

Before Hearing Commissioners at Christchurch City Council

under: the Resource Management Act 1991 (*RMA*)

in the matter of: an application by Ryman Healthcare Limited (*Ryman*)
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

Memorandum of Counsel on behalf of Ryman Healthcare Limited

Dated: 8 September 2021

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MEMORANDUM OF COUNSEL ON BEHALF OF RYMAN HEALTHCARE LIMITED

Introduction

- 1 This memorandum of counsel responds to the interim decision of the Independent Commissioners dated 3 June 2021, and the last Minute from the Commissioners (Minute 8).
- 2 In relation to the Peterborough Site (application RMA2020/679), Ryman has now revised the design and layout of the Proposed Village to:
 - 2.1 Significantly reduce visual dominance and shading impacts on the west facing apartments at levels 3 and 4, 15 Peterborough Street; and
 - 2.2 Significantly reduce late afternoon/early evening shading impacts on the outdoor living areas at 18 Salisbury Street.
- 3 Ryman has discussed the design options with the relevant Council officers and most of the neighbouring submitters interested in these matters.
- 4 On the basis of those discussions, Ryman has settled on a redesign that meets the Commissioner's request of a "*fundamental revision and reduction in scale*"¹ (*Revised Proposal*). The Revised Proposal significantly reduces shading and visual dominance impacts when compared to the hearing stage version of the proposal (*hearing stage version*).
- 5 This memorandum briefly outlines the Revised Proposal, the discussions with Council and submitters and describes the documents that support Ryman's position.

Revised Proposal

- 6 Mr Jeremy's Moore's statement **attached** at **Appendix A** contains a summarised description of the Revised Proposal compared to the hearing stage version. Ms Skidmore and Mr Burns also describe the Revised Proposal changes in their second supplementary statement **attached** at **Appendix B**.
- 7 As outlined by Mr Moore, the height and scale of buildings B07 and B08 have been substantially reduced. Further work on layout and façade treatment has also been employed. Ryman has worked together with its consultants, architects and Council's urban designer to address the Commissioners' concerns, while also ensuring the design remains cohesive.
- 8 As a result, the Revised Proposal now comfortably meets the height, setback and recession plane built form standards along the eastern

¹ Paragraph 452, Interim Decision.

boundary of interest - by a significant margin in some cases. For example, the eastern wing of B07 has been reduced in height to 15.1m, whereas the permitted height standard for the zone is 20m. The eastern wing of B07 now complies with the recession plane by 3.5m.

- 9 The interim decision confirms that the built form standards can be used as a guide when assessing amenity effects,² and “*can be given some weight but not to the degree that we can essentially discount effects that would arise from a building fully complying with the built form standards.*”³
- 10 Ms Skidmore and Mr Burns go on to assess the extent to which the Revised Proposal addresses the Commissioners’ key concerns regarding visual dominance and shading. In summary, they conclude:

18 Salisbury Street

- 10.1 The shading from the Revised Proposal on these properties has been significantly reduced in line with the Commissioners’ expectations. The property owners will now enjoy a greater amount of late afternoon and early evening sun when compared to the hearing stage version. More generally, the properties will also enjoy access to sunshine across the day at all times of the year. Ms Skidmore and Mr Burns consider the overall shading outcome from the Revised Proposal is “excellent” compared to Wellington’s Residential Design Guide expectations, and more than acceptable in the Christchurch City Centre zone given the planning expectations and the now substantially reduced shading effects.

15 Peterborough Street

- 10.2 The shading from the Revised Proposal on these properties has also been significantly reduced. While the focus of the interim decision was on levels 3 and 4, it will be seen from the supplementary statement that the lower floors also enjoy substantially greater sun as a result of the Revised Proposal.
- 10.3 The reduced height and enhanced façade treatments have successfully reduced visual dominance effects, such that these effects will be very low – negligible and are considered acceptable.

Revised proposal drawings

- 11 A full copy of the final resource consent plans for approval is **attached at Appendix C**. For convenience, Ryman has ‘bubbled’ the title of plans on the index page that have been amended since the final hearing stage version.

² Paragraph 149, Interim Decision.

³ Paragraph 155, Interim Decision.

- 12 The drawing set also includes Revised Proposal assessment drawings **attached** at **Appendix D** that address:
- 12.1 shading in the late afternoon/early evening summer period (including 3D shading diagrams to show shading at the different levels of 15 Peterborough Street); and
 - 12.2 cross sections showing the relationship of the Revised Proposal to the eastern boundary, placed in the context of the extent of compliance with the built form standards for setbacks, recession planes and height.

Conditions

- 13 The conditions for the Peterborough Site for approval are also **attached** at **Appendix E**. This condition set closely matches the final approved conditions for the Bishopspark Site (decision dated 21 July 2021), save for:
- 13.1 The description of the approved consent (condition 1) and the general management plan condition (condition 2) have been updated to acknowledge the different plans and site descriptions for the Peterborough Site;
 - 13.2 Adjustments to the basement monitoring and contingency framework condition (condition 5) have been made to enable the basement monitoring undertaken for the Bishopspark Site to be used for the Peterborough Site (given, as outlined by Mr Malan during the hearing, the two sites have the same general geotechnical features);
 - 13.3 The tree protection conditions for the scheduled Common Lime Tree from the last combined set of conditions have been reinserted (condition 27-45);
 - 13.4 The specific landscaping recommendations for the Peterborough Site from the last combined set of conditions have been reinserted (condition 46(e)) and conditions specific to the Bishopspark Site have been removed; and
 - 13.5 The conditions for heritage works and the pedestrian crossing over Salisbury Street for the Bishopspark Site have been removed, as these conditions are specific to that site only.

Consultation / feedback

- 14 As outlined by Mr Moore, Ryman has engaged with affected submitters and Council officers over the redesign over a period of several weeks. The discussions have been both productive and positive. Ryman has not been given any feedback to date which would suggest the Revised Proposal is opposed. Rather, the feedback has been consistently positive.
- 15 In summary:

- 15.1 Ryman has been advised by Council's urban design expert, Ms Schroder, that she now fully supports the proposal. It is understood that Ms Schroder's evidence was particularly important to the Commissioners' interim findings.⁴
- 15.2 Five neighbouring submitters have now provided affected party written approvals in support of the Revised Proposal (**attached at Appendix F**).
- 15.3 Three submitters were generally supportive of the Revised Proposal, but did not sign an affected party written approval.
- 15.4 Despite several attempts, including direct door knocking for some neighbours, Ryman has been unable to reach two submitters. It considers it has exhausted its options for reaching these submitters.
- 15.5 Notably, some submitters have sold their properties since the interim decision. Ms Georgina Waddy, for example, owner of 4/18 Salisbury Street has sold her unit. Ms Waddy was a key participant at the hearing and the concerns she raised were given some weight in the interim decision.⁵ The new owner of 4/18 Salisbury Street is completely comfortable with the Revised Proposal and has provided an affected party written approval.
- 15.6 Further, Mr Doig, who submitted as the owner of most of the directly neighbouring units at 15 Peterborough Street, but did not attend the hearing, has also sold several of the units he owned. However, Mr Doig has confirmed his support for the Revised Proposal and considers his initial concerns have been addressed. Mr Doig has signed an affected party written approval form. At the time of writing, Ryman is in discussions with the Body Corporate for 15 Peterborough Street. It is expecting further written approvals to come forward, but Ryman is not relying on them.
- 16 Ryman is of course, aware that the Commissioners may seek feedback from submitters and the Council separately and has no objection to that. It simply records its own observations of the consultation it has completed, as it indicated it would do in earlier correspondence to the Commissioners.
- 17 Ryman also respectfully requests a final right of reply to any submitter neighbours and Council comments in the usual way. Ryman considers this reply opportunity is particularly important given the discussions to date with both the Council and the affected

⁴ Paragraph 267, Interim Decision.

⁵ Paragraph 242, Interim Decision.

submitters have not revealed concerns which would warrant it undertaking further redesign.

Concluding comments

- 18 Ryman seeks consent for the Revised Proposal on the basis that it meets the requests in the interim decision and is now supported by Council officers, particularly Ms Schroder. The fundamental revision and reduction in scale has significantly reduced both shading and visual dominance effects as requested. The scale of the proposal on its eastern boundary now comfortably meets the relevant built form standards, by a considerable margin in some cases. The changes ensure suitable neighbouring amenity is preserved – in line with the planning expectations for this inner city location.
- 19 As far as Ryman understands based on its consultation, the Revised Proposal is also supported by submitters it has been able to speak to. The feedback has been universally positive and there has been no indication that the Revised Proposal needs to change further.

Alternatives steps

- 20 If the Revised Proposal does not adequately address the Commissioners' concerns, Ryman is open to considering further adjustments. However, to limit speculation as to the degree of adjustment required, Ryman would be grateful to discuss the Commissioners' feedback (without prejudice to the final decision of course) in an open conference type forum.
- 21 Ryman looks forward to receiving the Commissioners' further directions.

Luke Hinchey / Nicola de Wit
Counsel for Ryman Healthcare Limited
8 September 2021

APPENDIX A
STATEMENT OF JEREMY MOORE

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

Supplementary statement of **Jeremy Christopher Moore** on
behalf of Ryman Healthcare Limited

Dated: 8 September 2021

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SUPPLEMENTARY STATEMENT OF JEREMY CHRISTOPHER MOORE ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Jeremy Christopher Moore. My qualifications and experience are set out in my statement of evidence dated 6 January 2021.
- 2 This supplementary statement explains how Ryman has reconsidered the design and layout of the Proposed Village buildings on the Peterborough Site following the Commissioners' Interim Decision. I include a summary of consultation with Council officers and neighbours. I also describe the updated design of the Proposed Village, which Ryman now seeks consent for.

AMENDING THE DESIGN AND LAYOUT

- 3 This section of my evidence describes the process adopted by Ryman to respond to the Interim Decision. The Commissioners' concerns are summarised as follows:
 - 3.1 Visual dominance and shading impacts on levels 3 and 4 at 15 Peterborough Street; and
 - 3.2 Shading impacts on 18 Salisbury Street.
- 4 Ryman worked with the project architects, Warren and Mahoney, to develop a range of preliminary design options to respond to the Commissioners' concerns. We also consulted with Council's urban designer, Ms Schroder, as to her views on different options. The options considered included:
 - 4.1 Changing the heights of the buildings – by removing levels in full or part and through different penthouse options;
 - 4.2 Changing the locations of the buildings or parts of the buildings on the Peterborough Site;
 - 4.3 Changing the façade design and use of building materials.
- 5 Warren and Mahoney prepared elevations, 3D images and shading diagrams for the preliminary design options to demonstrate the difference of effects between the options on 15 Peterborough Street and 18 Salisbury Street.
- 6 Ryman's urban design experts, Andrew Burns and Rebecca Skidmore, then provided feedback on the benefits of the design options in terms of meeting the Interim Decision direction to significantly reduce visual dominance and shading impacts.

UPDATED DESIGN AND LAYOUT

- 7 Ryman's Revised Proposal includes a number of changes to address the Commissioners' shading and visual dominance concerns. The Revised Proposal includes:
 - 7.1 B07 Eastern Wing – Level 5 has been removed in full.
 - 7.2 B07 Eastern Wing – Level 4 has been removed in part and reconfigured with a recessed penthouse option adopted from the top level of the Western Wing. The materials and colours of the façade have been amended to address the new height and scale of the Eastern Wing to correlate with the Western Wing.
 - 7.3 B07 Western Wing – Two apartments have been added to Level 3.
 - 7.4 B08 - One level has been removed in full with the Level 4 (penthouse) being adopted on Level 3. The penthouse level has been slightly reconfigured and shifted 1205mm west from the primary façade.
 - 7.5 B08 Eastern façade – We have adopted additional materials the same as those on the western façade that now identifies and emphasizes the entranceway and helps break up the horizontality of the façade.
- 8 The result of these changes allows B07 and B08 to fully comply with the built form standards along the 15 Peterborough Street and 18 Salisbury Street boundaries, in particular the height limits, recession planes and boundary setbacks. Of particular significance, B07's and B08's eastern wings are respectively 4.9 metres and 8.5m below the permitted height limit. The setbacks are very generous - for B07 being 7.5m more than the 1.8m standard and for Building B08 being 2.1m more than the 1.8m standard. B07 is also 3.5m further away from the permitted recession plane.
- 9 The Revised Proposal has a smaller village centre than originally proposed as we have offset the overall reduction in units slightly by adding two apartments into part of the space originally designated for the village centre. The updated Level 3 village centre is still spacious and will provide future residents with wonderful amenity and beautiful views across Hagley Park. The Revised Proposal will result in a net loss of 10 units. Ryman acknowledges that these compromises are necessary to meet the Commissioners' concerns and remains satisfied that the Proposed Village will be a fantastic place to live.

CONSULTATION WITH COUNCIL

- 10 Ryman met with Council officers (Louisa Armstrong and Josie Schroder) on 15 June and 22 July to discuss redesign options.
- 11 In summary, Ms Schroder confirmed that she supported the updated design and layout changes proposed in the Revised Proposal. In particular, Ms Schroder confirmed in the meeting and by email that, "Overall I consider the changes positive and will address my concerns".

CONSULTATION WITH ADJACENT SUBMITTERS

- 12 Ryman has consulted with a number of adjacent neighbours and residents on the Revised Proposal. Generally speaking, during the consultation, members of my team showed the revised plans to the residents and talked them through how the revised design would relate to the relevant property. The team also answered any questions and asked for any feedback on the Revised Proposal.
- 13 Of note, Mr Doig who was the only submitter from 15 Peterborough Street has provided written approval to the revised proposal (noting he has since sold several of his units). Ms Waddy has sold her unit at 4/18 Salisbury Street. We have spoken to the new owner at 4/18 Salisbury Street who has provided written approval (see below).
- 14 As a result of consultation, the following owners and or occupiers have supplied written approval to the Revised Proposal:
 - 14.1 76 Park Terrace – owners, Lauren and Thomas McKellow (this approval is included for the record, acknowledging this property was not noted as a concern in the Interim Decision. The property is currently unoccupied due to extensive fire damage);
 - 14.2 4/18 Salisbury Street (Ms Waddy's former property) – owner and occupier, Julie-Ann Williams;
 - 14.3 5/18 Salisbury Street – occupier and signing on behalf of the owners (parents), Alex Davies; and
 - 14.4 6/18 Salisbury Street – owners, Jane and Peter Marshall.
 - 14.5 6/15 Peterborough Street, owner and occupier, Michael Doig.
- 15 Ryman has also contacted or consulted with other residents at 18 Salisbury Street, as listed below. While not all the owners signed written approvals, they indicated to Ryman that they did not oppose the proposed design changes, and did not raise any further concerns that Ryman should consider. In summary:

- 15.1 1/18 Salisbury Street – owner and occupiers, Penny and Kieran Moffat were consulted with face to face on 10 August 2021. They indicated that they were comfortable with the changes and raised no further concerns.
- 15.2 3/18 Salisbury Street – owners, Joanna and Andrew Craw were consulted via phone and were subsequently sent the revised documents on 9 August 2021. They indicated that they were happy in principle with the described changes and had no further comments.
- 15.3 7/18 Salisbury Street – owners, Ann and Don McLean were consulted via Zoom on 26 July and were subsequently emailed a copy of the revised drawings. A follow up phone call indicated that Ann and Don understood the changes and the resulting benefits. They had no further concerns to raise.
- 15.4 8/18 Salisbury Street (we made contact with the occupier but he was not interested in meeting).
- 16 We also made multiple attempts to consult with the owner and occupier of 2/18 Salisbury Street via different methods (i.e. phone calls, emails, in person), however we were unable to make contact
- 17 Overall, my understanding is that the Revised Proposal was well received with all residents and neighbours who were consulted. Ryman did not hear any feedback during that consultation which would have prompted us to redesign the Revised Proposal further. This process gave us comfort in submitting the Revised Proposal for a final decision.

CONCLUSION

- 18 As set out in my primary evidence, there is a critical lack of retirement living accommodation and care options, and the Proposed Village is urgently needed by residents in the central Christchurch area. This is one reason why the efficient use of suitable sites needs to be maximised.
- 19 Ryman always wishes to be a good neighbour. It undertook to achieve this outcome through the design and layout of the Proposed Village in the application. Ryman has again, with the direction of the Commissioners, carefully considered the design and layout of the Peterborough Site. I firmly believe the Revised Proposal will achieve a positive outcome for residents, neighbours and the broader community.

Jeremy Christopher Moore
8 September 2021

APPENDIX B
SECOND SUPPLEMENTARY STATEMENT OF REBECCA
SKIDMORE AND ANDREW BURNS

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 78 Park
Terrace, Christchurch

between: **Ryman Healthcare Limited**
Applicant

and: **Christchurch City Council**
Consent Authority

Supplementary statement of **Rebecca Anne Skidmore** and
Andrew Davies Burns on behalf of Ryman Healthcare Limited

Dated: 8 September 2021

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SECOND SUPPLEMENTARY STATEMENT OF REBECCA ANNE SKIDMORE AND ANDREW DAVIES BURNS ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 Our full names are Rebecca Anne Skidmore and Andrew Davies Burns. Our qualifications and experience are set out in our respective statements of evidence dated 6 January 2021. We repeat the code of conduct statement contained in our statements of evidence.
- 2 The Commissioners issued an Interim Decision on 3 June 2021 seeking a “*fundamental revision and reduction in scale*” of the design and layout of the Peterborough Site to reduce visual dominance and shading impacts on 15 Peterborough Street and shading impacts on 18 Salisbury Street.¹
- 3 This supplementary statement addresses urban design-related matters arising from the modifications to the design and layout of the Proposed Village buildings on the Peterborough Site.
- 4 As our evidence on these matters is aligned, this supplementary statement is a joint statement.

UPDATED PROPOSAL - DESIGN AND LAYOUT

- 5 We have carefully considered the shading and visual dominance outcomes sought in the Commissioners’ Interim Decision, in consultation with Ryman and the project Architects (Warren and Mahoney). We understand that Ryman has also spoken to Council officers and neighbours during the redesign process.
- 6 To address the Commissioner’s concerns and taking on board the feedback received through consultation, Ryman has opted for a redesign which involves a combination of:
 - 6.1 A substantial reduction in building height of the eastern wing of Building B07 and Building B08.
 - 6.2 Some carefully nuanced design changes to the form and façade elements of the eastern wing of Building B07 and Building B08.
- 7 The amended building designs are depicted in architectural plans prepared by Warren and Mahoney (as set out in the register of drawings on the cover page of resource consent set of drawings

¹ Discussion and reasoning at paragraphs 245-275; 324; 435(b) of the Interim Decision.

dated 25/08/21 and the accompanying technical assessment drawings).

- 8 To explain the changes in more detail:
 - 8.1 for Building B07, the amended proposal removes two full levels with a recessed penthouse added, resulting in a three storey + penthouse level building (four storeys in total) above an underground basement. The penthouse level mimics the 'roof' form of the higher western wing and as adopted as a consistent design strategy across the wider village. The distribution of materials and colour variation has also been amended to respond to the reduced building scale and relate to the western wing.
 - 8.2 for Building B08, one full level has been removed, resulting in a two-level + recessed 'roof form' penthouse level building located above an underground basement. While this revised Building B08 is of the same general form and configuration as the previous scheme, the upper penthouse level has been shifted away from the primary façade by 1205 mm. Additional articulation of the eastern facade is also proposed to emphasise the bay that contains the building entrance.
- 9 As shown in Figures 1 and 2 below (and contained in the Technical Assessment Drawing set) the eastern wing of Building B07 and Building B08 of the Revised Proposal now comfortably meets the District Plan's built form standards along the eastern boundary of interest – by a significant margin in some cases. Both the eastern wing of Building B07 and Building B08 are considerably lower than the 20m height standard that applies to the Site, with the B07 eastern wing's maximum height 15.1m (4.9m below the height standard) and B08's maximum height 11.6m (8.5m below the height standard). Building B07 is set back 9.3m off the eastern boundary for the full length of the building (7.5m more than the 1.8m standard) and Building B08 is set back 3.9m off the eastern boundary for the full length of the building (2.1m more than the 1.8m standard). Both buildings also sit within the recession plane off the eastern boundary with Building B07 being 3.5m further away from the plane.

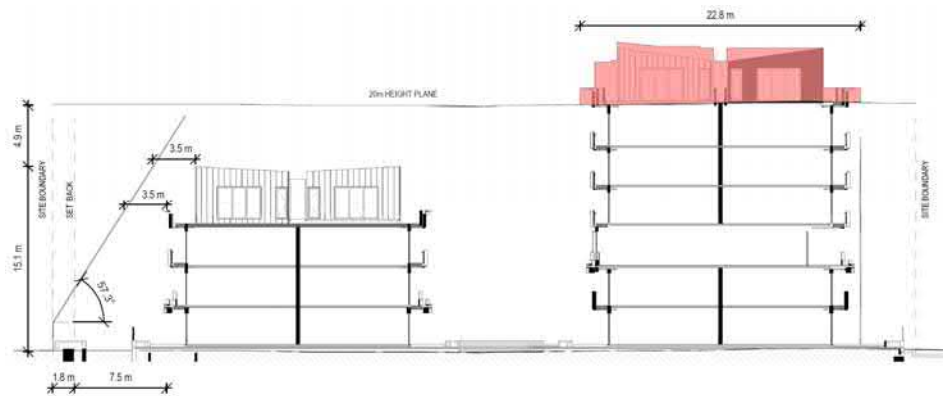


Figure 1 Section through revised Building B07 east wing indicating compliance with height, setback and recession plane controls along the boundary with 18 Salisbury Street.

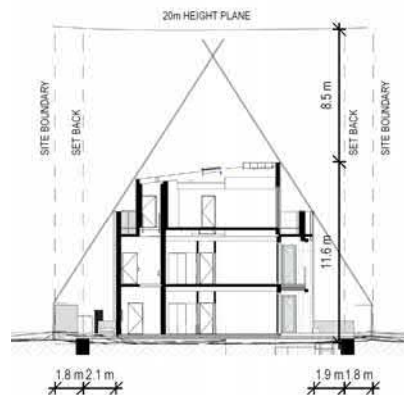


Figure 2 Section through revised Building B08 indicating compliance with height, setback and recession plane controls along the boundary with 15 Peterborough Street.

VISUAL DOMINANCE

- 10 We understand from the Interim Decision that the Commissioners agreed with and accepted the concerns outlined by Ms Schroder for the Council regarding visual dominance on the west-facing apartments at 15 Peterborough Street on Level 3 and 4, being:
 - 10.1 The length and height of the building form projecting above the recession plane off the eastern boundary and effect of the additional building bulk on the visual amenity and outlook of western neighbours located on the 2nd and 3rd floors of the 15 Peterborough Street apartments;
 - 10.2 The lack of visual interest of the eastern façade of Building B08;
 - 10.3 The majority of existing vegetation along the boundary is within the Site.

- 11 In evaluating the Revised Proposal, we have therefore focussed primarily on those concerns, as well as more generally assessing the Revised Proposal's visual dominance effects.
- 12 The removal of a full level from Building B08 results in a building of modest scale (three levels) when viewed from the neighbouring property at 15 Peterborough Street. The primary building form extends to two levels, with the penthouse level appearing as a recessive secondary form. In addition to the considerable setback of this top level from the southern (Peterborough Street) end of the building, the setback from the primary western façade now proposed further emphasises the differentiation of this level and its appearance as a secondary form.
- 13 Additional framing and feature louvres around the bay that contains the building entrance on the eastern face of the building creates a break to the horizontal emphasis of the façade and assists to emphasise the entranceway.
- 14 In our opinion, the changes in the vertical scale and the modulation and articulation of the building's eastern façade are successful in significantly reducing the visual dominance of the building in relation to west-facing units at 15 Peterborough Street as directed in the interim decision.
- 15 In our opinion, the redesign addresses Ms Schroder's and the Commissioners' concerns and results in significantly less visual dominance effects. In our opinion, in the context of the inner-city location, the adverse visual dominance effects will be reduced to very low – negligible (compared with low as assessed for the original scheme) and are acceptable.

SHADING

- 16 We understand from the Interim Decision that the Commissioners' concerns regarding shading primarily related to late mid-summer late afternoon / early evening sun for the units on Level 3 and 4 of 15 Peterborough Street and the units at 18 Salisbury Street. As with visual dominance the Interim Decision agrees with and accepts the concerns outlined by Ms Schroder for the Council at the conclusion of the hearing, being:
 - 16.1 Shading of the west facing units at Levels 3 and 4 of 15 Peterborough Street (in the context of vegetation to be removed from the Site);
- 17 Her verbal evidence as recorded in the Interim Decision, "If the proposal were to shade the properties at 18 Salisbury Street from 4.00pm on every day of the year, that would be significant but if there was access to sunlight at other times, then that may bring it down to moderate". The interim decision also refers to the

evidence from Ms Waddy on the importance of evening sun.²In evaluating the Revised Proposal, we have therefore focussed primarily on those concerns, as well as more generally assessing the Revised Proposal's shading effects.

18 Shading diagrams are included in the amended drawing package. The plan-view diagrams depict three scenarios at 15 minute intervals between 4.00pm and 6.00pm on the 22nd December. The three scenarios are:

18.1 The extent of shading produced by a structure built to the 20m height and HIRB controls (shown in green);

18.2 The extent of shading produced by the scheme presented at the hearing (shown in orange); and

18.3 The extent of shading produced by the amended scheme now proposed (shown in blue).

19 Three dimensional 'elevation' diagrams are also provided to depict the vertical extent of shading resulting from Building B08 on west-facing units at 15 Peterborough Street.

18 Salisbury Street

20 We understand that Units 4, 5 and 6 have now provided written approval to the Revised Proposal and, therefore, are not included in the assessment below.

21 As shown in the shading diagrams, in the late afternoon / early evening in mid-summer, the reduced scale of Building B07 results in the outdoor living spaces of units 1,2,3,7 at 18 Salisbury Street being free from shading until 4.45pm with Unit 8 experiencing partial shade over 40% of its front and rear yard spaces at this time. At 5pm units 1,2,3,7 are free from shade while unit 8 experiences shade over 60% of its front and rear yards. Units 2,3,7 remain free from shade until 5.30pm with units 1 and 8 experiencing increased shade at this time. Shade then extends further to the east as the day progresses with all units 1,2,3,7,8 fully or partially shaded by 6pm. We also note that the rear outdoor living spaces of Units 7 and 8 then gradually become free from shade for an additional time between 6pm and 8pm.

22 In our opinion, the design amendment achieves a significant reduction in shading at the end of the day as sought by the Interim Decision and the guidance provided. The amended vertical scale of the eastern wing of Building B07 (with two full floors removed and a recessive penthouse level introduced) is modest in its inner-city

² Para 240, Interim Decision.

location and will contrast with the western wing. However, we consider that the scale and form of the proposed amended building will sit comfortably in relation to its surrounding built context.

- 23 We reiterate the opinion set out in our supplementary statement (dated 30th March 2021) that all units receive good access to sunshine through most of the day throughout the year. The Proposed Village will not result in shading of any unit before 3pm at any time of the year. This is an excellent outcome when compared to the Wellington City Council Residential Design Guide that recommends a minimum of 3hrs sun at mid-winter between the hours of 9am and 3pm is achieved.
- 24 A tabular summary of sunlight access onto 18 Salisbury Street Units 1-8) is provided below. For reference, a site plan showing the location of all Units is provided after the table at Figure 3.

Time	Hearing Scheme	Revised Proposal
4pm	Units 1,2,3,7: No shade. Unit 8: Partial shade to front (50%) and rear (20%) yards.	No shading on any units.
4:15pm	Unit 1: Partial shade to front yard (<10%). Units 2,3: No shade. Unit 7: No shade. Unit 8: Partial shade to front (60%) and rear (20%) yards.	No shading on any units.
4:30pm	Unit 1: Partial shade to front yard (20%). Units 2,3: No shade. Unit 7: Partial shade to front yard (<10%) Unit 8: Partial shade to front (80%) and rear (30%) yards.	Units 1,2,3,7: No shade. Unit 8: Partial shade to side-yard portion only (10%). No shade to rear yard.
4:45pm	Unit 1: Partial shade to front yard (40%) only. Unit 2: Partial shade to front yard (20%). Unit 3: No shade. Unit 7: Partial shade to front yard (<10%)	Units 1,2,3,7: No shade. Unit 8: Partial shade to front (40%) and rear (40%) yards.

	Unit 8: Full shade to front and rear yards.	
5pm	Unit 1: Partial shade to front yard (45%). Unit 2: Partial shade to front yard (30%). Unit 3: No shade. Unit 7: Partial shade to front yard (50%) Unit 8: Full shade to front and rear yards	Unit 1: Very minimal shade to front yard (5%) Units 2,3,7: No shade Unit 8: Partial shade to front yard (60%) and rear yard (60%).
5:15pm	Unit 1: Partial shade to front yard (50%). Unit 2: Partial shade to front yard (50%). Unit 3: Partial shade to front yard (10%). Unit 7: Full shade to front and yard, partial to rear Unit 8: Full shade to front and rear yards	Unit 1: Partial shade to front yard (30%). Units 2,3,7: No shade. Unit 8: Almost full shade to front (95%) and rear (95%) yards.
5:30pm	Unit 1: Partial shade to front yard (60%). Unit 2: Partial shade to front yard (60%). Unit 3: Partial shade to front yard (60%). Units 7, 8: Full shade to front and rear yards	Unit 1: Partial shade to front yard (70%). Unit 2: Partial shade to front yard (<10%). Unit 3: No shade. Unit 7: Partial shade to front and rear yards (<10%). Unit 8: Full shade to front and partial shade (90%) to rear yard.
5:45pm	Unit 1: Partial shade to front yard (70%). Unit 2: Partial shade to front yard (70%). Unit 3: Partial shade to front yard (70%). Unit 7: Full shade to front yard, partial to rear (70%) Unit 8: Full shade to front and rear yards	Unit 1: Partial shade to front yard (70%). Unit 2: Partial shade to front yard (40%). Unit 3: No shade. Unit 7: Partial shade to front (80%) and rear (40%) Unit 8: Full shade to front and partial shade (90%) to rear yard.
6pm	Units 1,2,3: Full shade to front yards. Unit 7: Full shade to front yard, partial to rear (40%)	Unit 1: Partial shade to front yard (90%). Unit 2: Partial shade to front yard (80%).

	Unit 8: Full shade to front yard and partial shade (50%) to rear yard.	Unit 3: Partial shade to front yard (40%). Unit 7: Partial shade to front yard (90%) partial to rear (40%). Unit 8: Full shade to front and partial shade (60%) to rear yard.
--	--	---



Figure 3: 18 Salisbury Street – location of Units 1-8. Red outline indicates properties that have provided written approval.

15 Peterborough Street

- 25 Revised shading diagrams show shading on 15 Peterborough Street at hourly intervals from 4pm-8pm at mid-summer. When compared to shading generated by the scheme presented at the hearing, we note the reduction in height will significantly increase the amount of sunlight received by west-facing units at 15 Peterborough Street and satisfy the Commissioners’ Interim Decision (para 459) that “significantly less shading at the middle level apartments” is to be achieved. The table below provides a

summary of the changes to shading. For reference, a plan locating the Units at 15 Peterborough Street is provided after the table at Figure 4.

Time	Hearing Scheme	Revised Proposal
4pm	Four ground floor Units (1,5,17,23) are shaded as well as part of Units 2 and 7 on the first floor.	No shading on any units
5pm	Eight ground and first floor Units are shaded (1,5,17,23 and 2,7,18, 24) as well as part of Unit 9 on the second floor.	No shading on any units
6pm	Twelve ground, first and second floor Units are shaded (1,5,17,23 and 2,7,18,24 and 3,9,19, 25) as well as part of Unit 11 on the third floor. Shade from the Common Lime tree falls on Units 1-4.	Four ground floor Units (1,5,17,23) are shaded. Shade from the Common Lime tree already falls on Unit 1.
7pm	Fourteen ground, first, second and third floor Units are shaded (1,5,17,23 and 2, 7,18,24 and 3,9,19,25 and 11,20,4). Shade from the Common Lime tree falls on Units 1-4.	Eight ground and first floor Units are shaded (1,5,17,23 and 2,7,18, 24). Shade from the Common Lime tree already falls on Units 1 and 2.
8pm	No shading assessment was made at 8pm. We would anticipate most units to be in shade.	Ten ground, first and second floor Units are shaded (1,5,17,23 and 2,7,18,24 and 19,25). Part of unit 9 on the second floor is also shaded.

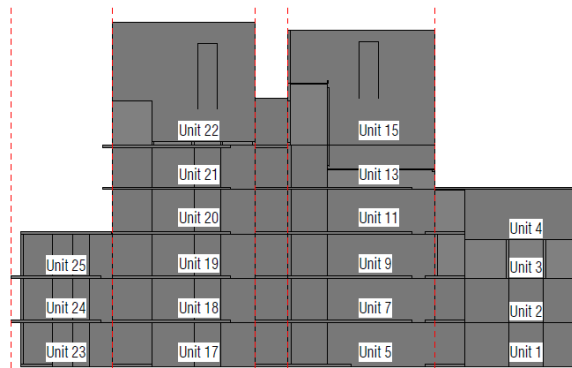


Figure 4: 15 Peterborough Street Unit Numbers

- 26 In our opinion, the Revised Proposal addresses Ms Schroder’s and the Commissioners’ concerns and results in significantly less shading effects, that are acceptable.

CONCLUSION

- 27 We consider the amendments to the scale and design of the eastern wing of Building B07 and Building B08 meet the requirements of the Commissioners’ Interim Decision and result in significantly less effects on the units of concern at 15 Peterborough Street and 18 Salisbury Street.
- 28 We consider the reduced scale of the eastern wing of Building B07 will significantly reduce the extent of shading over units at 18 Salisbury Street in the late afternoon/early evening as sought by the Interim Decision and the guidance set out. The additional design amendments proposed will ensure that, while modest in scale, the building will be compatible with the western wing of the building and other built elements of the inner-city environment.
- 29 The amendments to Building B08 will significantly reduce visual dominance effects for west-facing units at 15 Peterborough Street. Shading effects will be significantly reduced providing increased sunlight for ground, first and second floor units during the late afternoon at mid-summer. All units are free from any shade generated by the Proposal at 4pm and 5pm.
- 30 Overall, we conclude that, while experiencing change, which is to be expected in the inner-city neighbourhood, the Proposal will maintain a suitable amenity for surrounding properties.

Rebecca Anne Skidmore and Andrew Davies Burns
8 September 2021

APPENDIX C
FINAL RESOURCE CONSENT PLANS FOR APPROVAL

0. DRAWING LIST - RESOURCE CONSENT				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Drawing Issue
S02				
A0-000	TITLE SHEET	H	25/08/21	RESOURCE CONSENT
A0-010	LOCATION PLAN	E	27/03/20	RESOURCE CONSENT
A0-020	EXISTING SITE PLAN	E	27/03/20	RESOURCE CONSENT
A0-030	PROPOSED SITE PLAN - GROUND	G	25/08/21	RESOURCE CONSENT
A0-040	PROPOSED SITE PLAN - BASEMENT	G	25/08/21	RESOURCE CONSENT
5				
B07				
A1-010	FLOOR PLAN LEVEL 0 BASEMENT	G	25/08/21	RESOURCE CONSENT
A1-020	FLOOR PLAN LEVEL 1 GROUND	E	27/03/20	RESOURCE CONSENT
A1-030	FLOOR PLAN LEVEL 2	H	25/08/21	RESOURCE CONSENT
A1-040	FLOOR PLAN LEVEL 3	H	25/08/21	RESOURCE CONSENT
A1-050	FLOOR PLAN LEVEL 4	H	25/08/21	RESOURCE CONSENT
A1-060	FLOOR PLAN LEVEL 5	H	25/08/21	RESOURCE CONSENT
A1-070	FLOOR PLAN LEVEL 6	H	25/08/21	RESOURCE CONSENT
A1-080	FLOOR PLAN LEVEL 7	H	25/08/21	RESOURCE CONSENT
A1-090	ROOF PLAN	E	27/03/20	RESOURCE CONSENT
A1-110	BASEMENT FLOOR PLAN - ZONE 1	F	15/05/20	RESOURCE CONSENT
A1-111	BASEMENT FLOOR PLAN - ZONE 2	F	15/05/20	RESOURCE CONSENT
A1-112	BASEMENT FLOOR PLAN - ZONE 3	H	25/08/21	RESOURCE CONSENT
A1-120	LEVEL 1 - GROUND FLOOR PLAN	E	27/03/20	RESOURCE CONSENT
A1-121	LEVEL 2 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-122	LEVEL 3 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-123	LEVEL 4 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-124	LEVEL 5 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-125	LEVEL 6 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-126	LEVEL 7 - FLOOR PLAN	H	25/08/21	RESOURCE CONSENT
A1-127	LEVEL 8 - ROOF PLAN	E	27/03/20	RESOURCE CONSENT
A2-010	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
A2-011	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
A2-012	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
A2-013	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
A2-014	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
A2-015	ELEVATIONS	H	25/08/21	RESOURCE CONSENT
182				
B09				
A1-020	FLOOR PLAN LEVEL 1	G	25/08/21	RESOURCE CONSENT
A1-030	FLOOR PLAN LEVEL 2	G	25/08/21	RESOURCE CONSENT
A1-040	FLOOR PLAN LEVEL 3	G	25/08/21	RESOURCE CONSENT
A1-050	ROOF PLAN	G	25/08/21	RESOURCE CONSENT
A1-060	ROOF PLAN	E	27/03/20	RESOURCE CONSENT
A2-010	ELEVATIONS	G	25/08/21	RESOURCE CONSENT
6				

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Revisions

B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI
G 12/01/21 DARKER CORE RCT HEARING
H 25/08/21 AMENDED PROPOSAL

Notes

Client

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
TITLE SHEET

Drawing Issue

RESOURCE
CONSENT

Drawing Details

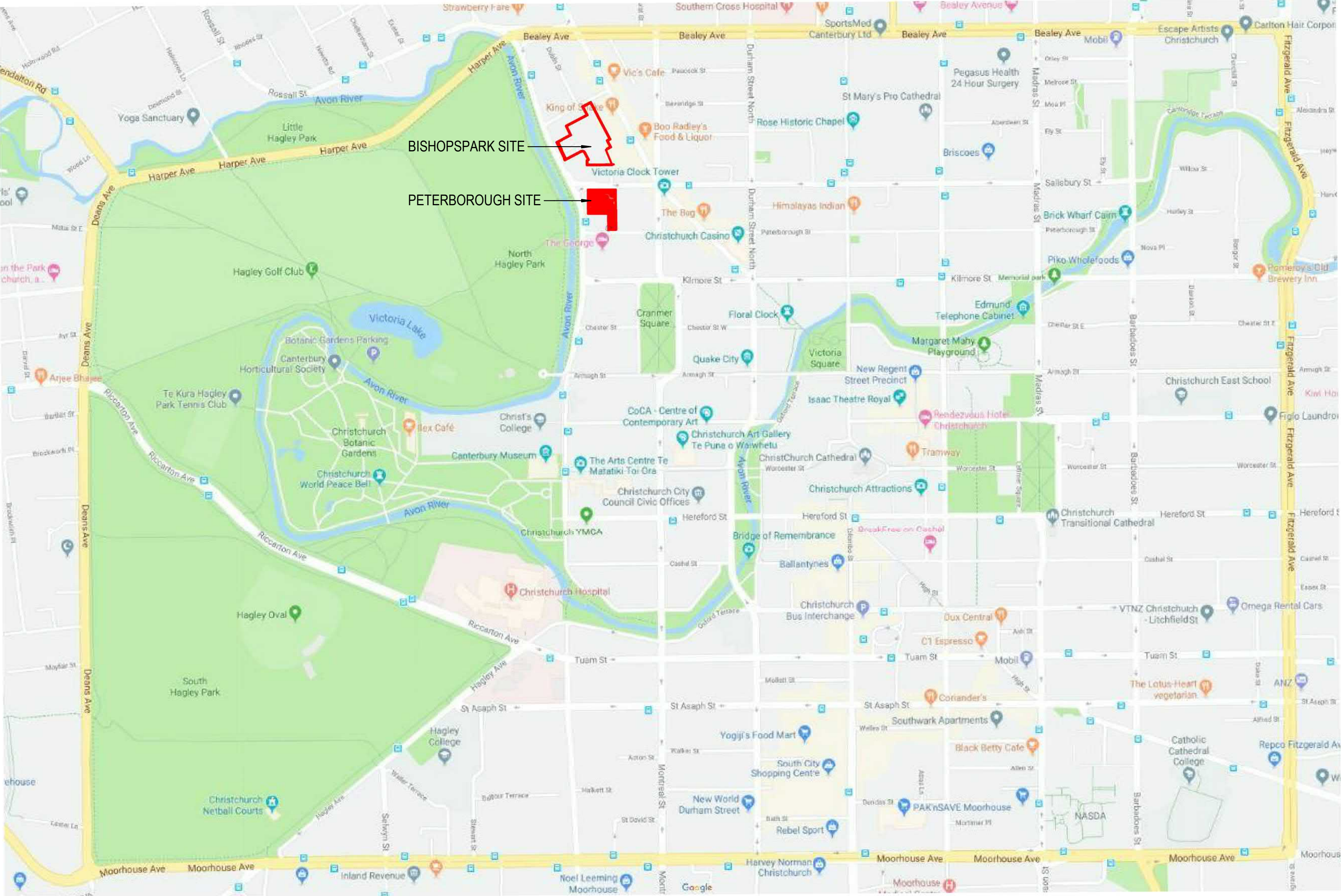
Scale @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-000

