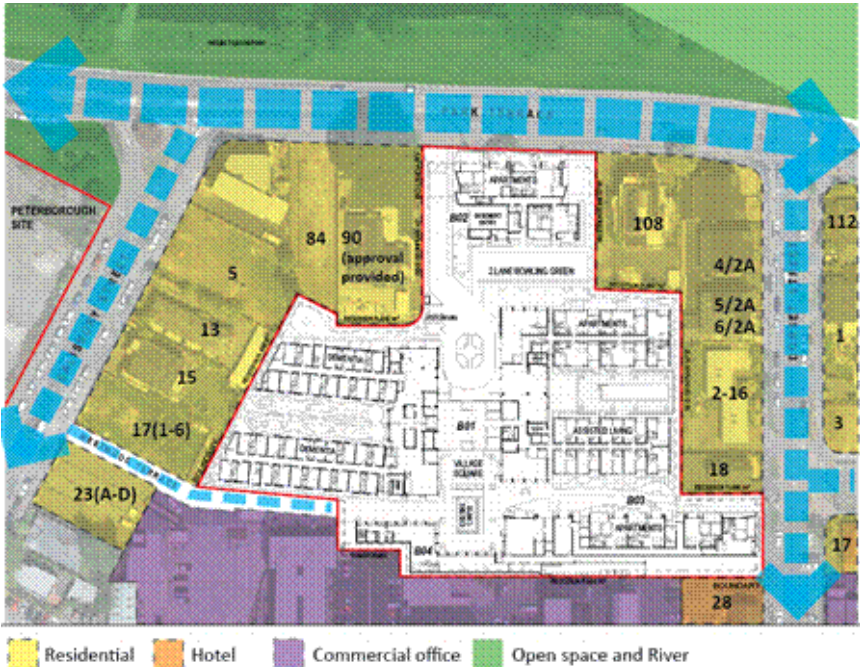


Figure 3 - Bishopspark Site

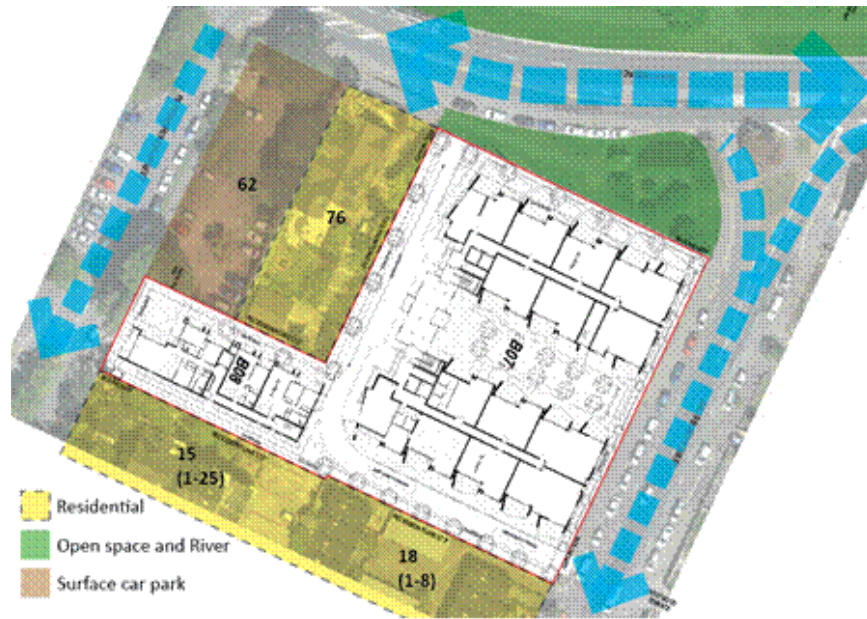


Figure 4 - Peterborough Site

Design Issue 1: Context, character and character buildings

60 I agree with the UDLVA that the intensity of activity is well-aligned with the zone's policy framework as follows:

- 60.1 *Objective 14.2.4* seeks well designed neighbourhoods that "enhance local character". Table 14.2.1.1a sets out the anticipated vision or high-level character for the RCC zone, being "to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city...". A net density of 50 dwellings per hectare (DPH) is sought along with comprehensive development, a variety of housing types, creation of new neighbourhoods and contributing positively to the amenity of the area. I understand the Proposed Village presents densities of 157DPH and 172DPH for the Peterborough and Bishopspark Sites respectively and therefore the minimum site density of 50DPH is comfortably exceeded.
- 60.2 *Policy 14.2.1.8c* recognises that "housing for older persons can require higher densities than typical residential development...".
- 60.3 *Objective 14.2.8* seeks a form of built development in the RCC zone that enables change to the existing environment while creating positive outcomes for the area.

- 61 The UDLVA concludes that the Proposed Village will make a “*positive contribution to the evolving character of the area*”, noting the differences between the two Sites is reflected in their different building proportions. The design is for a “*single comprehensive village*” and architectural character is described variously as “*buildings configured around open spaces, distinctive roofline, upper-level setback and façade articulation*”. I agree that, overall, the Proposed Village will make a positive character contribution and also that architectural expression successfully “*breaks down*” building forms. My position on the relevance of the Proposed Village being a single village entity differs from that of Ms Skidmore in so far as the Sites have limited physical or visual connections with each other. However, I consider the more granulated outcome resulting from the dual sites to be helpful when integrating the Proposed Village with the adjacent and wider neighbourhood. I provide additional comments with respect to character and context below.

Bishopspark Site

- 62 The apartment development under-construction at 108 Park Terrace (adjacent to the Bishopspark Site) is of a similar height and bulk as the proposed Building B02 and will consolidate a response generally anticipated by the RCC zone provisions along this part of the Hagley Park frontage. Equally the five storey Centro Hotel at 155 Victoria Street sets an in-scale precedent for the Proposed Village. The UDLVA concludes (para 5.32) that the above height building B02 is appropriate given its immediate outlook onto Hagley Park / Avon River and the wide Park Terrace streetscape. I agree with this position and consider that the location can easily absorb such height and that provides a positive character response to the Park Terrace condition. Figures 5 and 6 below (source: Ryman Healthcare) illustrates this outcome.



Figure 5 - Bishopspark Site – B02 frontage onto Park Terrace



Figure 6 - Peterborough Site – B07 frontage onto Park Terrace

- 63 Height and scale juxtaposition occur when the lower and finer grain existing buildings at 90 and 84 Park Terrace are considered (for the Bishopspark Site) or 76 Park Terrace (for the Peterborough Site). This is an inevitable outcome for an area planned for intensification and that has been subject to a significant loss of existing built fabric through the earthquakes. In such cases the ability to mitigate visual dominance through creating relational scale qualities in the form and façade of new buildings are mechanisms that can be deployed. I agree with the UDLVA that sub-division of the façade into visibly smaller units is successful, while the top-level setback reduces perceived height and echoes Christchurch characteristics of pronounced roof forms.
- 64 I note that the largely internalised block nature of the Bishopspark Site will generally reduce the presence of the Proposed Village as an immediate street experience, presenting the Proposed Village in 'bite-size chunks' that relate to the scale of the adjoining context.
- 65 Ms Skidmore notes that the heritage listed Chapel (a 'character building' under rule 14.15.9(a)(iii)) has been successfully integrated into the Proposed Village. I agree that the retention of the Chapel is positive, although it will be enclosed by Buildings B01 and B04 with relatively little 'breathing room'. I also note that the village plaza does not have continuous open space connection to Park Terrace. Nevertheless, I consider that the Chapel will be well activated, being surrounded by dining, lounge and entry foyer spaces that will support its setting. I also observe the decision to retain the Chapel in-situ is positive and has required a specific design response for the entry of Building B01. The entrance foyer will be a high-specification building with a unique roof form and extensive glazing to ensure views to the Chapel are optimised.

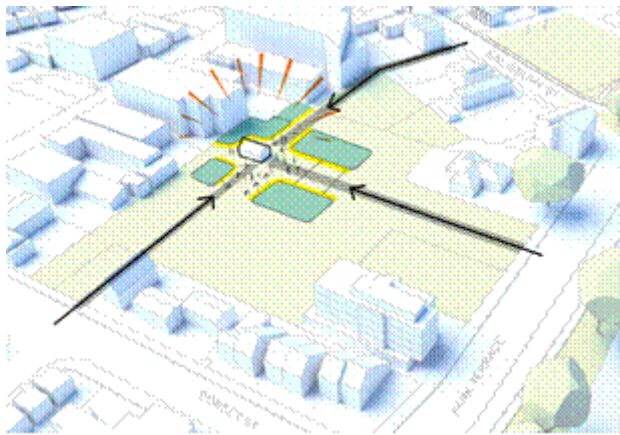


Figure 7 - Bishopsparks Site spatial structure (WAM)

Peterborough Site

- 66 The UDLVA considers the Proposed Village “*responds to its prominent corner location and relationship to Hagley Park*” and “*will make a positive contribution to the evolving character of this area*”. I agree with the assessment in the UDLVA, including those conclusions. I consider the new landmark response that will be established by the Proposed Village is particularly apparent in visual simulations 2-5 and 2-6. I observe that this response builds on the relationship between the City and the Park evident in the development at 82 Park Terrace and shown in visual simulation 2-3. I also note that the ‘pocket park’ creates something of a public forecourt that provides an open space and street setback that supports the seven storey Building B07 on the Park Terrace corner.

Overall Village

- 67 The UDLVA says the Proposed Village configuration and distribution of accommodation types and communal amenities is “appropriate within the inner-city urban environment”. I agree and consider the Proposed Village provides a more integrated approach with the local urban block structure by spanning across streets. When referring to the mix of accommodation types and amenities and the variety of building sizes I agree that an inner-city location can more readily absorb this outcome than, say, an outer suburban setting.
- 68 The UDLVA also considers the Sites express a “*cohesive design language*” allowing them to read as a “*single village entity*” despite the designs “*reflecting the different site qualities*”.
- 69 I agree that the design language and general approach to building arrangement of the Sites is consistent. For example, on both Sites, the buildings are arranged around highly landscaped courtyards and have distinctive entry low-scale, glazed structures. The Sites both have some degree of frontage onto Park Terrace (Buildings B02 and B07) that may create a connected experience

for a person moving along Park Terrace, although the extent to which these buildings will read together is limited due to their separation and different alignments. I also note that the Sites do not actually meet or include buildings that visually connect or face with each other (see Figure 8 below). Overall, I consider it is unlikely that a “*single village entity*” will emerge.

- 70 However, I do not think it is necessary to achieve “*a single village entity*”. A more granulated or distributed approach for the Proposed Village as a whole (i.e. both Sites) will also contribute positively to the amenity of this changing area and integrate the development with the adjacent and wider neighbourhood.

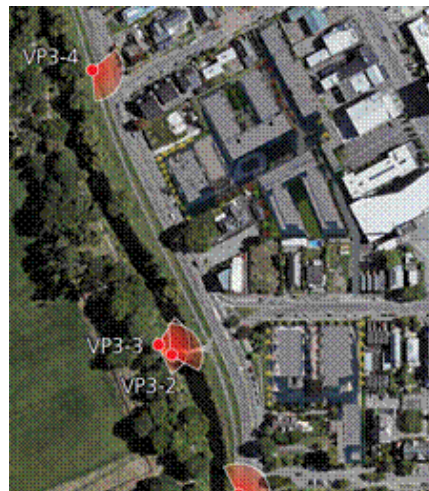


Figure 8 – Aerial view showing the Sites do not physically ‘meet’ but present a common language along Park Terrace

Design Issue 2: Relationship to streets and open spaces

- 71 The UDLVA addresses these matters under ‘Street Interface’ at paragraphs 5.30-5.44. Overall, the UDLVA considers the Proposed Village responds well to the streetscapes and open spaces surrounding the Sites, and I agree with that position. I comment further on the issue of a raised ground level on the Peterborough Site and treatment of facades along Salisbury Street.

Bishopspark Site

- 72 The UDLVA considers the configuration of Building B02 along Park Terrace creates “*a positive integration with the public realm*” and the vertical height of Building B02 will “*provide a suitable level of enclosure to the street*”. I agree with those conclusions.
- 73 The UDLVA says the boundary treatment along Park Terrace will create “*a positive and engaging interface*”. This interface is shown in Figure 9 below. The Bishopspark Site is level with the street. A low solid base to the boundary and open pool fence is provided, however the upper fence is heavily planted with hedging. I consider this hedging will block or interrupt visual connections and restrict engagement between the street and the Site at ground

level. While I agree that greening of the street edge is positive, I consider a balance needs to be struck to provide visual permeability. I note the gate positions will provide moments of visual connection along the street edge. In my opinion, more intermittent planting would improve this interface at ground level.



**Figure 9 - Ground level interface of B02 street edge
(Bishopspark Site)**

- 74 I note that, at the upper levels of Building B02 facing Park Terrace, the living rooms of the units and associated balconies are orientated towards the street. I consider these upper-level activities and open spaces will contribute to overlooking and activation of the streetscape.
- 75 I agree with the UDLVA that Building B03 will create a successful, activated interface with Dorset Street in light of the high levels of glazing, living spaces and an entry (albeit side-on) facing the street. I also agree with the UDLVA that the Building B03 facade design and setback present an attractive outcome that will sit comfortably in the street context, including the under-construction hotel to the east and the three storey building (18 Dorset Street) to the west.



Figure 10 - Dorset Street – B03 frontage (including the under-construction Centro Hotel context in pink)

- 76 I note that Building B01 fronts onto Westwood Terrace. In this location, no direct entrances to units are provided and the façade design loses a sense of human scale through its lower level of articulation and more extensive solid walls. Some window fenestration is provided that will offer a low level of engagement and given Westwood Terrace is not a public street, I consider the street engagement expectations that apply to a public street do not apply.

Peterborough Site

- 77 The UDLVA considers the Proposed Village will create a “strong built edge and address to Park Terrace”. I agree that the Proposed Village will create a landmark response, emphasising the Park Terrace / Salisbury Street corner. While Building B07 is up to 5m taller than the height standard, in my opinion this additional height helps emphasise the corner and is comfortably accommodated in this location in the context of the pocket park, the four-lane Park Terrace road corridor, and the open space of Hagley Park beyond.
- 78 The UDLVA considers the Park Terrace boundary treatment will maintain “*good engagement with the adjacent street*”. I note that the ground level of the Peterborough Site will be raised some 750mm above the street level, thereby changing the nature of the street interface (see Figure 11 below). I understand this raised level is necessary due to constructability issues. On top of the platform, open pool-type fences will provide a combined height of 1800mm and will permit visual connection to the street. Visual connections between the units and the street are also enhanced by

the provision of patio courtyards as an interface. These courtyards have direct entry into the units and pedestrian gate connections with the street, and with views onto the Avon, are likely to be attractive spaces to occupy. In my opinion, good engagement with Park Terrace will result, provided the pool fencing is kept relatively clear of dense shrub planting as proposed.

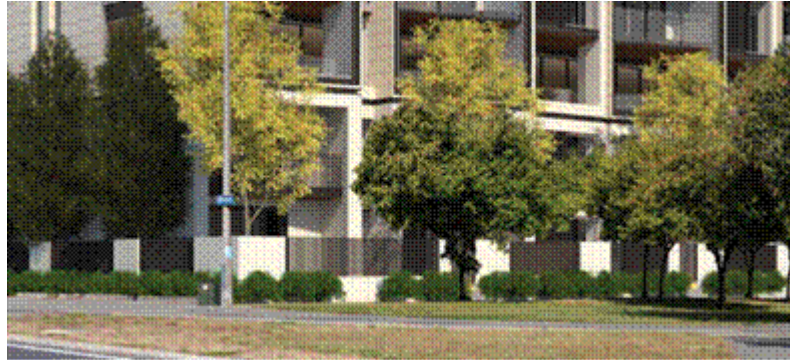


Figure 11 - Ground level interface of Building B07

- 79 The UDLVA considers that Building B07 creates a “*clear visual break... with views to the low-level, visually light entry pavilion beyond*”. Ms Skidmore explains how the glazing on the Salisbury Street facades was amended to respond to Urban Design Panel feedback. I agree that the larger windows will reduce the visual dominance of sheer walls and visual connection with the street (see Figure 12 below). In addition, the proposed trees coincide with solid fence elements, and pool fencing coincides with windows, to ensure visual engagement with the street. While no direct entrances to ground level units are provided on the Salisbury Street interface, as the units’ primary internal corridor entrances and secondary patio doors make further entry onto Salisbury Street unnecessary. Although providing entrances onto Salisbury Street would result in better engagement with the street, as sought by the District Plan, I consider that, in the round, the B07 Salisbury Street façades provide a good level of engagement with the street. In my opinion, the different design responses on the Park Terrace and Salisbury Street interfaces are also suitable to the Park Terrace / Salisbury Street spatial hierarchy.

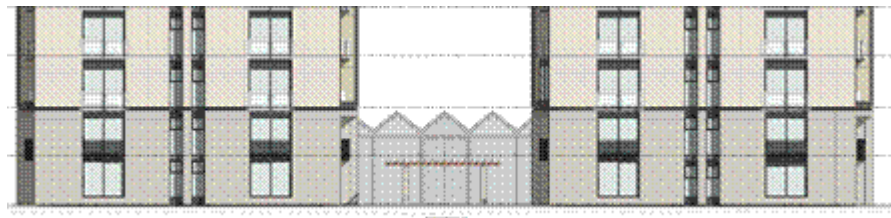


Figure 12 - Salisbury Street – Building B07 frontage

- 80 I agree with the UDLVA that the south elevation of Building B08 fronting Peterborough Street has been well-designed to engage with and contribute to the street with high levels of glazing and living spaces and an entry (albeit set back) facing the street. I also agree that the façade design sits well in relation to the large, modern building forms in this street (see Figure 13 below).



Figure 13 - Peterborough Street - Building B08 frontage

Design Issue 3: Built form and visual quality

- 81 The built form and visual quality of the Proposed Village is addressed throughout the UDLVA, particularly in the sections addressing "*Effects on wider environment*" and "*Street interface*"

as well as in response to the UDP feedback. As explained below, I agree with the UDLVA that the built form and visual quality of the Proposed Village is generally appropriate to its context, with the exception of reduced levels of modulation in Building B07 fronting Salisbury Street, the seven storey vertical core component of Building B07 to the south and the south façade of Building B02 contributing to visual dominance and lower levels of visual interest.

- 82 As set out at paragraphs 45-47 above, the District Plan expectations for the Sites (including the built form standards, which are limited to height, recession planes, and setbacks) have guided my assessment of this design issue, as well as the various neighbouring conditions around the Site and the nature of bounding streets and open spaces. I note that *Policy 14.2.1.1* requires high density development (at least 50 households per hectare) in the Central City and *Policy 14.2.1.8* recognises that housing for older persons can require higher densities than typical residential development. I also note that no site coverage or open space requirements or building length and articulation standards apply in this location.

Bishopspark Site

- 83 The UDLVA describes the overall site organisation and notes the Chapel is a "*distinctive focal point*" and the Proposed Village layout provides an axis linking Park Terrace to the Chapel. I agree that the Proposed Village design creates a clear site pattern, with the central axis emphasised by the four and five storey buildings along this axis, and sets up a legible site layout.
- 84 The massing of the Proposed Village across the Bishopspark Site is arranged generally north-south such that buildings have east or west facing frontages. These north-south aligned buildings are separated by landscaped open spaces, such that a rhythm of built and open spaces occurs across the Bishopspark Site. I consider this rhythm helps to ensure the Proposed Village will have an appropriate relationship with its generally finer grain context and enhances visual quality. In my opinion, a clear benefit of north-south aligned building layout is that narrow (end-on) relationships are achieved with neighbouring residential sites, ensuring there are no issues associated with long forms at internal boundaries. The exception to this layout is at the eastern commercial zone boundary, where I consider a longer built back-to-back condition is appropriate.
- 85 Overall, the Proposed Village layout contains the largest of all the building forms (Building B01) in the centre of the Bishopspark Site, where it has little or no public street presence other than Westwood Terrace (also noted in the UDLVA para 5.104). I consider the five storey building (Building B02) is appropriately located on the primary public street frontage with Park Terrace.

Building B02 has a relatively small footprint and sits comfortably with the six storey apartment block under construction at 108 Park Terrace next door. At the rear of the Bishopspark Site (east), Building B04 drops down to 2 storeys behind the Chapel, which I consider creates a positive scale relationship with this small heritage building. Building B03 is generally a compliant form with very minor exceedances. At four storeys, it creates a compatible height relationship with the five storey Centro Hotel and with the bulkier Victoria Street commercial forms. In urban design terms, I consider an appropriate 'back-to-back' condition with these neighbours is established.

- 86 The UDLVA discusses the separation of building forms, distinctive setback roofline, vertical subdivision of facades, solid-to-void articulation of facades, recessed balconies, and different materials that characterise the Proposed Village design. I agree with this discussion and consider that the Proposed Village design achieves a high quality and 'well-mannered' architectural solution that creates visual quality and interest through a range of methods. I also agree with the comments at para 5.130 that the Proposed Village will contribute to the "visual richness" of Park Terrace.

Peterborough Site

- 87 Compared to the Bishopspark Site, the Peterborough Site presents an extensive public face, being located on a prominent street corner. I agree with the UDLVA that the layout acknowledges the "*primacy of the Park Terrace frontage*" and "*nuanced massing*". I also observe that the regularity of the Site invites a simple built response, with vehicular access logically located along the two internal boundaries providing a buffer to these neighbours.
- 88 In my opinion, corner sites are always challenging, requiring resolution of internal amenity at the corner. The Proposed Village avoids these issues by creating two north-south linear buildings acknowledging primary and secondary street edge conditions. In this case, the Proposed Village appropriately locates the primary mass along Park Terrace and a secondary massing along Salisbury Street. The communal open space at this street edge is gated, despite the level of access invited through this space (footpaths are shown leading from Salisbury Street south towards the single storey main entry building). In my opinion, a better layout (vis-à-vis public interface, legibility, and built form) would be to locate some form of entry building at the Salisbury Street edge, creating a clear public invitation and improved activation of the street. Therefore, I partly agree with the UDLVA that the Peterborough Site configuration adopts an "*efficient and legible structure*" but I also consider that wider public legibility could be better achieved. Nevertheless, this matter does not affect my position that legibility for the Peterborough Site overall is acceptable.