Revision

H



1 LOCATION PLAN
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A3 sheet scale is twice scale shown above



2 SITE AERIAL PLAN
A1 sheet scale = 1 : 2500
A3 sheet scale is twice scale shown above

SITE INFORMATION

SITE ADDRESS	78 PARK TERRACE
LEGAL DESCRIPTION	CHRISTCHURCH CENTRAL
AFFECTED SURVEYS	LOT 1, DP 77997
SITE AREA	DP 301196, DP 46369
BUILDING FOOTPRINT	5082m2 2470m2

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Revisions

A 22/11/19	COORDINATION SET
B 18/12/19	DRAFT RESOURCE CONSENT
C 09/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE

Notes

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Project Title

**PARK TERRACE
PETERBOROUGH SITE**
PETERBOROUGH

Drawing Title

**SITE .S02
LOCATION PLAN**

Drawing Issue

**RESOURCE
CONSENT**

Drawing Details

Scale	As indicated @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

.S02 .A0-010

Revision

(E)



SITE INFORMATION

SITE ADDRESS 78 PARK TERRACE
LEGAL DESCRIPTION CHRISTCHURCH CENTRAL
AFFECTED SURVEYS LOT 1, DP 77997
SITE AREA DP 301196, DP 46369
BUILDING FOOTPRINT 5082m2
2470m2

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Revisions

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C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE

Notes

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
EXISTING SITE PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

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Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-020

Revision

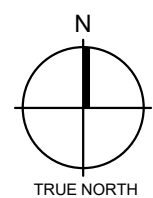
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Revisions

- A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI
G 25/08/21 AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
PROPOSED SITE PLAN
- BASEMENT

Drawing Issue

RESOURCE
CONSENT

Drawing Details

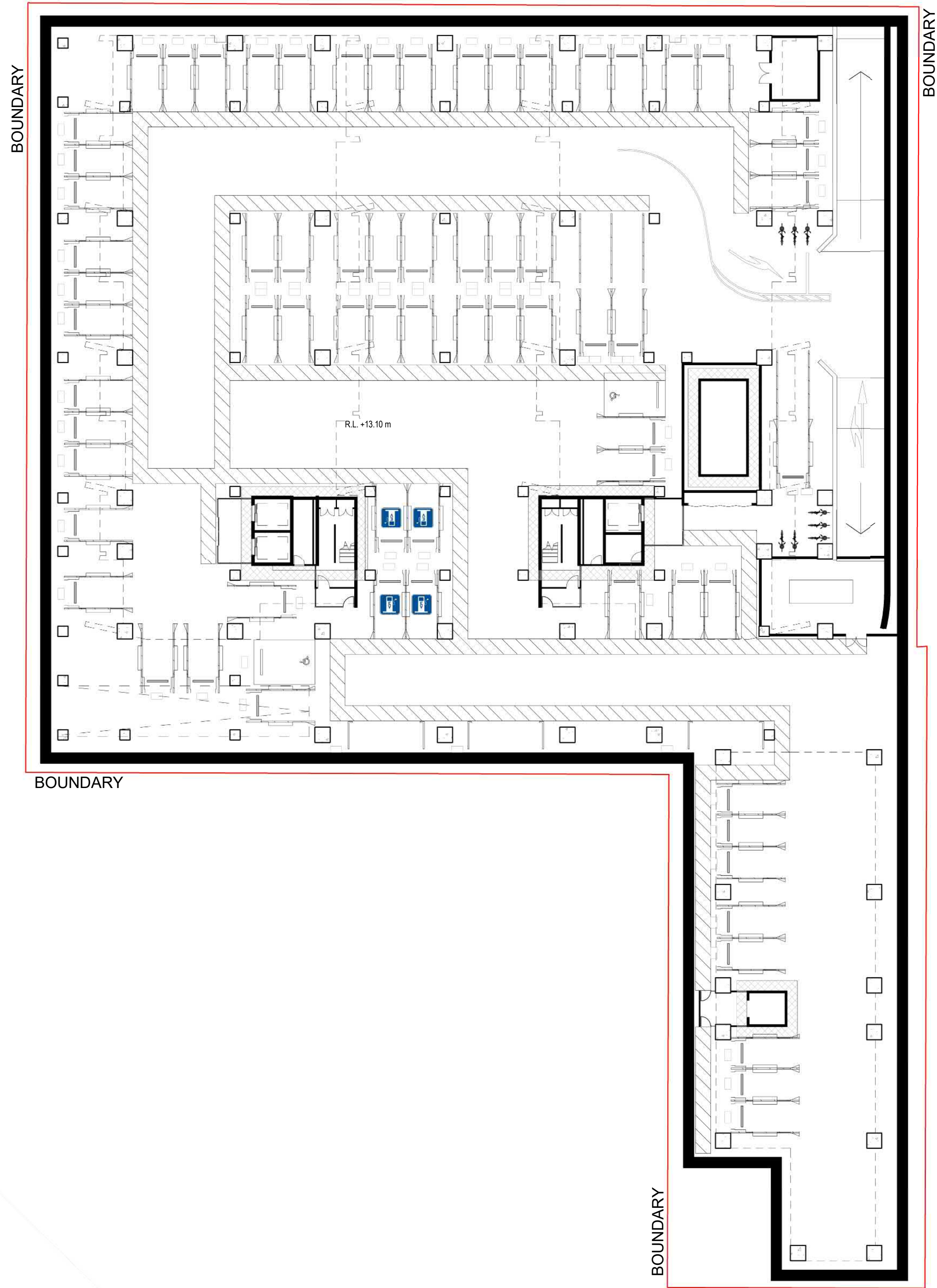
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Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-040

Revision

G



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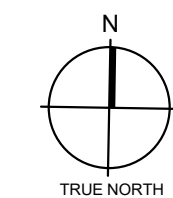
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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
F	15/05/20	RESOURCE CONSENT RFI
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 0
BASEMENT

Drawing Issue

RESOURCE
CONSENT

Drawing Details

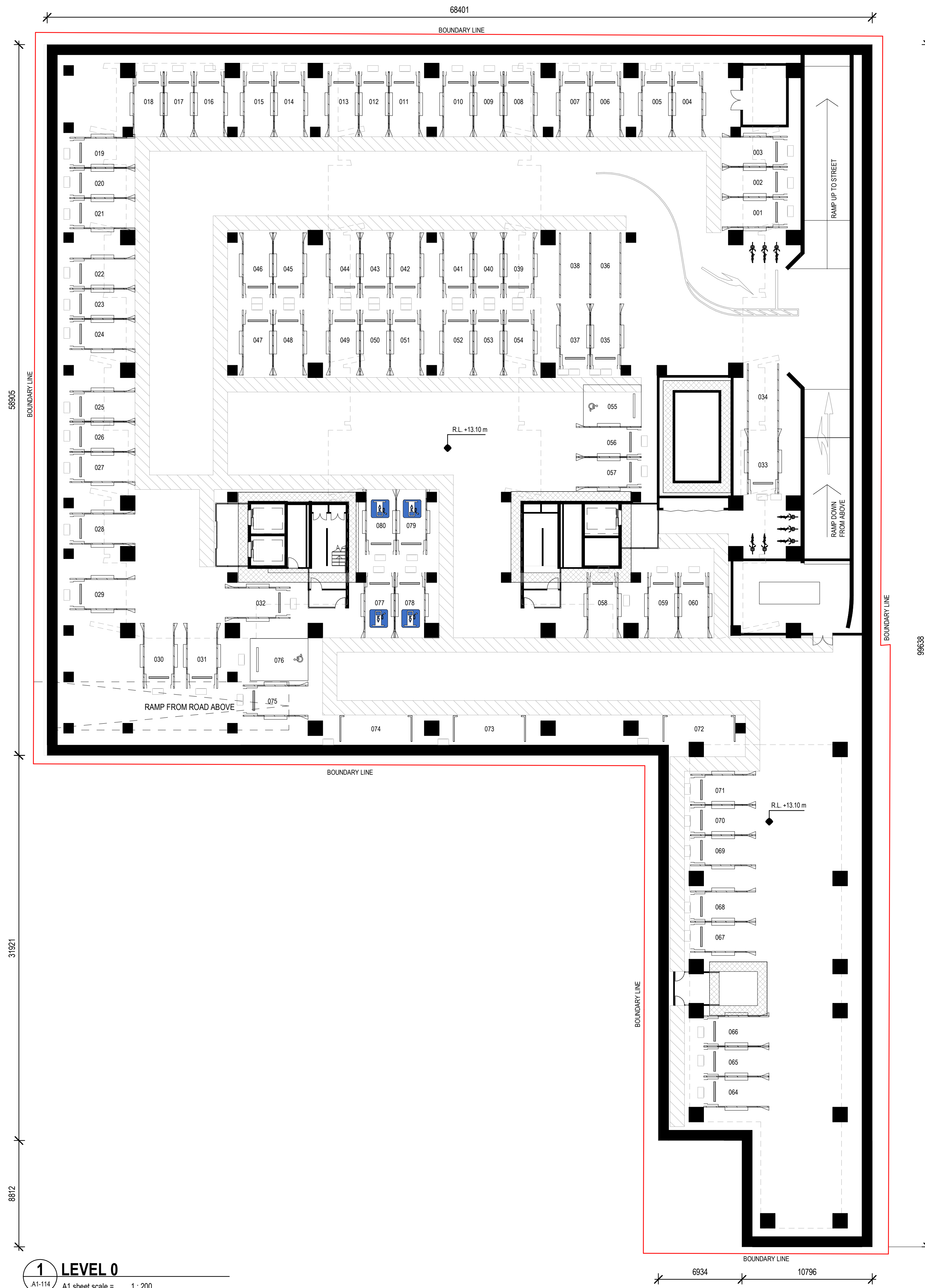
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Job No	8899
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Checked	TDH

Drawing No

B07 .A1-010

Revision

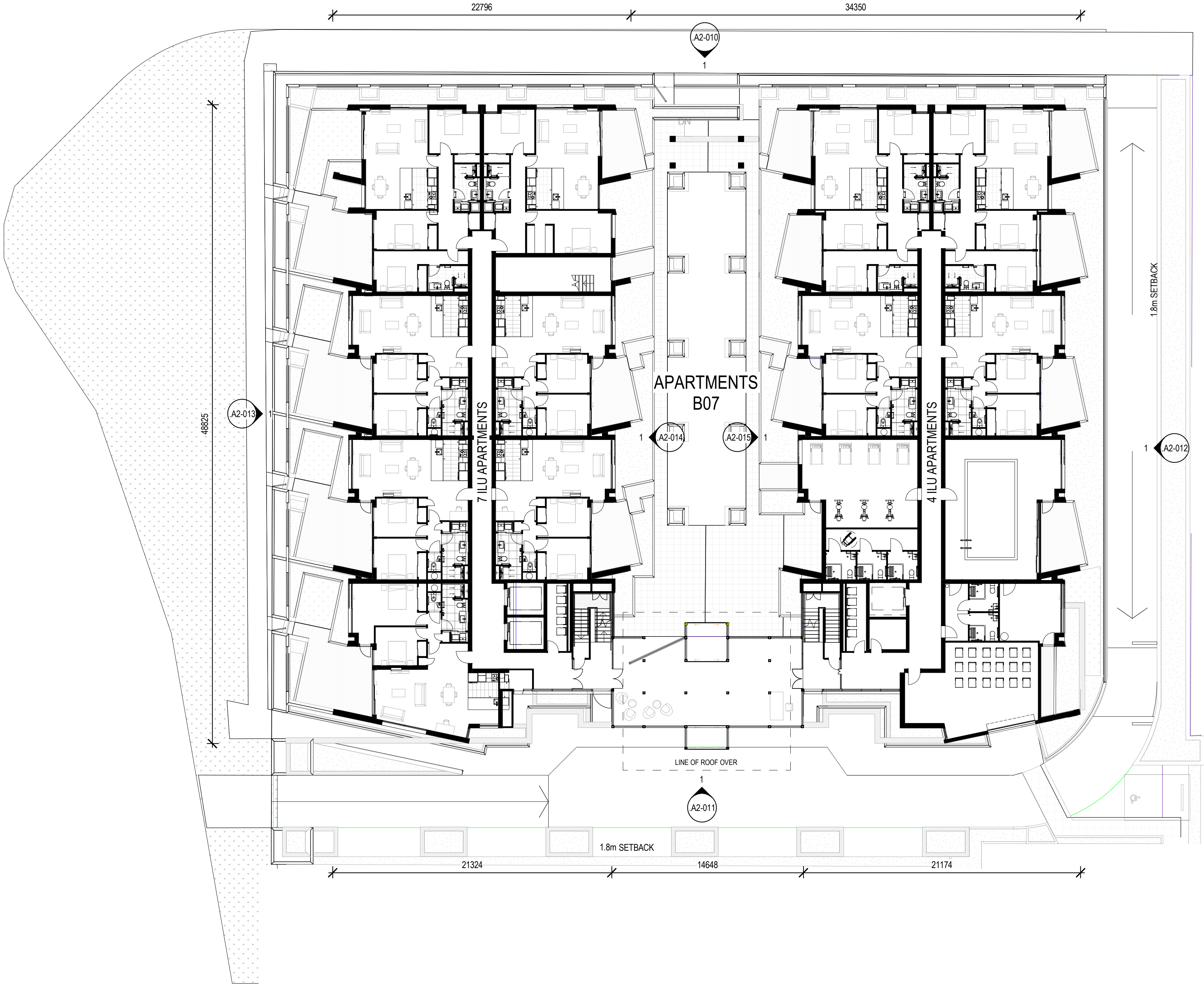
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WESTWOOD
TERRACE

SALISBURY STREET

PARK TERRACE

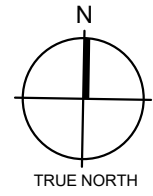


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Revisions

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B	18/12/19	DRAFT RESOURCE CONSENT
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D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 1
GROUND

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-020

Revision

E

Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 2

Drawing Issue

RESOURCE
CONSENT

Drawing Details

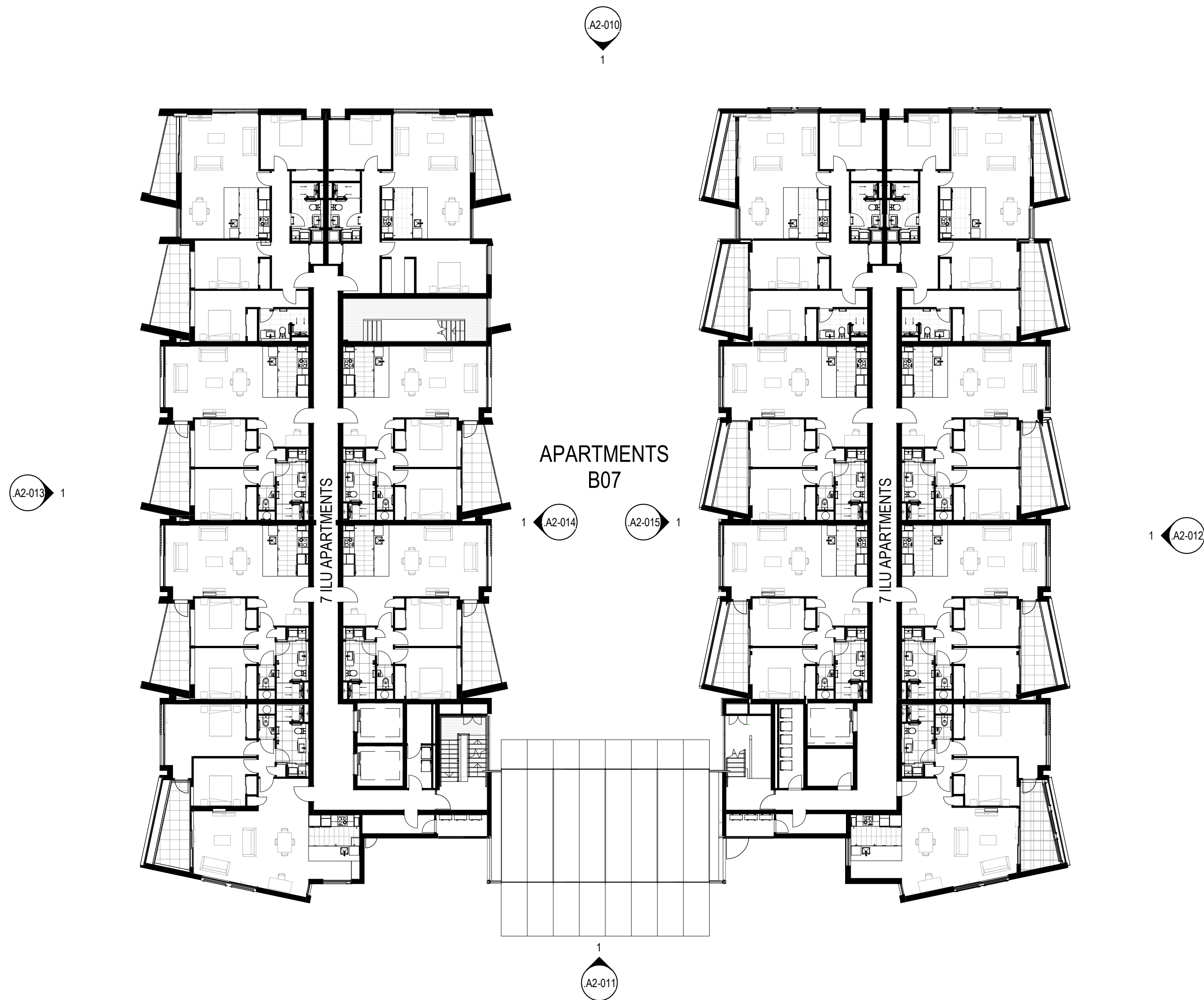
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Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-030

Revision

(H)



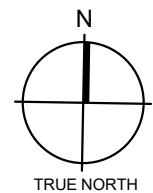
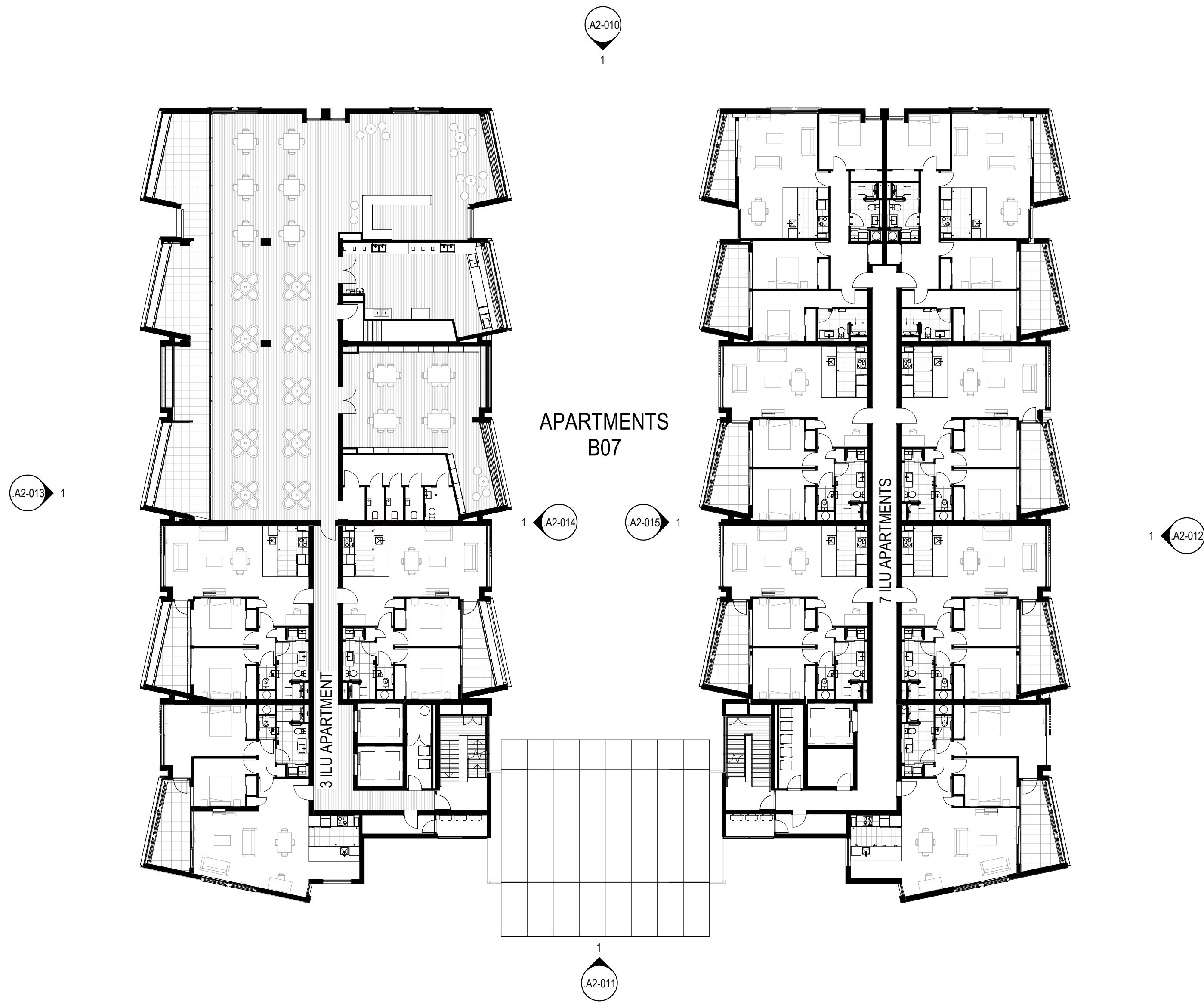
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E	27/03/20	RESOURCE CONSENT ISSUE
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 3

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-040

Revision

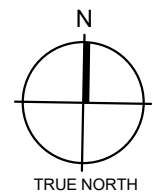
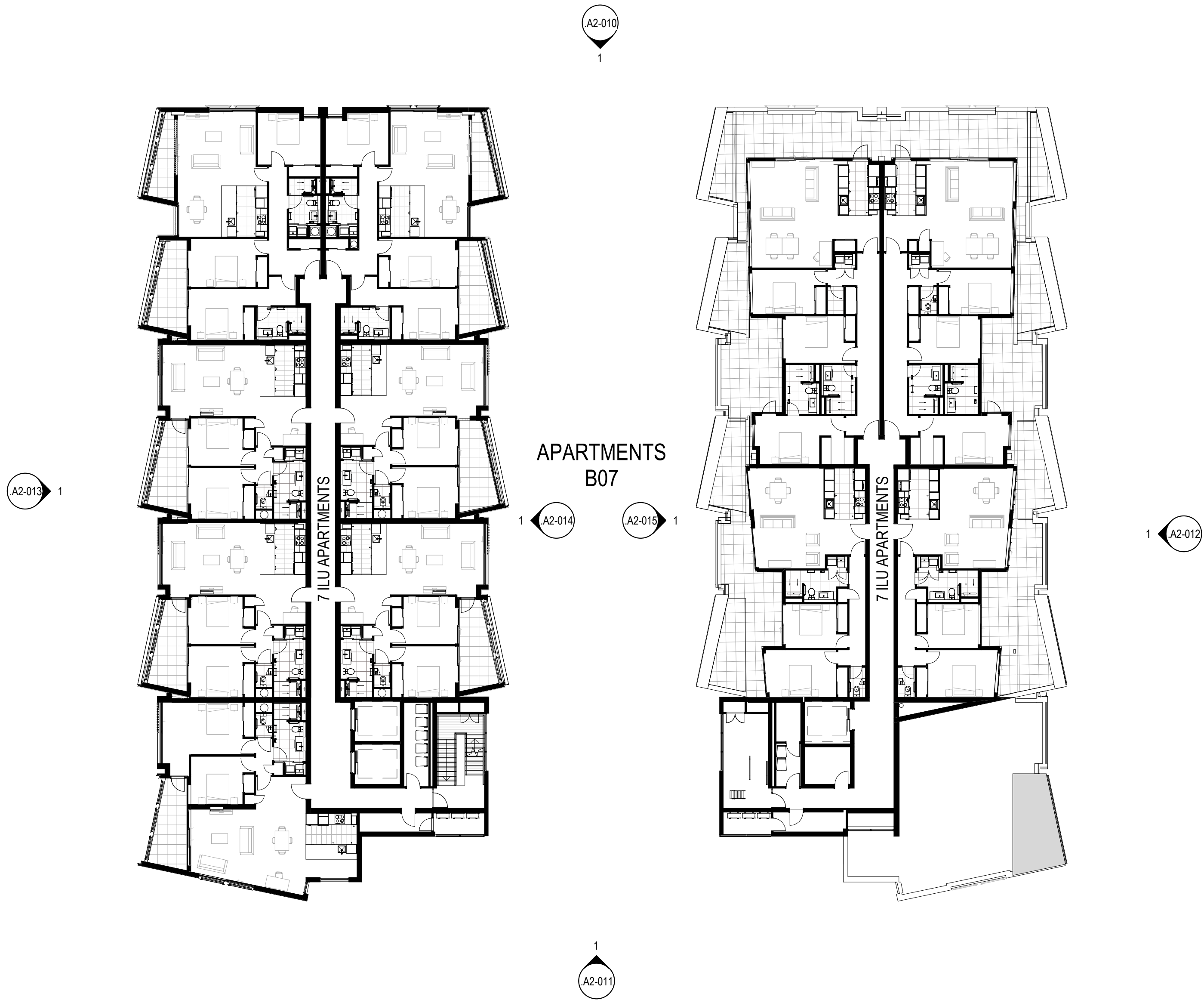
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C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 4

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-050

Revision

(H)

1

LEVEL 4

A2-010

A1 sheet scale = 1 : 200

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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

Notes

Client

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Project Title

PARK TERRACE
SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 5

Drawing Issue

RESOURCE
CONSENT

Drawing Details

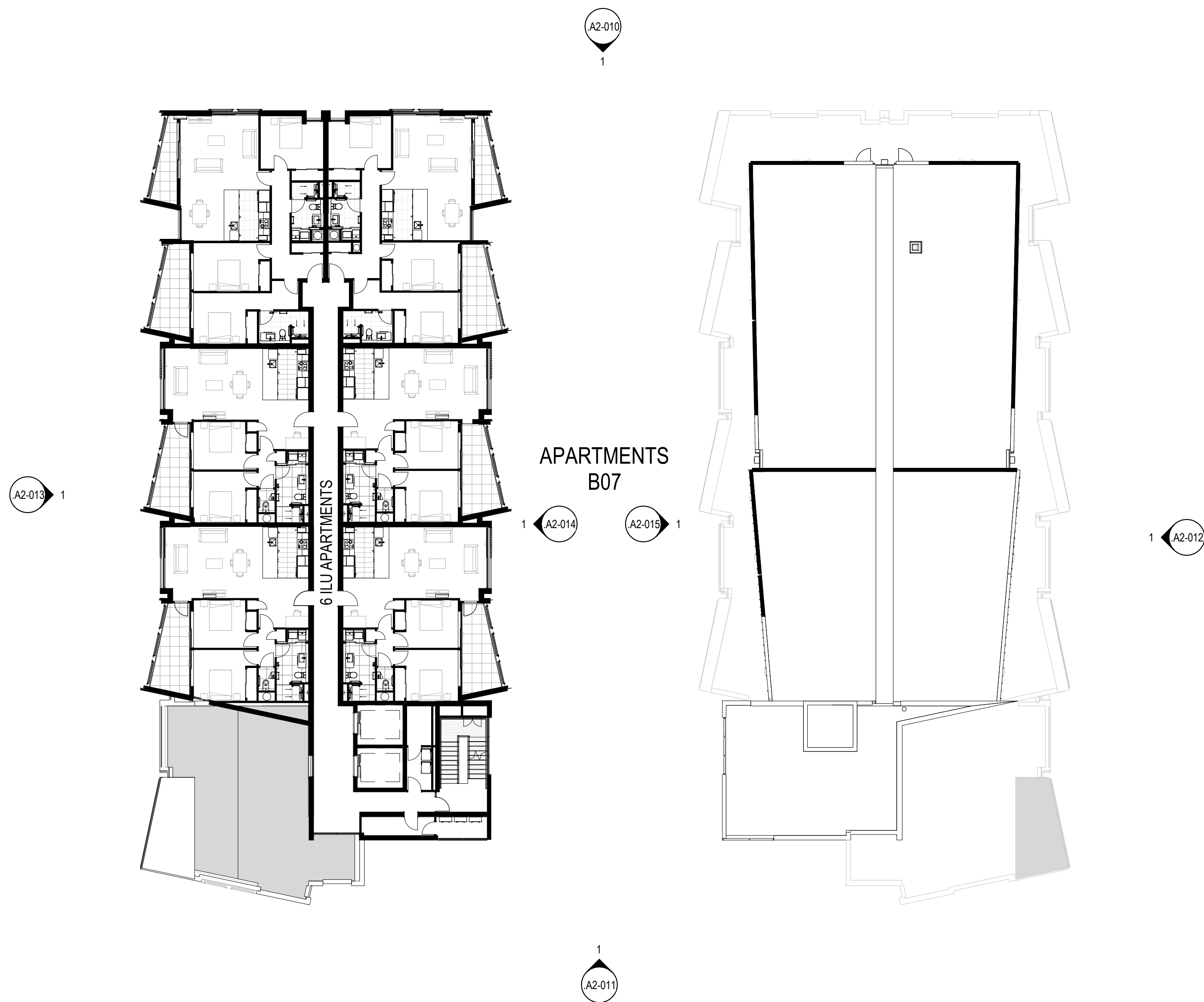
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Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-060

Revision

(H)

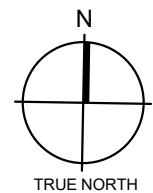
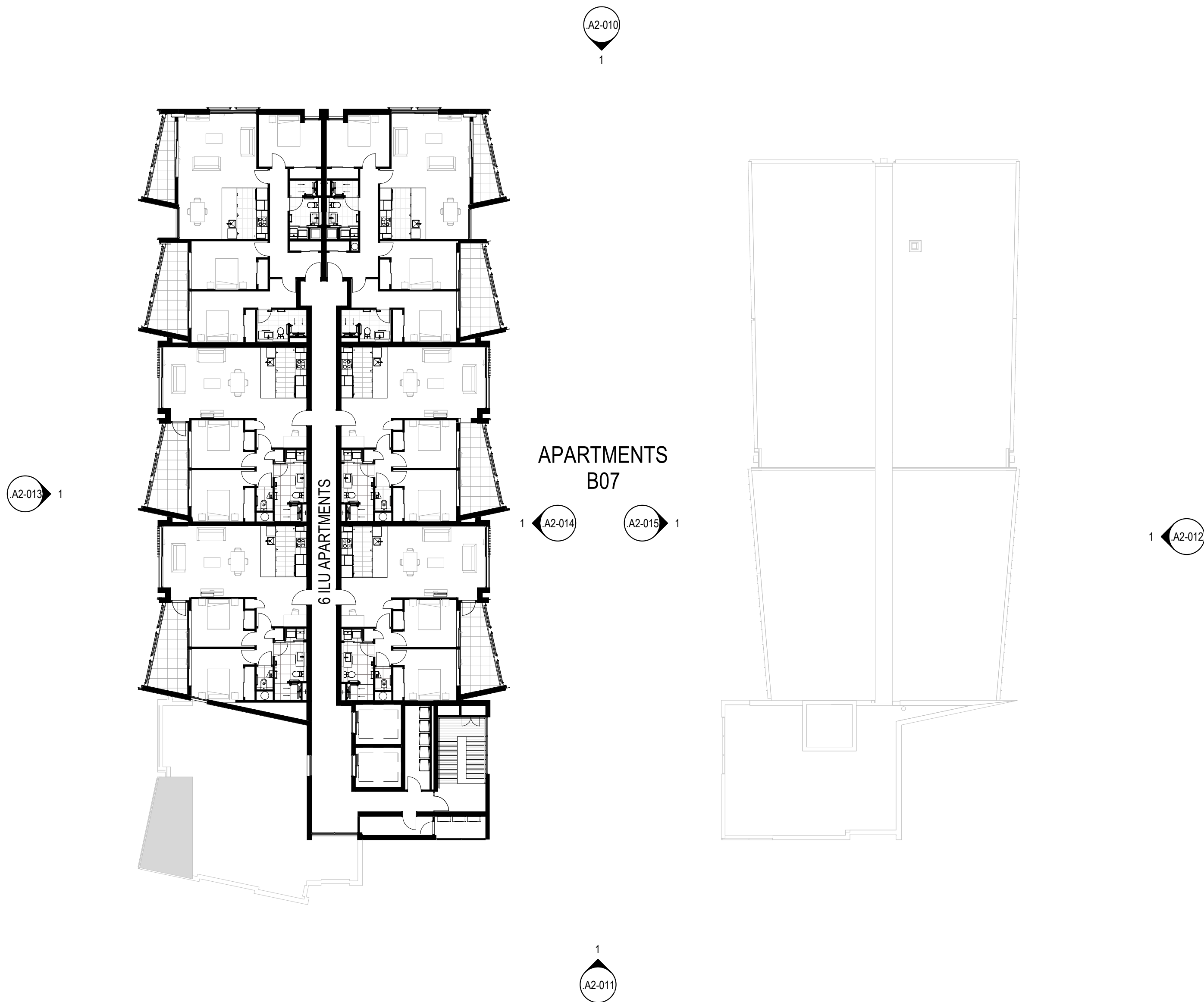


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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 6

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-070

Revision

(H)

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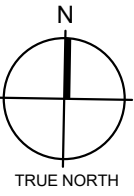
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Revisions

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D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

Notes



Client

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 7

Drawing Issue

RESOURCE
CONSENT

Drawing Details

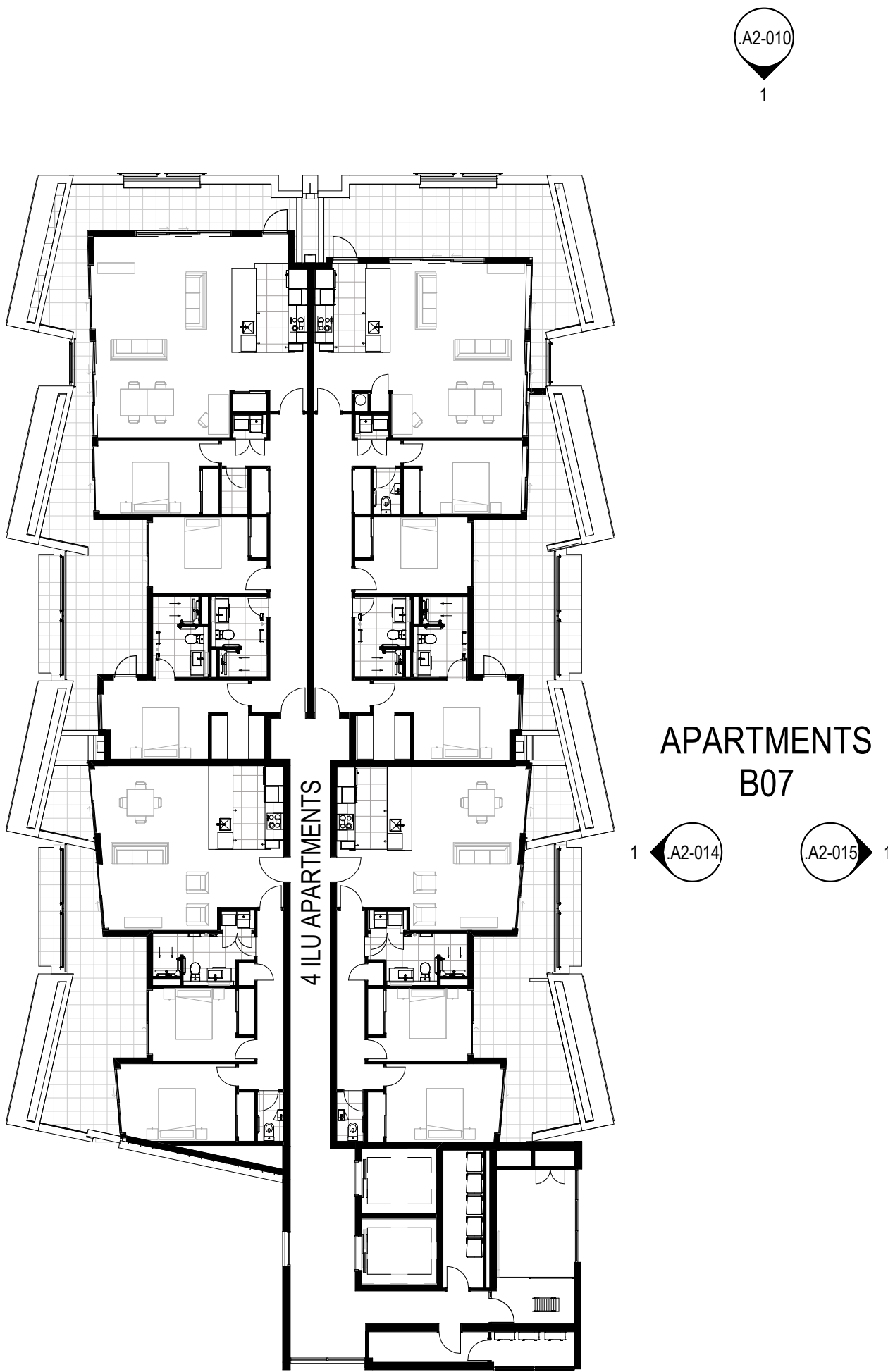
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Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-080

Revision

(H)

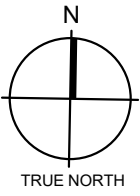
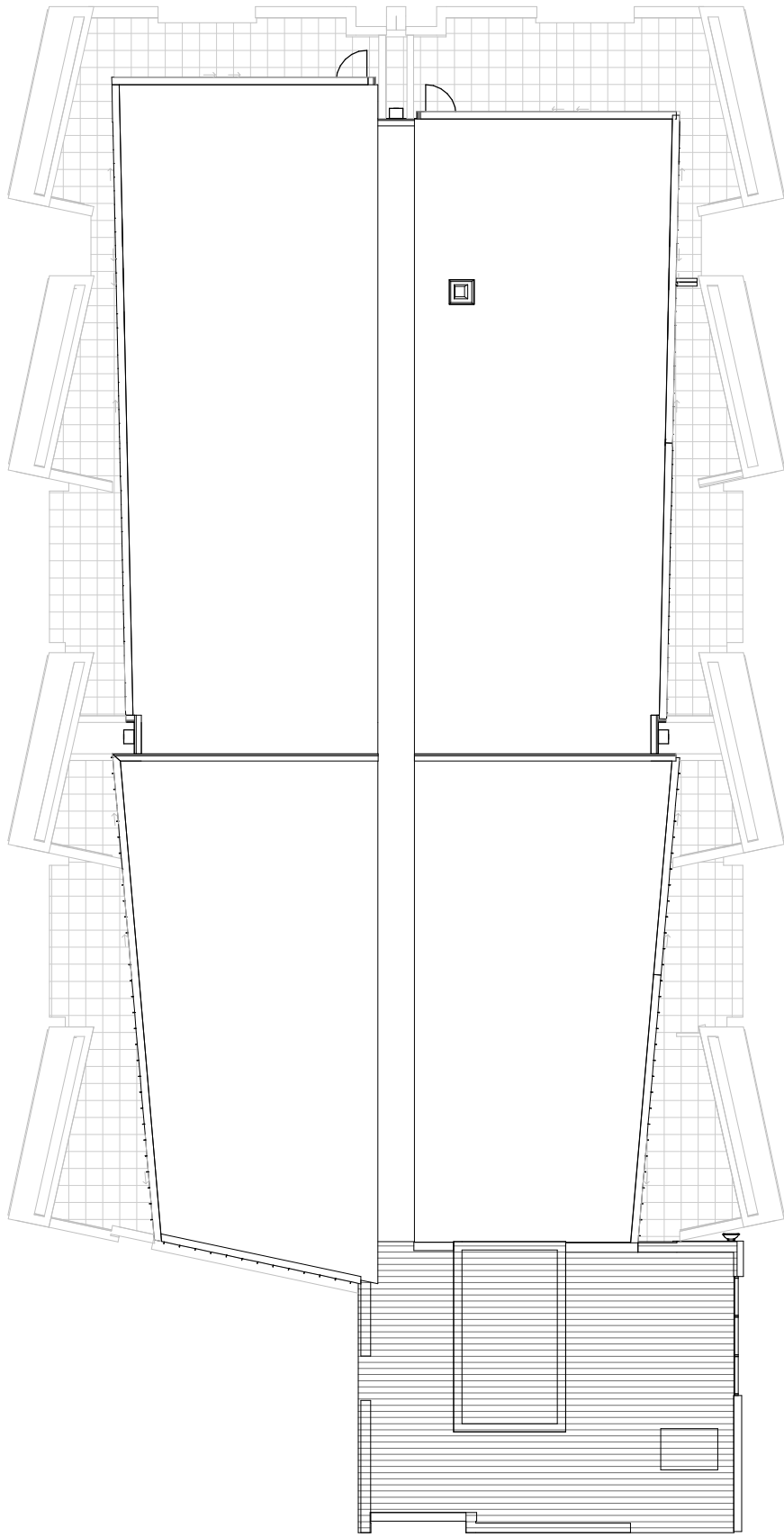