- 89 The massing across the Peterborough Site is organised in a similar manner to the Bishopspark Site, utilising north-south aligned buildings, enabling generally east-west facing frontages. The long western façade of Building B07's west wing appropriately faces Park Terrace, while the long eastern façade of the east wing is set back behind a planted vehicular access way building that buffers the neighbour at 18 Salisbury Street. The shorter northern ends to Building B07 provide a reduced building mass and scale facing the finer grained housing on the opposite side of Salisbury Street (see Figure 14 below) and assist with integrating the scale of the Proposed Village with its context. In terms of height, the design locates the taller seven storey structure along Park Terrace (to the north-west corner). I agree with the UDLVA that this site configuration is an appropriate outcome. The height steps down to five storeys along Salisbury Street, which I consider is an appropriate massing approach for this secondary street and neighbours. The height also steps down (in part) along Park Terrace, which I consider is an appropriate massing approach as it moves towards the neighbour at 76 Park Terrace, though a seven storey form (lift / stair core) still occurs at this southern edge. This upper-level form exhibits relatively blank walls that emphasise the over height condition and appear visually dominant. I understand Ryman intends to propose a darker and more recessive colour for the lift shaft area, and I support that change.



Figure 14 – Houses on the northern side of Salisbury Street opposite Building B07

- 90 Building B08 occupies a rather discrete leg to the Peterborough Site. It steps down to 3 storeys at the street interface and therefore has a relatively benign presence along Peterborough Street. It also has a fairly minor presence on the internal accessway that runs around Building B07. Building B08 performs a function terminating views into the Peterborough Site from Salisbury Street, although I consider it presents a relatively blank built outcome and therefore doesn't acknowledge this built form role (see Figure 15 below), but not to such an extent that affects the performance of the Peterborough Site as a whole.

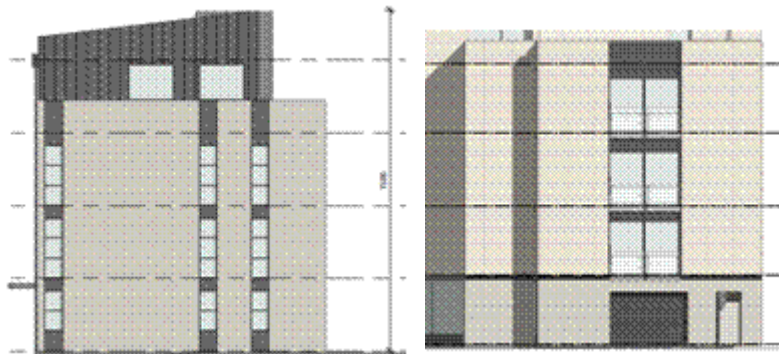


Figure 15 - B08 north elevation and B07 SE corner

- 91 I agree with the UDLVA that the buildings are generally well-articulated and achieve a differentiated base, middle and top. Similar to the Bishopspark Site, the architectural approach adopts vertical façade grouping, recessed balconies, and a setback top-level that creates visual interest. I agree these features create a high level of visual quality and interest. I consider the northern façade of B08 and the southern ground level façade of B07's east wing create an area of lower visual quality (Figure 15). However, the effect of this one area of lower visual quality is localised. I also consider the northern facades of Building B07 on Salisbury Street offer less modulation of form and therefore a lower level of visual interest (though the facades are still well articulated with fenestration).

Design Issue 4: Neighbour amenity effects

- 92 The District Plan requires an assessment of neighbour amenity effects in relation to the Proposed Village buildings (Rule 14.15.9(6)) and in relation to the exceedances of the height, recession plane, and internal boundary setback standards (Rules 14.15.27, 14.15.28 and 14.15.30). The relevant exceedances are set out at paragraph 84 of Ms Skidmore's evidence, and are shown in the 3D models in drawings A0-070 and A0-071 for the Sites.
- 93 Para 2.8 of the UDLVA Addendum states: "*Overall, I consider there is a reasonable expectation for considerable change in the neighbourhood. The built form standards provide a relevant guide as to the degree of change, and therefore the scale of development that can generally be readily and appropriately accommodated by the environment.*" I agree with this statement. As set out at paragraph 47 above, I consider the built form standards are a useful tool for benchmarking the order and nature of neighbour amenity effects generally, but I have also considered other factors such as the layout, fenestration and orientation of neighbouring buildings, the proximity of Hagley Park, the nature of Park Terrace and cross streets connecting east to Victoria Street.
- 94 The amenity effects relevant to urban design are visual outlook / dominance, privacy, and access to sunlight / overshadowing. I

address these potential amenity effects in relation to each of the properties neighbouring the Sites.

Bishopspark Site

- 95 The UDLVA begins with a general discussion on Building B02. I confirm this five storey structure has fenestration orientated west (onto Park Terrace) and east (into the Site), while the south and north elevations are relatively blank except for narrow windows from communal corridor access. The set-back top-level includes larger windows that, to the north, connect with living / kitchen spaces.

108 Park Terrace

- 96 A six storey apartment building is currently under construction at 108 Park Terrace to the north of Building B02. The UDLVA describes the south elevation of 108 Park Terrace facing the Site as "*relatively solid*". I generally agree with this description although Figure 16 below shows the south elevation has some provision of window fenestration for bedrooms, but much less than the north, east or west elevations. The primary outlook for 108 Park Terrace is west towards the park.



Figure 16 - 108 Park Terrace south elevation (top image)

- 97 Building B02 is 5 levels, and breaches the height and recession plane standards as shown in Figure 17 below.
- 98 Part of the proposed Level 5 balcony breaches the recession plane standard and users of this outdoor space will be able to look north towards 108 Park Terrace. Building B02 has limited windows facing north towards 108 Park Terrace. The windows from the living spaces of the top-level apartments will have views north towards 108 Park Terrace. 108 Park Terrace is set back 8.789m

from its southern boundary. Building B02 is setback 4.8m-9.6m from the boundary, and Level 5 is further setback. Overall, I agree with the UDLVA and consider that any overlooking effects on 108 Park Terrace will be negligible.

- 99 The UDLVA describes the shading at 108 Park Terrace, and concludes that shading effects on this neighbour will be "*less than minor*". I agree, based on the time, extent and location of the shading, the nature and use of the neighbouring property, as well as the comparison with the shading that would result from a building complying with the built form standards. There is no mid-winter shading after 1pm. In addition, the mid-winter shading is no greater than the shading that would result from a building complying with the built form standards. At the equinox, the shading moves off the neighbour even earlier in the day and is also no greater than the shading that would result from a building complying with the built form standards. This shading does not affect key amenity areas on 108 Park Terrace. No appreciable shading will occur in summer.
- 100 In terms of visual dominance / outlook effects on 108 Park Terrace, I agree with the UDLVA that this neighbour has been designed to "*orient away from the Site*" (Figure 16) and looks towards the park. Views towards Building B02 will occur from the south façade of 108 Park Terrace, however the outlook is primarily from bedrooms at levels 1-5 and will be onto forms some 13m-18m away and generally compliant with the built form standards. The penthouse level of 108 Park Terrace is set back some 4.7m and given the top-level setback of Building B02 and the expansive views towards the Park, I do not consider the Proposed Village to negatively affect the visual amenity of this neighbour.

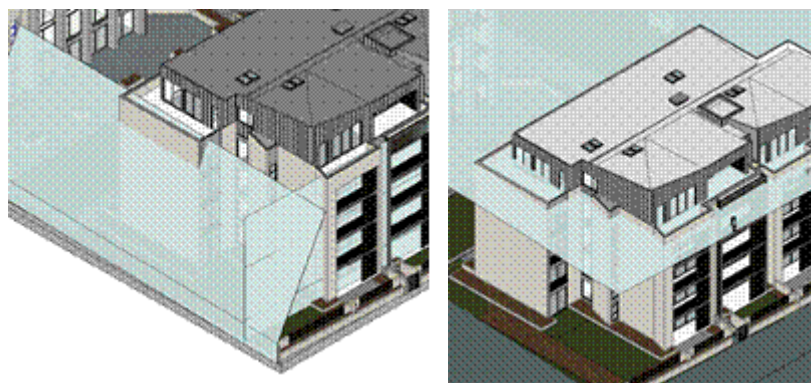


Figure 17 – Building B02 northern boundary – built form standard exceedances

5/2A and 6/2A Dorset Street

- 101 Building B01 adjoins these neighbouring properties. Figure 18 below shows the recession plane standard infringements in this

location, which bring windows and balconies closer to the boundary.

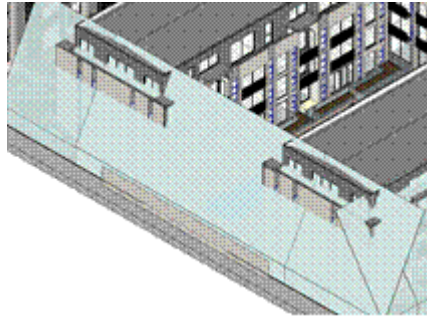


Figure 18 - B01 northern edge

- 102 I agree with the UDLVA that the Proposed Village will not result in adverse shading effects on these neighbours. This outcome is due to Building B01 being located to the south of the Dorset Street neighbours as confirmed by the shading studies (A0-200).
- 103 The dwellings at 5/2A and 6/2A Dorset Street present glazing to the south (see Figure 19 below). The cross section provided by Warren and Mahoney (WAM) (with my notation of views, see Figure 20 below) indicate views from the top level of Building B01 will not be directed onto the rear windows of 6/2A or 5/2A. Lower levels include externally mounted louvres that will prevent direct views. Further, I understand from the UDLVA that the living spaces and outdoor areas of 5/2A, 6/2A are oriented to the north (away from the Site) and therefore I do not consider there to be any overlooking / privacy effects on these properties. The living room setback breach will bring Building B01 some 750mm closer to No. 6/2A than otherwise anticipated and therefore some degree of increased visual dominance will occur. The UDLVA states this to be moderate visual change and the overall effect to be "very low". I agree with this conclusion in the context of RCC zone expectations of intensive residential development.



Figure 19 - 5/2A and 6/2A Dorset Street rear

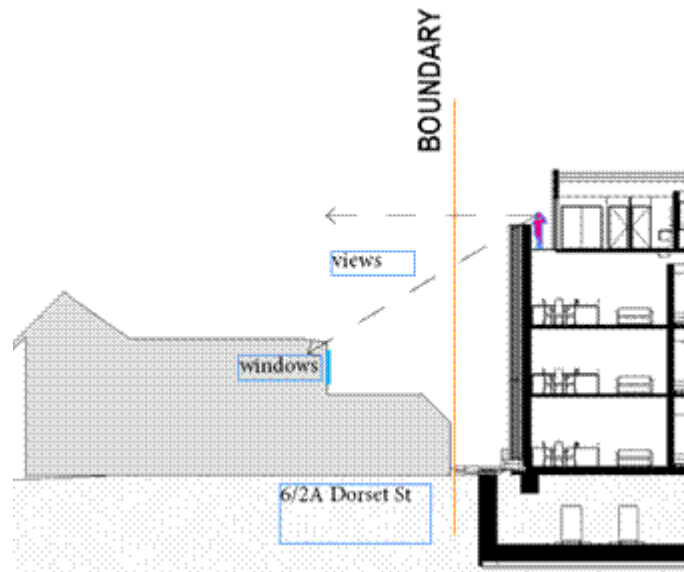


Figure 20 – Cross-section through 6/2A Dorset Street

- 2, 4, 6, 8, 10, 12, 14, 16 Dorset Street
- 104 Building B01 adjoins these neighbouring properties. Figure 18 above shows the recession plane standard infringements in this location.
- 105 The units at 2-16 Dorset Street (heritage listed) are 2 storey apartments. The units' living and outdoor areas are orientated to the north, away from the Site. As scaffolding was in place when I conducted my site visit, it was difficult to view the exact extent of southern fenestration facing the Site. I understand from the UDLVA that the south façades are "*relatively solid with small scale windows*". In addition I note the deep rear setback of these buildings (7.5m-12m) and the louvres screening the Building B01 windows, and I agree with the UDLVA that overlooking / privacy effects on 2-16 Dorset Street will be negligible.
- 106 With regard to visual dominance, Building B01 will present a larger built presence as a backdrop to this neighbour given the infringement of the recession plane standard. The north elevation of Building B01 along this boundary is benign, with largely blank walls and narrow vertical strip windows (with directional louvres). I consider this design to be appropriate as a back-to-back condition. In addition, given the general orientation of properties away from the Site towards the north, the small windows on the southern façades of the dwellings and their 7.5m-12m setback, I agree with the UDLVA that any visual dominance effects on these neighbours will be acceptable.
- 107 I agree with the UDLVA that the Proposed Village will not result in adverse shading effects on these neighbours.