1 LEVEL 7
A2-010 A1 sheet scale = 1 : 200

Revisions

- A 20.11.22 CO-ORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE

Notes



Client

RYMAN HEALTHCARE

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Registered Architects and Designers
www.warrenandmahoney.com

Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ROOF PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-090

Revision

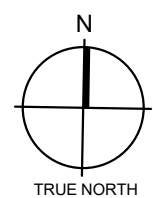
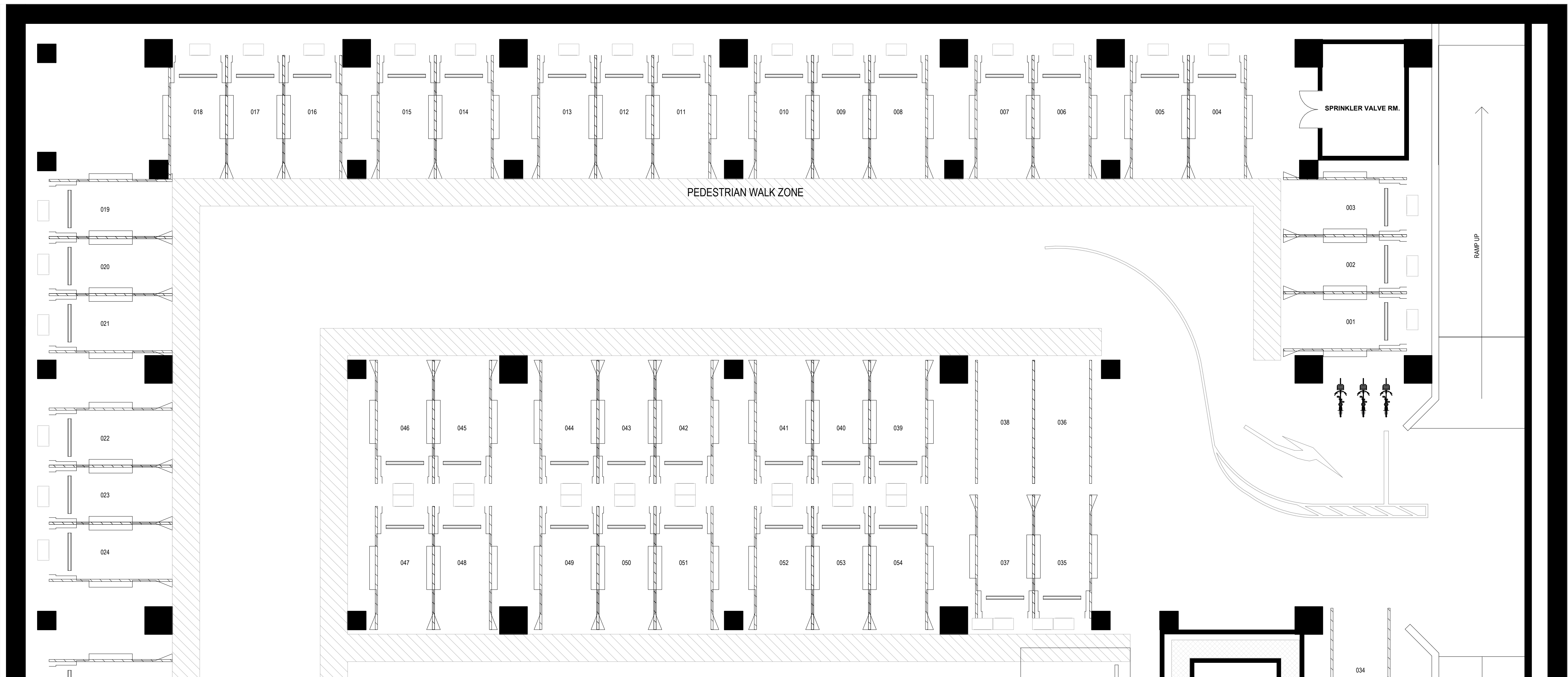
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Revisions

- A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI

Notes

—



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
BASEMENT FLOOR
PLAN - ZONE 1

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale As indicated @ A1
Date 15/05/20
Job No 8899
Drawn WM Team
Checked TDH

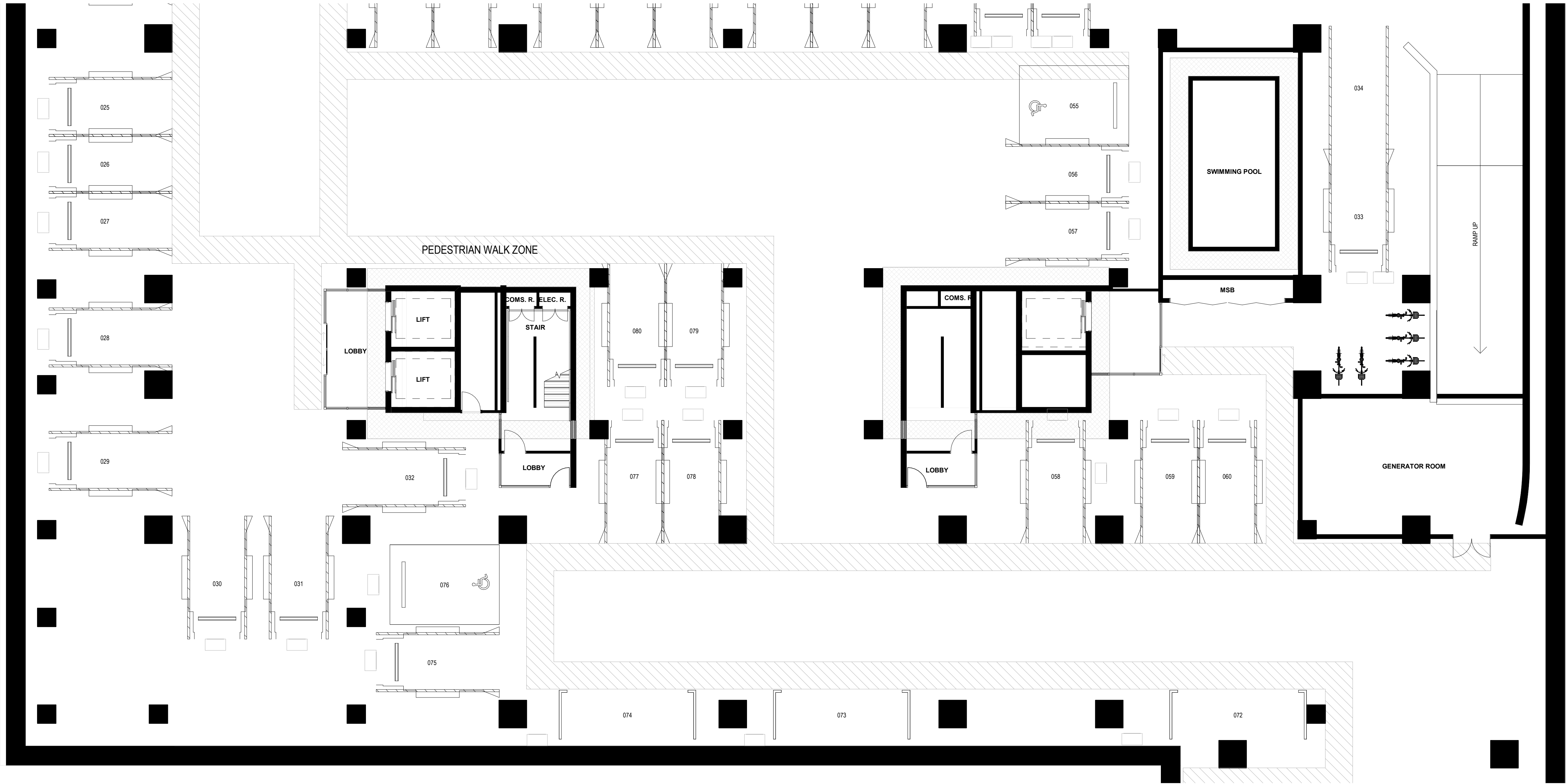
Drawing No

B07 .A1-110

Revision

F

1 BASEMENT ZONE 1
A1-114 A1 sheet scale = 1 : 100



1 BASEMENT ZONE 2
A1-114 A1 sheet scale = 1 : 100

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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
F	15/05/20	RESOURCE CONSENT RFI

Notes

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Project Title

**PARK TERRACE
SITE 02**
PETERBOROUGH

Drawing Title

**APARTMENTS B07
BASEMENT FLOOR
PLAN - ZONE 2**

Drawing Issue

**RESOURCE
CONSENT**

Drawing Details

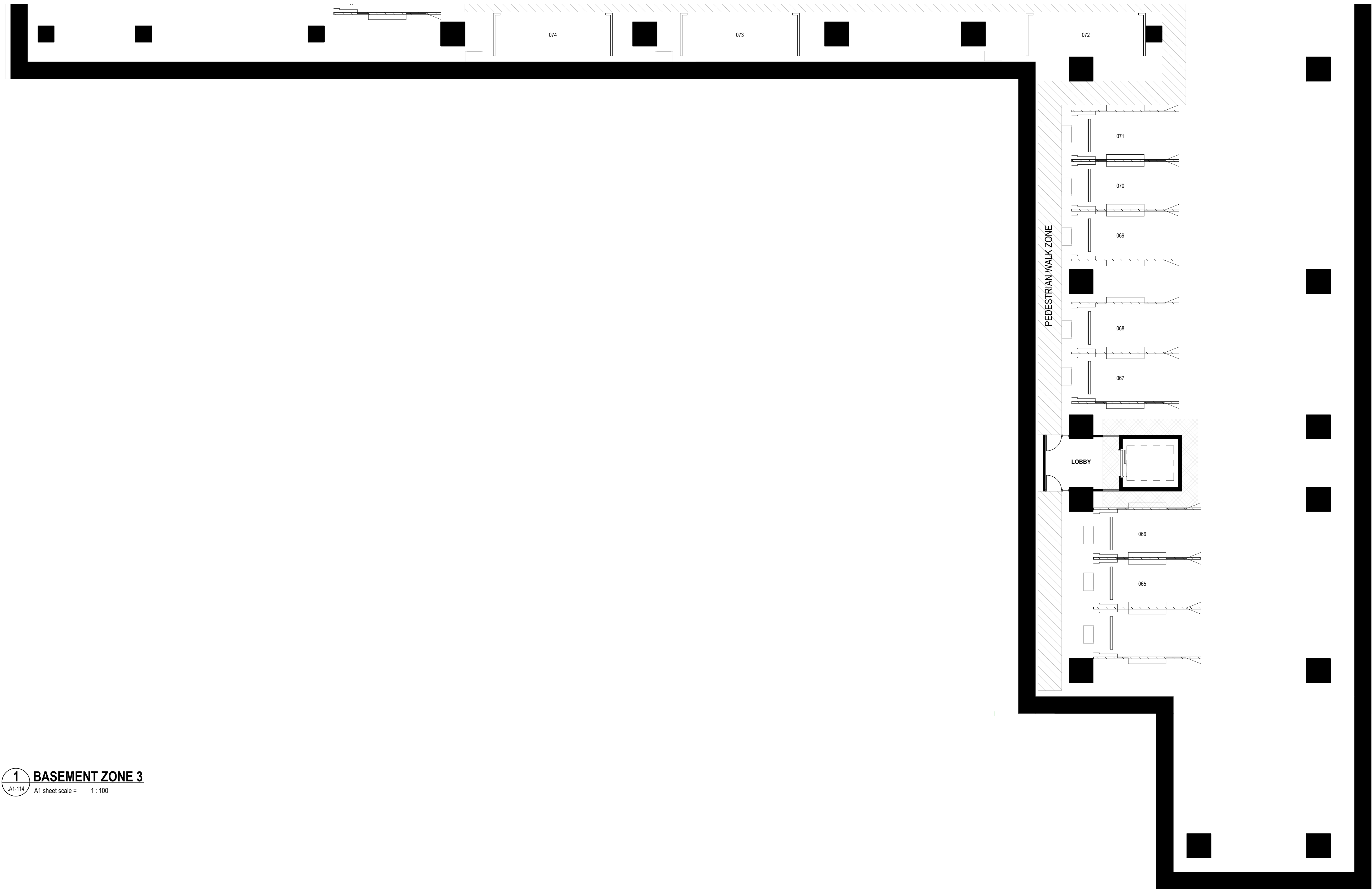
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Date	15/05/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-111

Revision

F



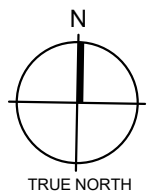
1 BASEMENT ZONE 3
A1-114 A1 sheet scale = 1 : 100

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Revisions

- A 20.11.22 CO-ORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE
- H 25/08/21 AMENDED PROPOSAL

Notes



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Project Title

**PARK TERRACE
SITE 02**
PETERBOROUGH

Drawing Title

**APARTMENTS B07
BASEMENT FLOOR
PLAN - ZONE 3**

Drawing Issue

**RESOURCE
CONSENT**

Drawing Details

Scale	As indicated @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-112

Revision

(H)

Revisions

A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
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E 27/03/20 RESOURCE CONSENT ISSUE

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 1 - GROUND
FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

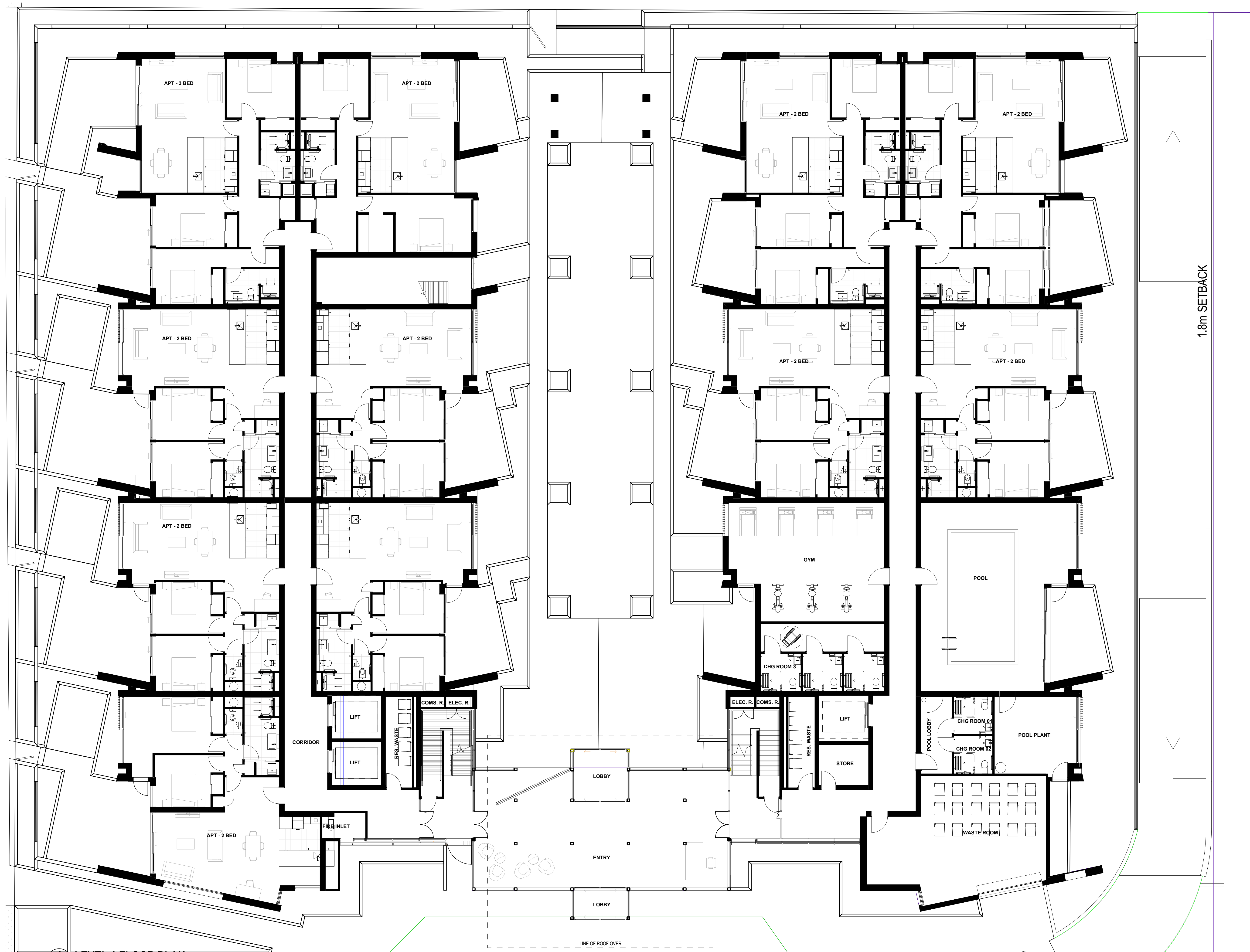
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Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A1-120

Revision

E



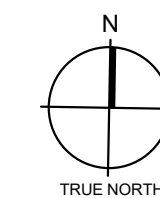
1 LEVEL 1 FLOOR PLAN

A1-114 A1 sheet scale = 1 : 100

Revisions

A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
H 25/08/21 AMENDED PROPOSAL

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Project Title

PARK TERRACE
SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 2 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

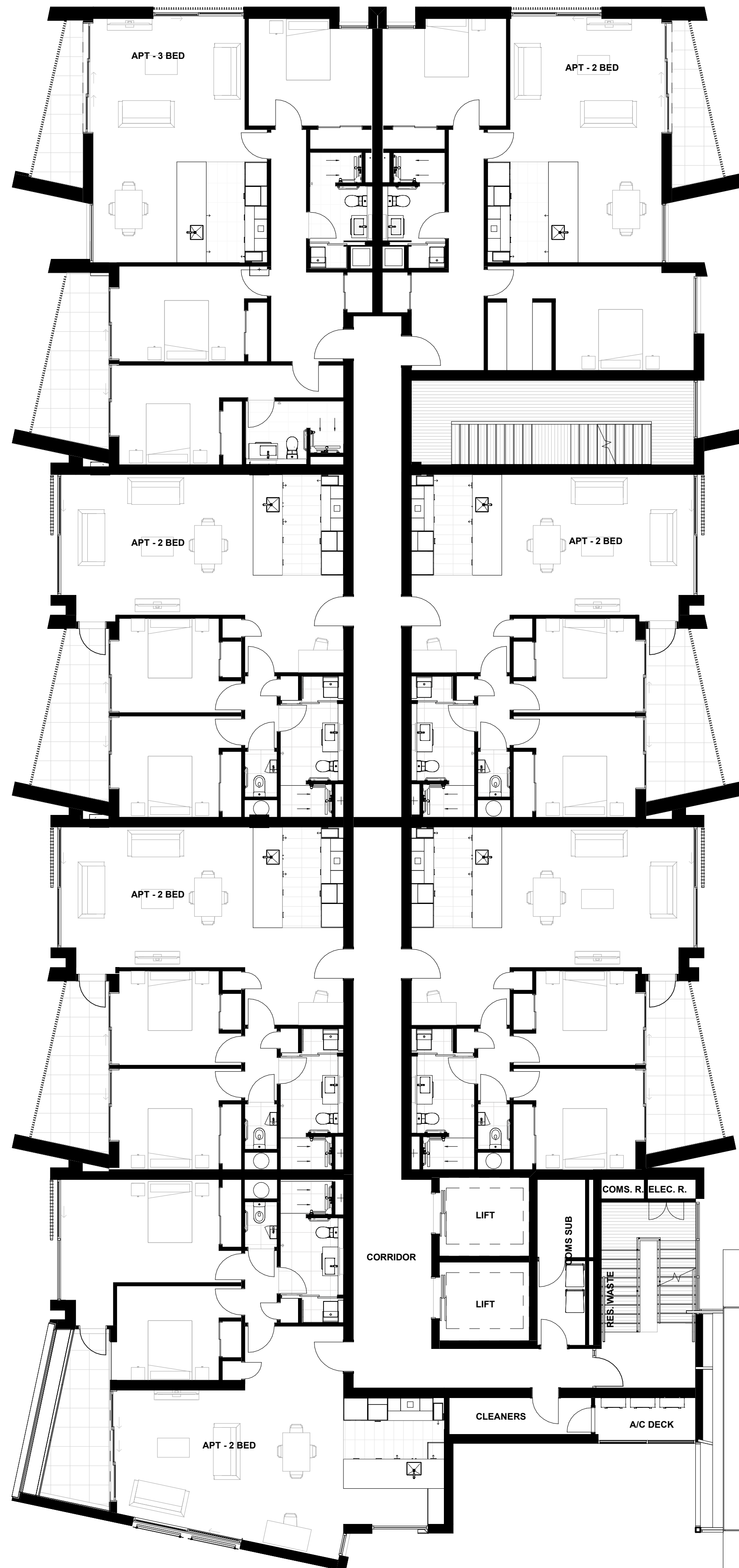
Scale 1 : 100 @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A1-121

Revision

(H)



1 LEVEL 2 FLOOR PLAN

A1-114 A1 sheet scale = 1 : 100

Revisions

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Project Title

PARK TERRACE
SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 3 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

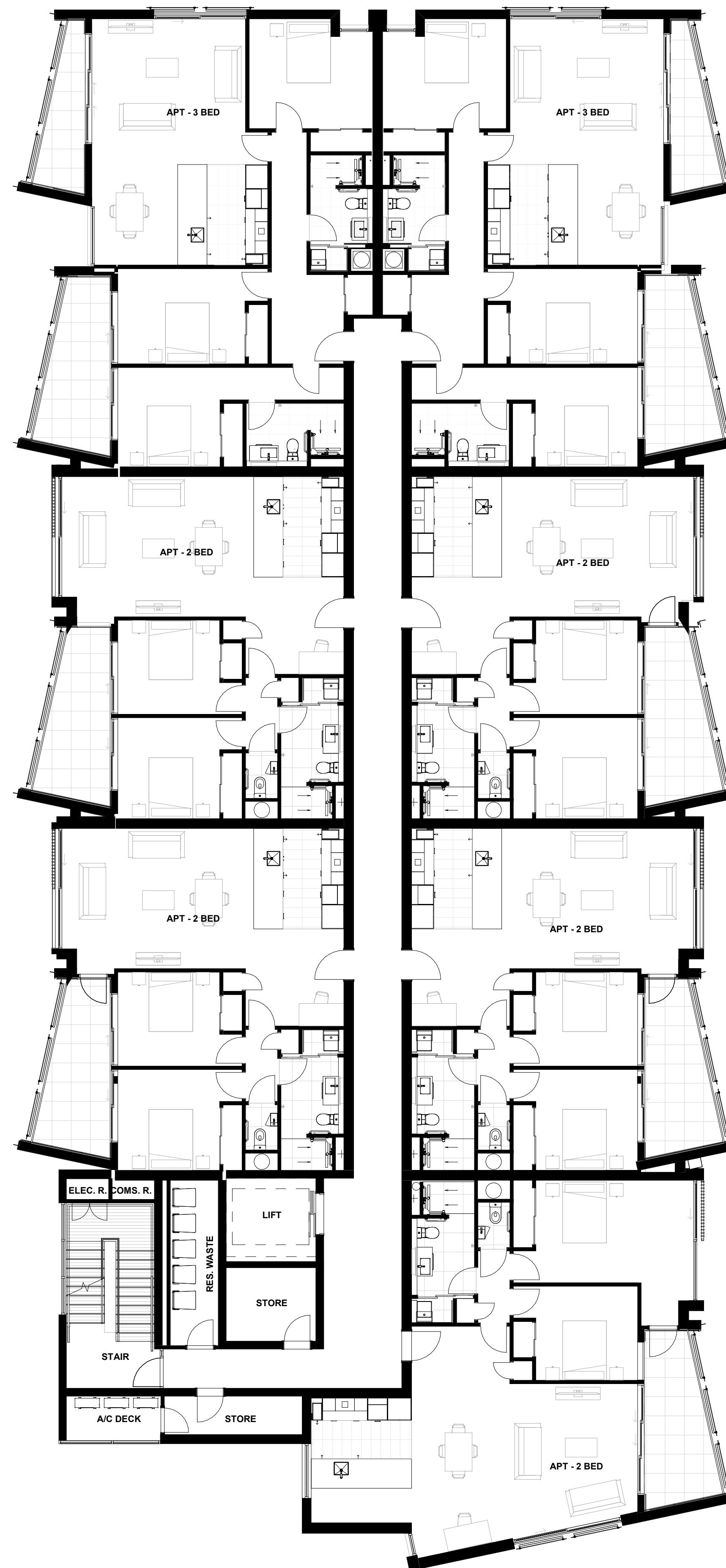
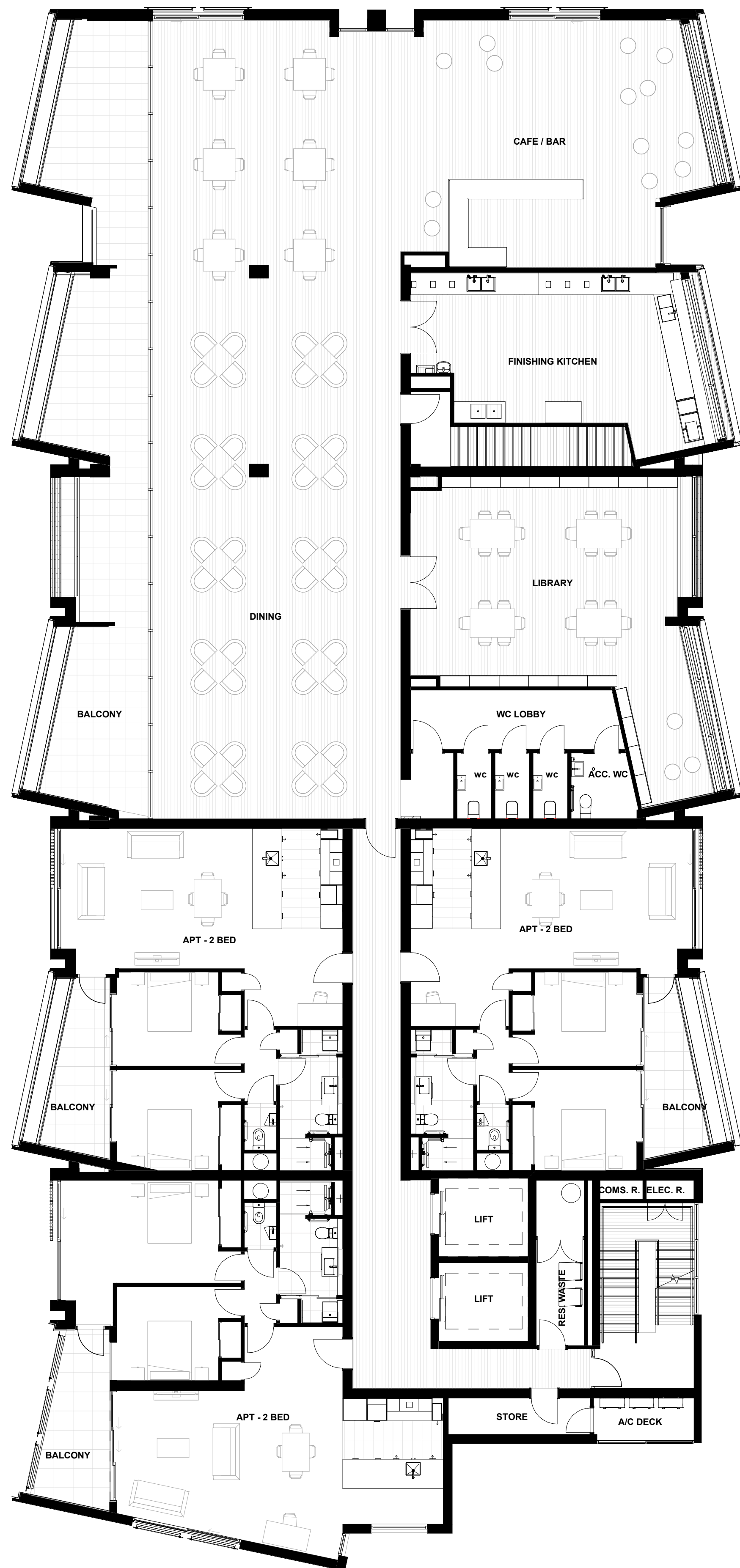
Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-122

Revision

(H)



Revisions

A	20.11.22	CO-ORDINATION SET
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 4 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

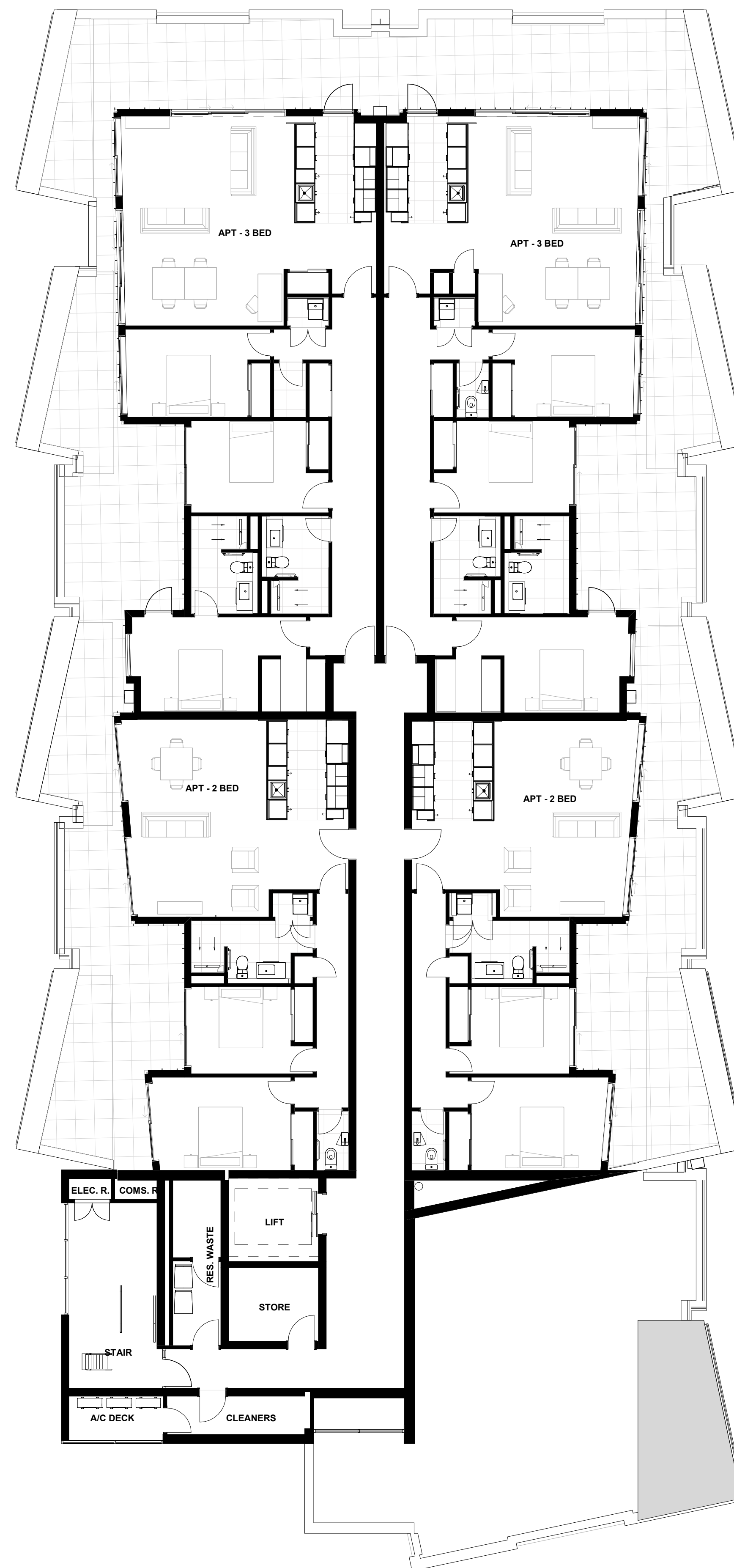
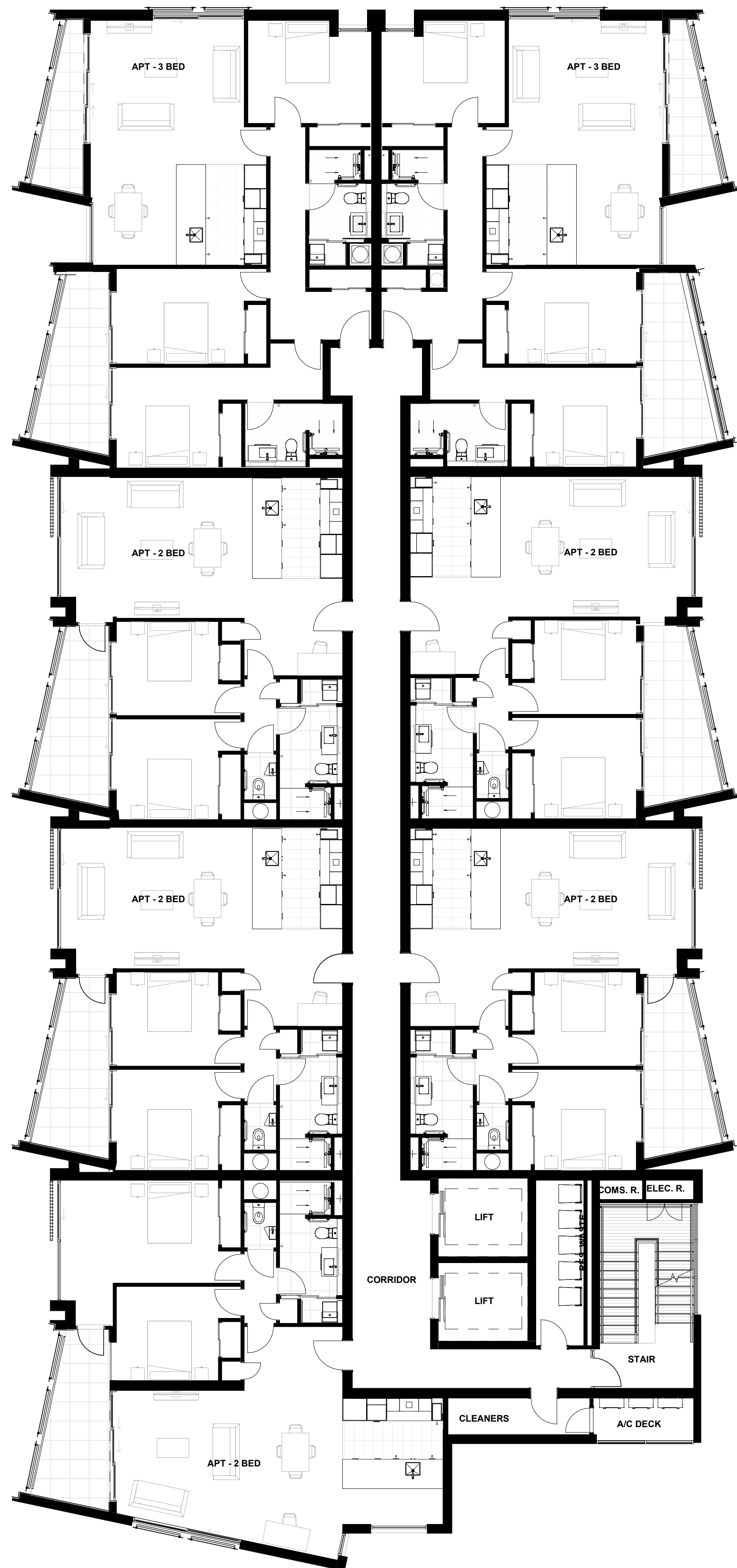
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Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-123

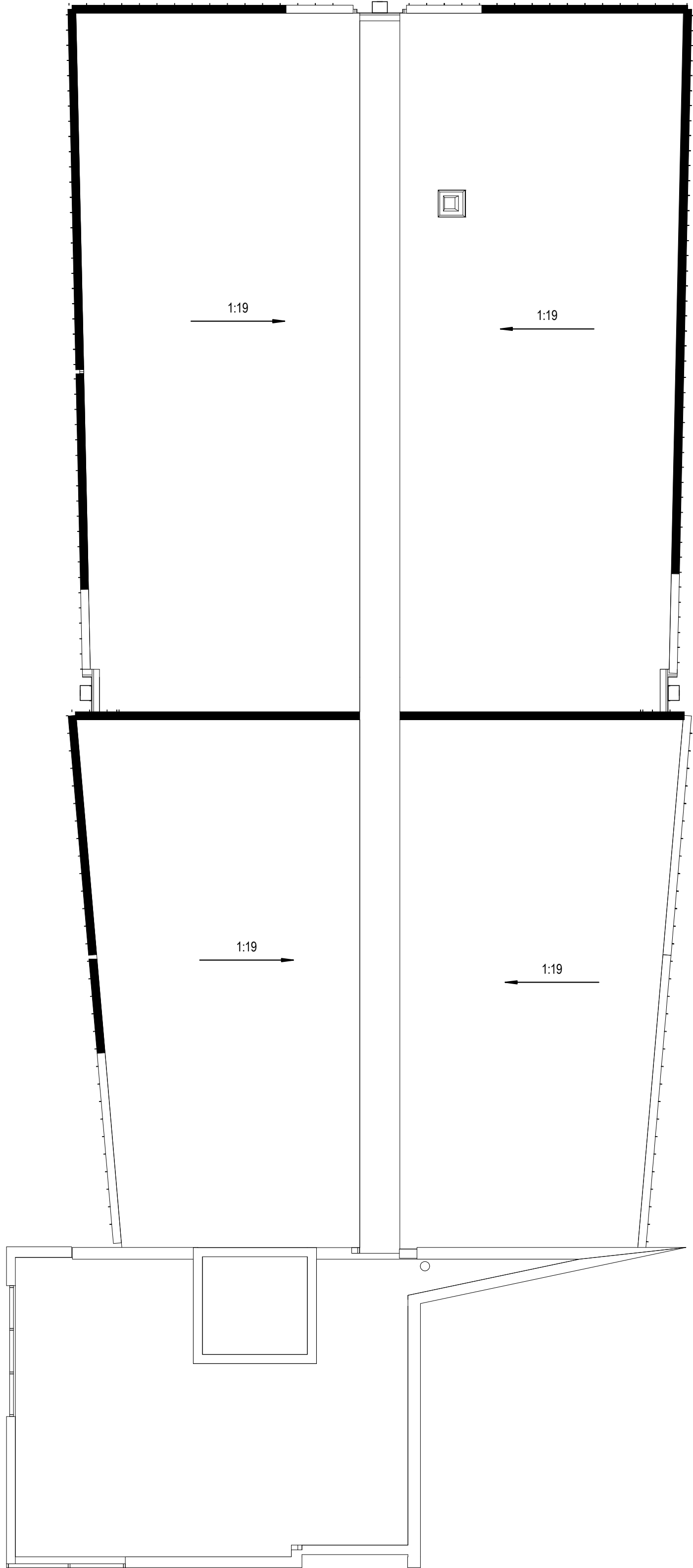
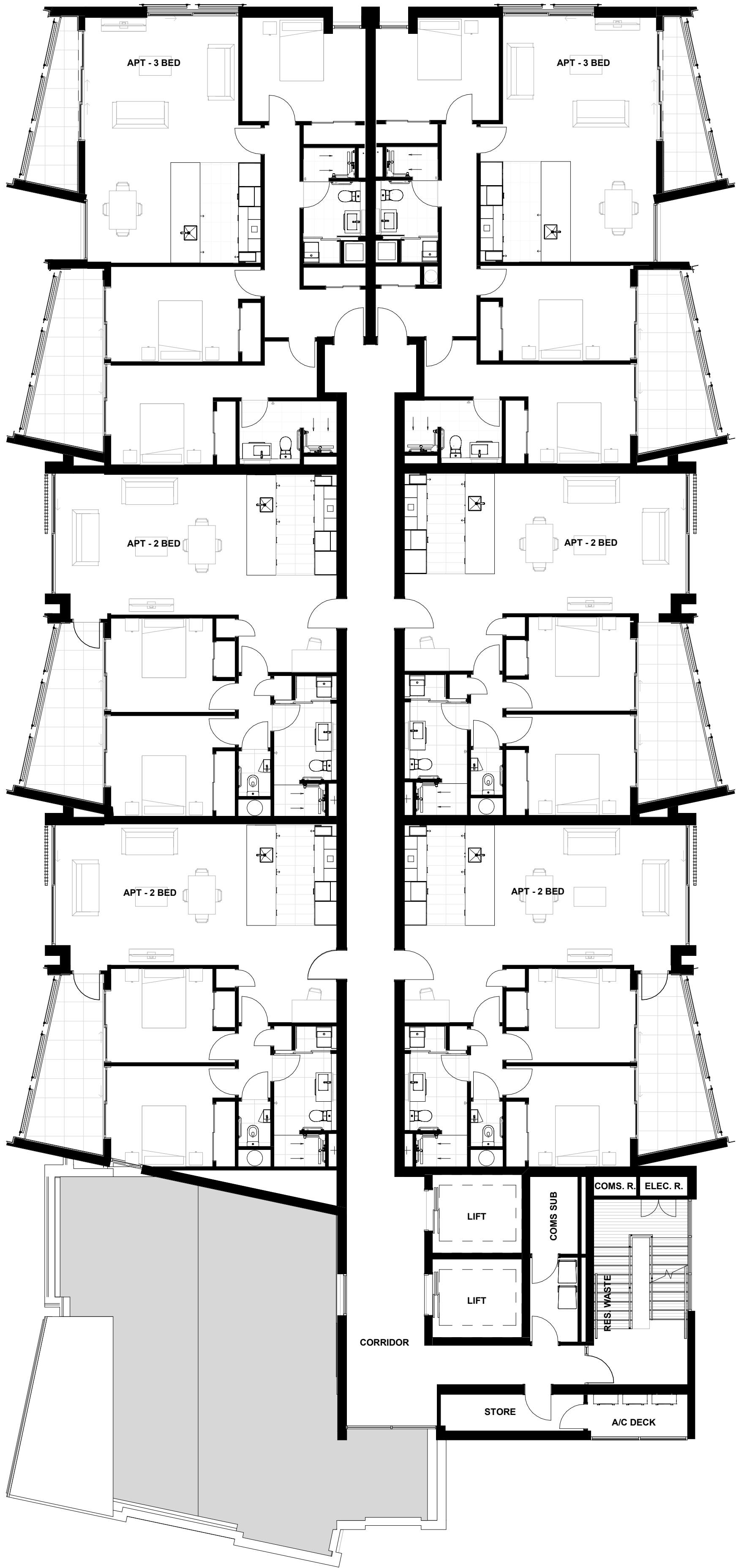
Revision

(H)



1 LEVEL 5 FLOOR PLAN

A2-010 A1 sheet scale = 1 : 100



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 5 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

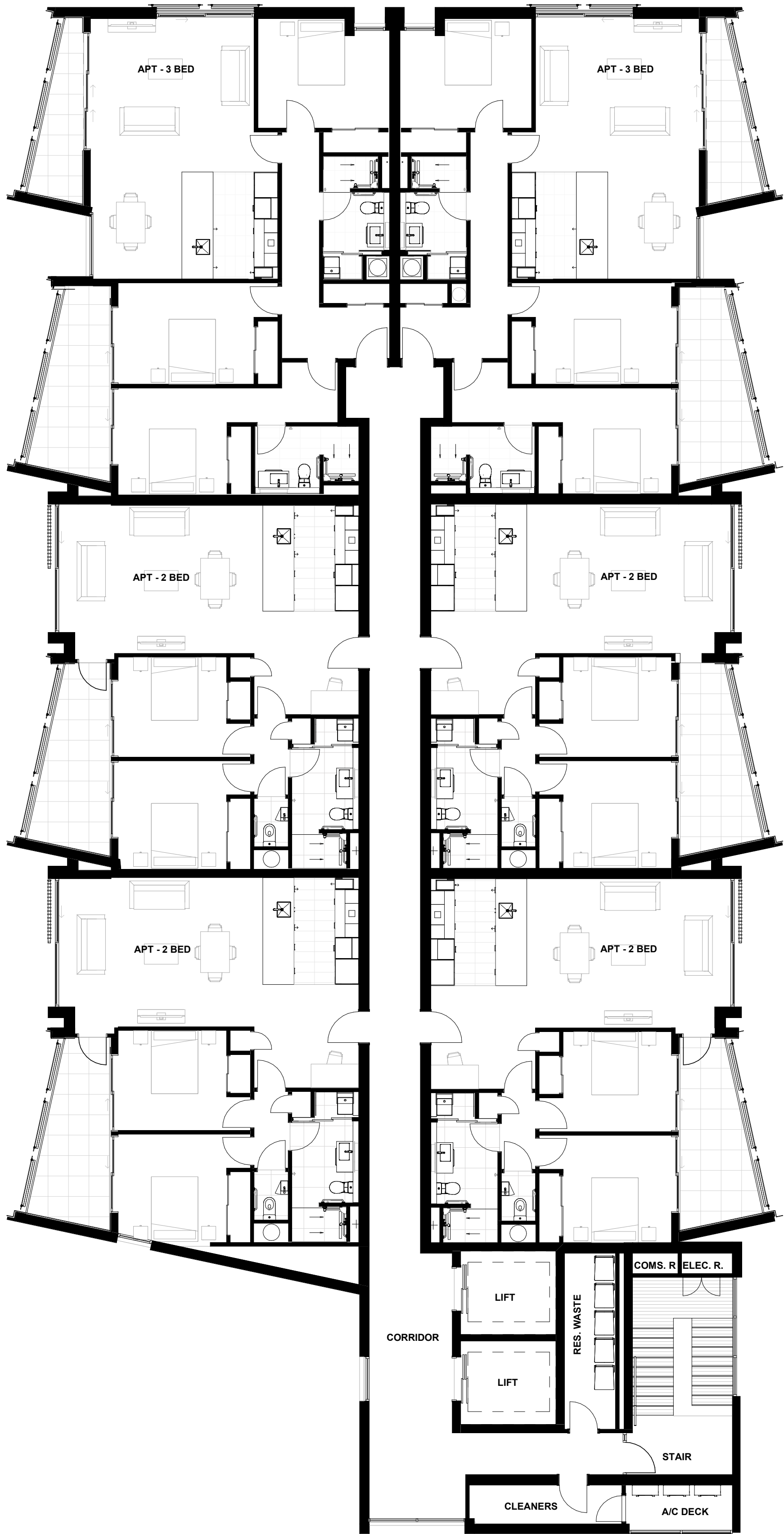
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Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A1-124

Revision

(H)

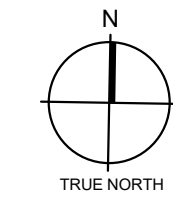


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Revisions

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B 18/12/19 DRAFT RESOURCE CONSENT
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 6 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

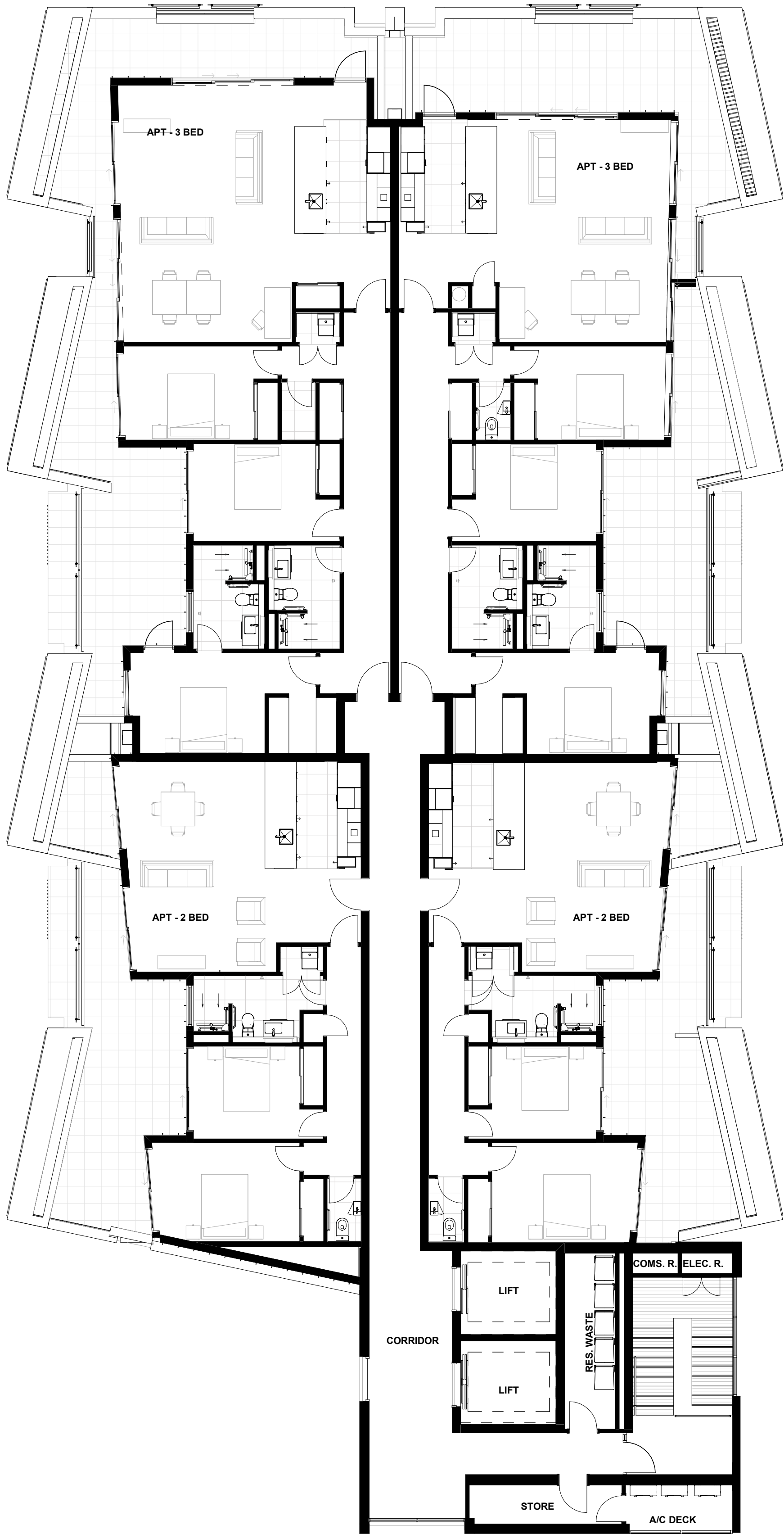
Scale 1 : 100 @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A1-125

Revision

(H)

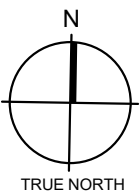


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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE

SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07
LEVEL 7 - FLOOR PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

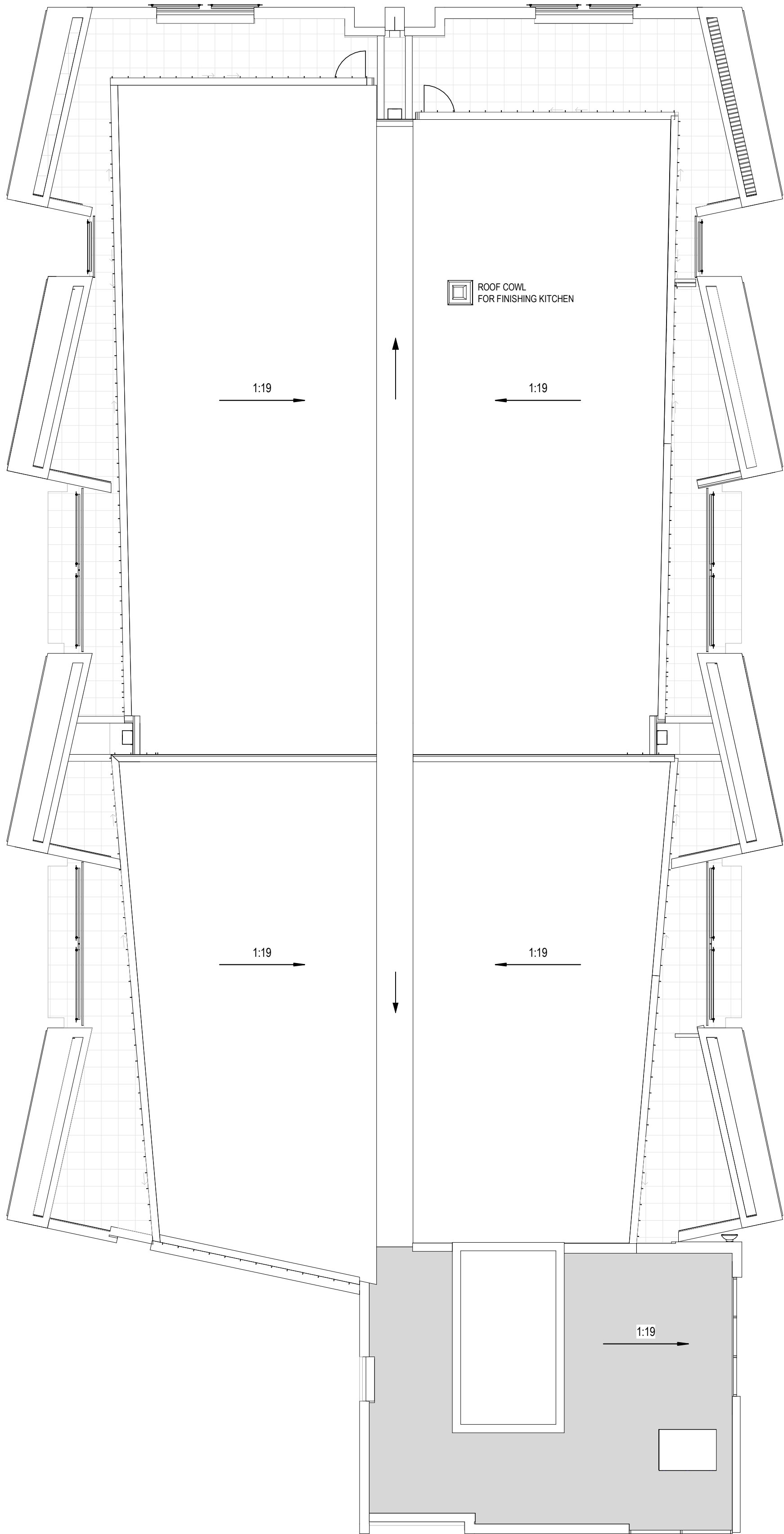
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Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-126

Revision

(H)

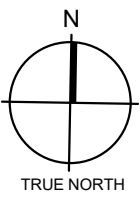


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Revisions

- A 20.11.22 CO-ORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE

Notes



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Project Title

PARK TERRACE

SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07

LEVEL 8 - ROOF PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-127

Revision

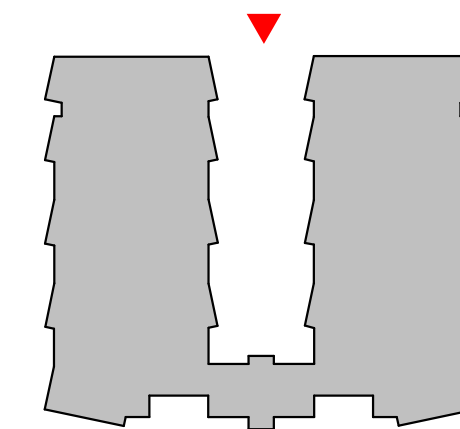
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Revisions

- A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
H 25/08/21 AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100 @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A2-010

Revision

(H)

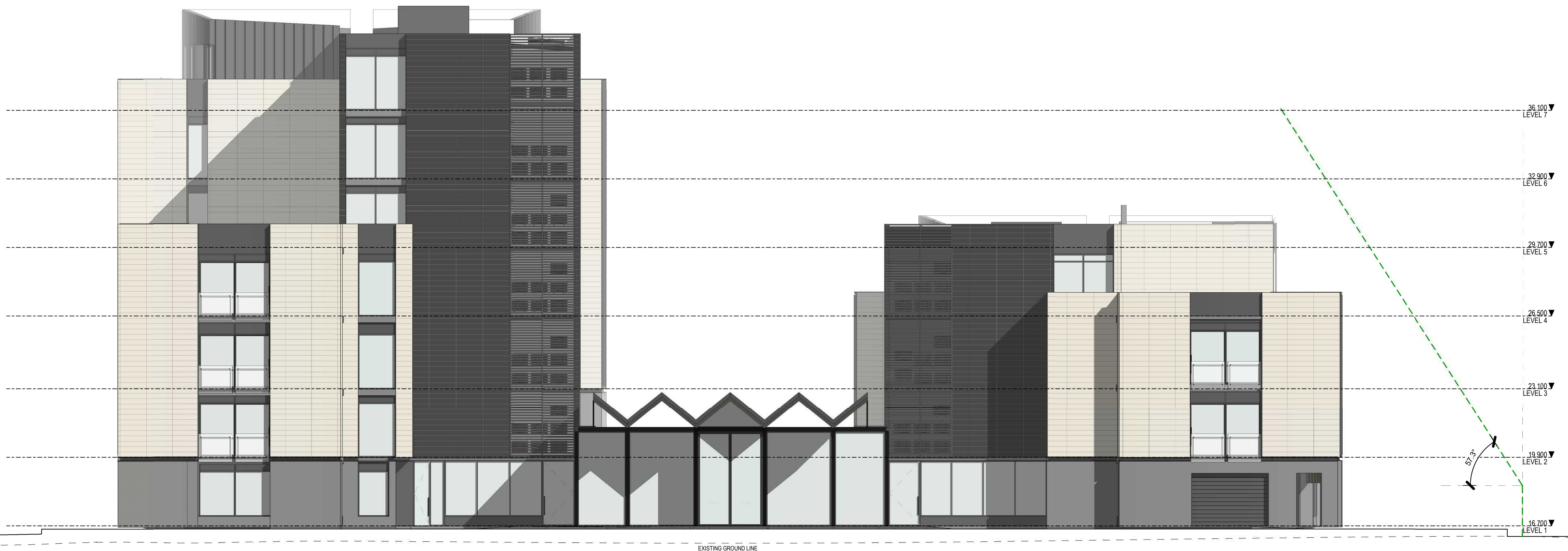
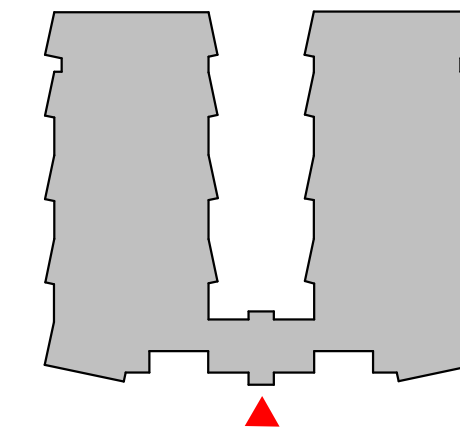
1 NORTH ELEVATION
A1-020 A1 sheet scale = 1 : 100

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Revisions

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B	18/12/19	DRAFT RESOURCE CONSENT
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E	27/03/20	RESOURCE CONSENT ISSUE
G	12/01/20	DARKER STAIR CORE
21		RCT HEARING
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

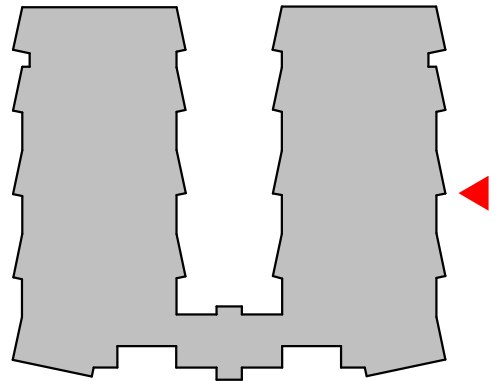
Drawing No

B07 .A2-011

Revision

(H)

1 SOUTH ELEVATION
A1-020 A1 sheet scale = 1 : 100



Revisions

A	20.11.22	CO-ORDINATION SET
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G	12/01/20	DARKER STAIR CORE
	21	RCT HEARING
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A2-012

Revision

(H)

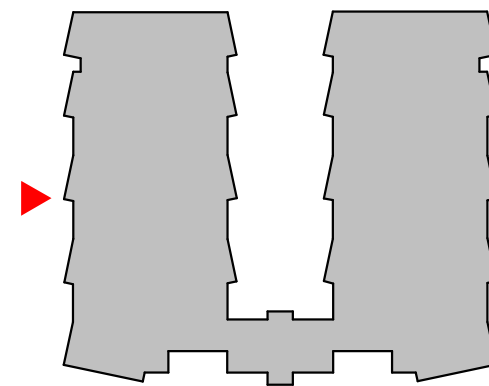
1 EAST ELEVATION
A1-020 A1 sheet scale = 1 : 100

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Revisions

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B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
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G	12/01/20	DARKER STAIR CORE
	21	RCT HEARING
H	25/08/21	AMENDED PROPOSAL

Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A2-013

Revision

(H)

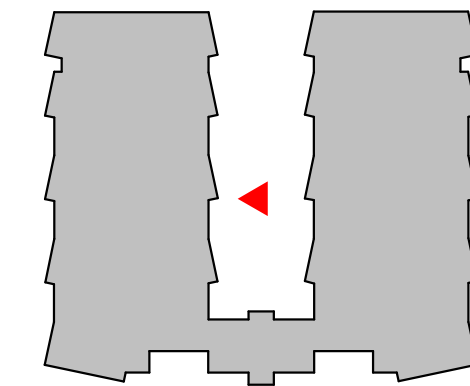
1 WEST ELEVATION
A1-020 A1 sheet scale = 1 : 100

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Revisions

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Notes



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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A2-014

Revision

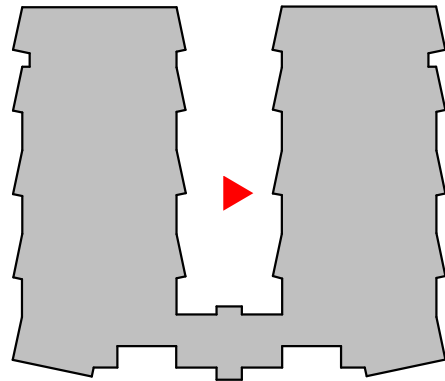
(H)

1 EAST SECTIONAL ELEVATION

A1-020 A1 sheet scale = 1 : 100

┐

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B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
G	12/01/20	DARKER STAIR CORE
	21	RCT HEARING
H	25/08/21	AMENDED PROPOSAL

Notes



Client

RYMAN HEALTHCARE

Warren and Mahoney Architects
New Zealand Ltd

254 Montreal Street
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New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A2-015

Revision

(H)

1 WEST SECTIONAL ELEVATION

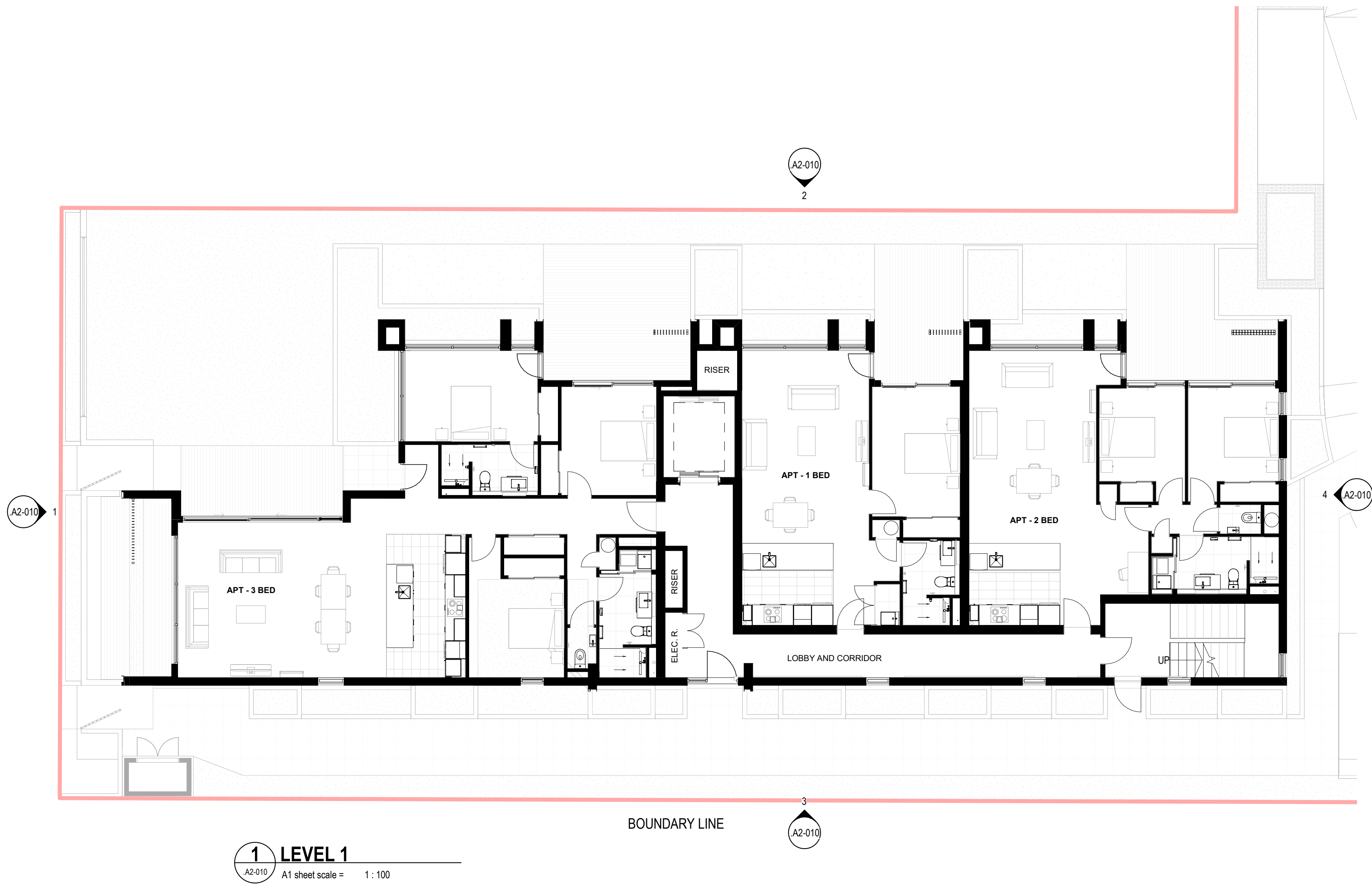
A1-020 A1 sheet scale = 1 : 100

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Revisions

- A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
G 25/08/21 AMENDED PROPOSAL

Notes



Client

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Registered Architects and Designers
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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
FLOOR PLAN LEVEL 1

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100 @ A1
Date 25/08/21
Job No 8917
Drawn WM Team
Checked TDH

Drawing No

B08 .A1-020

Revision

G

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Revisions

- A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
G 25/08/21 AMENDED PROPOSAL

Notes

Client

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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
FLOOR PLAN LEVEL 2

Drawing Issue

RESOURCE
CONSENT

Drawing Details

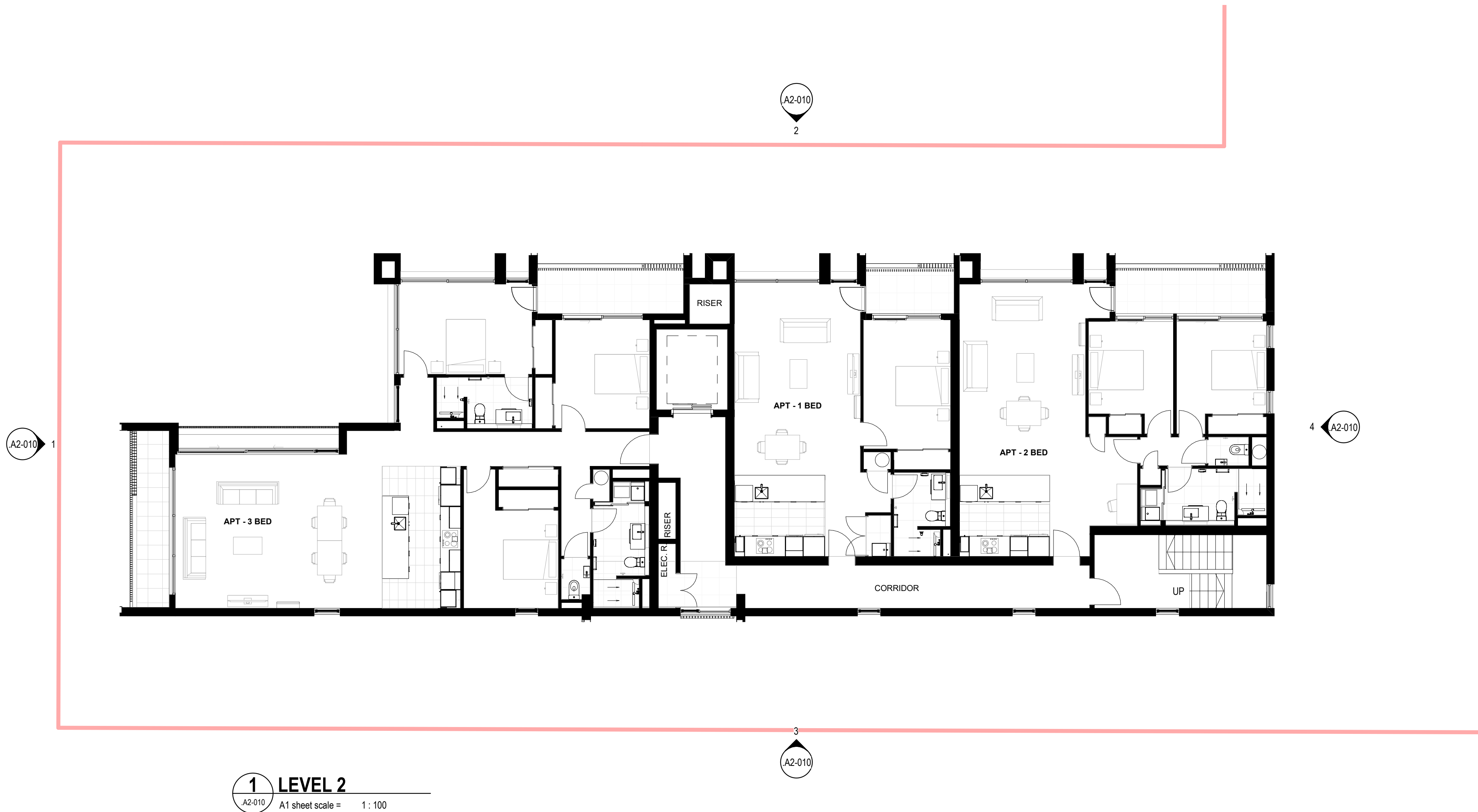
Scale 1 : 100 @ A1
Date 25/08/21
Job No 8917
Drawn WM Team
Checked TDH

Drawing No

B08 .A1-030

Revision

G

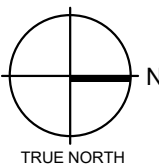


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Revisions

- A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 10/02/20 BUILDING LEVEL REDUCED
G 25/08/21 AMENDED PROPOSAL

Notes



Client

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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
FLOOR PLAN LEVEL 3

Drawing Issue

RESOURCE
CONSENT

Drawing Details

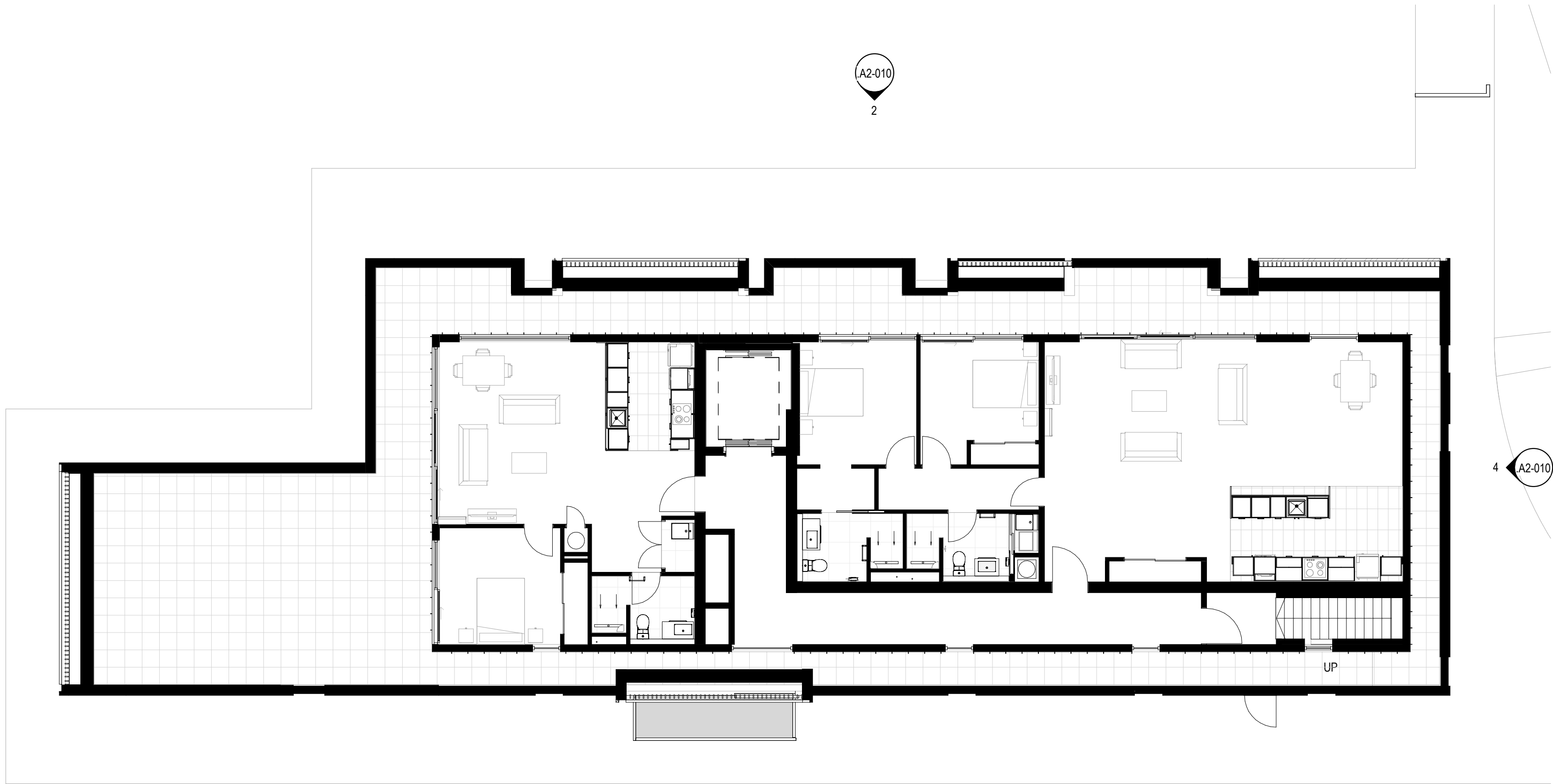
Scale 1 : 100 @ A1
Date 25/08/21
Job No 8917
Drawn WM Team
Checked TDH

Drawing No

B08 .A1-040

Revision

G



1 LEVEL 3

A2-010 A1 sheet scale = 1 : 100

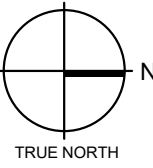
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7 All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

- A 22/11/19 CO-ORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE
- F 10/02/20 BUILDING LEVEL REDUCED
- G 25/08/21 AMENDED PROPOSAL

Notes



Client

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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
ROOF PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8917
Drawn	WM Team
Checked	TDH

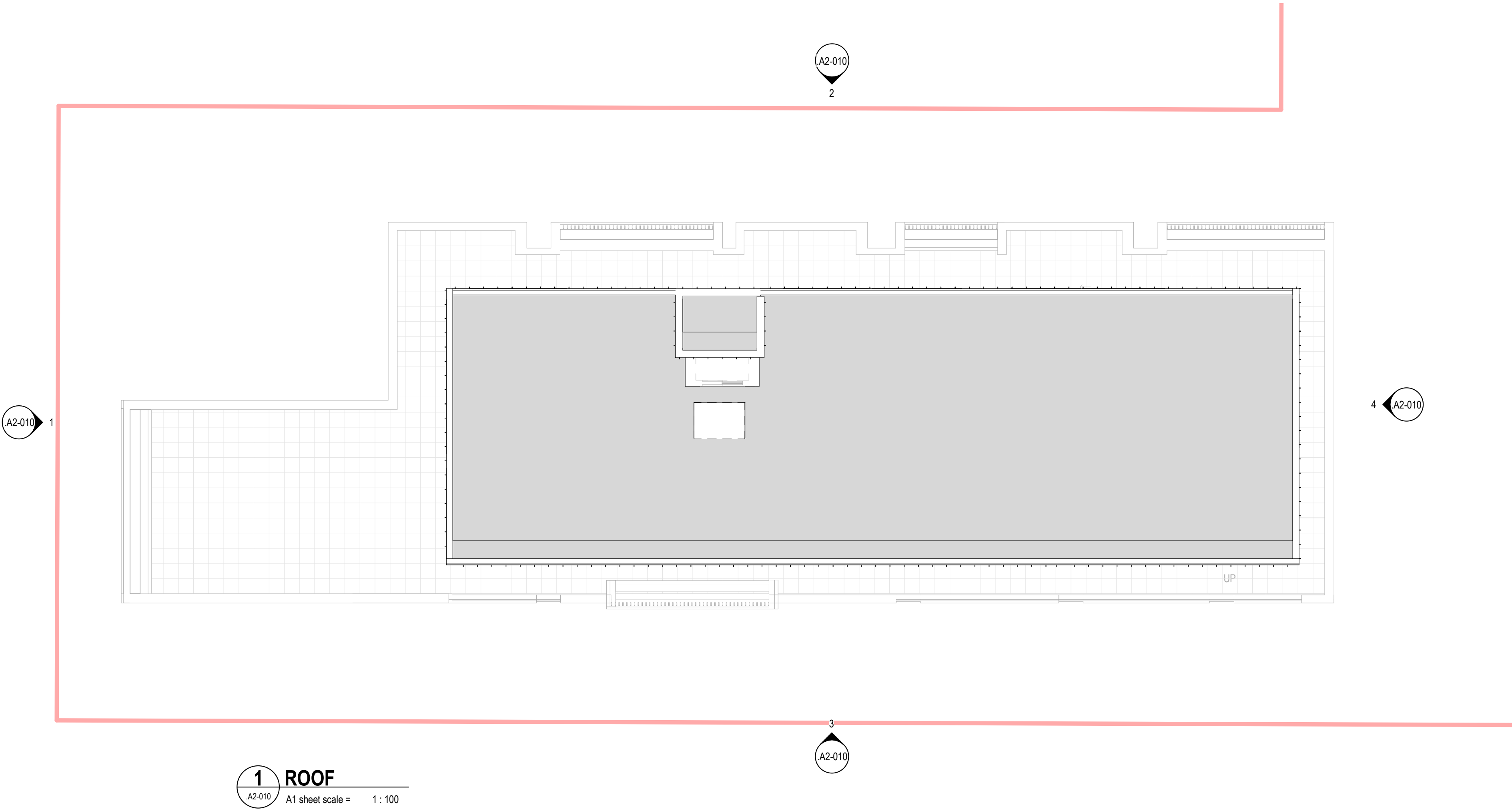
Drawing No

B08 .A1-050

Revision

G

└



HEIGHT PLANE 20.0m



1 SOUTH ELEVATION

A1-020 A1 sheet scale = 1 : 100

HEIGHT PLANE 20.0m



2 WEST ELEVATION

A1-020 A1 sheet scale = 1 : 100

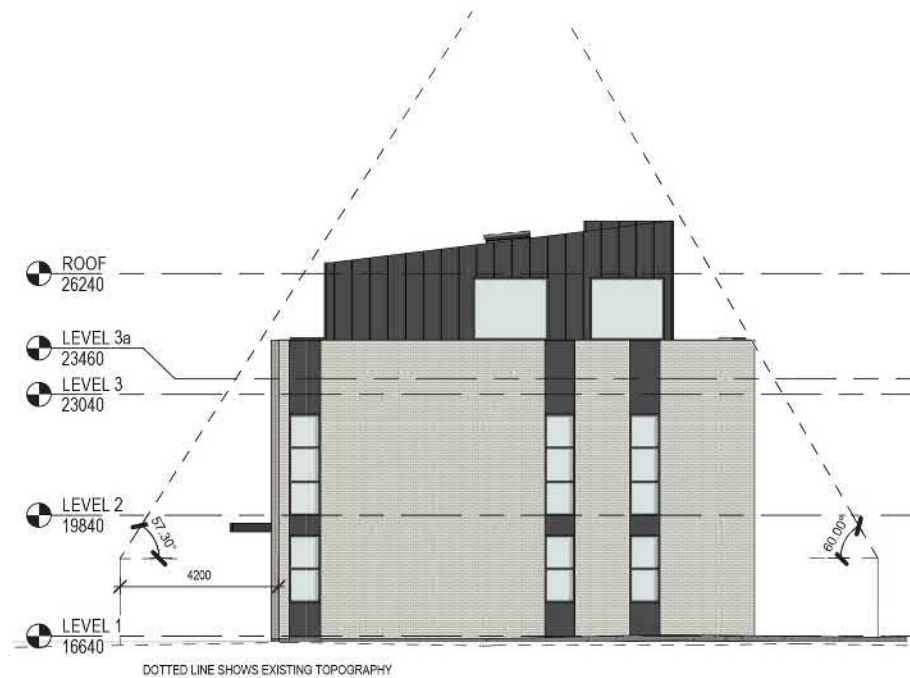
HEIGHT PLANE 20.0m



3 EAST ELEVATION

A1-020 A1 sheet scale = 1 : 100

HEIGHT PLANE 20.0m



4 NORTH ELEVATION

A1-020 A1 sheet scale = 1 : 100

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Revisions

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B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
F	10/02/20	BUILDING LEVEL REDUCED
G	25/08/21	AMENDED PROPOSAL