4A Dorset Street

- 108 I understand the reconstruction of the former 'stables' building, comprising garaging and a 1-bed unit above, is consented. As noted in the UDLVA, the 1-bed unit will be located 600mm from the boundary, has opaque glazing facing the Site and is otherwise built into the roof raking away from the Site (see Figure 21 below).
- 109 I consider the relatively blank and benign northern façade of Building B01, with its louvred narrow windows, will mitigate overlooking effects on this property. I have confirmed using the WAM cross-section (Figure 21 below) that views from the top-level of Building B01 will not be directed onto the stables windows (which I note are opaque glass). The living room setback breach of Building B01 brings the living room northern walls 750mm closer to the boundary than otherwise anticipated but the opaque glazing of the stables windows will mitigate perception of any increased visual dominance effects. I therefore conclude any visual effects on 4A Dorset Street will be low as per the UDLVA. Were views through the windows to be possible, the same extent of wall area from Building B01 would be present in the view, albeit slightly closer and therefore I would consider any overall effect to be slight.

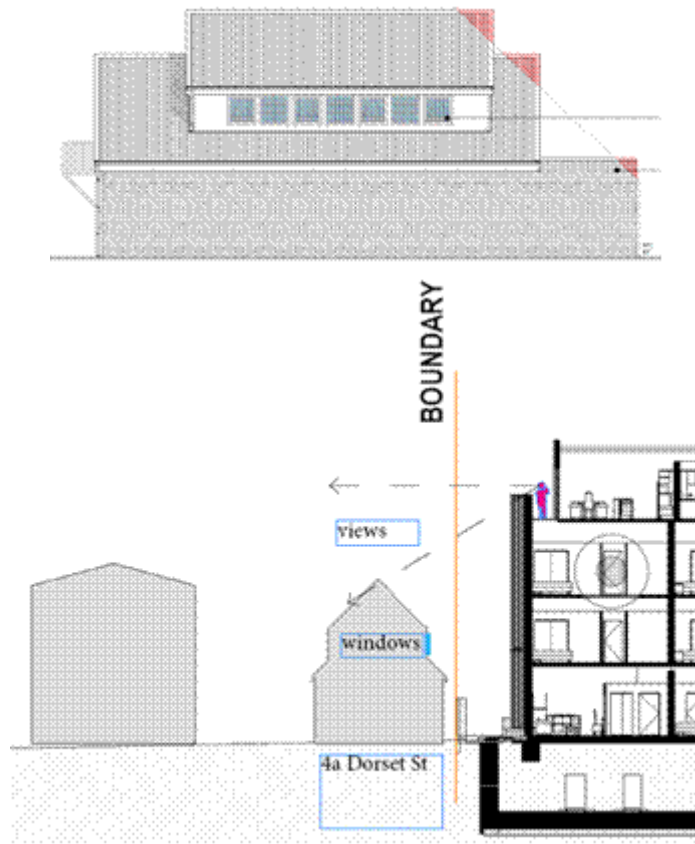


Figure 21 – Southern elevation of the consented stables building and cross-section through the stables

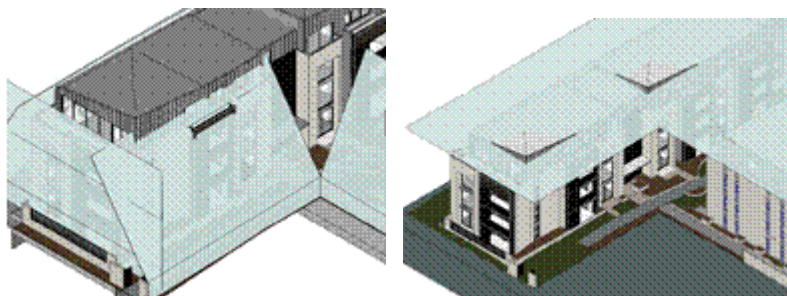
- 110 At this property, small areas of additional shading occur from 9-10am at the Equinox, and otherwise shading from the Proposed Village is less than or no greater than the shading from a built form anticipated by the District Plan. Overall, I consider shading effects on the stables building to be less than minor.

18 Dorset Street

- 111 18 Dorset Street is a stand alone 3 storey dwelling, with glazing and outdoor spaces oriented to the north and stair access on the southern edge of the building (see Figure 22 below). The southern elevation facing the site has limited fenestration. The rear of the property contains car parking and a driveway.
- 112 Buildings B01 and B03 interface with the boundary of this property. The infringements of the height and recession plane standards in this location are shown in Figure 23. Any views from Building B01's upper level windows and balcony will be onto blank wall, carparking or, possibly, indirect angled views towards this property. The majority of the northern end of Building B03 facing this property is solid wall with small bedroom windows, and the small area of recession plane infringement includes rain screen only (no windows). I consider visual effects on this neighbour will be very low in the context of development enabled by the zone provisions.
- 113 For those reasons, I agree with the UDLVA that the amenity of this property will not be diminished by overlooking/privacy or visual dominance effects.



Figure 22 - 18 Dorset Street east and south elevations



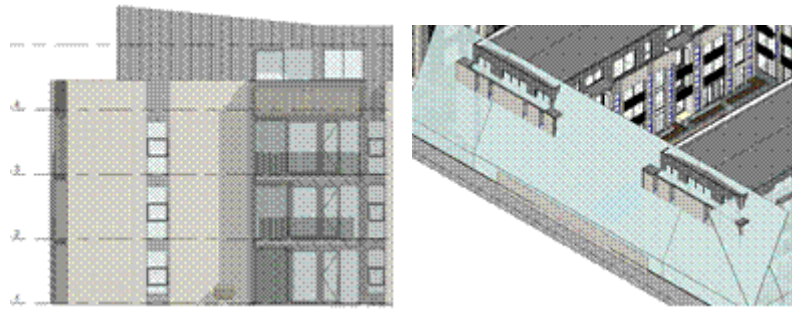


Figure 23 – Building B03 recession plane and height plane protrusion, Building B03 west elevation facing No. 18, and Building B01 recession plane protrusions.

- 114 I agree with the UDLVA that the Proposed Village will not result in shading effects on this neighbour beyond the shading from a built form anticipated by the District Plan.

Victoria Street commercial properties

- 115 Figure 24 shows the majority of the properties on the eastern boundary are occupied by commercial activities, with the exception of the under-construction Centro Hotel that interfaces with the Site's north-eastern corner (which is addressed below).
- 116 I agree with the UDLVA that these commercial properties are not sensitive to change. These properties are arranged to front onto Victoria Street with the rear comprising vehicle servicing and car parking. Figure 24 below highlights the low level of glazing and general 'back-of-house' condition of the facades facing the Site.
- 117 Buildings B03 and B04 respond to these commercial properties in a similar manner, which I consider is appropriate to an internal rear boundary with commercially zoned properties and commercial activities. Given the back-of-house condition, I consider the internal setback breach of Building B04 to be acceptable.

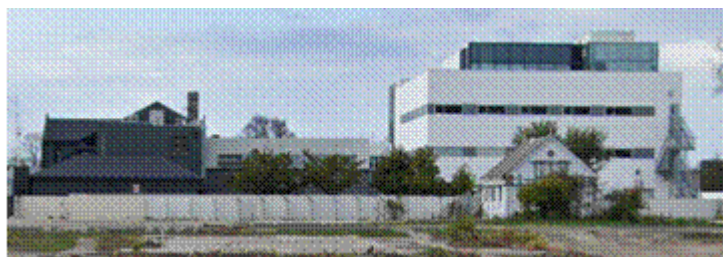


Figure 24 - Rear of Victoria Street commercial zone buildings along the site's eastern boundary.

155 Victoria Street

- 118 Figure 25 below shows the layout of the under-construction Centro Hotel (the images taken from the consented drawings supplied by Ryman).

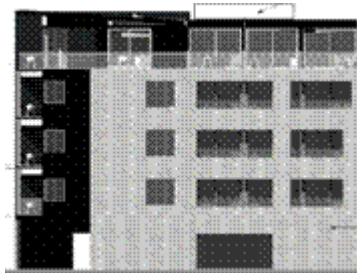
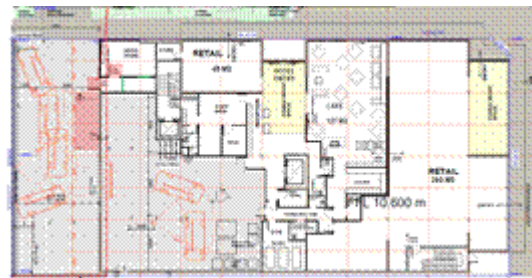


Figure 25 – Centro Hotel layout

- 119 The five storey hotel is arranged with its primary façades onto Dorset and Victoria Streets. The ground level adjoining the Site includes vehicle servicing and car parking, store and staff areas. The upper levels facing west towards the Site include hotel accommodation with glazing and balconies. Of these rooms, the corner room at each level also faces Dorset Street as its primary façade. Therefore, three hotel rooms per level (12 rooms in total) will be oriented towards the Site and the four storey Building B03.
- 120 Figure 26 shows the recession plane and height standard infringements at the interface with the hotel. I agree with the UDLVA that these “*very small projections... through the HRB envelope... will not be readily perceptible and will not adversely affect amenity*”. I also agree with the UDLVA that the limited glazing of Building B03 and the setback between B03 and the hotel will “*ensure that overlooking and unacceptable visual dominance is avoided*”.

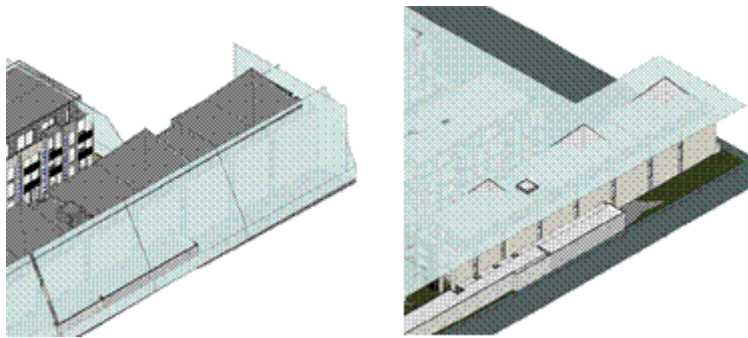


Figure 26 - Building B03 eastern edge

- 121 I have also reviewed the shading studies and note that, at mid-winter and the spring equinox, shading caused by the Proposed Village is less than the shading from a built form anticipated by the District Plan. No shading occurs at mid-summer. In my opinion, shading effects will be acceptable.