Notes

Client

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Registered Architects and Designers
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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
ELEVATIONS

Drawing Issue RESOURCE CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	25/08/21
Job No	8917
Drawn	WM Team
Checked	TDH

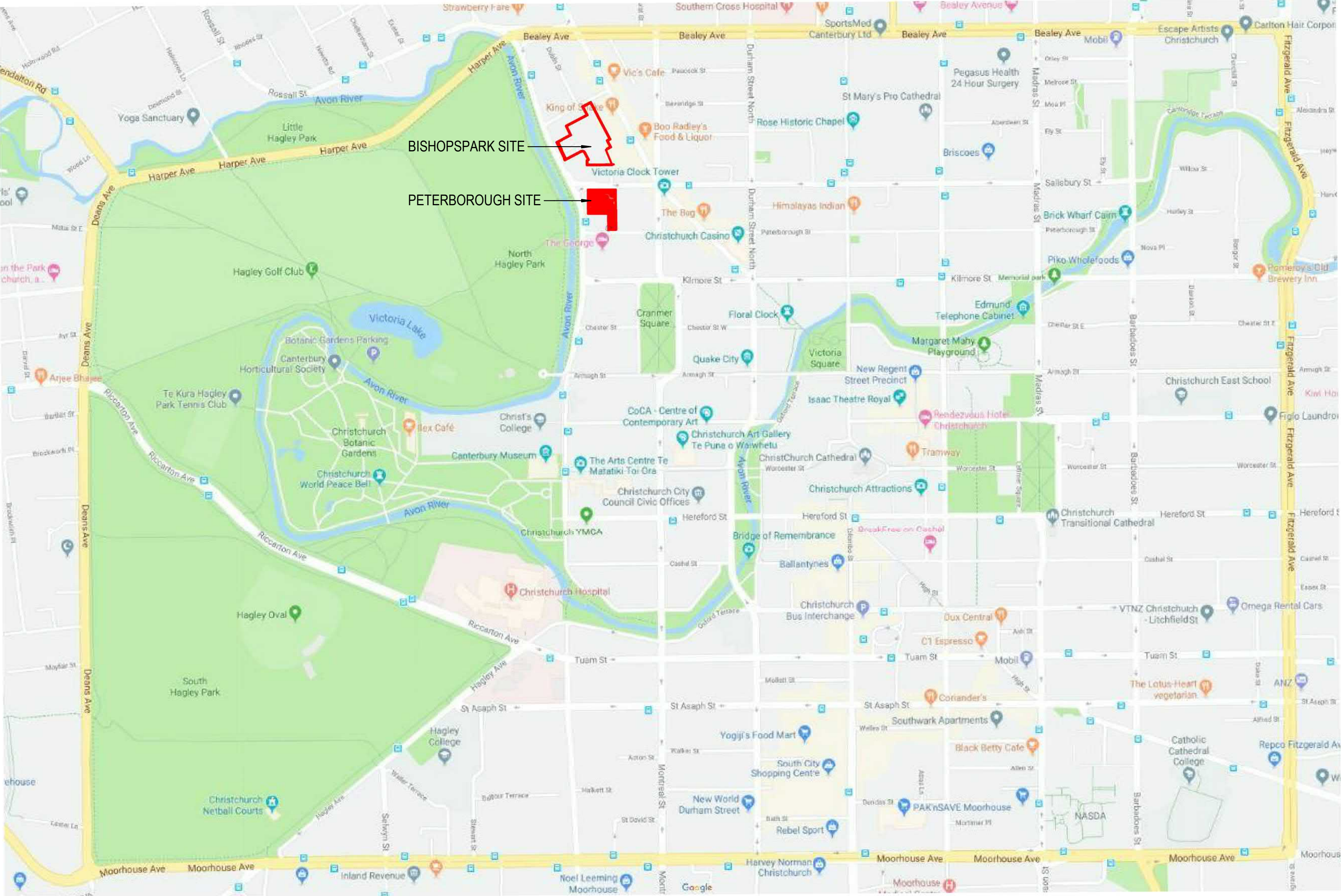
Drawing No

B08_A2-010

Revision

G

APPENDIX D
REVISED PROPOSAL ASSESSMENT DRAWINGS



1 LOCATION PLAN
A0-060/ A1 sheet scale = 1 : 7500
A3 sheet scale is twice scale shown above



2 SITE AERIAL PLAN
A1 sheet scale = 1 : 2500
A3 sheet scale is twice scale shown above

SITE INFORMATION

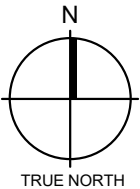
SITE ADDRESS 78 PARK TERRACE
LEGAL DESCRIPTION CHRISTCHURCH CENTRAL
AFFECTED SURVEYS LOT 1, DP 77997
SITE AREA DP 301196, DP 46369
BUILDING FOOTPRINT 5082m2
2470m2

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Revisions

A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE

Notes



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Project Title

**PARK TERRACE
PETERBOROUGH SITE**
PETERBOROUGH

Drawing Title

**SITE .S02
LOCATION PLAN**

Drawing Issue

**RESOURCE
CONSENT**

Drawing Details

Scale As indicated @ A1
Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-010

Revision

(E)



SITE INFORMATION

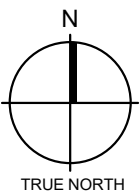
SITE ADDRESS 78 PARK TERRACE
LEGAL DESCRIPTION CHRISTCHURCH CENTRAL
AFFECTED SURVEYS LOT 1, DP 77997
SITE AREA DP 301196, DP 46369
BUILDING FOOTPRINT 5082m2
2470m2

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Revisions

A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
EXISTING SITE PLAN

Drawing Issue

RESOURCE
CONSENT

Drawing Details

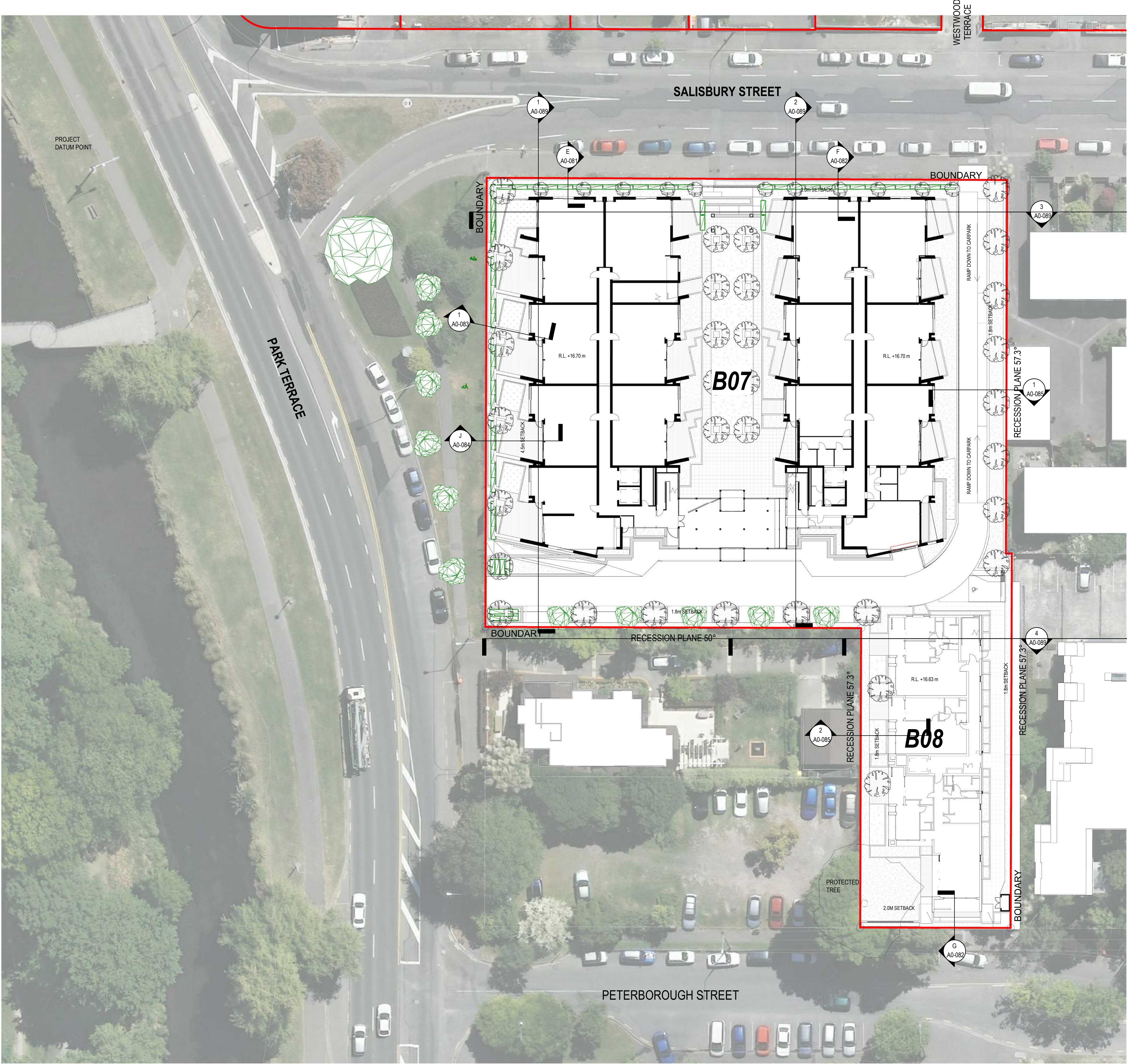
Scale 1 : 250 @ A1
Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-020

Revision

E



SITE INFORMATION

SITE ADDRESS 78 PARK TERRACE
LEGAL DESCRIPTION CHRISTCHURCH CENTRAL
AFFECTED SURVEYS LOT 1, DP 77997
SITE AREA DP 301196, DP 46369
BUILDING FOOTPRINT 5082m2
2470m2

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Revisions

- A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI
G 25/08/21 AMENDED PROPOSAL

Notes

Client

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
PROPOSED SITE PLAN
- GROUND

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale 1 : 250 @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-030

Revision

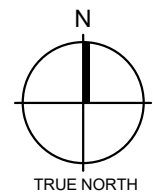
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Revisions

- A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI
G 25/08/21 AMENDED PROPOSAL

Notes



Client

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
PROPOSED SITE PLAN
- BASEMENT

Drawing Issue

RESOURCE
CONSENT

Drawing Details

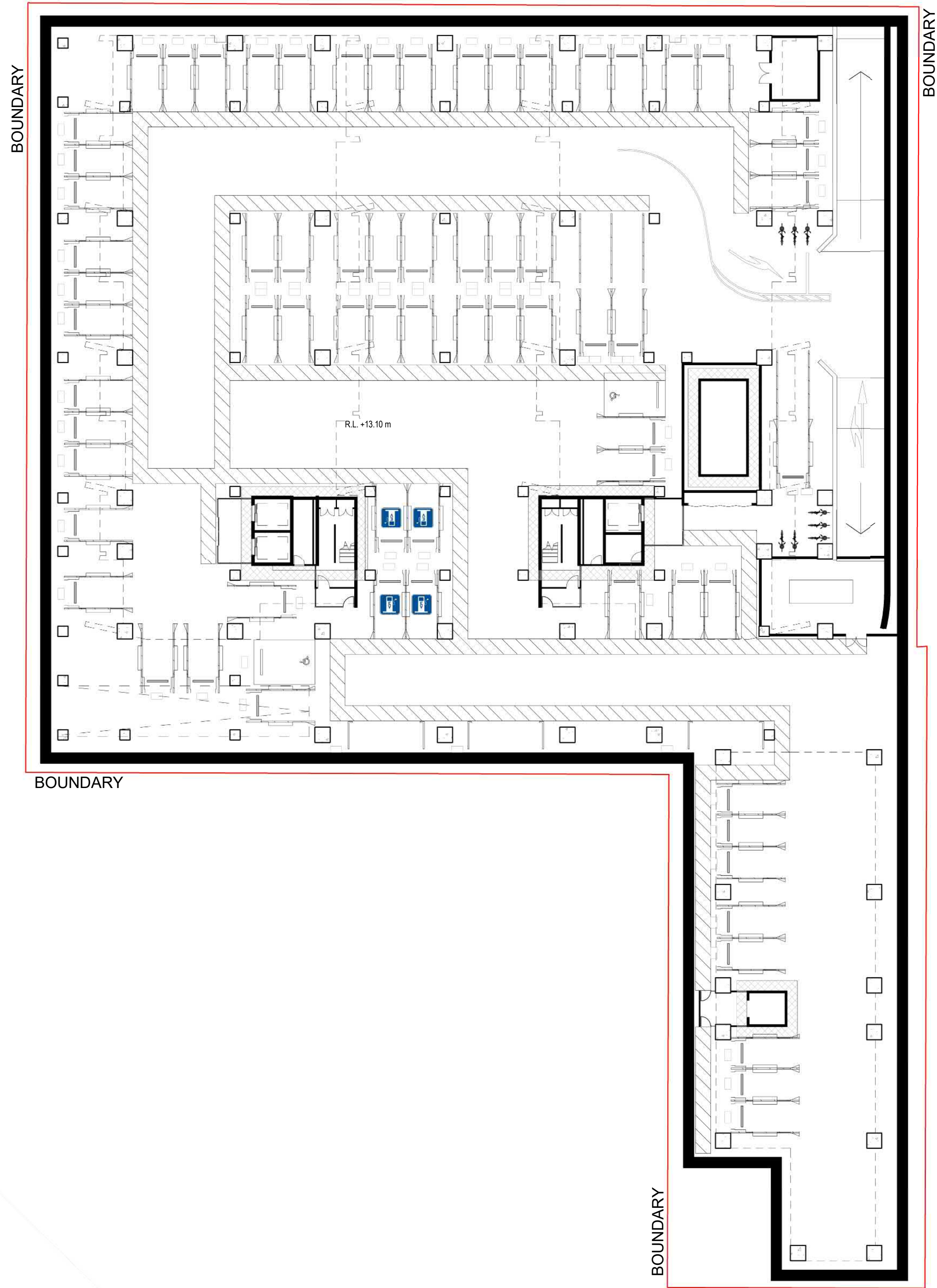
Scale 1 : 250 @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-040

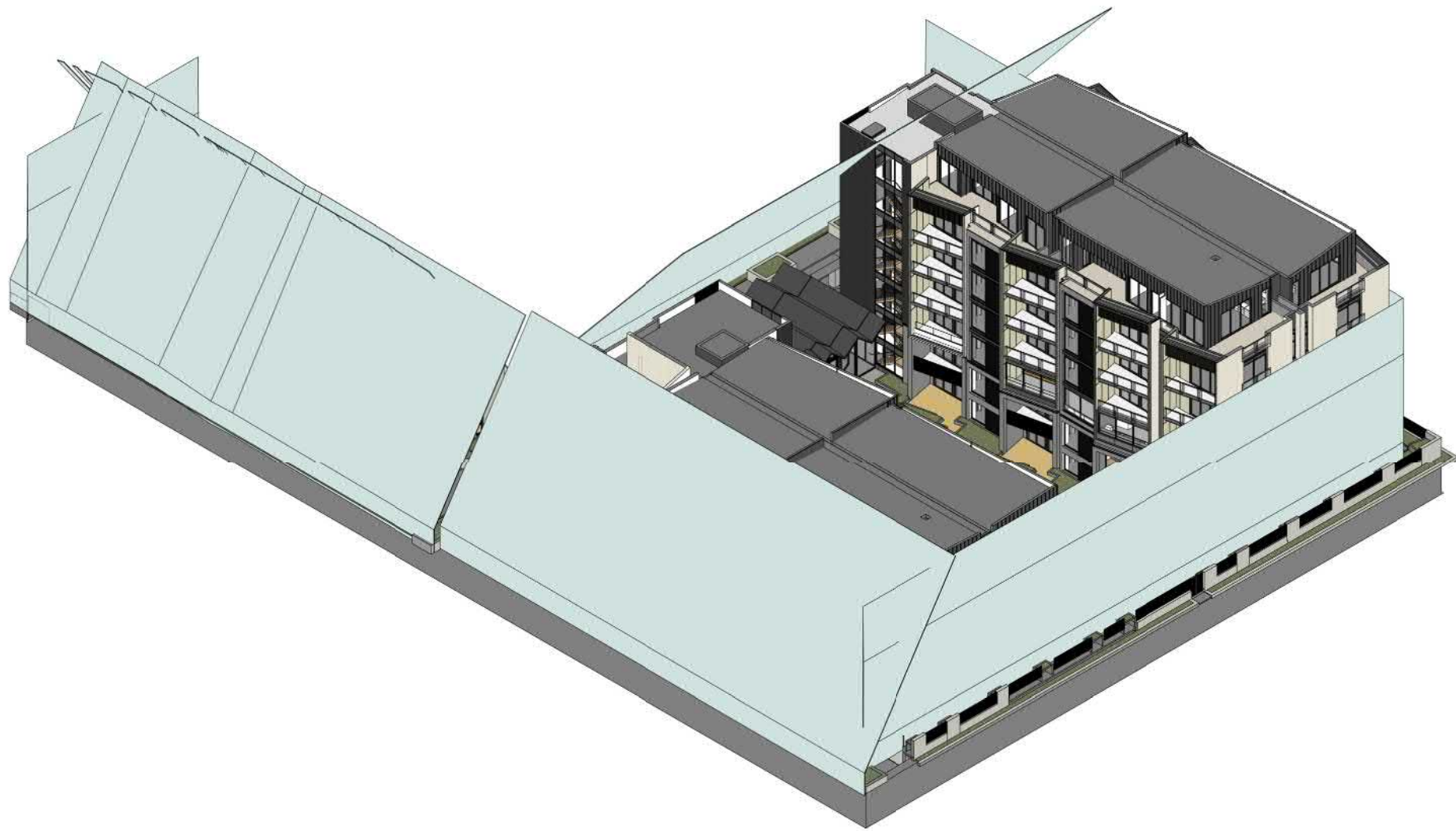
Revision

G

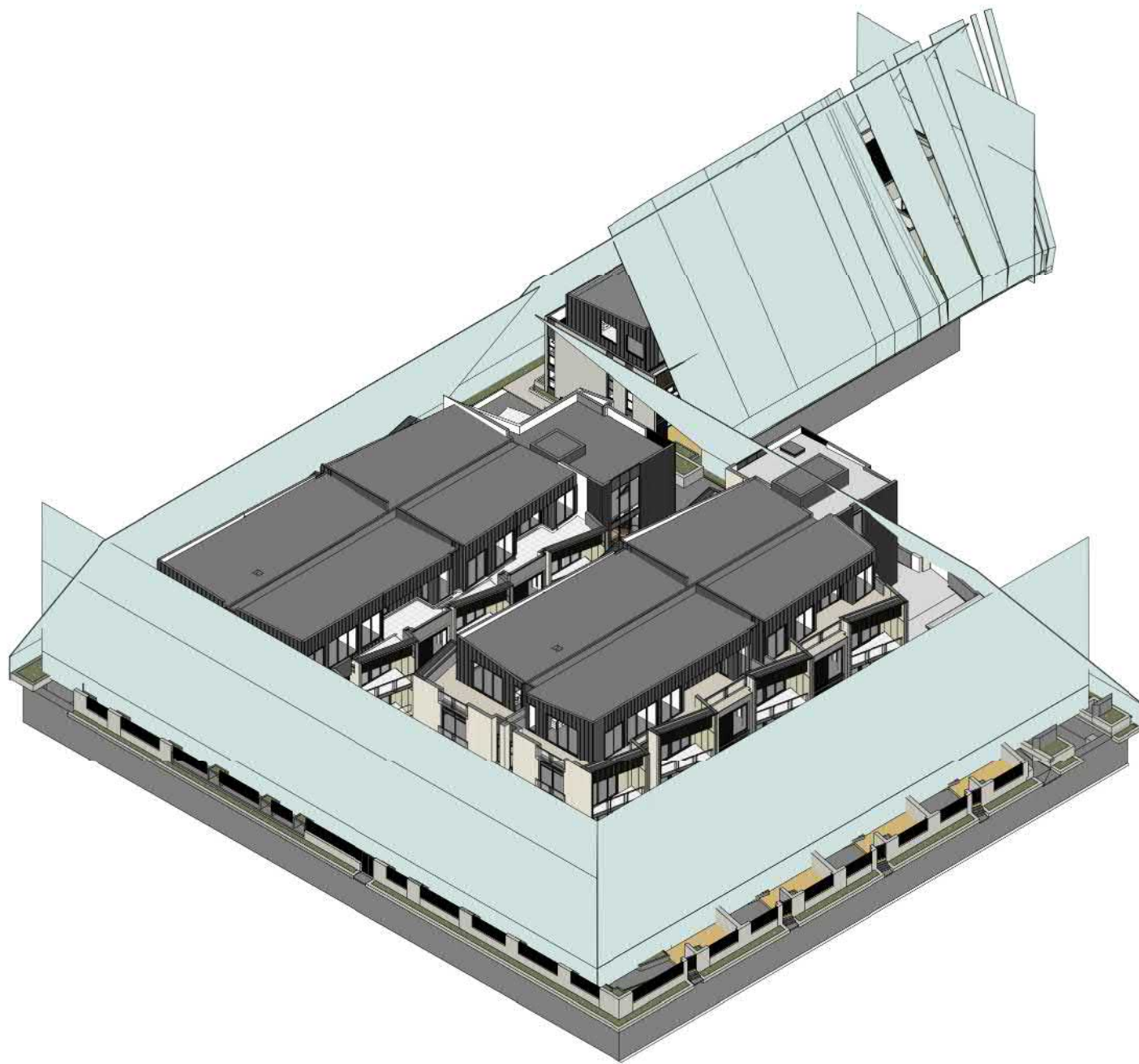


1 PROPOSED SITE PLAN - BASEMENT

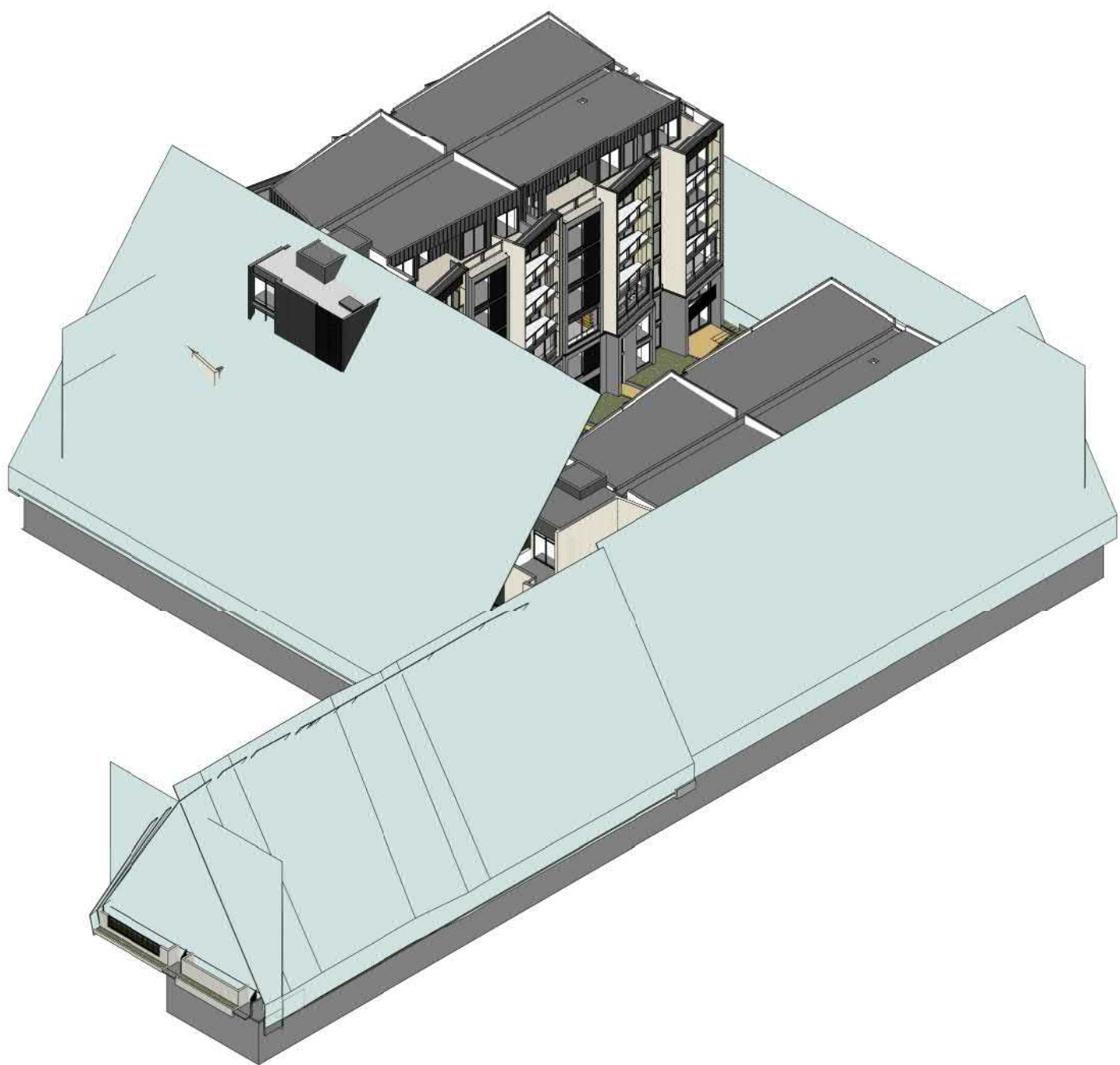
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A3 sheet scale is twice scale shown above



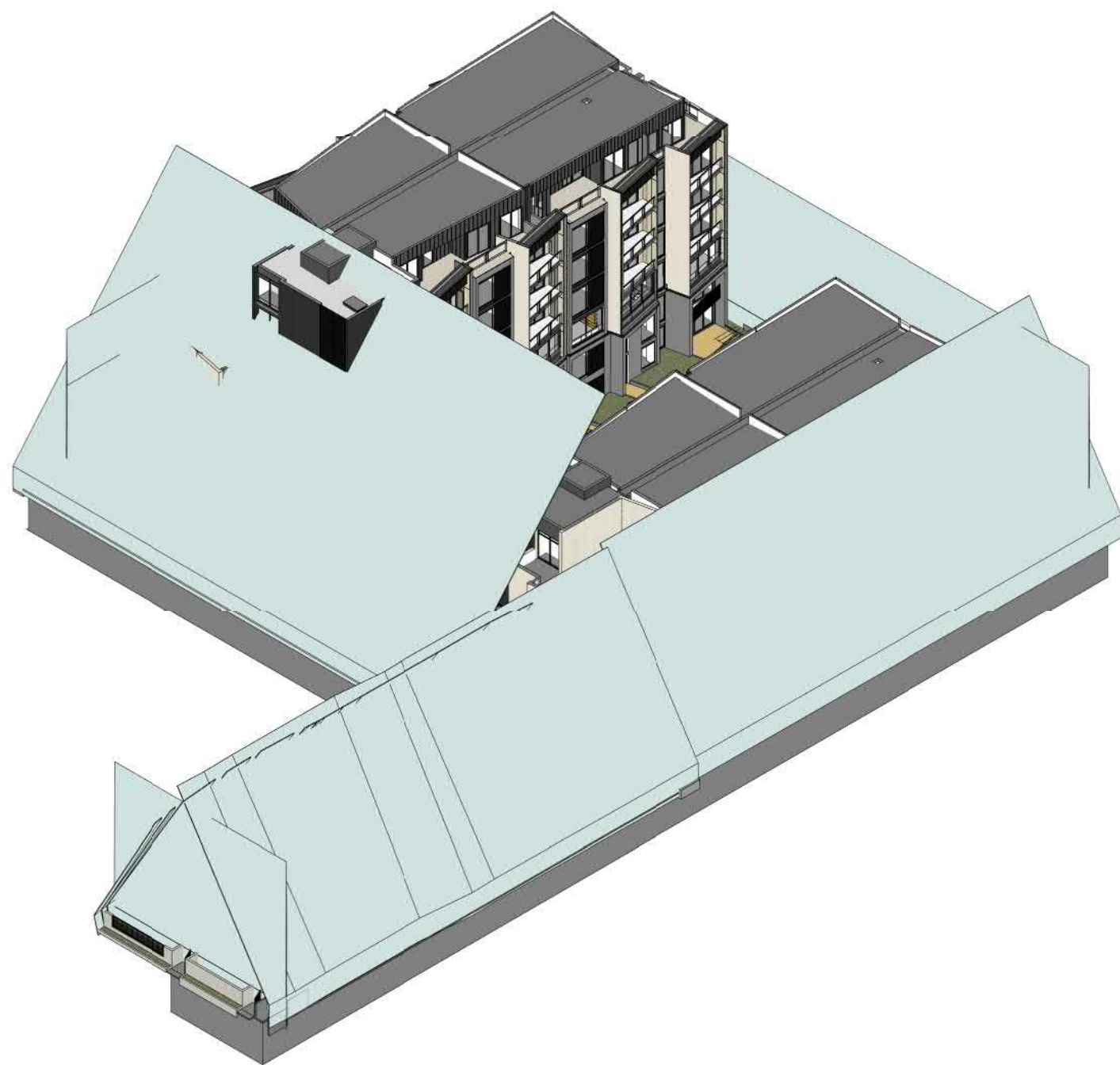
1 NORTH EAST VIEW
NOT TO SCALE



2 NORTH WEST VIEW
NOT TO SCALE



3 SOUTH WEST VIEW
NOT TO SCALE



4 SOUTH EAST VIEW
NOT TO SCALE

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Revisions

- A 22/11/19 COORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE
- F 25/08/21 AMENDED PROPOSAL

Notes

Client

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Project Title

**PARK TERRACE
PETERBOROUGH SITE**
PETERBOROUGH

Drawing Title

**SITE .S02
RECESSION PLANE**

Drawing Issue

**TECHNICAL
ASSESSMENT**

Drawing Details

Scale	@ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

.S02 .A0-070

Revision

F

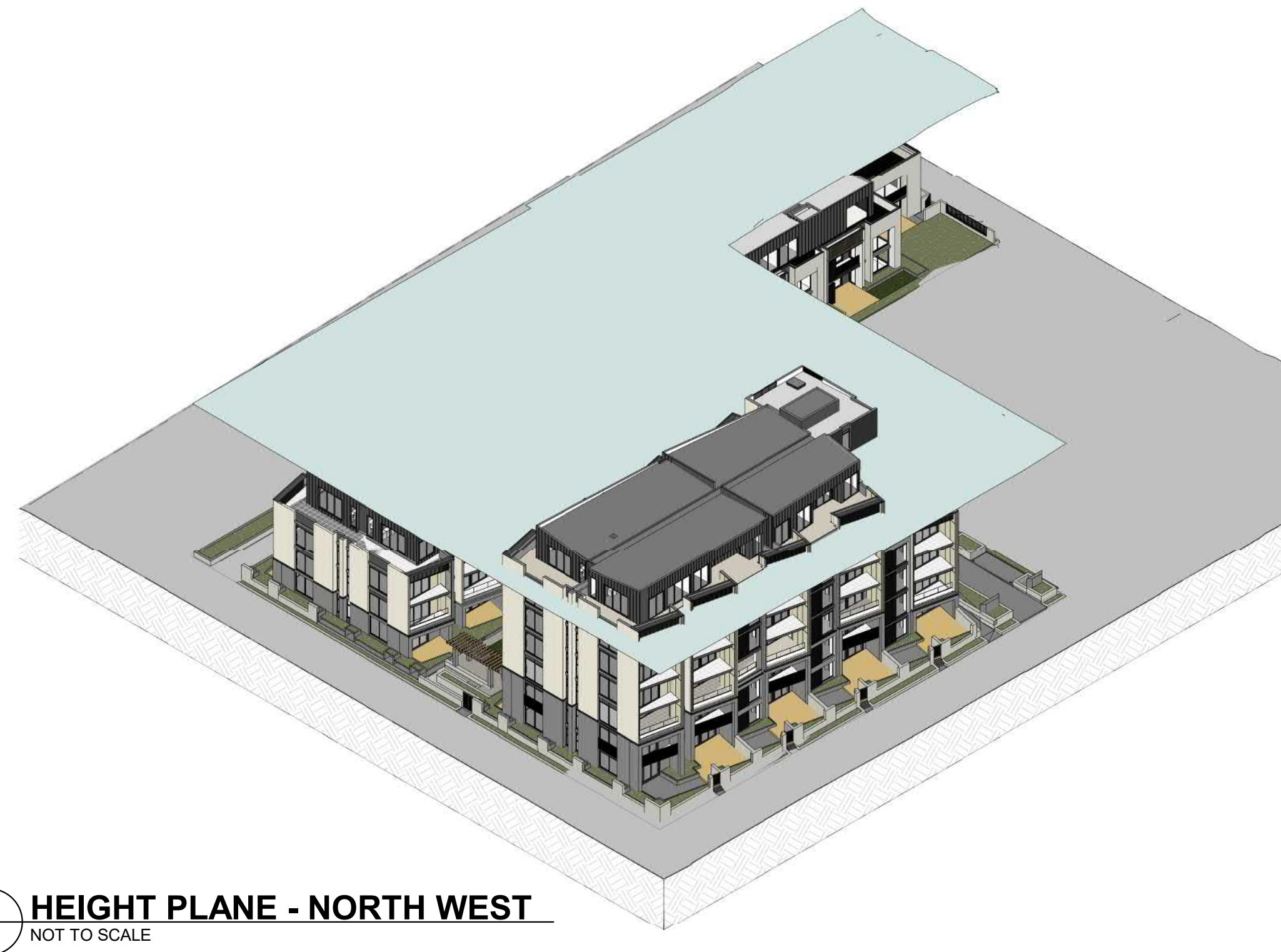
Revisions

A	22/11/19	COORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
F	25/08/21	AMENDED PROPOSAL

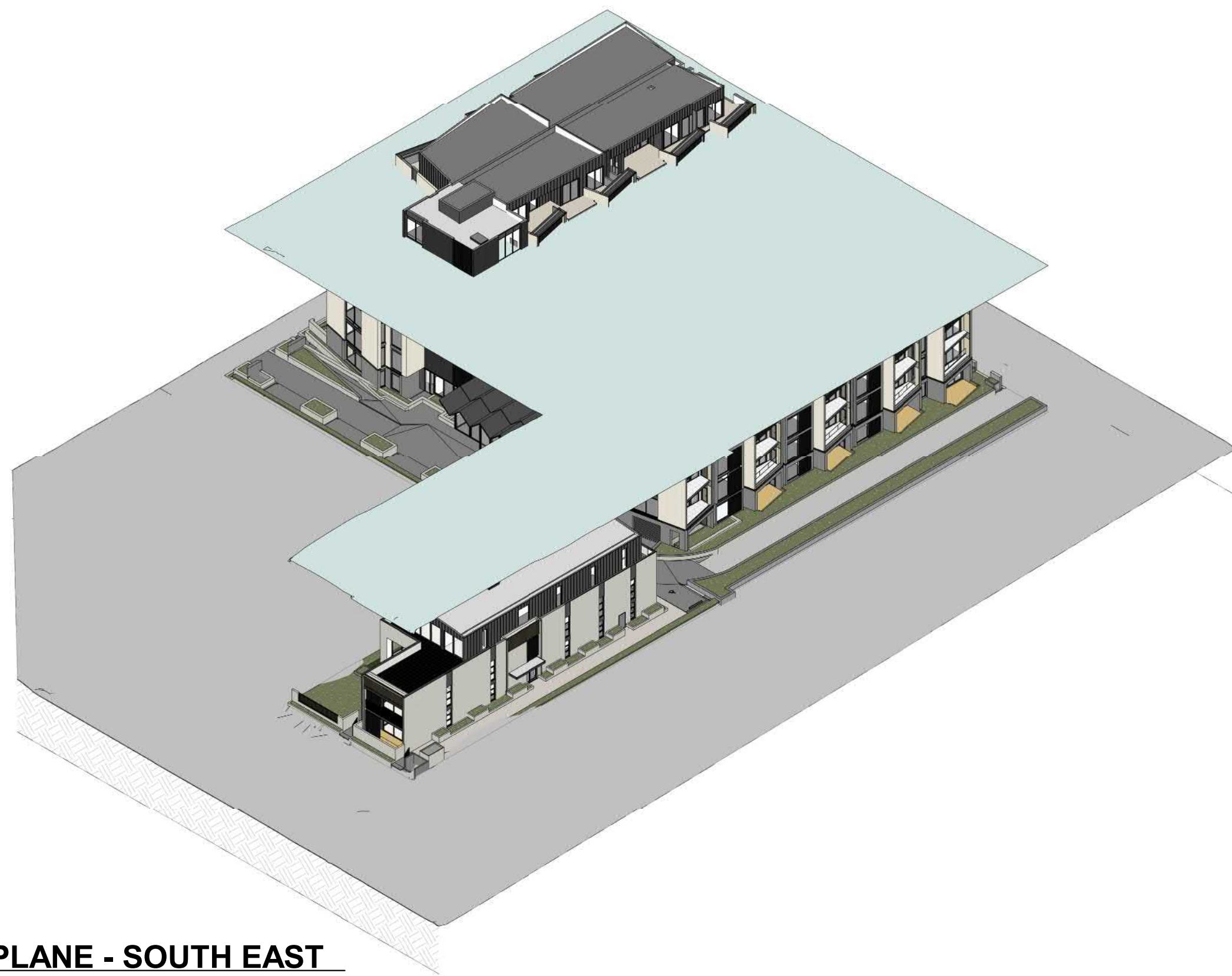
Notes



1 HEIGHT PLANE - NORTH EAST
NOT TO SCALE



2 HEIGHT PLANE - NORTH WEST
NOT TO SCALE



3 HEIGHT PLANE - SOUTH EAST
NOT TO SCALE



4 HEIGHT PLANE - SOUTH WEST
NOT TO SCALE

Client

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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

SITE .S02
HEIGHT PLANE

Drawing Issue

TECHNICAL
ASSESSMENT

Drawing Details

Scale	@ A1
Date	25/08/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

.S02 .A0-071

Revision

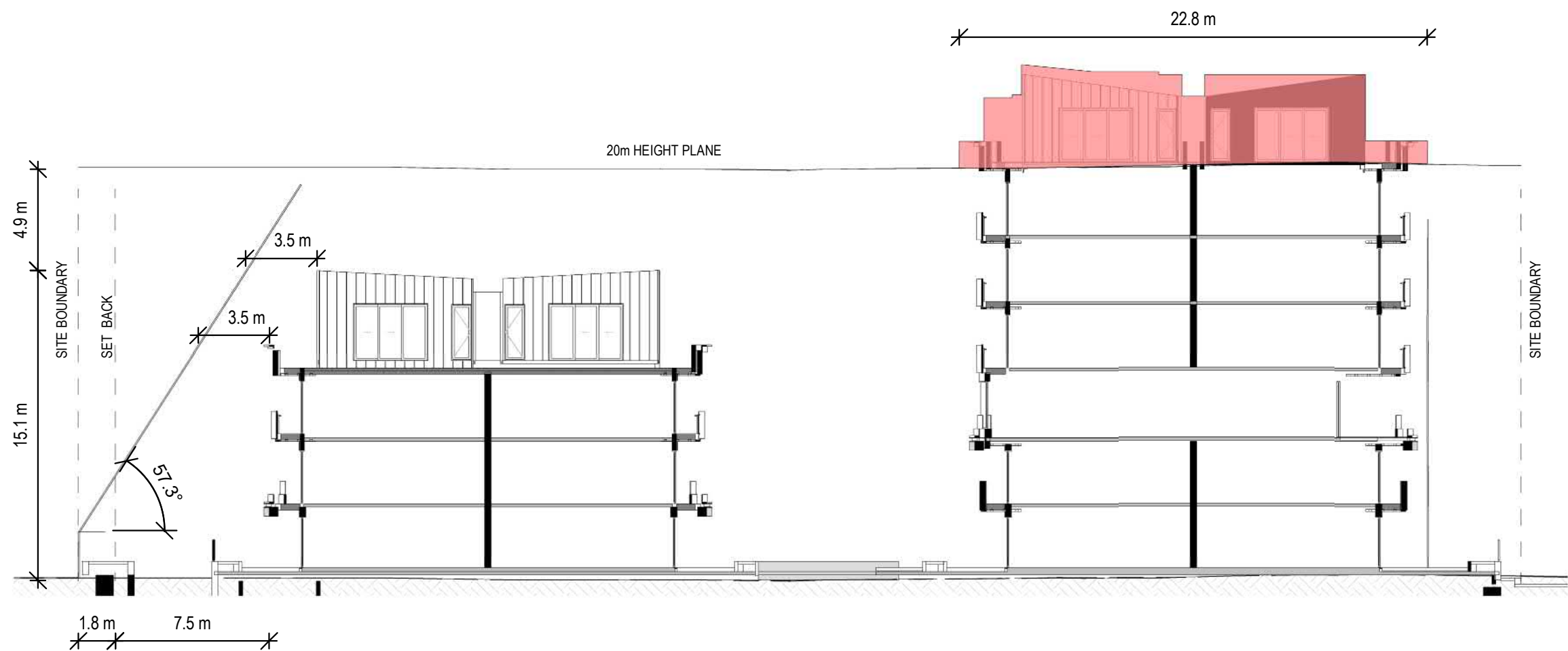
F



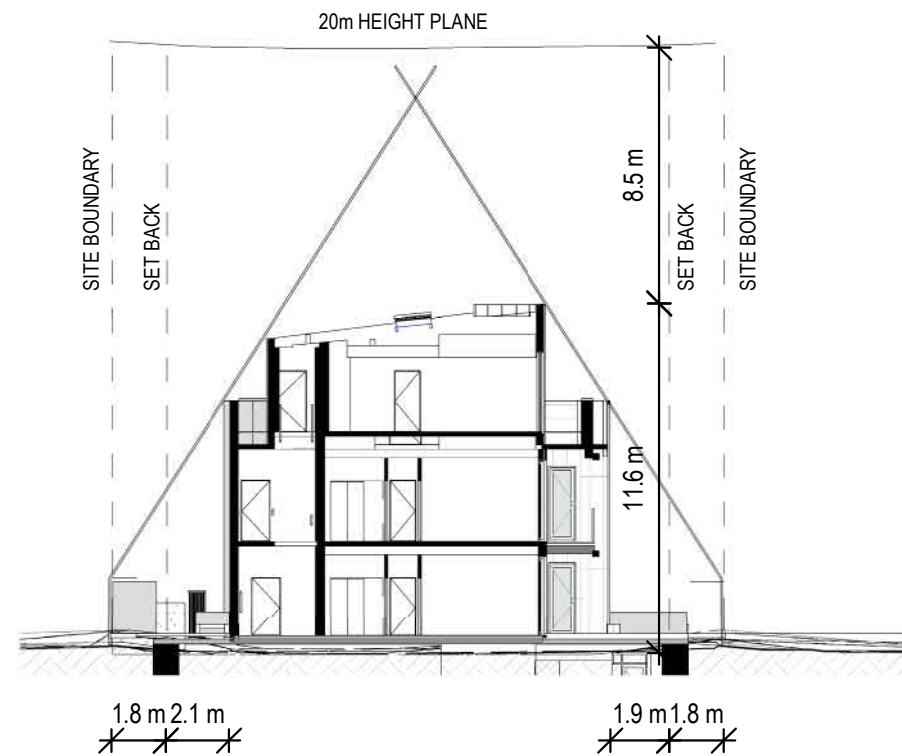
A SECTION A
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A3 sheet scale is twice scale shown above



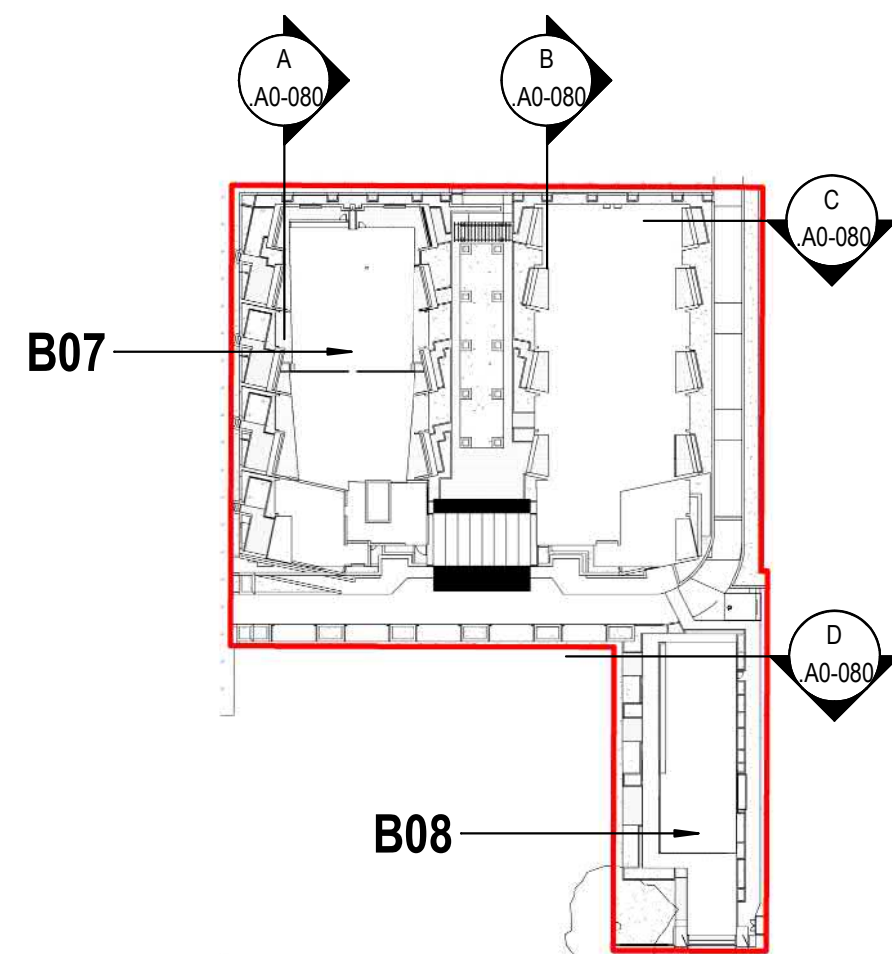
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A0-080 A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



C SECTION C
A0-080 A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



D SECTION D
A0-080 A1 sheet scale = 1 : 250
A3 sheet scale is twice scale shown above



1 SITE SECTION LEGEND
A0-060 A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

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Revisions

- A 22/11/19 COORDINATION SET
- B 18/12/19 DRAFT RESOURCE CONSENT
- C 09/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE
- F 25/08/21 AMENDED PROPOSAL

Notes

Client

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New Zealand
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Registered Architects and Designers
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Project Title

**PARK TERRACE
PETERBOROUGH SITE**
PETERBOROUGH

Drawing Title

**SITE .S02
SITE SECTIONS**

Drawing Issue

**RESOURCE
CONSENT**

Drawing Details

Scale As indicated @ A1
Date 25/08/21
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

.S02 .A0-080

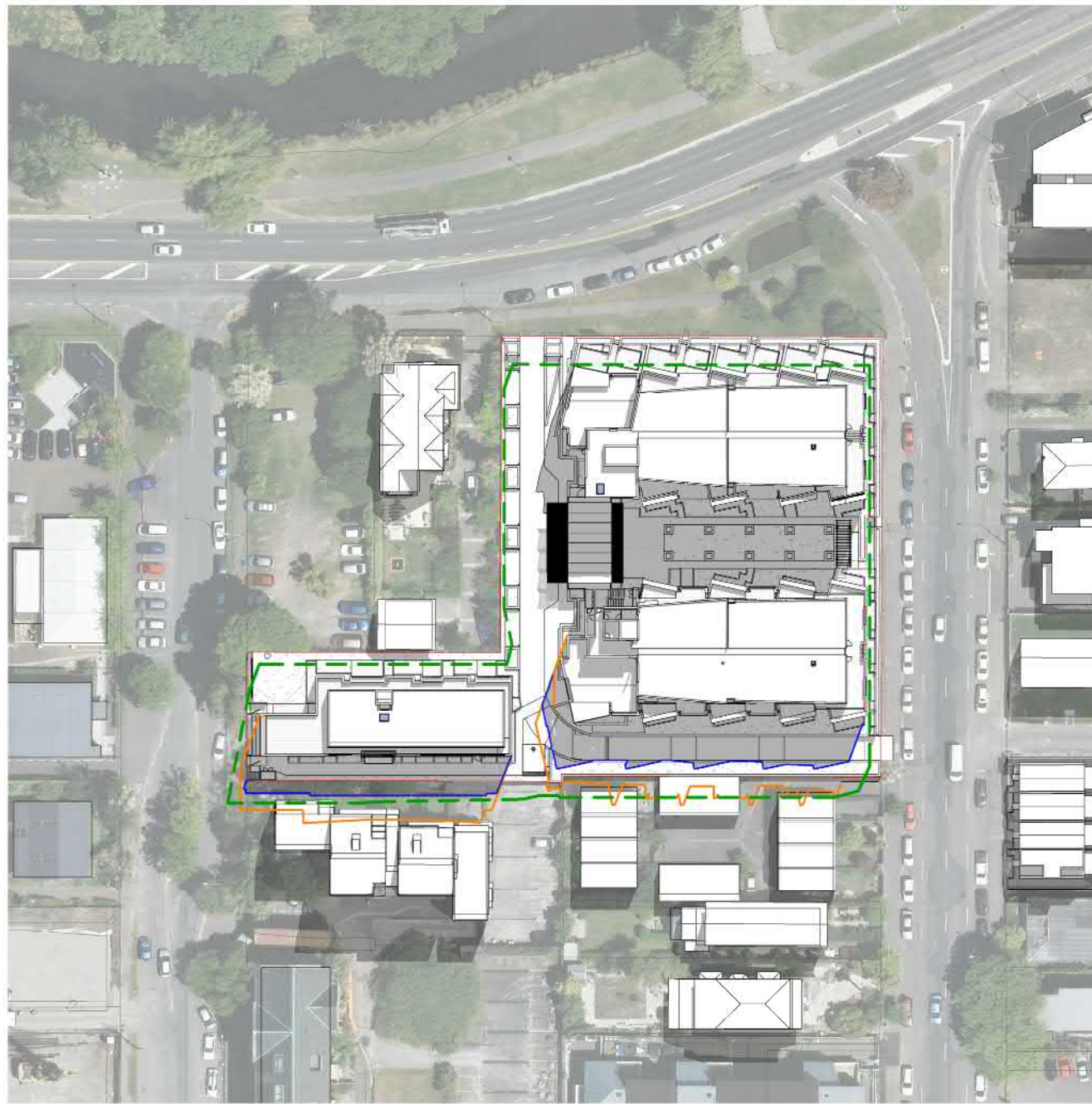
Revision

(F)

Revisions

A 25/08/21 AMENDED PROPOSAL

Notes



1 22 DEC 4PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



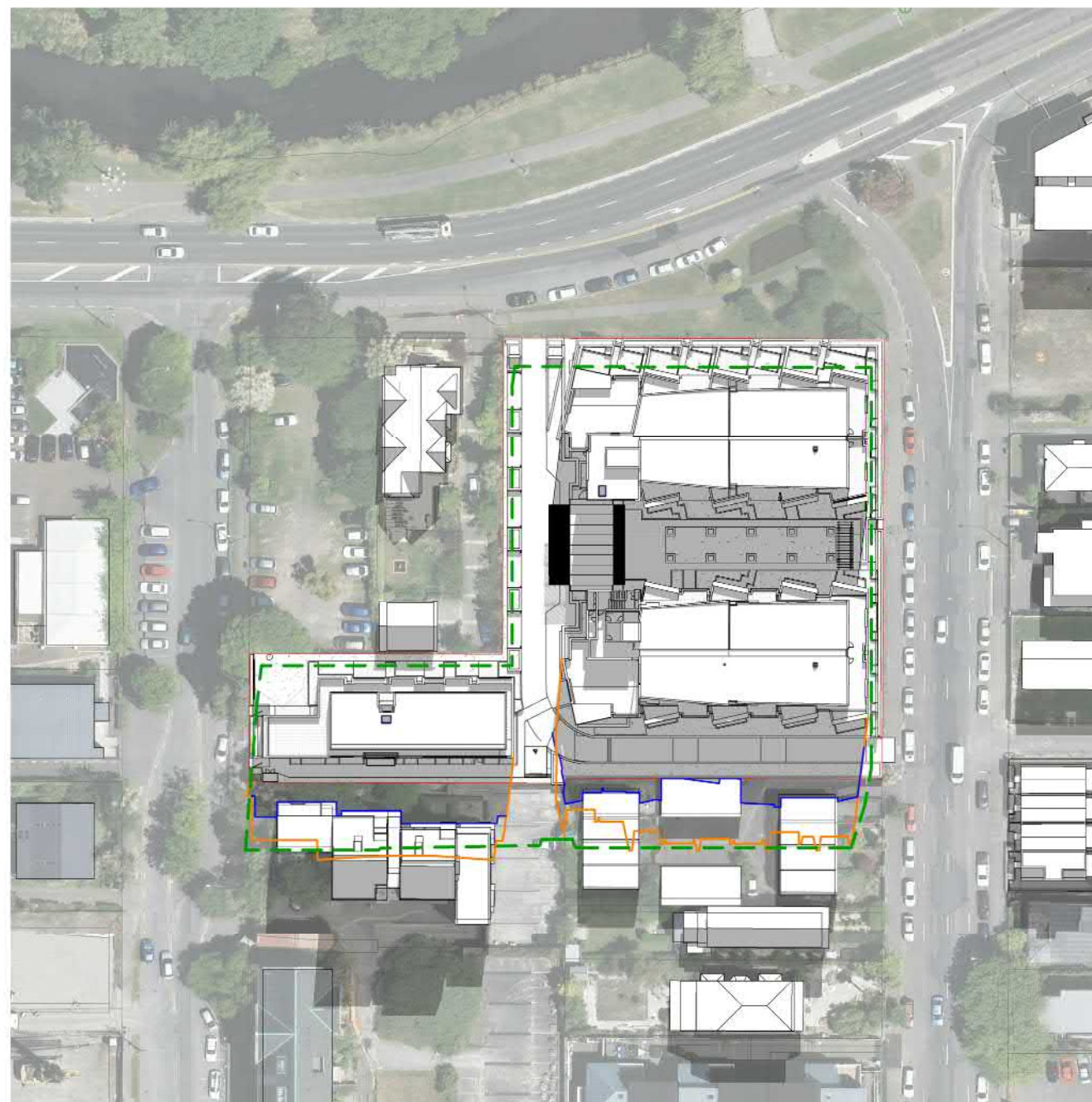
2 22 DEC 4.15PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



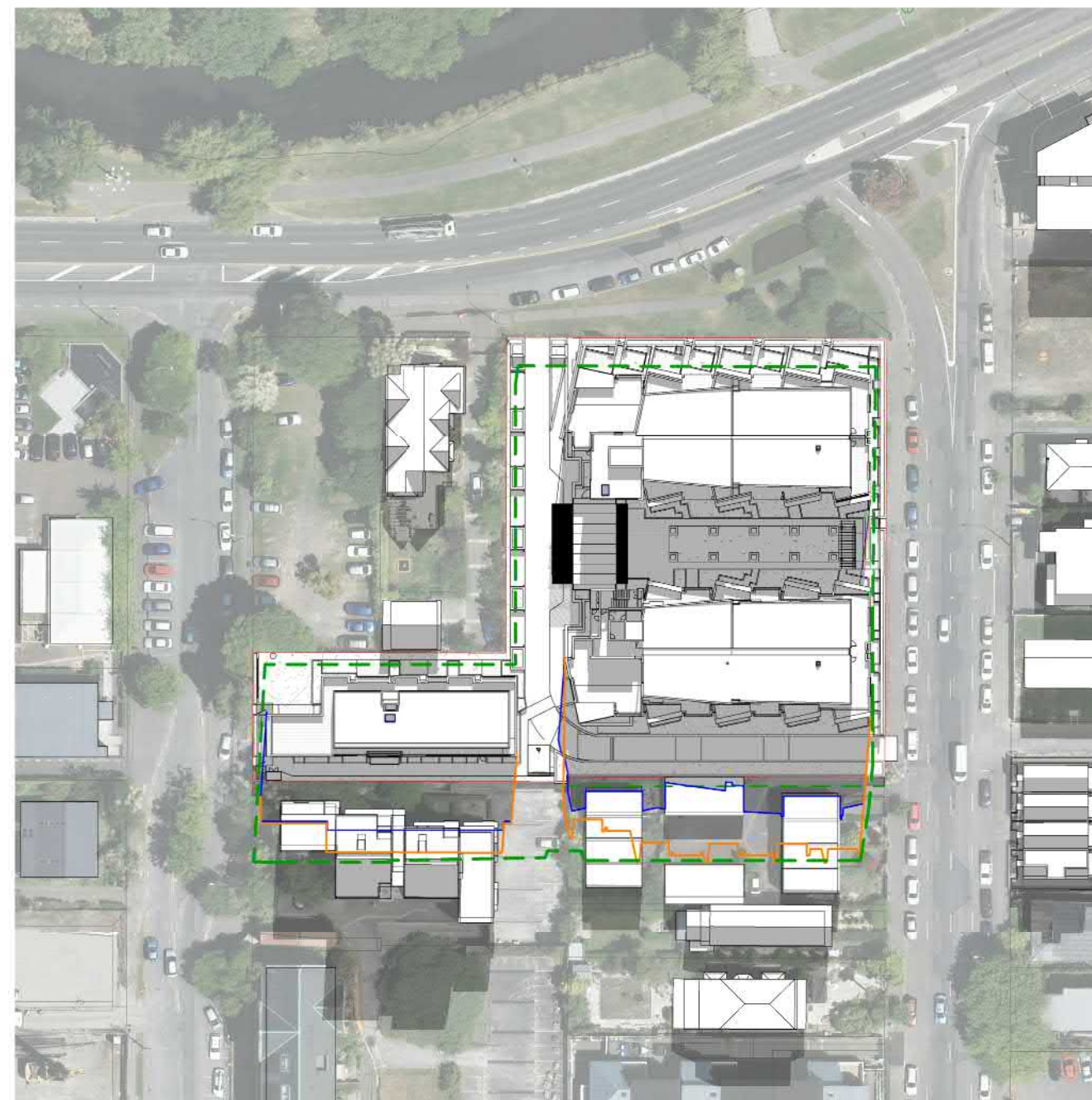
3 22 DEC 4.30PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above






4 22 DEC 4.45PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



5 22 DEC 5PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



6 22 DEC 5.15PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

 EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE 20M HEIGHT AND HIRB CONTROLS
 EXTENT OF SHADING PRODUCED BY THE SCHEME PRESENTED AT THE HEARING
 EXTENT OF SHADING PRODUCED BY THE AMENDED SCHEME NOW PROPOSED



Client

RYMAN HEALTHCARE

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New Zealand Ltd

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New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

**PARK TERRACE
PETERBOROUGH SITE**
PETERBOROUGH

Drawing Title

**.S02
SUN STUDIES 4PM
15 MIN INTERVALS**

Drawing Issue

**TECHNICAL
ASSESSMENT**

Drawing Details

Scale As indicated @ A1
Date 25/08/21
Job No 8899
Drawn Author
Checked Checker

Drawing No

.S02 .A0-293

Revision

A

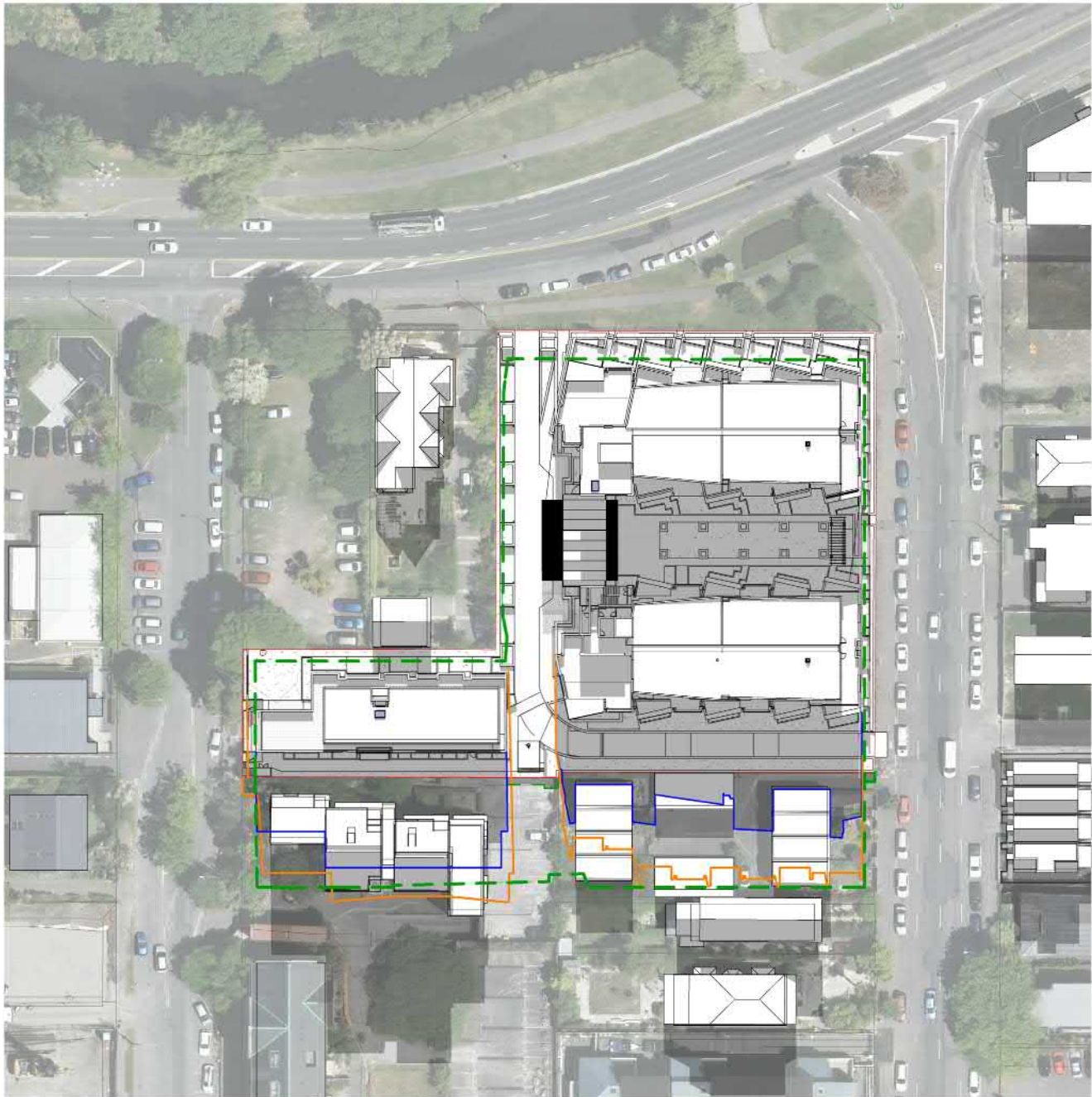
Revisions

A 25/08/21 AMENDED PROPOSAL

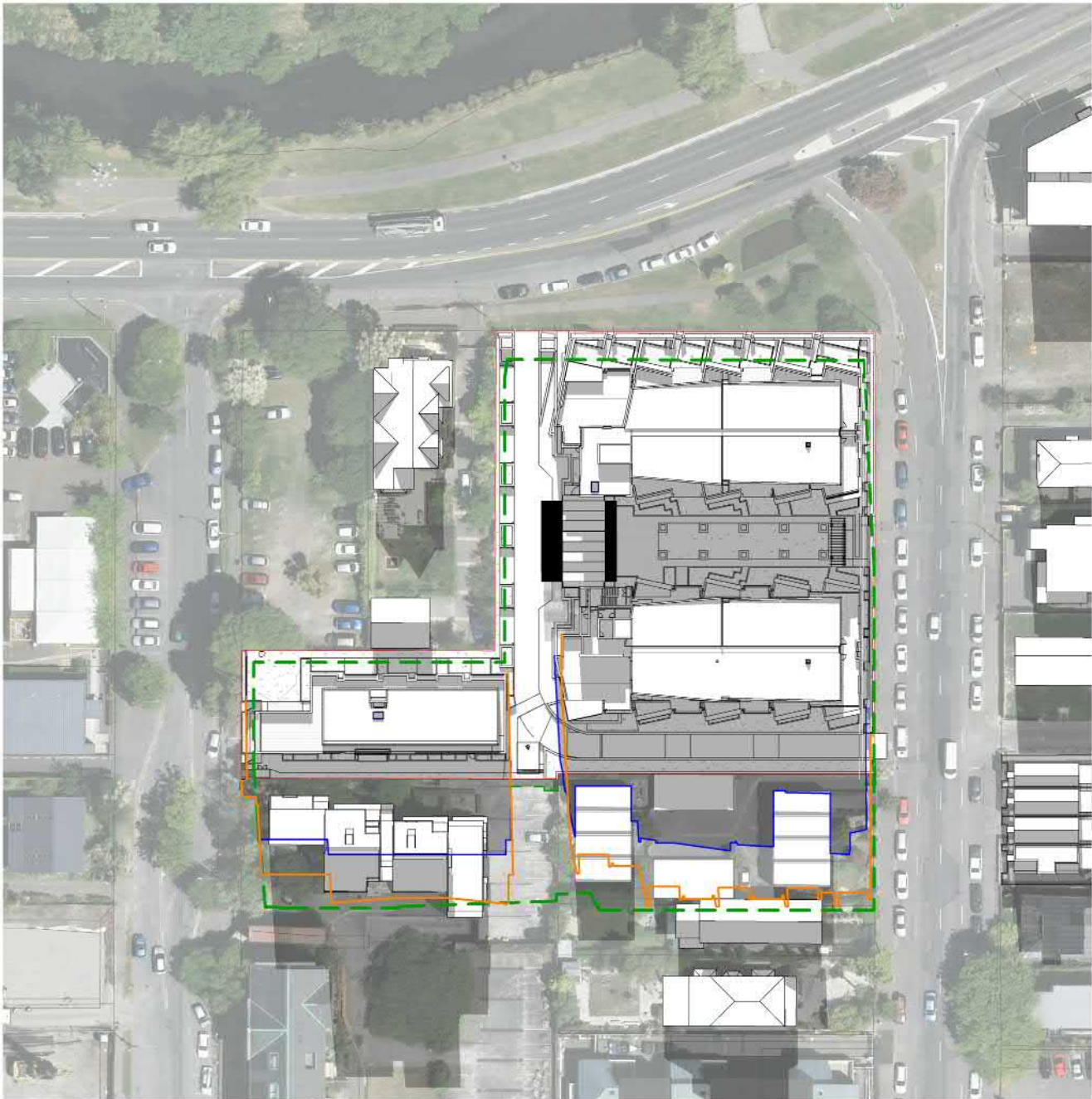
Notes





1 22 DEC 5.30PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

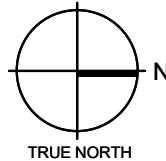


2 22 DEC 5.45PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



3 22 DEC 6PM COMPARATIVE SHADING ANALYSIS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

 EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE 20M HEIGHT AND HIRB CONTROLS
 EXTENT OF SHADING PRODUCED BY THE SCHEME PRESENTED AT THE HEARING
 EXTENT OF SHADING PRODUCED BY THE AMENDED SCHEME NOW PROPOSED



Client

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New Zealand Ltd

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Christchurch 8011
New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

**PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH**

Drawing Title

**.S02
SUN STUDIES
5.30, 5.45 & 6 PM**

Drawing Issue

**TECHNICAL
ASSESSMENT**

Drawing Details

Scale	As indicated @ A1
Date	25/08/21
Job No	8899
Drawn	Author
Checked	Checker

Drawing No

.S02 .A0-294

Revision

(A)

Revisions

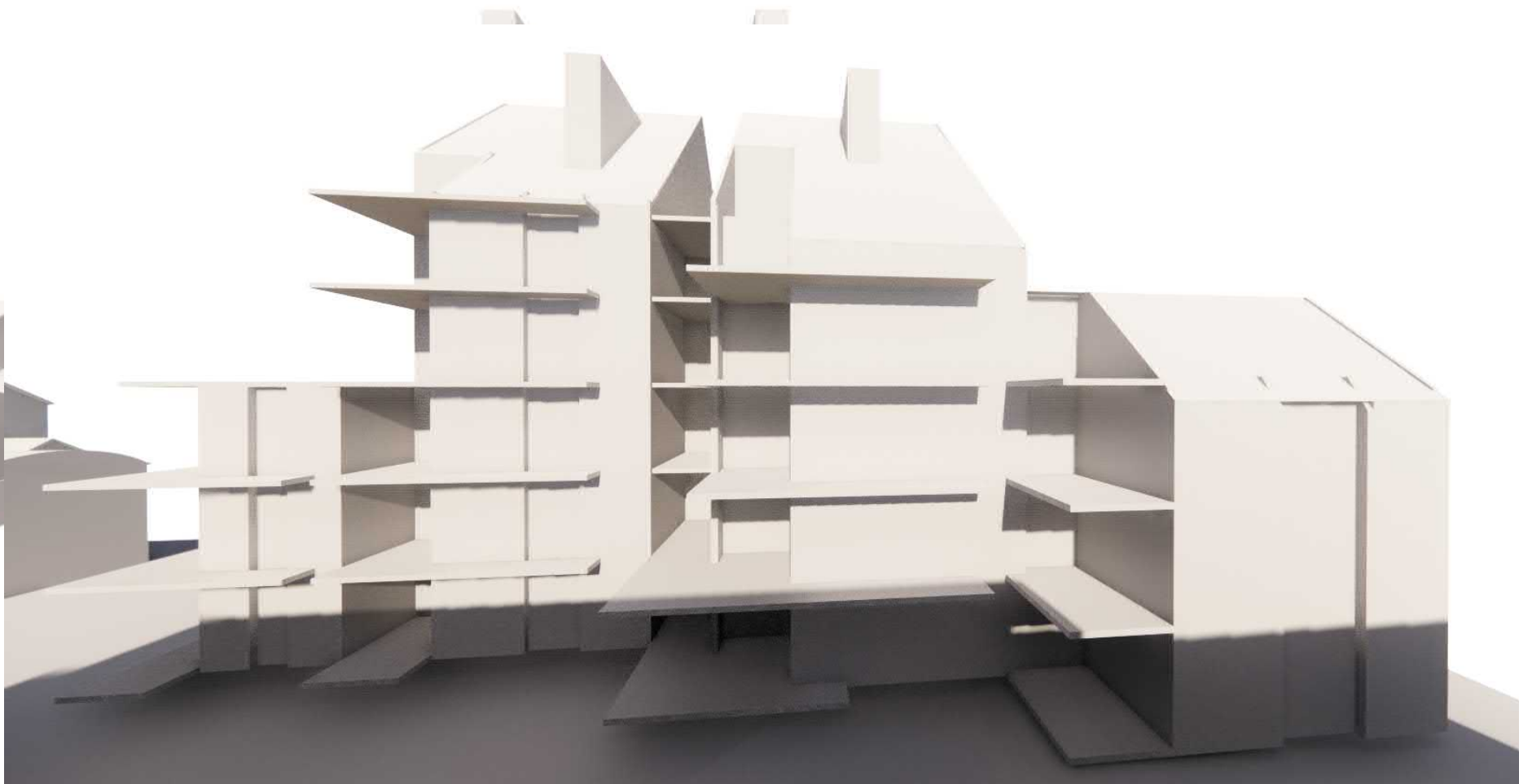
Notes



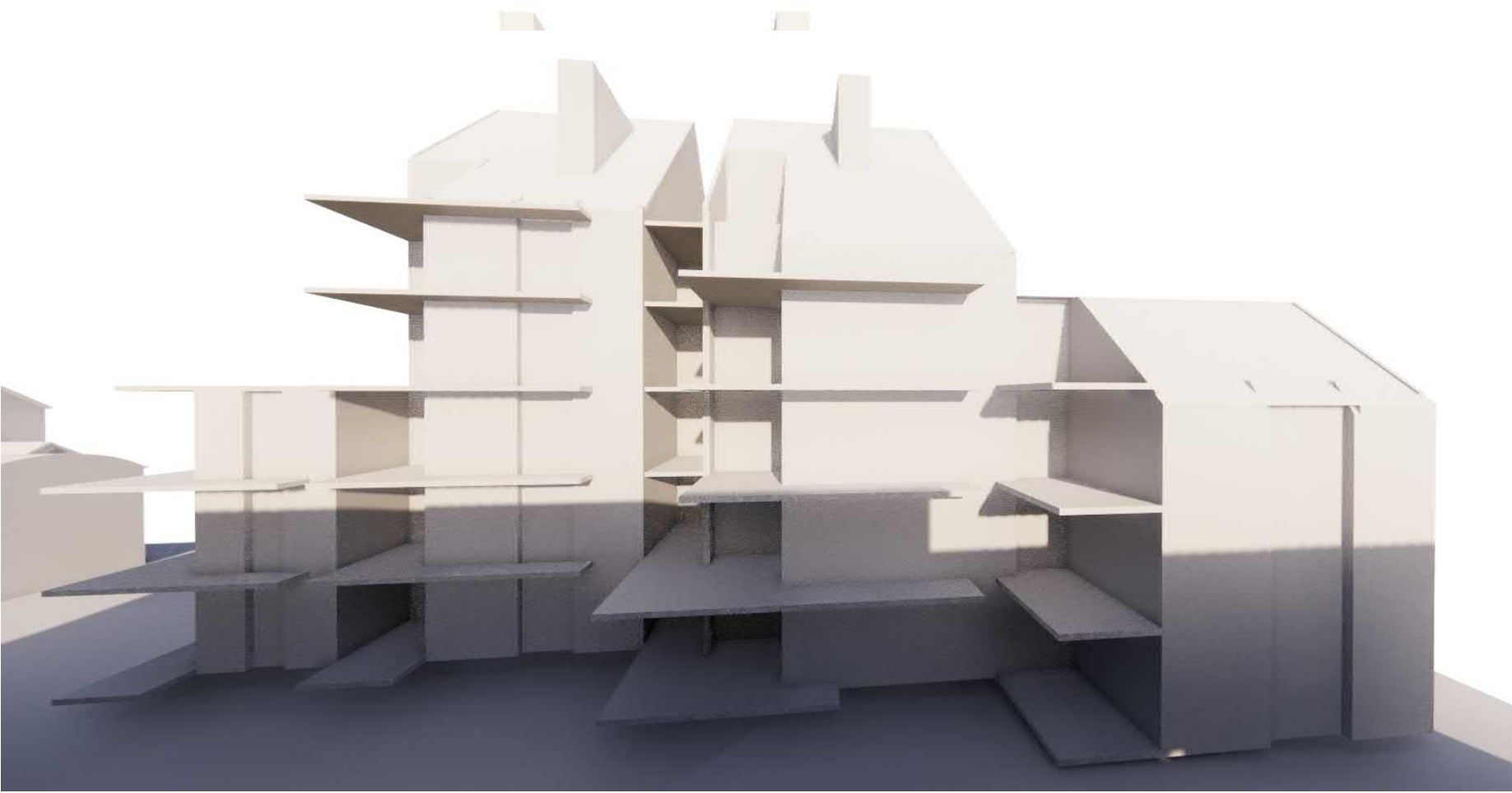
4PM 22 DECEMBER



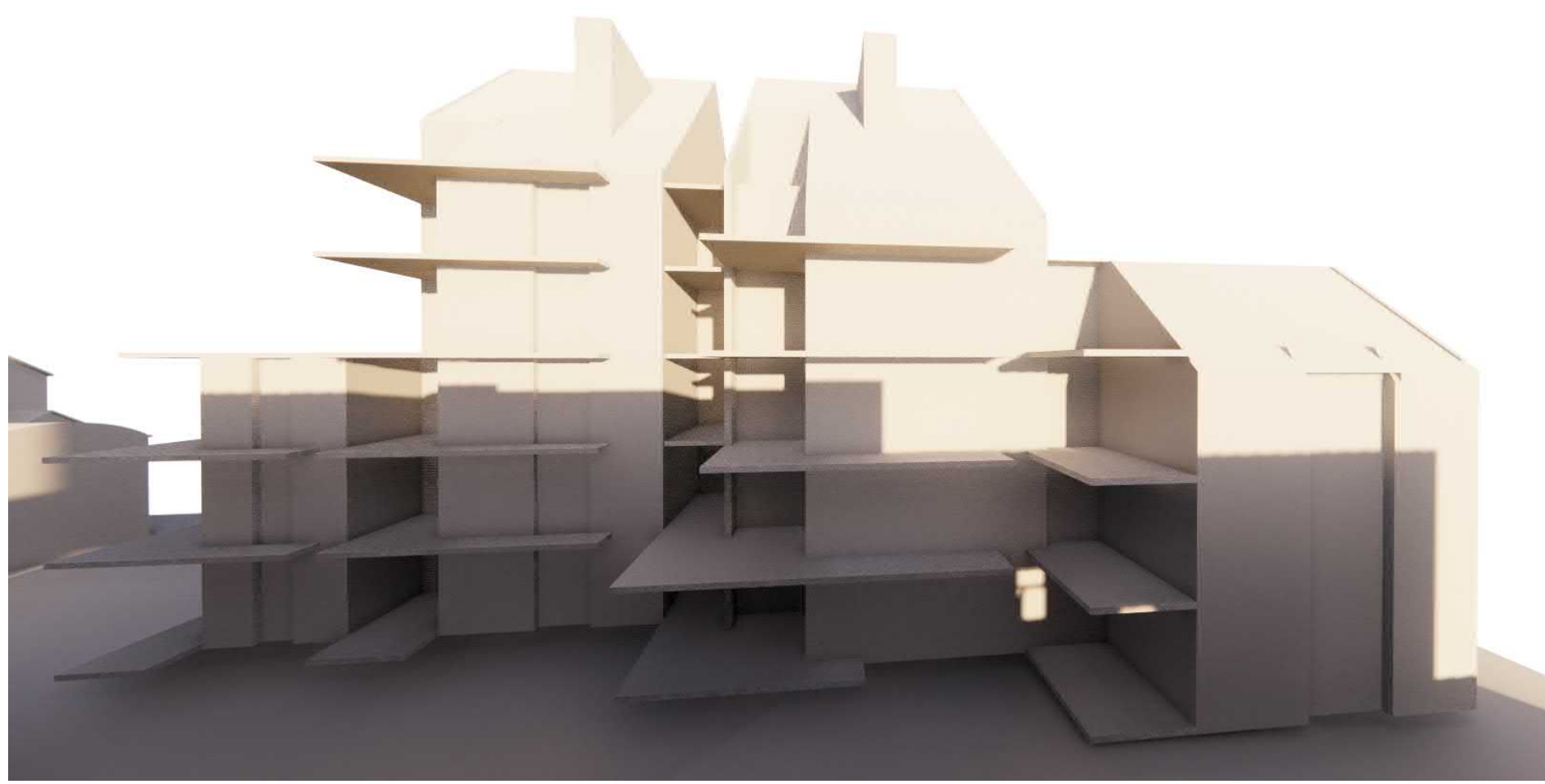
5PM 22 DECEMBER



6PM 22 DECEMBER



7PM 22 DECEMBER



8PM 22 DECEMBER

SHADOW FALLING ON 15 PETERBOROUGH STREET
WITH ONE LEVEL OF ACCOMMODATION REMOVED
AND THE PENTHOUSE MOVED WEST 1 METRE

Client

RYMAN HEALTHCARE

Warren and Mahoney Architects
New Zealand Ltd

254 Montreal Street
PO Box 25086
Christchurch 8011
New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

PARK TERRACE
SITE TWO
PETERBOROUGH

Drawing Title

SITE .S02
SUN STUDIES
SHADING TO
15 PETERBOROUGH ST.