13, 15 and 17 Salisbury Street

- 122 The UDLVA describes impacts on the Salisbury Street properties adjoining the southern boundary of the Bishopspark Site. These are numbers 5 (1-6), 13 (1-4), 15 and 17 (1-6) Salisbury Street.
- 123 Properties A-D at 23 Salisbury Street do not share a common boundary with the Site and are some 30-37m away from the Site along Westwood Terrace. These properties also have rear views north onto existing commercial buildings and south onto Salisbury Street and I do not consider the Proposed Village will result in visual, privacy or shading effects on these properties.



Figure 27 - View onto the rear of Salisbury Street properties from the Site

- 124 Figure 28 shows the Building B01 breaches of the recession plane and height standards along the southern boundary with these properties. The breaches comprise roof parapet edges and feature roof elements only. No occupiable balcony spaces exist at this boundary.

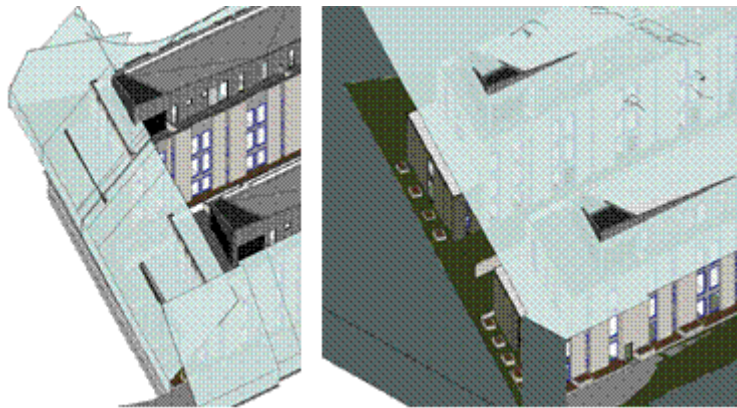


Figure 28 - Building B01 southern edge recession plane and height breaches

- 125 17 Salisbury Street contains six 2-level townhouses (see Figure 29 below). The northern façade of unit 6 adjoining the Site includes high-level strip windows that will provide some outlook, daylight and sunlight, though views will be limited. Unit 6 includes a car park at the boundary.



Figure 29 - 17 Salisbury Street and the rear of 17/6

- 126 I agree with the UDLVA that overlooking and visual dominance effects will not diminish the amenity of this property.
- 127 I agree with the UDLVA that this property will not be shaded at mid-summer, and that only unit 6 will be shaded for a limited period at the equinox. However, in mid-winter, the open spaces of units 4 and 5 will receive reduced sunlight, and the open space of unit 6 will receive no sunlight at this time. I note that the shading in mid-winter is less than the shading that would result from a building complying with the built form standards, but a small amount of additional shading occurs over unit 6 at 4pm in September. Overall, I consider the shading effects on this property are acceptable.
- 128 I agree with the UDLVA that the residential amenity of 15 Salisbury Street will be maintained due to its location adjacent to the garden between the two dementia wings. I also note that the

use of Building B01 along this boundary (predominately storage) minimises potential overlooking effects. Further, there are no balconies along this southern façade of Building B01. This property will be shaded by the Proposed Village at the equinox and mid-winter. I agree with the UDLVA that the shading effects will be acceptable. I observe that the Proposed Village will create less shading than a building complying with all built form standards in the early mid-winter afternoon (12-2pm).

- 129 I agree with the UDLVA that the privacy, visual dominance and shading effects of the Proposed Village on 13 Salisbury Street will be acceptable and explain further below.
- 130 This property includes a car parking structure and vehicle manoeuvring area along its full rear lot width, which results in the dwelling being setback some 10-11m from the boundary. No outdoor living space exists along the northern portion of the property. The northern façade of the dwelling includes 3 high-level windows (see Figure 30 below). I do not have internal layout plans for this property and cannot determine the nature of internal rooms. However, views out towards Building B01 will be generally as anticipated for the zone and combined with the deep setback and small high-level windows I consider that residential amenity effects are acceptable.
- 131 The property will not be shaded in mid-summer or the equinox (other than shading on the car park roof). The mid-winter shading is no greater than the shading that would result from a building complying with the built form standards.



Figure 30 - 15 Salisbury Street viewed from the Site and the rear of unit 4/15 Salisbury Street

5 Salisbury Street

- 132 5 Salisbury Street is currently vacant. Accordingly, I consider the Proposed Village will not result in any visual dominance or privacy amenity effects.
- 133 I agree with the UDLVA that any shading effects on this property will be "less than minor". Sunlight shading generally does not occur at mid-summer or the September equinox (except for very minor shading onto the garage of No. 5 at 9 and 10am in

September). Shading at mid-winter occurs but is generally less than that provided by a compliant form (except for the very small additional south west corner area).

84 Park Terrace

- 134 Lastly, I note that the amenity of 84 Park Terrace will not be affected by Building B01. The dwelling is set well forward on this property, some 17m away from the Site boundary and 28-30m away from the west façade of building B01. The rear (east) façade of this dwelling is blank and adjoins a car parking area (see Figure 31 below).



Figure 31 - 84 Park Terrace rear (west façade)

Peterborough Site

- 135 The Peterborough Site previously contained residential towers up to ten storeys (now demolished) (see Figure 32 below). While I understand this previous environment is not the comparator for effects assessment, it does indicate the type of character and amenity that once existed in this location. I note the previous development located the taller forms on the Park Terrace / Salisbury Street corner and stepped down to six and then five storeys along the Site's boundary with 76 Park Terrace.



Figure 32 – former apartment buildings on the Peterborough Site (historic street view images supplied by Ryman)

- 136 The UDLVA notes that the Proposed Village has been designed to respond to the qualities of the Peterborough Site and its surrounding context at a "*finer grain*" rather than simply relying on the increased height standard (20m). The assessment drawings provided by WAM (Figure 33 below shows the Building B07 height

standard breach and the Building B07 and B08 recession plane breaches. I agree that the general approach of locating greater height (up to seven storeys) at the Park Terrace frontage and reducing the height to four and five stories towards the eastern and southern boundaries of the Site is a more nuanced design approach that helps to address amenity effects on neighbours.

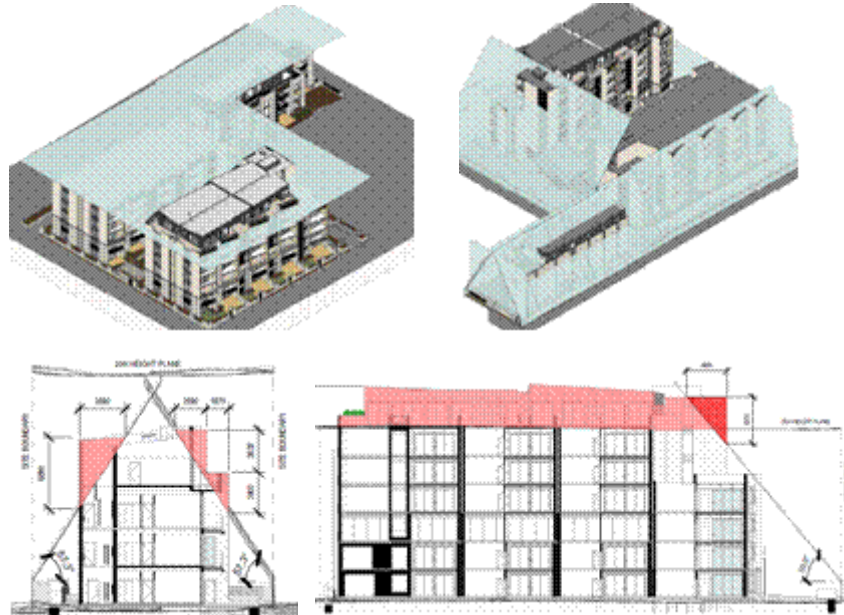


Figure 33 - built form standard infringements for Buildings B07 and B08

1-8/18 Salisbury Street

- 137 This property contains eight units in total, which are configured to face north (towards Salisbury Street) onto an internal parking area. The western facades of units 1 and 8 present blank side walls to the Peterborough Site (see Figure 34 below). Accordingly, I agree with the UDLVA that visual dominance and privacy effects on this property are negligible. I agree with the UDLVA that the small (parapet areas only) recession plane standard breaches along the eastern façade of Building B07 facing this property will not adversely affect privacy or visual amenity.
- 138 I agree with the UDLVA that shading effects on this property are acceptable for the following reasons. At mid-summer, shading only occurs around 4pm and is less than that anticipated by the District Plan. At the September equinox, shading occurs but is the same or less than anticipated by the District Plan. At mid-winter, shading over number 18 occurs from around 2pm and is generally the same or less than shade anticipated by the District Plan with the exception of a small area of shade to the front yard and driveway of unit 1 at 4pm. Considering the small extent of this shade and taking into account shading over the full year, I consider this to be acceptable.



Figure 34 - 18 Salisbury Street western edge facing the site

15 Peterborough Street

- 139 15 Peterborough Street is adjacent to Building B08, which breaches the recession plane standard along its eastern edge.
- 140 Sun studies show shading of this property in the late afternoon at mid-winter, mid-summer and the spring equinox. The UDLVA Addendum table describes this shading as generally not greater than that enabled by the built form standards, with some additional shading at the equinox, 2pm. Given the extensive glazing and balconies along the west façade of number 15, I have viewed the shading on these vertical faces. For the times provided, the 3D shading images confirm that shade from the Proposed Village is no greater than shading anticipated by the District Plan. For the additional shading noted at the equinox, 2pm (see Figure 5 below), I note this shading affects the ground level unit of the southern-most block only and for one hour at the equinox. Therefore, overall, I conclude that shading effects on 15 Peterborough Street are acceptable.

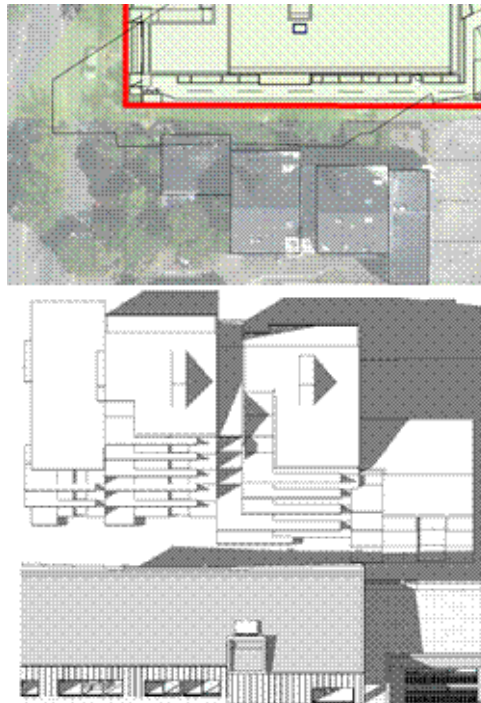


Figure 35 - Equinox 2pm shade on 15 Peterborough Street

- 141 In terms of visual effects, the UDLVA concludes that the “*visual change will be moderate-high*”. For units facing B08 these will experience “*increased visual dominance over that of a compliant*”

form", with an overall adverse visual effects rating of "low". I have considered this matter and agree that the recession plane breach (see Figure 36A below) will result in increased visual dominance for the units facing the eastern side of B08. Additional modelling of views from a sample of units in number 15 have been provided by Ryman that help to determine the extent of the effect (see Figure 36B below). These identify the area of the building that infringes the recession plane standard. I would note that the breach allows for approximately 1.5 additional storeys at the eastern edge of Building B08 (but that the windows in this area of breach are narrow, mostly to circulation spaces and unlikely to negatively affect privacy for 15 Peterborough Street).