Drawing Issue

TECHNICAL
ASSESSMENT

Drawing Details

Scale	As indicated @ A1
Date	08/03/21
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

.S02 .A0- 270

Revision

9PM FULL SHADE
9.20PM DARKNESS

APPENDIX E
FINAL CONDITIONS FOR APPROVAL

RYMAN HEALTHCARE LIMITED
PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE – PARK TERRACE, CHRISTCHURCH
PROPOSED CONSENT CONDITIONS

12 JULY 2021

General

1. The construction, operation and maintenance of a comprehensive care retirement village at 78 Park Terrace (Lot 1 DP 77997) shall be undertaken in accordance with the information submitted with the resource consent application dated 27 March 2020 and the resource consent drawings dated 25 August 2021 including responses to requests for further information from the Christchurch City Council in accordance with section 92 of the Resource Management Act 1991. The approved resource consent drawings have been entered into Council records as RMA/2020/X pages X to X.
2. Any management plans required under the conditions of this resource consent may apply to works at this site and any resource consent granted for a comprehensive care retirement village at 100 - 104 Park Terrace and 20 Dorset Street (Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073, Pt Res 23 Town of Christchurch and Pt Town Res 25 City of Christchurch), or may solely apply to this site depending on the programme of works proposed by the consent holder.
3. The consent holder shall keep a copy of this consent, and all required management plans, on-site at all times and shall ensure that all staff and contractors engaged to undertake works or activities authorised by this resource consent are made aware of the conditions of this resource consent relevant to their work area and the measures required for compliance with the conditions.
4. Pursuant to section 125 of the Resource Management Act 1991, this resource consent lapses five years after the date it commences unless:
 - a. The resource consent is given effect to; or
 - b. The Council extends the period after which the resource consent lapses.

Earthworks and Construction Management

5. All construction activities on site shall be carried out in accordance with a Construction Management Plan (CMP). The CMP shall be based upon the draft Construction Management Plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall ensure that any potential effects arising from construction activities on the site are effectively managed.

The CMP shall also include a monitoring and contingency framework, prepared by a suitably qualified and independent geotechnical engineer, for the construction of basements adjacent to the boundaries of the site. The purpose of the monitoring and contingency framework shall be to minimise the ground movement on adjacent land arising from the construction of basements at the site. The framework shall:

- a. Identify structures on adjacent properties / boundaries that will be located close to the construction of the basements;

- b. Establish a methodology for the monitoring of the performance of the basement construction along a road or vacant boundary in the first instance to determine deformation on adjacent land;
- c. Require the preparation of a report by a suitably qualified and independent geotechnical engineer to the Christchurch City Council outlining the results of the monitoring of the basement construction at the location identified in (b) above, and recording any recommendations to minimise risks of deformation from basement construction works causing damage to the structures recorded in (a).

The Council certified monitoring and contingency framework and related basement construction monitoring undertaken as part of the resource consent granted for a comprehensive care retirement village at 100 – 104 Park Terrace and 20 Dorset Street (Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073, Pt Res 23 Town of Christchurch and Pt Town Res 25 City of Christchurch) may be utilised to satisfy paragraphs (a) and (b) above, and to support the recommendations and reporting for the Site required by paragraph (c).

The consent holder shall implement any recommendations in the report for further basement works.

No earthworks shall occur until the finalised CMP, with contact details of construction and supervision contacts included, has been submitted to the Council (via email to rcmon@ccc.govt.nz), reviewed and certified by Christchurch City Council's Subdivision Engineer.

Advice Note: Any other management plans required under this resource consent (e.g. Construction Traffic Management, Landscape Management, Contaminated Site Management) can be combined with the CMP to avoid conflict and duplication.

The CMP shall also include a site specific Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the construction of the comprehensive care retirement village. The ESCP shall be prepared by a suitably qualified and experienced professional and shall include a design certificate (on the Infrastructure Design Standard Part 3: Quality Assurance Appendix IV template <https://www.ccc.vt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/IDS-Part-03-Quality-Assurance-V3-September-2016.PDF>) supplied by that professional for certification by the Christchurch City Council at least 10 days prior to the works commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control in the ESCP shall be in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury (<http://esccanterbury.co.nz/>).

The CMP shall include, but is not limited to:

- a. A site description (i.e. topography, vegetation and soils);
- b. Details of proposed activities;
- c. A locality map;
- d. The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- f. A programme of works including a proposed timeframe and completion date;
- g. Storage of fuel and/or lubricants and any handling procedures;

- h. Emergency response and contingency management;
- i. Procedures for compliance with this resource consent and any permitted activities;
- j. Procedures for environmental monitoring and auditing, including frequency;
- k. Record of corrective actions or solutions implemented;
- l. Procedures for updating the CMP;
- m. Procedures for training and supervising staff in relation to environmental issues; and
- n. Roles and responsibilities, including contact details of key personnel responsible for on-site environmental management and compliance and of the site manager.

Advice Note: The Christchurch City Council Infrastructure Design Standard (Clause 3.8.2) contains further detail on Environmental Management Plans.

6. The CMP shall be implemented on site throughout the construction of the comprehensive care retirement village. No earthworks shall commence on site until:
 - a. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work;
 - b. The measures identified in the ESCP have been installed; and
 - c. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to the Christchurch City Council. This certificate is to certify that the erosion and sediment control measures have been properly installed in accordance with the ESCP.
7. The consent holder shall ensure any change in ground levels on the site due to activities authorised by this resource consent shall not cause a ponding or drainage nuisance to neighbouring properties.
8. The consent holder shall ensure any change in ground levels on the site due to activities authorised by this resource consent shall not affect the stability of the ground or fences on neighbouring properties.
9. The consent holder shall ensure that all open areas on the site shall be adequately stabilised as soon as practicable to limit sediment mobilisation.

Advice Note: In accordance with the condition above earthworks on the site shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include the use of waterproof covers, geotextiles or aggregate cover that has obtained a density of more than 80% of a normal pasture sward.

10. The consent holder shall ensure that any local roads, shared accesses, footpaths, landscaped areas or service structures that are damaged as part of the construction works authorised under this resource consent, are reinstated to their pre-construction standard and as specified in the Christchurch City Council's Construction Standard Specifications (and at the expense of the consent holder).

The consent holder shall, in consultation with the Christchurch City Council, undertake a baseline survey of the condition of all local roads, shared accesses, footpaths, landscaped areas or service structures to be used as part of the construction works, prior to the commencement of construction works authorised as part of this resource consent in order to provide a benchmark for the potential remedial works that may be required.

11. The consent holder shall ensure that footpaths, shared accesses and local roads to, and from, the site remain clean of debris and tracked material at all times. Footpaths and roads shall be regularly checked by the consent holder, and swept if any debris and tracked material is deposited as a result of the construction works.

Contaminated Material

12. A Site Management Plan, prepared in accordance with the Framework Site Management Plan submitted as part of the resource consent application, shall be submitted to Christchurch City Council for certification at least 10 working days prior to any construction works commencing on the site.

The Site Management Plan shall include, but not be limited to, the following information:

- a. Pre-works testing;
 - b. General earthworks procedures for contaminated soils and material to manage potential exposure to workers and the public;
 - c. Dust controls for the management of contaminated soils and material;
 - d. Asbestos-specific health and safety controls for the site;
 - e. Unexpected contamination and contingency procedures; and
 - f. Monitoring procedures.
13. The Christchurch City Council is to be notified at least 5 working days in advance of construction works commencing on site. This may be by way of email to rcmon@ccc.govt.nz.
14. Any contaminated soils and materials removed from the site must either be (i) disposed of at a facility whose waste acceptance criteria permit the disposal, or (ii) encapsulated on site (e.g. beneath buildings, roads or landscaped areas).
15. Within three months of the completion of earthworks on the site, a Site Validation or Works Completion Report (as appropriate) shall be prepared and submitted to the Christchurch City Council. The report shall include as a minimum:
 - a. Volumes of materials moved on site;
 - b. Details of any variations to the site works set out in the Site Management Plan;
 - c. Details of any discharges to the environment during the earthworks;
 - d. Details of any contingency measures employed during the earthworks;
 - e. Photographic evidence of the site works;
 - f. Evidence the objectives of the final site capping and / or remediation have been met with regard to high density residential land use; and
 - g. Evidence of the disposal of any soils off site to an authorised facility.

The report shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (Revised 2011). In the event that contaminated soils and materials are encapsulated on site in accordance with condition 13, the Site Validation or Works Completion Report shall also include a Long Term Management Plan that documents the ongoing management controls to be implemented by the consent holder.

Construction Traffic

16. All construction work shall be carried out in accordance with a Construction Traffic Management Plan ('CTMP') that seeks to minimise the local traffic effects of construction works. No works are to commence until such time as the CTMP has been certified by the Christchurch City Council and any necessary traffic management measures installed. The CTMP shall be prepared by an STMS accredited person and submitted through the web portal www.myworksites.co.nz (please refer to www.tmpforchch.co.nz).

The CTMP shall be based upon the draft Construction Traffic Management Plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall be submitted to the Christchurch City Council for certification at least 10 working days prior to any construction works commencing on site. The CTMP shall be prepared by a suitably qualified and experienced person.

The CTMP shall include, but not be limited to:

- a. Construction dates and hours of operations;
 - b. Truck route diagrams for the local road network;
 - c. Contractor parking arrangements;
 - d. Temporary traffic management signage; and
 - e. Details of site access / egress over the construction period.
17. All loading and unloading of trucks with excavation or fill material shall be carried out within the site.

Construction Noise and Vibration

18. Construction noise at occupied buildings shall, as far as practicable, comply with the relevant construction noise limits in Tables 2 and 3 of NZS 6803:1999 *Acoustics – Construction Noise* in accordance with the Christchurch District Plan.
19. All construction work shall be carried out in accordance with a Construction Noise and Vibration Management Plan ('CNVMP') to minimise the noise and vibration effects of construction works in accordance with the best practicable option. The CNVMP shall be based upon the draft plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall be submitted to the Christchurch City Council for certification at least 10 working days prior to any construction works commencing on site. The CNVMP shall be prepared by a suitably qualified and experienced person.

The CNVMP shall include, but not be limited to, the following information:

- a. Construction noise and vibration levels from key equipment to be utilised on site;
- b. Identification of the occupied buildings during any stage of the construction programme where there exists the potential for noise / vibration effects to exceed the relevant limits in the Christchurch District Plan;
- c. Description and duration of the works, anticipated equipment and the processes to be undertaken;
- d. Hours of operation, including specific times and days when construction activities causing noise / vibration would occur;

- e. Mitigation options where noise / vibration levels are predicted or demonstrated to approach or exceed the relevant limits in the Christchurch District Plan. Specific noise / vibration mitigation measures to be implemented shall include, but not necessarily be limited to acoustic screening along the boundaries of the site which has a minimum surface mass of 6.5 kg/m² and a minimum height of 2.4 m;
- f. The process for erecting temporary construction noise barriers where appropriate;
- g. Schedule and methods for monitoring and reporting on construction noise / vibration;
- h. Details of noise / vibration monitoring to be undertaken or in the event of any complaints received;
- i. Implementation of a complaint management system with contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation and including procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise / vibration complaints;
- j. The process for notifying the owners and occupiers of adjacent buildings prior to construction activities commencing on the site; and
- k. Training procedures for construction personnel.

Pre- and Post-Construction Structure and Building Condition Surveys

- 19. Earthworks on site shall not commence, except those associated with the remediation of shallow contaminated material, until proof of an approved building consent covering all retaining walls shown on the plans approved as part of this resource consent is provided to the Christchurch City Council, Team Leader Compliance.
- 20. Where a pre-construction land, structure or building condition survey is required by condition 21, the consent holder shall request in writing the approval of the owners of identified properties to undertake an initial condition and photographic survey. The consent holder shall also undertake a pre-construction survey of Westwood Terrace. The consent holder shall send copies of each of the requests to the Christchurch City Council, Team Leader Compliance via email to rcmon@ccc.govt.nz
- 21. The consent holder shall engage a suitably qualified, independent and experienced person to undertake the survey of the properties within 20 metres of where earthworks will occur on the site, where the property owner has given their written approval to a survey being undertaken.
- 22. If the property owner does not respond within 20 working days of the request in condition 20 being made, the consent holder need not undertake a survey of that property.
- 23. The survey shall assess the current condition of land, structures and the exterior and interior of the buildings on the properties identified in condition 20 (any additional properties to be surveyed at the consent holder's discretion). The methodology to be utilised by the consent holder shall be documented and provided to the Christchurch City Council, Team Leader Compliance prior to the surveys being undertaken.
- 24. Within six weeks of the completion of construction works adjacent to a property surveyed in accordance with condition 23 the consent holder shall undertake an interim survey of the property where the property owner has given their written approval (at the consent holder's cost). The purpose of the interim surveys is to assess any damage caused by the excavation and construction activities at the site. Provided the consent of any property owner is obtained, the consent holder shall be responsible for any repairs,

reinstatement or other works to surveyed land, structures and buildings that can be reasonably attributed to construction activity.

25. Within twelve weeks of the completion of all construction works on the site, the consent holder shall undertake a follow up survey of each property surveyed in accordance with conditions 23 and 24 where the property owner has given their written approval (at the consent holder's cost). The purpose of these surveys is to further assess any damage caused by the excavation and construction activities at the site. Provided the consent of any property owner is obtained, the consent holder shall be responsible for any repairs, reinstatement or other works to surveyed land, structures and buildings that can be reasonably attributed to construction activity.
26. A copy of each property survey undertaken in accordance with conditions 23 24 and 25 shall be made available to the applicable property owner within 15 working days of the survey being completed.

Significant Tree – 78 ParkTerrace

27. The consent holder is to appoint a suitably qualified and experienced arborist to monitor and supervise the works within the dripline of the Common Lime Tree (ID Number 3300 / Christchurch District Plan Number T271) for the duration of the works on the site.
28. Prior to earthworks commencing on the site, a meeting shall be held on site so that the protection measures for the Common Lime Tree can be discussed between the Council arborist, the appointed arborist and relevant contractors who will be working on the site in proximity to the tree. At the meeting, the following will be agreed:
 - a. Areas for storing and / or stockpiling materials, spoil and equipment;
 - b. Procedures for protection of roots within the dripline of the Common Lime Tree (e.g. exposure of roots and protection measures, severing methodology and backfilling of exposed areas); and
 - c. Correct procedures when working around the Common Lime Tree.
29. Temporary protective fencing is to be erected to isolate the Common Lime Tree before any construction works occur around, or adjacent to, the tree. The fencing shall be retained in place for the duration of the construction works, and shall not be removed or moved without the prior approval of the Council arborist. If the fencing is damaged, the site manager will be responsible for repairing it at the earliest opportunity.
30. The protective fencing is to be positioned to maximise the tree protection area, whilst allowing a safe work area for the works to occur. The appointed arborist is to determine the exact position of the fencing in consultation with the project manager, but it should be set at the maximum possible practicable distance while still allowing the work to proceed.
31. All soil excavation within the dripline area is to occur under the direction and supervision of the appointed Arborist.
32. Excavation should take place carefully, and any roots will be identified and protected from damage, as the work occurs. This can involve a combination of manual excavation and probing. Any use of machinery will be at the discretion of the appointed arborist.

33. When soil is cleared around any tree roots, they are not to be left exposed for an extended time (no more than 1 hour), and they shall be protected from desiccation and damage by the use of damp Hessian or bidim, or good quality topsoil, as specified by the appointed arborist. The appointed arborist shall be responsible for this.
34. If any roots encountered at the levels to be excavated have to be severed, this should be carried out to the satisfaction of the appointed arborist. All root pruning is to be carried out by the appointed arborist.
35. Care should be taken to avoid damage to roots over 25mm diameter. Roots over 25mm in diameter at point of severance shall only be severed with the approval of the Council arborist.
36. Following any excavations, backfilling shall take place at the earliest opportunity, and prior to backfilling, any protective material over the roots should be removed. The backfill material should be of sufficient quality to allow for the continued growth/health of the root system.
37. To avoid damage to roots, reinstatement of soil shall not occur except carefully by hand whenever feasible.
38. To avoid contact of raw concrete with root mass during the infill of the clutch piling, it is recommended that the top 2 metres of the piles be lined with a heavy grade PVC or similar impervious material.
39. No heavy machinery is to be driven within the dripline of the Common Lime Tree, unless on existing hard surfaces, or on load bearing mats or sheets designed to spread loading forces.
40. No materials or machinery / vehicles are to be stored / parked within the dripline of the Common Lime Tree during the construction work, including excavated soil, chemicals or building materials.
41. Notice boards, cables and other services shall not be attached to any part of the Common Lime Tree.
42. Postholes for the Peterborough Street road boundary fence posts are to be lined with plastic or similar impervious material to create a barrier between tree roots and raw concrete. Exploratory digging should be used to locate any major roots in the proposed posthole locations.
43. Any pruning of the Common Lime Tree to enable clearance from heavy machinery used for the basement retention system, or due to canopy damage from the operation of the machinery, is to be carried out by the appointed arborist to the Australian Standard- AS 4373-2007 "*Pruning of Amenity Trees*", or British Standard BS 3998: 2010 "*Recommendations - Tree Work*". The maximum diameter of any live limb removed is up to 100 mm at the point of removal.
44. The maximum diameter of any live limb removed is to be up to 100 mm at the point of removal.
45. Should the Lime Tree die within 10 years of the development commencing on the site it shall be replaced with the same or similar species which is a minimum of 3.5 m high at the time of planting and 5 further replacement trees on the site or in the local area on Council land (road or reserve), with the location and species to be confirmed by the Council arborist at the time.

Landscaping

46. Prior to the relevant buildings in any stage passing their final building inspection, the consent holder shall provide the Christchurch City Council with a detailed Planting Plan and a Planting, Implementation and Maintenance Strategy for the site prepared by the consent holder's Landscape Architect for certification by the Head of Resource Consents, Christchurch City Council (or nominee). The Planting Plan and a Planting, Implementation and Maintenance Strategy shall include:
- a. The final landscape plan and specifications based on the landscape plan prepared by Design Squared and labelled SK100;
 - b. Planting schedules, detailing the specific planting species, the number of plants / trees to be provided, locations and height/Pb sizes;
 - c. Annotated sections with key dimensions to illustrate that adequate widths and depths are provided for tree pits / planter boxes;
 - d. A management / maintenance programme;
 - e. Provision for trees species along street frontages to be established in the available space and allowed to reach their natural height and form as follows:
 - The tree on the Park Terrace / Salisbury Street corner, and the tree to be planted either side of the Park Terrace access shall be allowed to grow to their natural height and form.
 - The Salisbury Street frontage shall be planted with tree species that are capable of reaching a mature height of 7 m which can be established in the available space and shall be allowed to grow to their natural form and height.
47. The proposed landscaping shall be established on site for each stage of building works within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection for each relevant stage of building works.
48. Should any of the trees to be planted along the street frontage boundaries of the site not survive, the consent holder shall procure and plant replacement specimens at a minimum height of 4.5 m.

Advice Note: This condition shall continue to apply for the duration that the comprehensive care retirement village exists on the site. It is intended to ensure that any trees that perish along the street frontage of the site are replaced with specimens that are appropriately sized in order to retain the amenity of the site and the surrounding streetscape.

Traffic

49. Rubbish trucks shall only access the site during the period between 7am and 7pm and shall avoid the use of tonal reversing alarms.

Stormwater

50. Prior to undertaking any site works, the applicant shall obtain written confirmation from the Christchurch City Council that the construction and operational phase stormwater discharges have been accepted under the Christchurch City Council's stormwater network discharge consent or confirm that separate resource consents from Environment Canterbury have been obtained.

Water Supply

51. Prior to the occupation of residential units on the site sufficient water supply and access to water supplies for fire-fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

Noise

52. The consent holder shall provide the Christchurch City Council with a design report (prior to construction) and a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist stating the design proposed for each building is capable of meeting the applicable noise standard in Rule 6.1.7.2.1 of the District Plan.

Advice notes:

- i) *Monitoring*
The Council will require payment of its administrative charges in relation to monitoring of conditions, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:
- (a) A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
 - (b) A monitoring fee of \$175.50 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
 - (c) Time charged at an hourly rate if more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

- ii) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (ph: 941 8999) for advice on the building consent process.

APPENDIX F

**AFFECTED PARTY WRITTEN APPROVALS IN SUPPORT OF THE
REVISED PROPOSAL**

Resource Consents Unit

Written approval of affected persons

Resource Management Act 1991 – Form 5A

For enquiries: phone (03) 341 8899, email David.Tanner@cc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s): **PARK TERRACE PROPERTIES**

I am / We are the: ☐ Owner(s) and Occupier(s) ☐ Owner(s) ☐ Occupier(s) ☒ Director(s) ☐ Trustee(s)
of the property situated at: (address of the affected property):

76 PARK TERRACE

☒ I have authority to sign on behalf of all the other ☒ Owners ☐ Occupiers of the property (select one, if applicable)

2. Application details (to be completed by applicant)

Name of applicant: **Ryman Healthcare Limited**

Application address: **78 Park Terrace, Christchurch**

Description of the proposed development / activity:

The proposal is to establish a comprehensive care retirement village at 78 Park Terrace, which will comprise two apartment buildings (Buildings 807 and 808). The proposal will also include earthworks, basement car parking, landscaping, stormwater management and the remediation of contaminated land.

3. Written approval

- ☒ I / We give written approval to the application outlined above.
☒ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.
☒ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s) of person(s) giving written approval or person(s) authorised to sign on their behalf:

[Signature]
Date: **1/8/2021**

Signature is not required if you give your approval by electronic means

Contact Data is:

Address: **322 KAREN AVE LAS VEGAS, NV 89109**
Email: **LARGUMCKELLOW@gmail.com** Telephone: **+1 424 634 2784**

Notes to person(s) signing the form:

- All owners of the property must sign the form, unless one person has authority to sign on behalf of others. Occupier approval is also required unless the application is a boundary activity*.
- If signing on behalf of a trust or company please provide evidence to confirm that you have signing authority.
- If the Council determines that this application is a permitted boundary activity* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before application is determined if there is no hearing.
- Conditional written approvals cannot be accepted.

* A boundary activity only breaches rules controlling the distance or size of a building relative to the boundary (e.g. setbacks, recession plane).

Ryman Healthcare Limited

Proposed Comprehensive Care Retirement Village

**78 and 100 - 104 Park Terrace, and 20 Dorset St
Christchurch**

Volume One

Resource Consent Applications and Assessment of Environmental Effects



March 2020

[Handwritten signatures]

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APPENDICES

- A: Certificate of Title
- B: Urban Design Panel Response
- C: Urban Design, Landscape and Visual Assessment, R.A. Skidmore Urban Design Limited (2020)
- D: Traffic Assessment, Connexis Transportation Consultants (2020)
- E: Civil Design Report and Drawings, Beca (2020)
- F: Contaminated Land Assessment, Tonkin & Taylor (2020)
- G: Geotechnical Assessment, Tonkin & Taylor (2020)
- H: Arboriculture Assessment, Treework (2020)
- I: Heritage Assessment, DPA Architects (2020)

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VOLUME 3

- A: Resource Consent Drawings, Warren and Mahoney (2020)
- B: Assessment Drawings, Warren and Mahoney (2020)
- C: Landscape Plans, Design Squared (2020)
- D: Visual Simulations, Pymon Healthcare Limited (2020)

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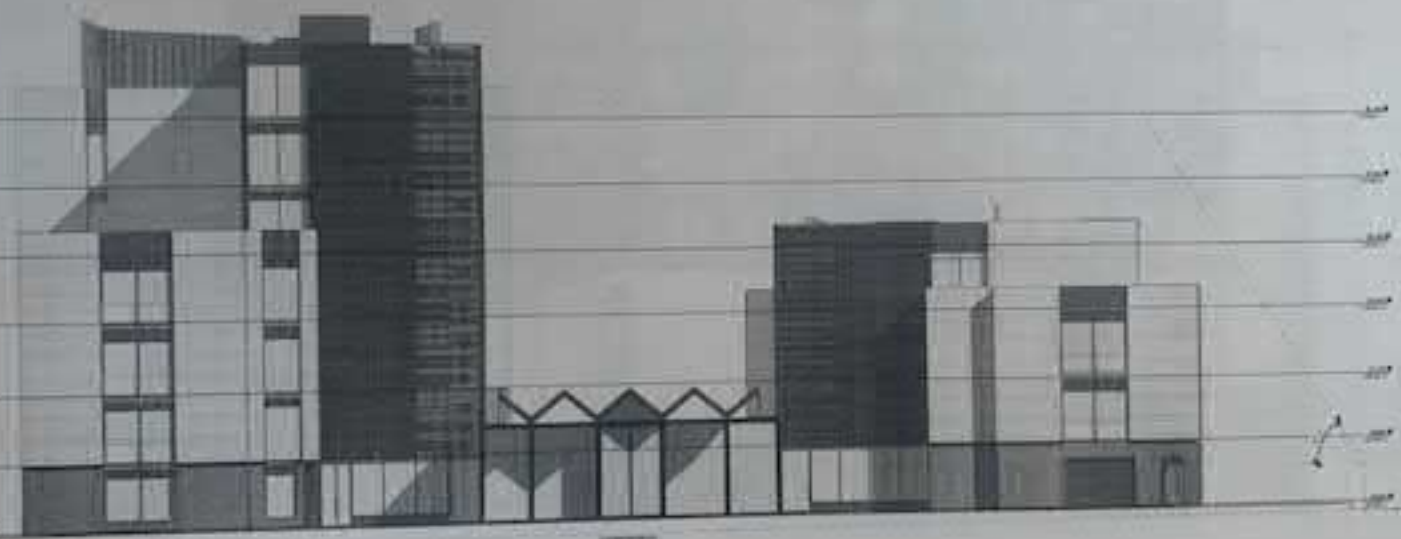
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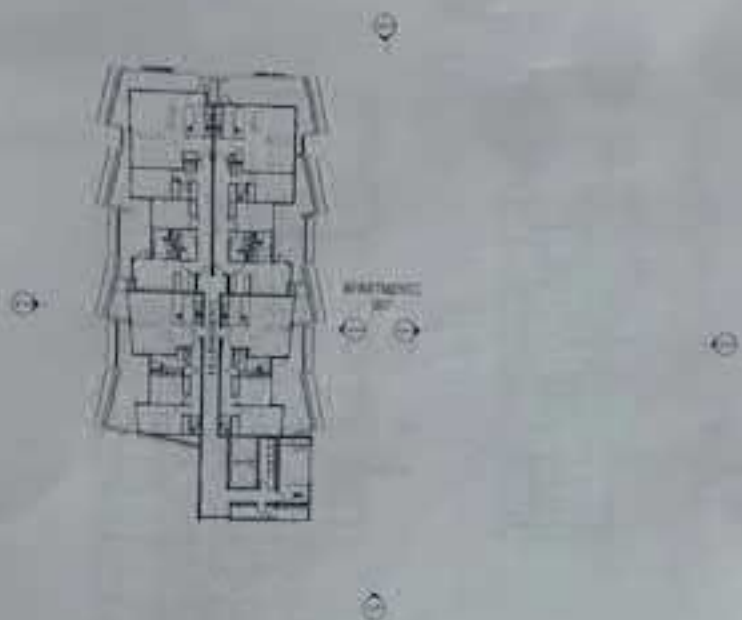
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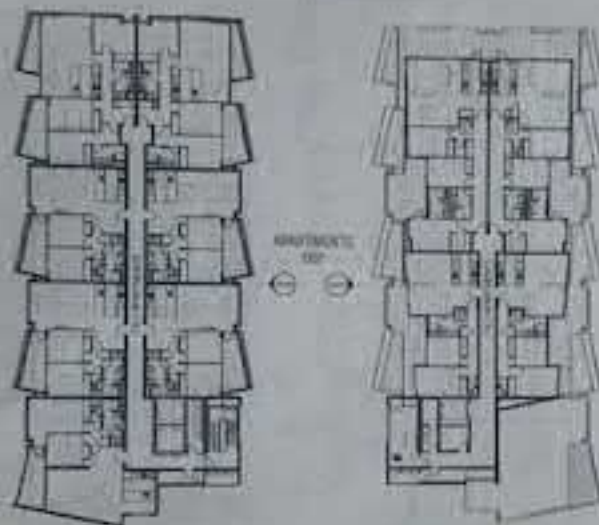
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APARTMENTS 202

Room	Area
Living Room	12.00
Kitchen	8.00
Bathroom	5.00
Bedroom	10.00
Hallway	3.00
Storage	2.00
Other	1.00
Total	41.00



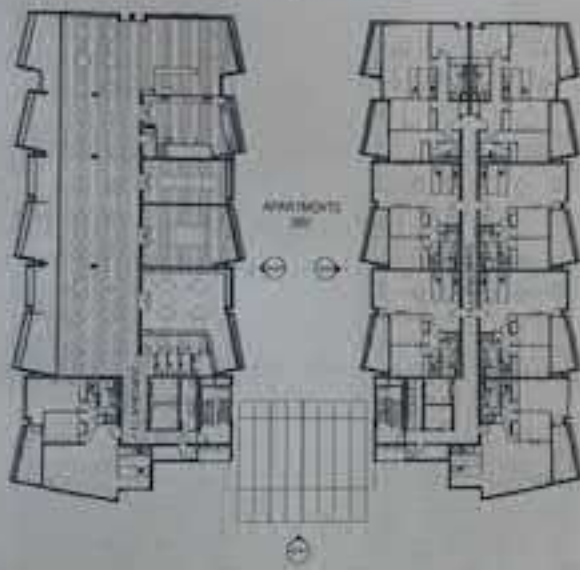
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FLOOR PLAN LEVEL 2

APARTMENTS 202
FLOOR PLAN LEVEL 2

APARTMENTS 202
FLOOR PLAN LEVEL 2

Room	Area
Living Room	12.00
Kitchen	8.00
Bathroom	5.00
Bedroom	10.00
Hallway	3.00
Storage	2.00
Other	1.00
Total	41.00

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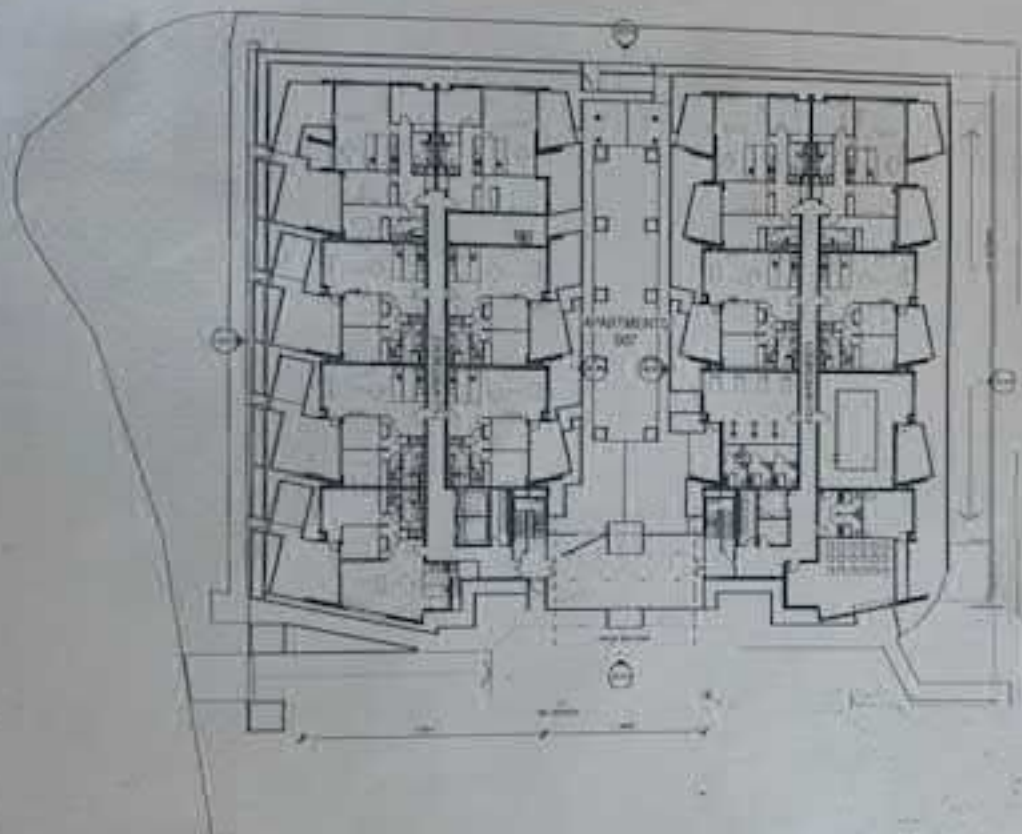

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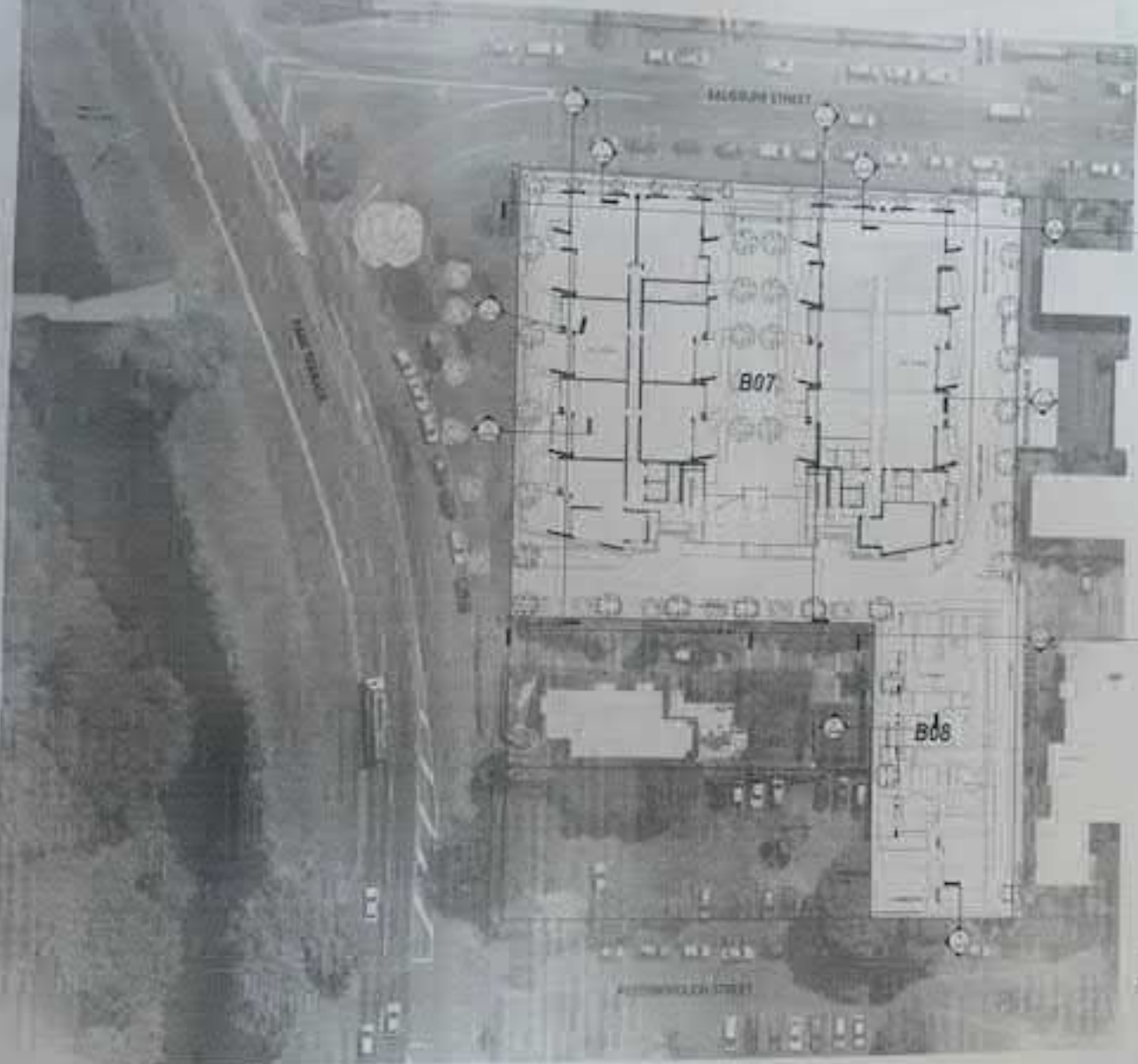
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Landscaper	1000000
Contractor	1000000
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Project Status	1000000
Project Budget	1000000
Project Timeline	1000000
Project Location	1000000
Project Description	1000000
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Project Timeline	1000000
Project Location	1000000
Project Description	1000000
Project Notes	1000000
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Project Version	1000000



SITE INFORMATION

Project Name:
 Client:
 Date:
 Scale: 1:1000

Legend:
 Existing Building
 Proposed Building
 Existing Road
 Proposed Road
 Existing Tree
 Proposed Tree
 Existing Fencing
 Proposed Fencing



Scale: 1:1000

Site & Surroundings:
 Existing Building
 Proposed Building
 Existing Road
 Proposed Road
 Existing Tree
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 Existing Fencing
 Proposed Fencing

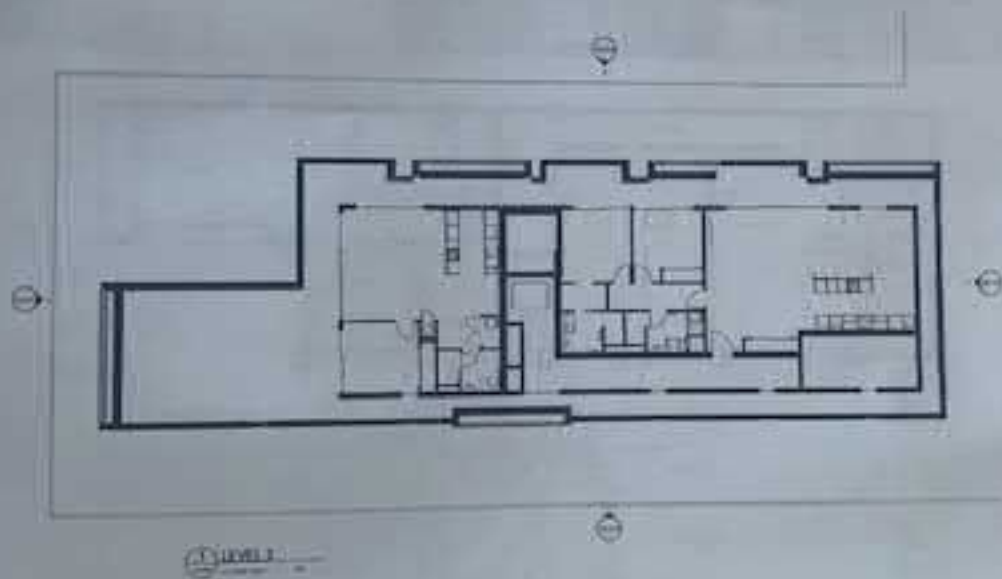
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 Existing Tree
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 Existing Fencing
 Proposed Fencing

Project Name:
 Client:
 Date:
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Site & Surroundings:
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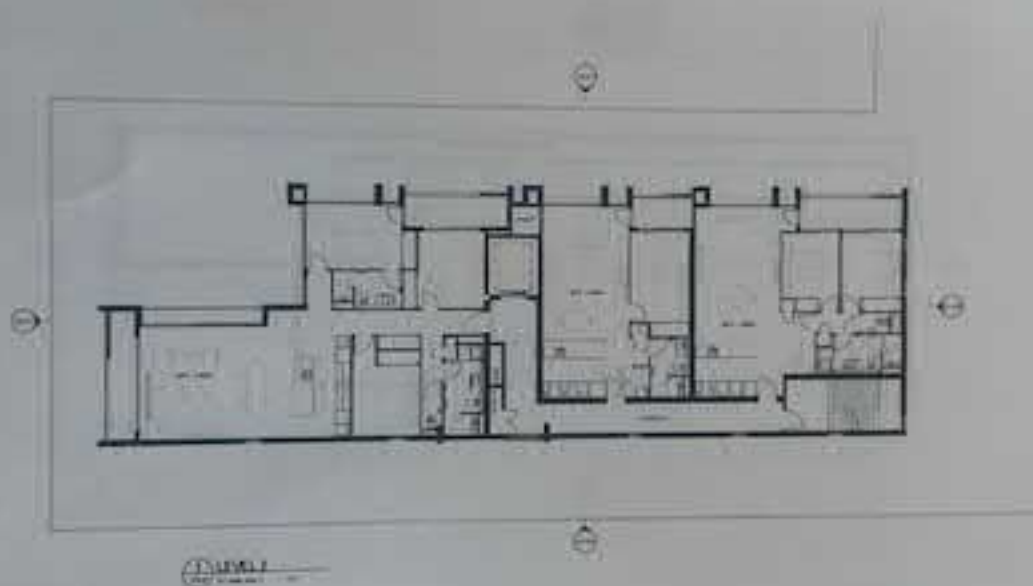
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EXTENT OF SHADING PRODUCED BY PROPOSED DESIGN
EXTENT OF SHADING PRODUCED BY PROPOSED 3 LEVELS + PORCHHOUSE

EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE MAX.
EXTENT OF SHADING PRODUCED BY PROPOSED DESIGN
EXTENT OF SHADING PRODUCED BY PROPOSED 2 LEVELS + PORCHES

EXTENT OF SHADING PRODUCED BY PROPOSED 2 LEVELS + PENTHOUSE

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1. *Journal of Management Studies*, 1990, 27, 1.