- 142 The visual change can be seen in the images below. The built form exceedances for Building B08 result in a greater amount of upper level façade that will be in view from this neighbour. However, the recession planes would still allow the top-level of Building B08 to occur albeit set further back away from number 15 by 1.67m-2.89m. The units at levels 4 and 5 of No. 15 (positions 1a and 1b) would still experience an outlook onto the top two levels of Building B08 though with reduced visual dominance due to the additional setback (see cross-section below). Therefore, while the breach brings the building façade further forward, the change to the total extent of building in the field of view is relatively slight. I consider the overall visual effect to be low-moderate or minor adverse.

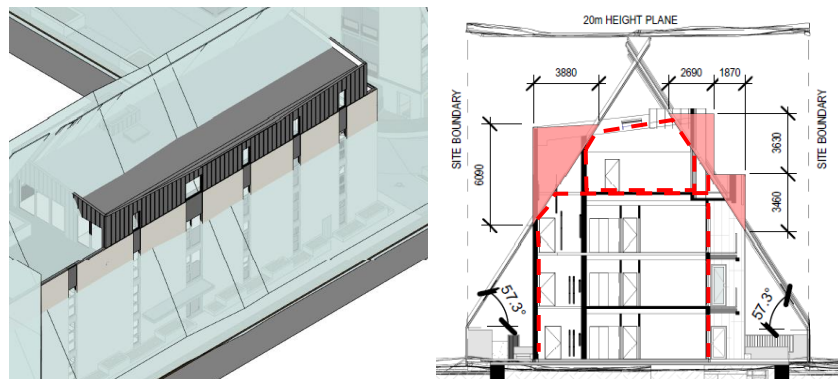
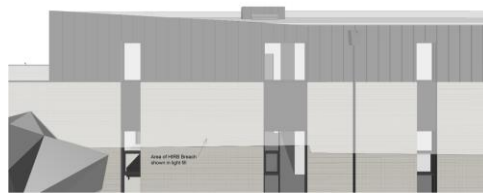


Figure 36A – Building B08 recession plane breach

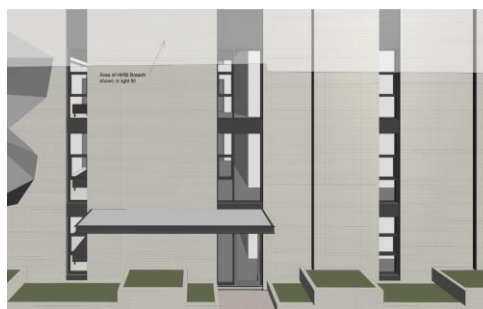




View from '1a'



View from '1b'



View from '1c'

Figure 36B – modelled views of Building B08 from 15 Peterborough Street

62 Park Terrace

- 143 This property is located to the west of the 4 storey Building B08. Figure 37 below shows the recession plane standard breaches along this boundary. I consider the infringements are reasonably large (circa 7m tall, 4.4m deep overall), such that balcony areas (used by two apartment units) are located closer to the boundary than may otherwise be the case. Building B08 does not infringe the height standard. I consider the western form and façade of Building B08 is castellated, providing a good level of projection and recession with shadow detailing and interest. The balcony at the top level will read as a variegated skyline with the penthouse level set back providing a recessive building top.



Figure 37 - B08 western edge

- 144 62 Park Terrace is a vacant site, partly used for car parking. The UDLVA states that Building B08 “*will not diminish the current amenity enjoyed by the property*” and that “*adverse visual dominance effects will be very low*”. I agree. I also consider that the southern end of Building B08 is likely to affect this property and further that the mature (significant) Common Lime Tree would soften any future views onto Building B08. I also agree with the UDLVA that any shading effects on this property are negligible (the shading studies showing any shade generally is within that of a form anticipated by the District Plan built form standards except for minor additional shade at the equinox and mid-summer around 10am).

76 Park Terrace

- 145 This property is located to the west of Buildings B08 and to the south of Building B07. The Building B08 infringements are illustrated in Figure 37 above and the Building B07 infringements are shown in Figure 38 below (recession plane and height infringements). The western part of Building B08 faces towards (fronts) this property, while the lift / stair core of Building B07 faces this property.

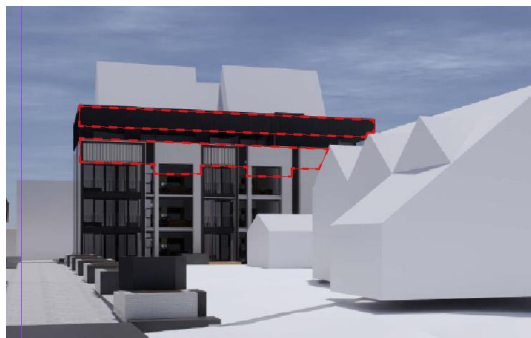


Figure 38 – Building B07 southern edge recession plane and height standard infringements

- 146 The UDLVA states that the stepping down of part of the west wing of Building B07 from seven to four storeys and the intervening planting creates a “sensitive transition” with this property. I agree that this reduced height (and conformity with recession planes) reduces adverse amenity effects on this property. The mature tree planting along the boundary and proposed planting will also help to interrupt views from 76 Park Terrace towards the southern end of Building B07.
- 147 The stair core however does not step down and presents a large, relatively blank upper-level façade. This facade will most likely be in view from the northern living, bedroom and open spaces of this property. The UDLVA notes as providing “*some increased visual dominance*” but overall considers this adverse effect is “*minor*”. I agree that increased visual dominance from the stair core is likely

to occur and further articulation and colour change could be considered in mitigation. The intervening tree planting (existing and proposed) will have some effect on interrupting views north onto this stair core. Overall, I consider visual dominance will have a low-moderate level or minor adverse effect on this property. I understand Ryman intends to propose a darker and more recessive colour for the lift shaft area, and I support that change.

- 148 I agree with the UDLVA that adverse privacy effects will be very low for the reasons stated in Ms Skidmore's evidence.
- 149 I also agree with the UDLVA that adverse shading effects on this property will be "*minor*". I agree, noting that the only areas of additional shade beyond that of a form anticipated by the standards are in September and this shade falls on the driveway with little adverse effect on amenity. Building B08 also affects No. 76, with recession plane infringements along the common rear (eastern) boundary.
- 150 Figure 39 below shows those parts of the western facade of B08 that exceed the built form standards. I consider those infringements will result in increased visual dominance for No. 76. I observe that the extent of the breach is circa one-third of the amount of façade in this view. Were the development to comply with the recession planes it would result in a narrower top level set further back from the site's western (and eastern) boundaries thereby having less visual impact, but nevertheless still in view. Other factors worth noting are the presence of 15 Peterborough Street behind that already establishes a built skyline in this view, and the height compliance of B08 (well under the 20m limit). Therefore, I consider visual effects to be minor adverse.



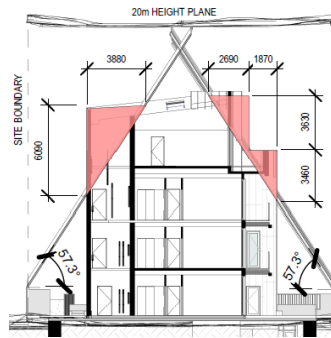


Figure 39 – Building B08 recession plane and height standard infringements (top image supplied by WAM, with my red dashing added to show approximate extent of infringement)

- 151 Regarding privacy effects on number 76 Park Terrace from the Building B08 west façade, I note balconies breach the recession plane facing this neighbour, allowing occupation of the top-level and overlooking towards number 76. I also note the presence of a double garage at the common boundary and that the horizontal distance between the western façade of Building B08 and the primary outdoor spaces of number 76 is 20-30m. The diagonal viewing distance from the Building B08 top level would be greater. Given these conditions, I consider privacy effects on 76 Park Terrace to be less than minor.

20 and 22 Salisbury Street

- 152 These properties do not adjoin the Site, however the Further Information Responses addressed the shading effects on these properties. The UDLVA notes that shading of these properties will occur, but will be no greater than that provided by a compliant form. I agree that shading effects on these properties will be negligible.
- 153 As these properties do not adjoin the Site, visual dominance and privacy effects are limited. Number 22 includes windows along its west elevation however these look onto the adjoining No. 20 Salisbury Street removing any visual or privacy effects. Number 20 is buffered by 18 Salisbury Street, although the location of the car park area on 18 Salisbury Street provides a possible visual connection with the Site (see Figure 40 below). The west elevation of 20 Salisbury Street contains limited windows and its principal outlook is to the north (the street). Therefore, I do not consider the Proposed Village will cause any adverse visual or privacy effects on these properties.



Figure 40 – No. 20 west elevation

Design Issue 5: Movement structure and access
Bishopspark Site

- 154 The UDLVA refers to vehicular and pedestrian access issues under the “Project Description”, “On Site-Amenity” and again under “Landscape Effects”. I agree with the UDLVA that the proposal to locate car parking in a basement structure will reduce the dominance of vehicle accessways and surface car parking, resulting in a higher quality pedestrian environment at ground level. Servicing is located behind Building B03 off Dorset Street and also will not compromise the quality of the on-site pedestrian space.
- 155 Overall, the movement structure for the Bishopspark Site is comprised of continuous through block north-south movement linking Dorset Street and Westwood Terrace, and a main entrance cul-de-sac link eastwards into the Site from Park Terrace. This arrangement creates a front-of-site and back-of-site condition. Ideally these two movement systems would connect to offer better site-wide permeability. Nevertheless, I recognise the Proposed Village will be private and gated reflecting the security requirements of the activity and facilitating public movement is not proposed. Therefore, I do not consider the interruptions in cross-site permeability (due to the Building B01 entry building) are a concern. In my opinion, resident movement around the Site is likely to be well-managed.
- 156 Pedestrian access and arrival are organised around a central point in the Site (the Building B01 entry). This approach provides a clear sense of centrality and a legible system. Some of the buildings offer more independent resident access (Buildings B02 and B03) and in these instances the apartments have been configured with alternative entry connections to the surrounding streets. In a similar way, I would prefer to see entrances provided for the south-east wing of Building B01 onto Westwood Terrace, although I understand the safety constraints around dementia care prevent that from being achieved.
- 157 Both Sites have good proximity to public transport, with bus stops along Park Terrace some 150m-200m from the Site. This distance is a short 2 minute walk and will facilitate non-private vehicle trips

to and from the Site. I also note that the Victoria Street shops and bus stops are nearby (approx. 50-100m) offering choice of access and amenities to residents, workers and visitors.

Peterborough Site

- 158 As with the Bishopspark Site, I agree with the UDLVA that locating car parking in a basement structure will reduce the dominance of vehicle accessways and surface car parking, and is a positive outcome.
- 159 Unlike the Bishopspark Site, the Peterborough Site does not provide the same level of pedestrian movement space. The accessway connecting Park Terrace to Salisbury Street transitions from an at-grade street with footpath into a carpark access ramp reducing the quality of this potential connection for pedestrians. Pedestrians must instead move through the entry building to access Salisbury Street. Servicing is located in the basement, which again separates this activity from pedestrian or at-grade areas. I support this approach.
- 160 Pedestrian access and arrival is located within the Site and I have previously commented on the issue of entry building location (paragraph 88). Otherwise, I consider the entry is clearly located off the Park Terrace access point and distributes movement appropriately for Building B07. I am less satisfied with the relationship between the main entry and building B08, which requires a dog-leg path and movement along the back boundary of Building B08 (see Figure 41 below). I consider this access does not provide the same dignified, quality access as provided elsewhere on the Site and discourages the sense of connection between Building B08 and B07. Nevertheless, adequate access is provided to Building B08 that includes its own entrance off Peterborough Street.



Figure 41 - Pedestrian access to Building B08 from the main Peterborough Site entry building is convoluted

Design Issue 6: On site amenity, open space

- 161 On-site amenity is addressed in the UDLVA at paragraphs 5.45-5.51 and in the evidence of Ms Skidmore. This discussion focuses on general site-wide outcomes and the alignment of the Proposed Village with District Plan policies addressing housing need for older persons. I would also observe that *Objective 14.2.8* calls for development to contribute to health, safety, quality and enjoyment. I note that the matters of discretion do not address on-site amenity so I have addressed this matter only briefly.
- 162 Overall, I agree with the UDLVA that the Proposed Village offers a very high level of on-site amenity, a diverse range of amenities accessible to both Sites and that accommodation is provided for different requirements. The benefits in a dual site approach to contextual integration have been noted in the UDLVA and I agree with the UDLVA as noted above.
- 163 The Proposed Village provides a range of open space, including communal gardens, private ground level patios and upper-level balconies. Not all units are provided with a private outdoor area and will rely on use of the shared ground level open spaces that include landscaped gardens, a bowling green and chapel courtyard and amenities (e.g. swimming pool, gym, theatre, dining, library, craft). I do note that the Peterborough Site offers less variety in 'on-site' shared open space and fewer amenities than the Bishopspark Site, though the residents of the Peterborough Site will have easy walking access to the Bishopspark Site.
- 164 The very close proximity of Hagley Park and Avon River will compliment the on-site open space. Walkable access to local shopping and restaurants along Victoria Street will augment the quality of overall amenity readily available to residents.

Design Issue 7: Safety and security, CPTED

- 165 The matters of discretion require a consideration of CPTED principles, including "*effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways*". The UDLVA provides general commentary around CPTED issues (paragraphs 5.80-5.83) but does not provide a detailed assessment related to the seven CPTED qualities that characterise well designed, safer places.
- 166 I agree that the Proposed Village provides an environment that is different from a "*traditional suburb*" and that the shared ownership, management and maintenance model is likely to heavily control on-site safety and security issues (boundaries are secured / gated and any public access is controlled). I agree with the UDLVA that the Proposed Village generally provides safe and legible connections and buildings located and oriented to provide eyes on adjacent streets.

167 There are some areas of the Proposed Village where weaker CPTED outcomes occur (listed below), however I accept that these relate to on-site or private accessway locations and are likely to be well-managed by Ryman.

- (a) Less than ideal pedestrian connections between the main entry building on the Peterborough Site and Building B08;
- (b) The blank facades at the northern end of Building B08 and theatre (Building B07 south east corner);
- (c) The limited extent of overlooking onto Westwood Terrace from Building B01 (south east wing) and from the blank south elevation of Building B04; and
- (d) Limited overlooking along the south elevation of Building B02 onto the Site entranceway.

RESPONSE TO SUBMITTERS

168 Ms Skidmore's evidence responds to the submissions received on the Proposed Village, both in support and opposition. Ms Skidmore identifies five common issues across all of the submissions. I agree with those issues based on my review of the submissions. I address each of the issues in turn.

The location of the Site and its appropriateness to accommodate the Proposed Village

169 I agree with Ms Skidmore that the Site are suitable to accommodate the Proposed Village. The suitability of the Site for the activity is reflected in its permitted activity status in the CCRZ and that "*the zone's policy framework seeks to accommodate higher density residential development*". I also agree, as discussed above, that the Site is strategically well-located given their public transport accessibility, proximity to the Victoria Street retail/food and beverage activities, immediate relationship to the river and park, and as noted by Ms Skidmore, the arts precinct on Rolleston Avenue.

170 Ms Skidmore states that the Site's locations are well-suited to allow the Proposed Village to integrate with the established neighbourhood. I add that the condition of the Site being adjacent to the four-lane Park Terrace and open expanse of Hagley Park allows the greater height and bulk anticipated for the RCC zone, as well as the height infringements of Building B02 and the west wing of Building B07, to be absorbed into this street setting.

Neighbourhood character

171 A key concern of submitters is the compatibility, or otherwise, of the Proposed Village with the established neighbourhood character. Ms Skidmore observes that the Proposed Village is of a "*scale and*

intensity that is suitable for its inner-city location" and goes on to note that *"the District Plan provides a framework that anticipates an evolution and change within the zone"*. I agree with these conclusions.

- 172 I have addressed the topic of 'character' in my evidence under 'Design Issue 1' and refer to those findings above.
- 173 I note that the District Plan policy anticipates a higher density outcome on the Site that *"enables change to the existing environment"* while *"contributing positively to the amenity of the area... and for those living within the area"* (Objective 14.2.8 b). The appropriateness of effects on the environment including neighbours are addressed through relevant matters of discretion.
- 174 Notwithstanding the inner-city planning context for the Site, I consider the Proposed Village is an appropriate response to its context and has responded to local site characteristics in a number of ways:
- (a) The distribution of the Proposed Village across the two Sites provides a more granular outcome that reconciles the anticipated higher density inner-city outcome with the neighbourhood character;
 - (b) The general approach to building orientation across both Sites results in differentiated character for west-facing (Park Terrace) frontages compared to secondary streets and boundaries;
 - (c) The presentation of the narrower ends of buildings towards residential neighbours improves character compatibility at these edges;
 - (d) The rhythm of buildings, linear open spaces and decision to provide some stand-alone buildings (e.g. Buildings B02 and B08) as a spatial planning approach provides relational qualities to local character and a degree of openness across the Site;
 - (e) Some in-scale precedents adjoin the Sites at 108 Park Terrace and Centro Hotel, while the consented (demolished) 'Terrace on the Park' development (up to 31m) on the Peterborough Site indicate a scale and character that previously existed in this neighbourhood;
 - (f) Inevitable scale juxtaposition occurs due to the higher intensity outcomes sought by the District Plan for this zone. The stepping down in height, high level of façade articulation and roof top setback help promote relational qualities with the context;

- (g) The incorporation of the heritage listed Chapel contributes to character, has a well-activated setting, and has a good east-west axis although it is not open to Park Terrace (noting that it has never been);
 - (h) The design emphasis and height at the Park Terrace / Salisbury Street corner works well given local site qualities, however I consider the response along Salisbury Street (Building B07 north) is repetitive and the modulation less successful; and
 - (i) The removal of mature trees (including the semi-mature Beech tree) will reduce on-site character, but I consider the provision of new trees across new landscaped areas will mitigate this loss and provide a greater level of planting.
- 175 In relation to the submission by J McCormick, Ms Skidmore notes that the Proposed Village provides the variety of scale and form the submitter is looking for. I partly agree with Ms Skidmore where height is considered, however the underlying type and style of the Proposed Village is similar across the Sites leading to some level of monotony. While this provides coherency from a Ryman village perspective, it does not offer the variety I suspect the submitter believes is important. This is a matter of design preference, and I do not consider it creates an adverse environmental effect.
- 176 I also note that the Bishopspark Site has very limited public street frontage so the bulk of the Proposed Village is not 'on view'. Building B02 is not dissimilar to 108 Park Terrace while the Building B03 Dorset Street elevation is in scale with existing buildings along this street (e.g. 2A, 18 Dorset Street).
- 177 The Peterborough Site has a greater public street presence and more of the Proposed Village is on view. Perhaps the two end walls of Building B07 on Salisbury Street could provide more variety and as drawn these are rather repetitive. The primary Park Terrace façade of Building B07 does include a high level of articulation with four overall bays, differentiated ground and top, and recessed balconies contributing to a sense of visual interest compatible with the context. Overall, I consider the level of visual interest created is appropriate to the context.
- 178 In terms of diversity in accommodation type and size encouraging a diverse demographic, the on-site mix is low (being all older person housing and care, although the Village will provide different types of accommodation and care options to meet different needs). However, as Ms Skidmore points out, the Proposed Village will make a positive contribution to housing choice in the wider inner-city environment and at this level I am comfortable with the outcome provided for the inner city.

- 179 In relation to the Dorset Flats Owners Group, who are concerned about the character contribution to the Dorset street/Dublin Street area, I agree with Ms Skidmore's position. It is appropriate to present a relatively benign or blank design at the common rear boundary of properties where privacy is anticipated and that are screened from public street views. I consider Ms Skidmore is correct in saying the *"walls will be viewed behind the established dwellings along the street and will provide a visually subdued backdrop"*. Where Building B03 meets the street, I agree with Ms Skidmore that this façade has achieved a *"highly glazed and positive street interface"*.
- 180 The submission by C Glasson highlights the change to the Bishopspark Site from the former two storey development to one that is *"more urban"*. Generally, I understand that is the anticipated outcome for the zone as previously discussed and I agree with Ms Skidmore response on this matter. I also agree with Ms Skidmore that Mr Glasson's description of the existing character of the area is incomplete and note there are many examples of buildings establishing more urban relationships with the streets along the eastern edge of Hagley Park (see a selection of these buildings in Figure 42 below). Therefore, I agree with Ms Skidmore that the Proposed Village will sit comfortably in its context.



7 Rolleston Ave (top) and 2 Rolleston Ave (bottom)



1 Cambridge Terrace (top) and 108 Park Terrace (bottom)
Figure 42 – Local context built examples

Effects on residential amenity

- 181 As noted in Ms Skidmore's evidence, the range of neighbouring conditions and potential effects on residential amenity from the Proposed Village have been considered in detail. I refer to my assessment of residential amenity effects above and to assist I provide a tabular summary of my peer review conclusions below in relation to adjoining properties.

Bishopspark Site	UDLVA and evidence of Ms Skidmore	Peer review comments
108 Park Terrace	Visual – negligible. Overlooking – less than minor. Shading – less than minor.	Agree. *Note 'agree' means I assess the effects as the same or less than the UDLVA.
5/2A and 6/2A Dorset Street	Visual – very low. Overlooking – less than minor. Shading – none.	Agree.
2, 4, 6, 8, 10, 12, 14, 16 Dorset Street	Visual – very low. Overlooking – negligible. No shading effects.	Agree.
4A Dorset Street	Visual – low. Overlooking – less than minor. Shading – less than minor.	Agree. Privacy and visual effects - note opaque windows.
18 Dorset Street	Visual – very low. Overlooking – less than minor. Shading – none.	Agree.
155 Victoria Street / 28 Dorset Street (Centro Hotel)	Visual – very low. Overlooking – none. Shading – less than minor.	Agree.
Other Victoria Street properties / Commercial properties to the east	Visual – negligible. Overlooking – none. Shading – none.	Agree. Commercial properties – not sensitive to change.

Bishopspark Site	UDLVA and evidence of Ms Skidmore	Peer review comments
13, 15 and 17 Salisbury Street	Visual – negligible. Overlooking – none. Shading – less than minor.	Agree.
5 Salisbury Street	Visual – negligible. Overlooking – none. Shading – less than minor.	Agree.
90 Park Terrace	Written approval has been provided.	
84 Park Terrace	Visual – negligible.	Agree.
Peterborough Site	UDLVA and evidence of Ms Skidmore	Peer review comments
1-8/18 Salisbury Street	Visual – negligible. Overlooking – none. Shading – less than minor.	Agree.
20 Salisbury Street	Not assessed, as not adjacent to Site.	No shading, visual or privacy effects.
22 Salisbury Street	Not assessed, as not adjacent to Site.	No shading, visual or privacy effects.
15 Peterborough Street	Visual – low. Overlooking – negligible. Shading – less than minor to minor.	Agree.
62 Park Terrace	Visual – very low. Overlooking – less than minor. Shading – less than minor.	Agree. Vacant site.
76 Park Terrace	Visual – low. Overlooking – minor. Shading – minor.	Agree.
The George Hotel	Written approval provided.	

Use of visual simulations

- 182 I was not involved in the selection of viewpoint locations nor in the preparation of the visual simulations themselves. However, I have viewed the visual simulations and I consider a good spread of viewpoints have been provided for the Bishopspark Site, picking up key public street and open space settings (see Figure 43 below). For the Peterborough Site, the primary views have been identified. A viewpoint closer to 76 Park Terrace and locating VP2-7 a little closer to the Site may have been helpful to allow for better appreciation of the local built context. Nevertheless, I do not consider any further or amended visual simulations are necessary to accurately assess the effects of the Proposed Village.



Figure 43 - Bishopspark (top) and Peterborough (bottom) Sites Viewpoints

COUNCIL OFFICER'S REPORT

- 183 I have read relevant sections of the Council Officer's Report, including the Urban Design Report prepared by Josie Schroder. I have also read the evidence of Ms Skidmore in relation to the Council Officer's Report. I note the Council's recommendation to grant the application.
- 184 Overall, I agree with the observations in the Urban Design Report that a *"development of this form and density could be anticipated in this zone and is a valid response to its location"*. I also generally agree with the recorded *"areas of agreement"* between Ms Skidmore and Ms Schroder relating to boundary interfaces, additional height and architectural design providing visual interest.¹
- 185 In terms of effects on neighbour amenity, I agree with Ms Armstrong that for the Bishopspark Site those effects will be *"minimal over and above that anticipated by the bulk and location*

¹ Council Officer's Report, Appendix B – Urban Design Report, paragraph 22.

standards" and for 4A Dorset Street visual effects are acceptable. For the Peterborough Site, I also agree with the conclusions in the Council Officer's Report that the effects on neighbour amenity will be acceptable for the reasons set out in my evidence and summarised in my table at paragraph 181.

- 186 In terms of "*areas of contention*" between Ms Skidmore and Ms Schroder², I comment follows:
- (a) Regarding the retention of existing trees, I acknowledge the removal of mature trees will reduce on-site character, but I consider the provision of new trees across new landscaped areas will mitigate this loss and provide a greater level of planting overall.
 - (b) Regarding the inability of vegetation to grow, I defer to Mr Dixon who has addressed landscaping. I note however that I agree with Ms Skidmore that tree planting is not required to mitigate the landscape and visual effects of the Proposed Village. I consider the proposed landscaping assists with integrating the Proposed Village into its context.
 - (c) Regarding the heritage values of the Dorset Street Flats, I do not consider the heritage values affect the approach to assessing amenity effects. I agree with Ms Skidmore and the Council Officer's Report that shading, visual and privacy effects on these properties are acceptable.
 - (d) I disagree with Ms Schroder that there will be a visual dominance impact on 6/17 Salisbury Street³ (given only high-level strip windows face the Building B01 Dementia Wing), but I note that Ms Armstrong concludes that any reduction in amenity on this property is negligible.⁴ I agree with that conclusion.
 - (e) Ms Schroder considers the Salisbury Street facades of Building B07 do not provide adequate visual interest, form and street interface.⁵ I agree with Ms Schroder and the Council Officer's Report that the lower level of modulation of these facades, and lack of differentiated top to the east wing, results in some visual dominance effects. However, I consider the level of window fenestration and façade

² Council Officer's Report, Appendix B – Urban Design Report, paragraph 23.

³ Council Officer's Report, Appendix B – Urban Design Report, paragraph 88.

⁴ Council Officer's Report, paragraph 113.

⁵ Council Officer's Report, Appendix B – Urban Design Report, paragraphs 111-115.

articulation to be positive. I agree the visual effects are “*at least minor*”.⁶

- (f) Ms Schroder considers Building B08 (east façade) will have moderate-high visual dominance effects on the 15 Peterborough Street apartments. I conclude that there will be a low-moderate adverse visual dominance effects (or minor in RMA terms) for the reasons given at paragraph 142 above. I agree with Ms Armstrong’s conclusion that these effects are acceptable given the RCC zoning of the Site.⁷
- (g) Ms Schroder considers the Building B02 (north and south) facades have “blank and tall” designs and result in visual dominance.
- (h) I disagree that Building B02 will generate moderate-high adverse visual dominance effects and agree with Ms Armstrong that the overall effect will be “*at least minor*” and acceptable in the “*overall visual quality of the development*”.⁸ I would add that the north façade of Building B02 adopts a similarly reduced level of articulation as the south façade of 108 Park Terrace but offers improved modulation of form over 108 Park Terrace. This is an internal boundary and I consider issues of privacy have been successfully taken into account. I note that 90 Park Terrace adjacent to the southern façade of Building B02 has provided written approval.
- (i) Ms Schroder considers the Building B07 south vertical core will have low-moderate visual dominance effects. I agree that the height and relative blankness of the upper-level stair core facades will have adverse visual dominance effects and add that further articulation and colour of this façade would offer mitigation. I agree with Ms Armstrong that these effects are minor adverse.⁹ I understand Ryman intends to propose a darker and more recessive colour for the lift shaft area, and I support that change.
- (j) Ms Schroder considers the Proposed Village will have moderate to high shading impacts on some neighbouring properties. I disagree with this conclusion for the reasons set out in my evidence above, and address the shading on

⁶ Council Officer’s Report, paragraph 140.

⁷ Council Officer’s Report, paragraph 166.

⁸ Council Officer’s Report, paragraph 91.

⁹ Council Officer’s Report, paragraph 163.

15 Peterborough Street in particular at paragraph 139-142 above.

CONCLUSIONS

- 187 I have peer reviewed the UDLVA and evidence of Ms Skidmore and considered the submissions and Council Officer's Report, including the Urban Design Report.
- 188 In conclusion, I generally agree with the urban design assessment set out in the UDLVA and the evidence of Ms Skidmore, and any differences of opinion are immaterial to the assessment of this application. I also note the Council Officer's Report and Urban Design Report generally support the Proposed Village, although I reach different conclusions on a small number of matters.
- 189 Overall, I support the Proposed Village from an urban design perspective.

Andrew Burns
6 January 2021

APPENDIX A: ANDREW BURNS RELEVANT EXPERIENCE



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curriculum vitae

ANDREW BURNS MRTPI, FRSA, MAUD (Dist), BArch, BBS

Skills & Experience

Andrew is a highly experienced director-level urban design and development specialist who has delivered projects across Europe, Africa, Middle East, Asia and New Zealand. He is currently working in New Zealand as a director at Wellington-based McIndoe Urban Ltd, and a 'Built Environment Expert' to Design Council CABE (London).

Andrew is a former urban development director at Arup (London) appointed to run the Pretoria Capital City Masterplan, and a former urban design and architecture director at Matrix Partnership Ltd, (London). Andrew was a part-time lecturer at Oxford University (Kellogg College); at the Joint Centre for Urban Design, Oxford Brookes University; a studio tutor at The Bartlett, UCL; and, currently an external examiner and guest lecturer in urban design at the School of Architecture and Design, Victoria University of Wellington.

He is an architecturally trained, qualified Town Planner and urban designer and a Fellow of the Royal Society of Arts. Andrew has particular experience in leading large scale, integrated urban development projects for both public and private sectors.

Qualifications

Member of the Royal Town Planning Institute (MRTPI)

Fellow of the Royal Society of Arts

MA Urban Design (Dist)
Oxford Brookes University, UK

BArch (Hons), BBS
Victoria University of Wellington, NZ

Key Appointments

- 2013 (ongoing) Director - McIndoe Urban
- 2014 (ongoing) Auckland Urban Design Panel member
- 2013 (ongoing) External Examiner, Victoria University of Wellington, NZ
- 2012-13 Urban Design Director, Arup (South Africa)
- 2006 (ongoing) CABE Built Environment Expert (UK Govt agency), LB Newham Design Review Panel, Berkshire Regional Panel
- 2003-12 Director, Urban Design and arch, Matrix Partnership Ltd, London, UK
- 2010-12 Lecturer, Continuing Ed. Dept, Oxford University (MSc), UK
- 2006-13 Lecturer, JCUD, Oxford Brookes University (MA), UK
- 2004-06 Studio Tutor, The Bartlett, UCL, London, UK
- 2000-03 Associate, architecture and urban design, DEGW plc, London, UK
- 1997-2000 Urban Designer, Urban Initiatives, London, UK
- 1993-96 Architect (grad), Bell Wright Architects & Alastair McDougall Architects.

Select Experience

City & Regional Development Strategies

- Hutt City Spatial Plan for the CBD, NZ (2017-19)
- Pretoria Spatial Plan, NZ (Jan 2016-17)
- Pretoria Capital City Masterplan, SA (2012-13, project director)
- Waterfront regeneration Dublin Docklands (2003-4, Project Manager)
- Dublin-wide Station Environs study, Dublin Transport Office (2003-4)
- Dublin City Strategy 'Managing Intensification and Change' (2001-2)
- Harlow & Stevenage New Towns Renewal, UK (2007-2010)

Design Review, Policy, Guidance

- Christchurch District Plan Sectional Review
- Wellington, Auckland, Palmerston North, Whanganui design review
- Auckland Design Manual residential chapters (2013) lead co-author
- CABE publication 'Creating Successful Masterplans' (2009-10, co-author)
- Auckland Urban Design Panel member
- Design review (Wellington City Council, Palmerston North City Council)
- Design Excellence Policy drafting (WCC, 2016)
- CABE Design Review Panel (UK)
- Berkshire Regional Design Review Panel (UK)
- Good Practice Guide on Design in the Planning System (1998)

Large Scale Integrated Urban Development

- Apkautere Area Structure Plan, Palmerston North (2018-ongoing)
- Christchurch City Centre Retail Plan, NZ (Nov 2013-May 2014)
- Onehunga Wharf Development, Auckland NZ (June 2016-17)
- Shenzhen: Masterplan for a new mixed use retail quarter, China (2010-11, project manager and urban design lead)
- Mombasa, Masterplan for a new waterfront city quarter, Kenya (2011)
- Venlo 240Ha Trade Port Noord, The Netherlands (2000-2001)
- Woodberry Down Estate 2,000 Unit Development, London, (2004-10)
- IT Business Park, Potsdam, Germany (2001)
- Mape New Town & Hilton Hotel, Sierra Leone (2010-2012)
- Dublin Docklands redevelopment, ROI (2003-4)

Campus Masterplanning

- Food HQ and Massey University Campus Plans (2013-19)
- UCOL (NZ) Campus Development Plan (2015-16)
- VUW campus expansion and plan change (2015-16)
- Hutt Valley High School teaching spaces and gym (2015-17)
- Sustainable Building Campus and retail village, Ireland (2006-7)
- Edinburgh Heriot-Watt Campus Plan (1999-2000)
- Papendorp Science and technology Park, The Netherlands (1999-2000)