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Abstract

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Keywords: child sexual abuse; disclosure; social support

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EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE 30M HEIGHT AND HSB CONTROLS
 EXTENT OF SHADING PRODUCED BY PROPOSED DESIGN
 EXTENT OF SHADING PRODUCED BY PROPOSED T LEVELS + BENTHOUSE



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 Site: 10/10/2014
 Date: 10/10/2014
 Author: 10/10/2014
 Reviewer: 10/10/2014
 Approved: 10/10/2014
 Project: 10/10/2014
 Site: 10/10/2014
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 Date: 10/10/2014
 Author: 10/10/2014
 Reviewer: 10/10/2014
 Approved: 10/10/2014

J. McKellan
 J. McKellan

Resource Consents Unit

Written approval of affected persons

Resource Management Act 1991 – Form 8A

For enquiries: phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s):

Julie - Anne Williams

I am / We are the: ☒ Owner(s) and Occupier(s) ☐ Owner(s) ☐ Occupier(s) ☐ Director(s) ☐ Trustee(s)

of the property situated at (address of the affected property):

N/A

☒ I have authority to sign on behalf of all the other ☐ Owners ☐ Occupiers of the property (select one, if applicable)

2. Application details (to be completed by applicant)

Name of applicant: *Ryman Healthcare Limited*

Application address: *78 Park Terrace, Christchurch*

Description of the proposed development / activity:

The proposal is to establish a comprehensive care retirement village at 78 Park Terrace, which will comprise two apartment buildings (Buildings B07 and B08). The proposal will also include earthworks, basement car parking, landscaping, stormwater management and the remediation of contaminated land.

3. Written approval

☒ I / We give written approval to the application outlined above.

☒ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.

☒ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s) (of person(s) giving written approval or person(s) authorised to sign on their behalf):

J Williams

Date: *04 August 2021*

* A signature is not required if you give your approval by electronic means

Contact Details:

Address: *4/18 Dalesbury Street*

Email: *artist.ja.williams@gmail.com* Telephone: *027 269 0085*

Notes to person(s) signing the form:

1. All owners of the property must sign the form, unless one person has authority to sign on behalf of others. Occupier approval is also required unless the application is a boundary activity*.
2. If signing on behalf of a trust or company please provide evidence to confirm that you have signing authority.
3. If the Council determines that this application is a permitted boundary activity* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before application is determined if there is no hearing.
4. Conditional written approvals cannot be accepted.

* A boundary activity only breaches rules controlling the distance or size of a building relative to the boundary (e.g. setbacks, recession plane).

Ryman Healthcare Limited

Proposed Comprehensive Care Retirement Village

**78 and 100 - 104 Park Terrace, and 20 Dorset St
Christchurch**

Volume One

Resource Consent Applications and Assessment of Environmental Effects



March 2020

ju

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APPENDICES

A:	Certificate of Title
B:	Urban Design Panel Response
C:	Urban Design, Landscape and Visual Assessment, R.A. Skidmore Urban Design Limited (2020)
D:	Traffic Assessment, Commute Transportation Consultants (2020)
E:	Civil Design Report and Drawings, Beca (2020)
F:	Contaminated Land Assessment, Tonkin & Taylor (2020)
G:	Geotechnical Assessment, Tonkin & Taylor (2020)
H:	Arboriculture Assessment, Treotech (2020)
I:	Heritage Assessment, DPA Architects (2020)

VOLUME 3

- A: Resource Consent Drawings, Warren and Mahoney (2020)
- B: Assessment Drawings, Warren and Mahoney (2020)
- C: Landscape Plans, Design Squared (2020)
- D: Visual Simulations, Ryman Healthcare Limited (2020)



gw.



SITE INFORMATION

SITE ADDRESS 78 PARK TERRACE
LEGAL DESCRIPTION CHRISTCHURCH CENTRAL
AFFECTED SURVEYS LOT 1, DP 77997
SITE AREA DP 301196, DP 46369
BUILDING FOOTPRINT 5082m²
2470m²

All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions
A 22/11/19 COORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 15/05/20 RESOURCE CONSENT RFI

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Registered Architects and Designers
www.warrenandmahoney.com
Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title
SITE .S02
PROPOSED SITE PLAN
- GROUND

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Drawn WM Team
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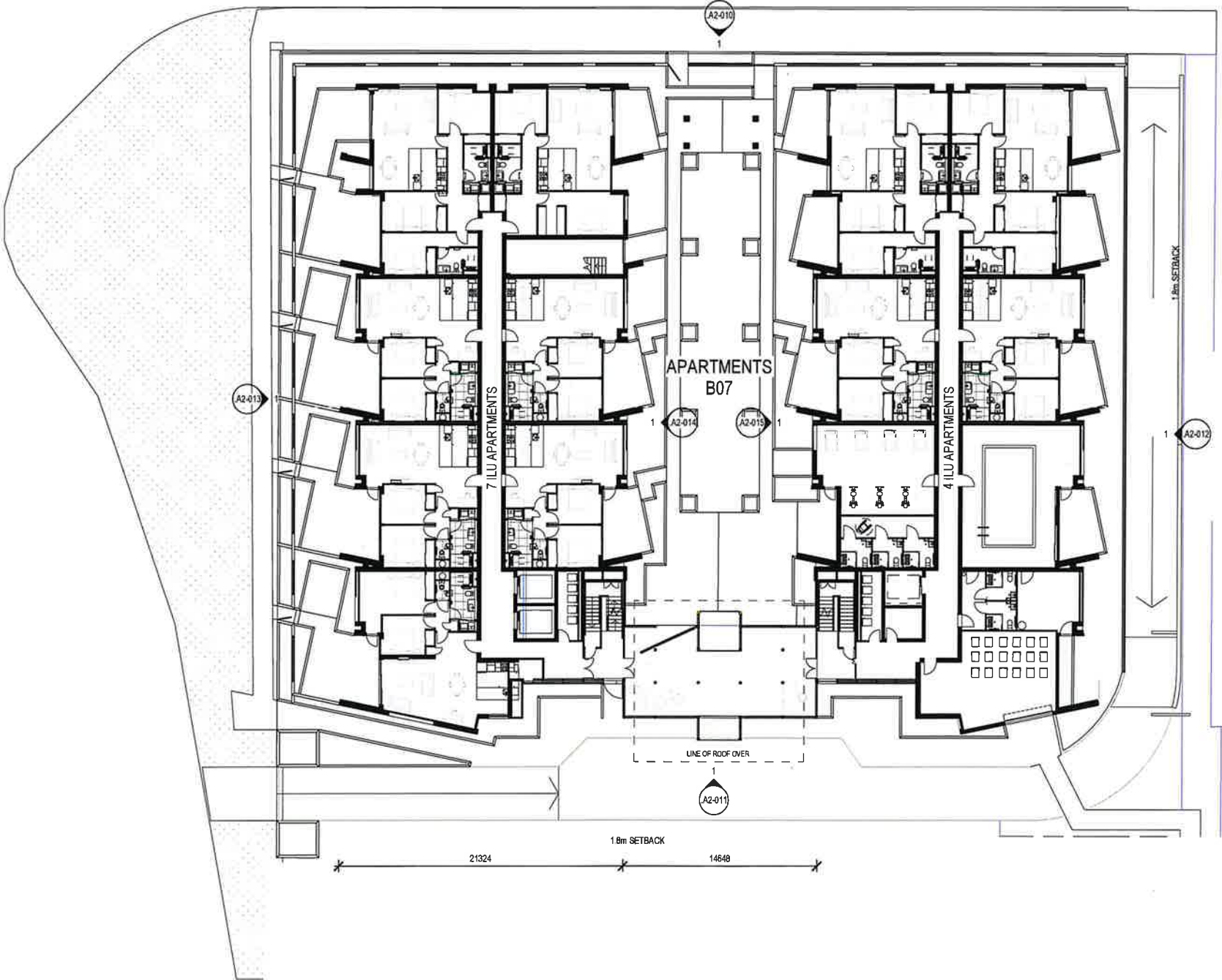
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WESTWOOD
TERRACE

SALISBURY STREET

PARK TERRACE



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SITE 02
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FLOOR PLAN LEVEL 1
GROUND

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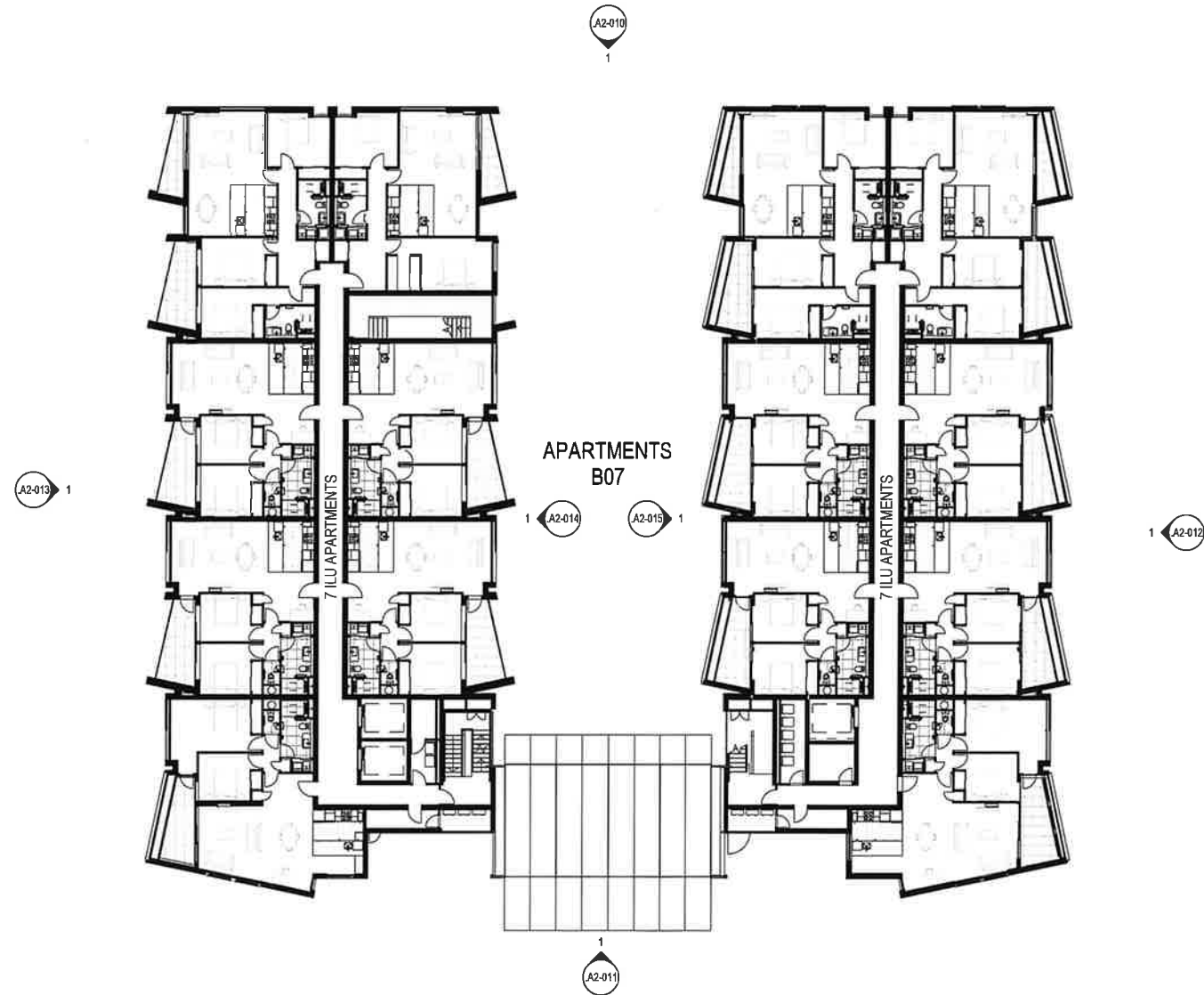
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SITE 02
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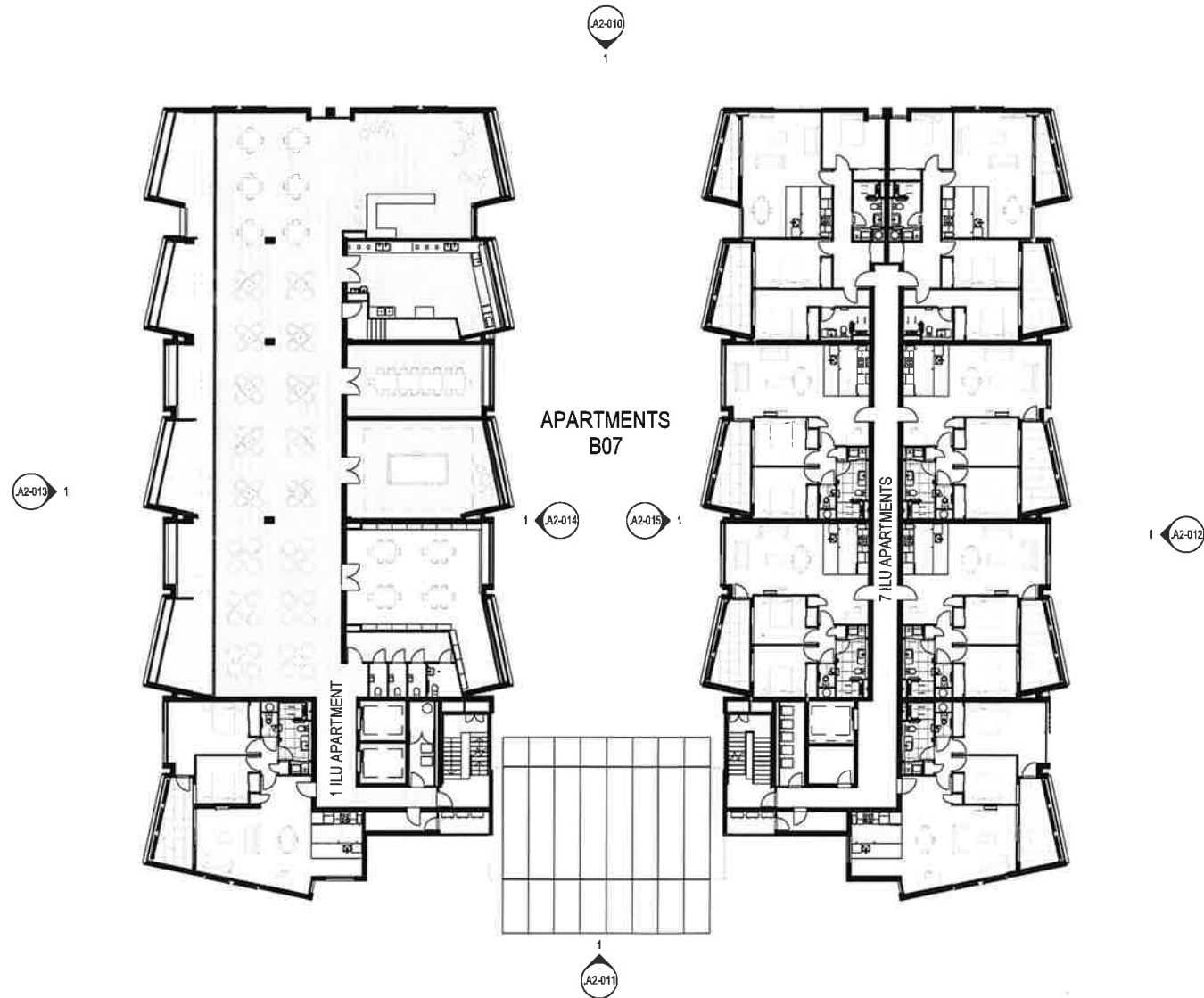
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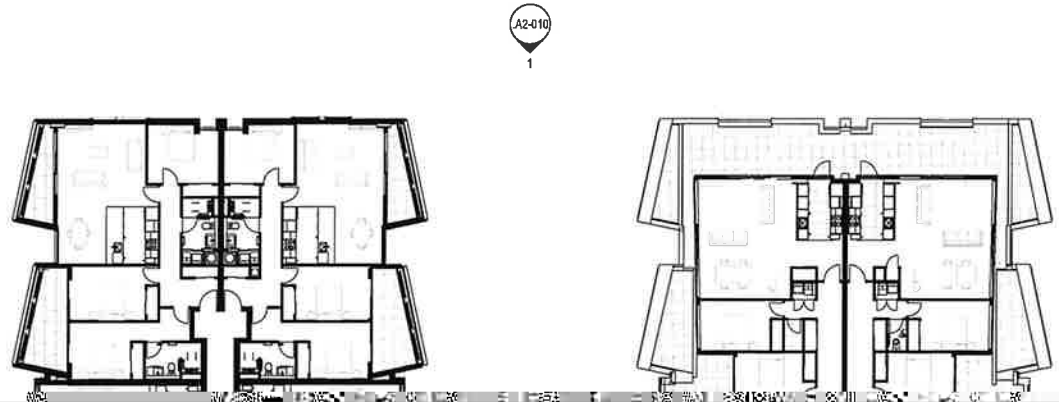
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ISSUE

Notes



APARTMENTS
B07

7 ILU APARTMENTS

7 ILU APARTMENTS

A2-013 1

A2-015 1

A2-012 1

A2-011 1

1 LEVEL 4
A2-010 A1 sheet scale = 1:200

Client

RYMAN HEALTHCARE

New Zealand Ltd

254 Montreal Street
PO Box 25086
Christchurch 8011
New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com
Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 4

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No

B07 .A1-050

Revision

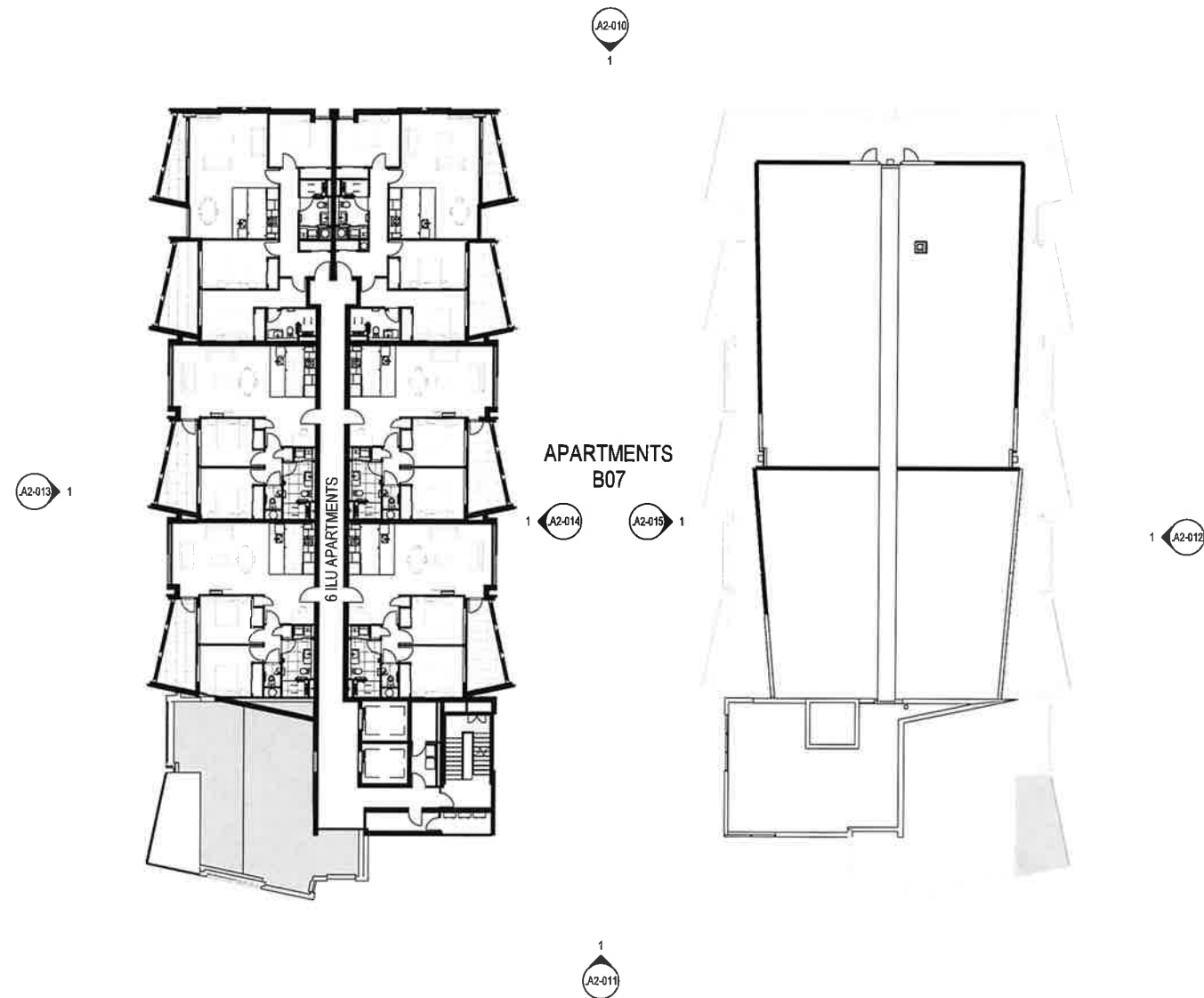
E

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Revisions

A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE

Notes



1 LEVEL 5
A2-010 A1 sheet scale = 1:200

Client

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 5

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1:200 @ A1
Date	27/03/20
Job No	8889
Drawn	WM Team
Checked	TDH

Drawing No

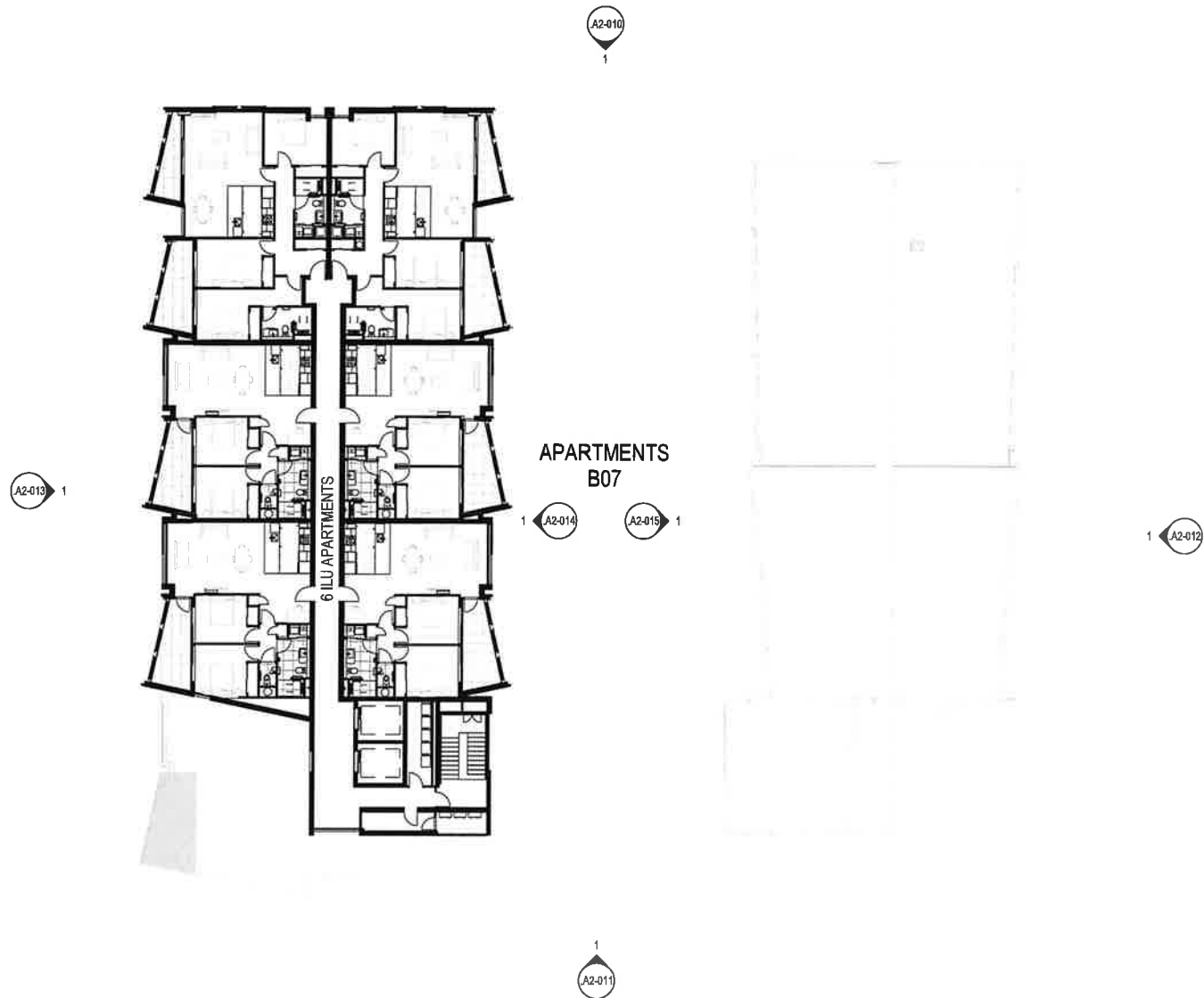
B07 .A1-060

Revision

(E)

WARREN AND MAHONEY

gm



1 LEVEL 6
A2-010 A1 sheet scale = 1 : 200

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Revisions	
A 20.11.22	CO-ORDINATION SET
B 18/12/19	DRAFT RESOURCE CONSENT
C 09/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE

Notes



Client
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www.warrenandmahoney.com
Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title
APARTMENTS B07
FLOOR PLAN LEVEL 6

Drawing Issue
RESOURCE
CONSENT

Drawing Details	
Scale	1 : 200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No
B07 .A1-070

Revision
(E)

WARREN AND MAHONEY

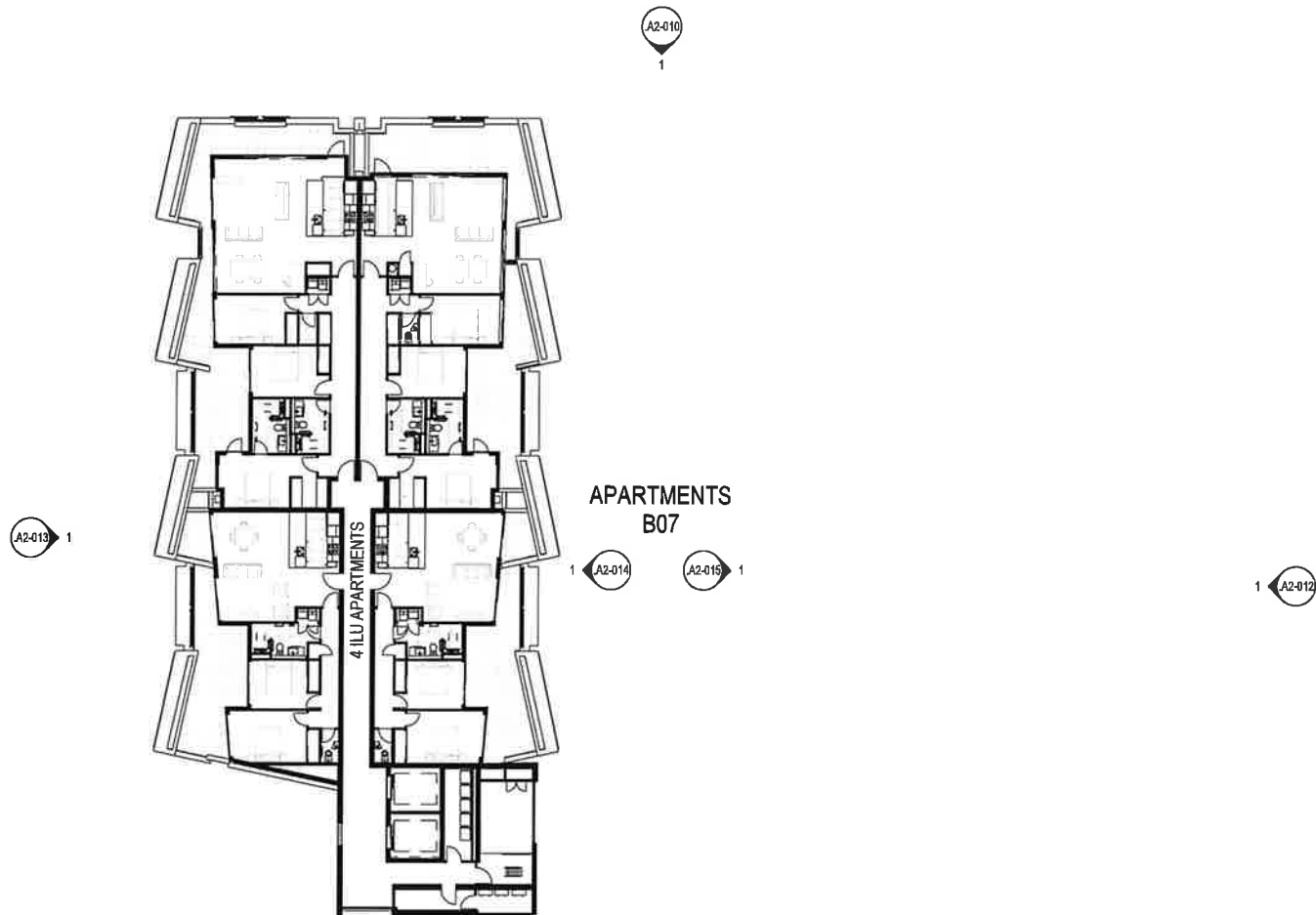
gm

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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE

Notes



Client

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Registered Architects and Designers
www.warrenandmahoney.com
Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
FLOOR PLAN LEVEL 7

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale	1:200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-080

Revision

(E)

WARREN AND MAHONEY

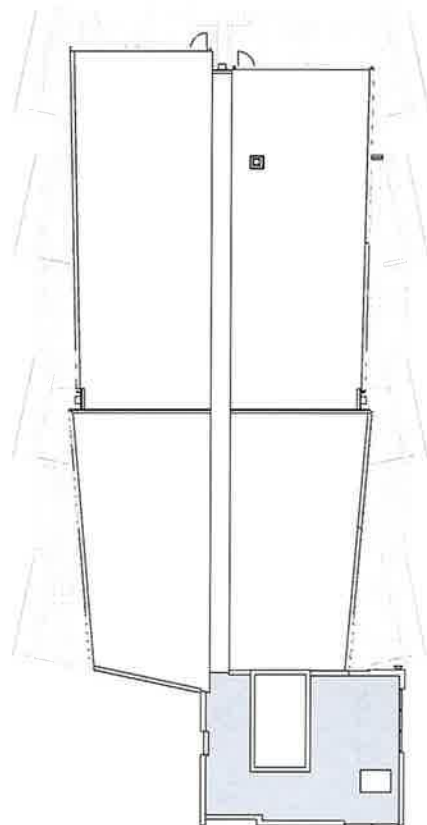
1 LEVEL 7
A2-010 A1 sheet scale = 1:200

1 All dimension to be verified on site before producing shop drawings or commencing any work.
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Revisions

A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT
ISSUE

Notes



Client

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www.warrenandmahoney.com
Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ROOF PLAN

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale	1 : 200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No	Revision
B07 .A1-090	(E)

WARREN AND MAHONEY

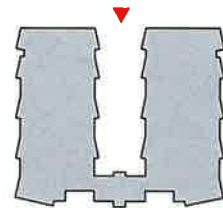
1 ROOF PLAN
A3-010 A1 sheet scale = 1 : 200

All dimension to be verified on site before producing shop drawings or commencing any work.
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Revisions

A 20.11.22 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE
CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT
ISSUE

Notes



Client

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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale 1 : 100 @ A1
Date 27/03/20
Job No 8899
Drawn WM Team
Checked TDH

Drawing No Revision
B07_A2-010 (E)

WARREN AND MAHONEY

1 NORTH ELEVATION
A14020 A1 sheet scale = 1 : 100

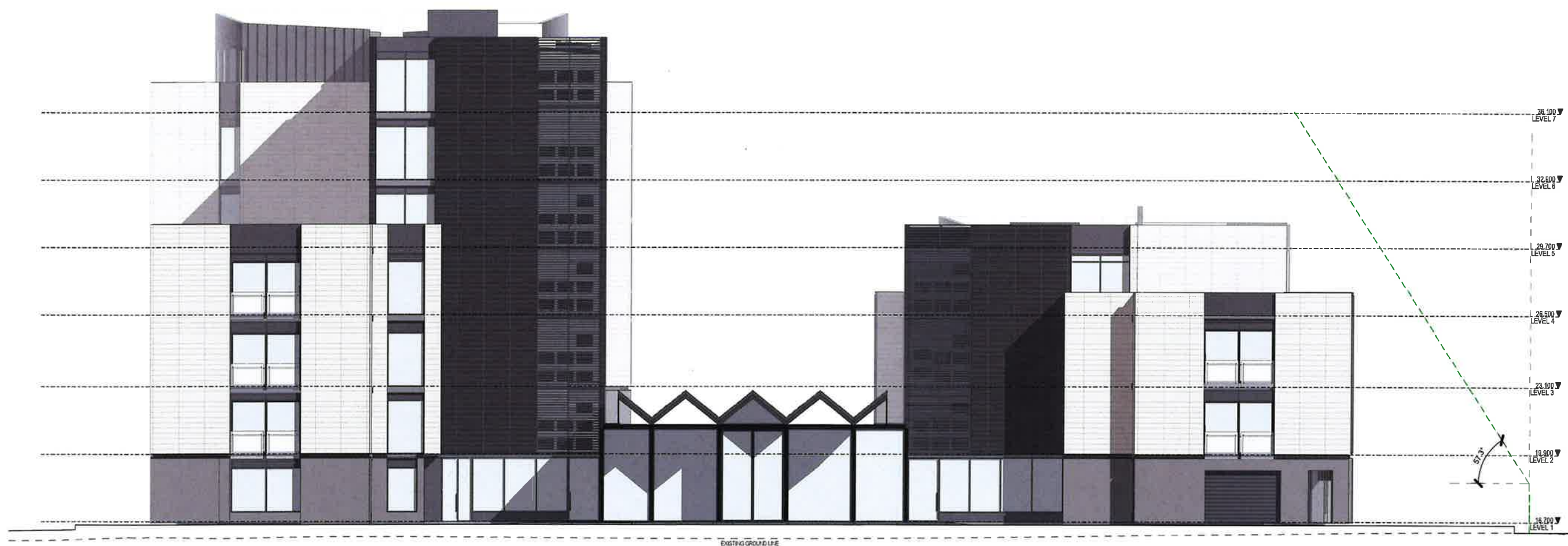
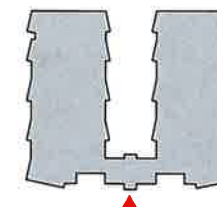
All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 20.11.22	CO-ORDINATION SET
B 18/12/19	DRAFT RESOURCE CONSENT
C 09/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE
G 12/01/20	DARKER STAIR CORE
21	RCT HEARING

Notes

—



Client
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	12/01/2021
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No
B07_A2-011

Revision
(G)

WARREN AND MAHONEY

1 SOUTH ELEVATION
A1400 A1 sheet scale = 1 : 100

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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
G	12/01/20	DARKER STAIR CORE
21		RCT HEARING

Notes

Client

RYMAN HEALTHCARE

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Christchurch 8011
New Zealand
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Registered Architects and Designers
www.warrenandmahoney.com

Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	12/01/2021
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

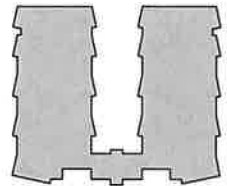
B07 .A2-012

Revision

G

WARREN AND MAHONEY

Handwritten signature



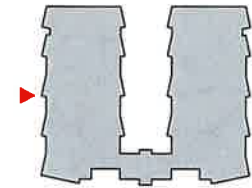
1 EAST ELEVATION
A1-020 A1 sheet scale = 1 : 100

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Revisions

A 20.11.22	CO-ORDINATION SET
B 18/12/19	DRAFT RESOURCE CONSENT
C 08/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE
G 12/01/20	DARKER STAIR CORE
21	RCT HEARING

Notes



Client

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Project Title

PARK TERRACE

SITE 02

PETERBOROUGH

Drawing Title

APARTMENTS B07

ELEVATIONS

Drawing Issue

RESOURCE

CONSENT

Drawing Details

Scale 1 : 100 @ A1

Date 12/01/2021

Job No 8869

Drawn WM Team

Checked TDH

Drawing No

B07_A2-013

Revision

G

WARREN AND MAHONEY

Handwritten signature of Warren and Mahoney Architects.

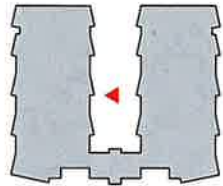
1 WEST ELEVATION
A1 sheet scale = 1 : 100

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Revisions

A	20.11.22	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
G	12/01/20	DARKER STAIR CORE
21		RCT HEARING

Notes



Client
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue
RESOURCE
CONSENT

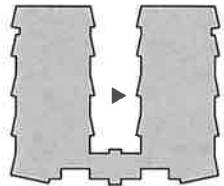
Drawing Details

Scale	1 : 100 @ A1
Date	12/01/2021
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No	Revision
B07_A2-014	(G)

WARREN AND MAHONEY

1 EAST SECTIONAL ELEVATION
A1-020 A1 sheet scale = 1 : 100



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Revisions

A 20/11/22	CO-ORDINATION SET
B 18/12/19	DRAFT RESOURCE CONSENT
C 09/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE
G 12/01/20	DARKER STAIR CORE
21	RCT HEARING

Notes



Client

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Registered Architects and Designers
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Project Title

PARK TERRACE
SITE 02
PETERBOROUGH

Drawing Title

APARTMENTS B07
ELEVATIONS

Drawing Issue

RESOURCE
CONSENT

Drawing Details

Scale	1 : 100 @ A1
Date	12/01/2021
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07_A2-015

Revision

Ⓒ

1 WEST SECTIONAL ELEVATION

A1-020 A1 sheet scale = 1 : 100

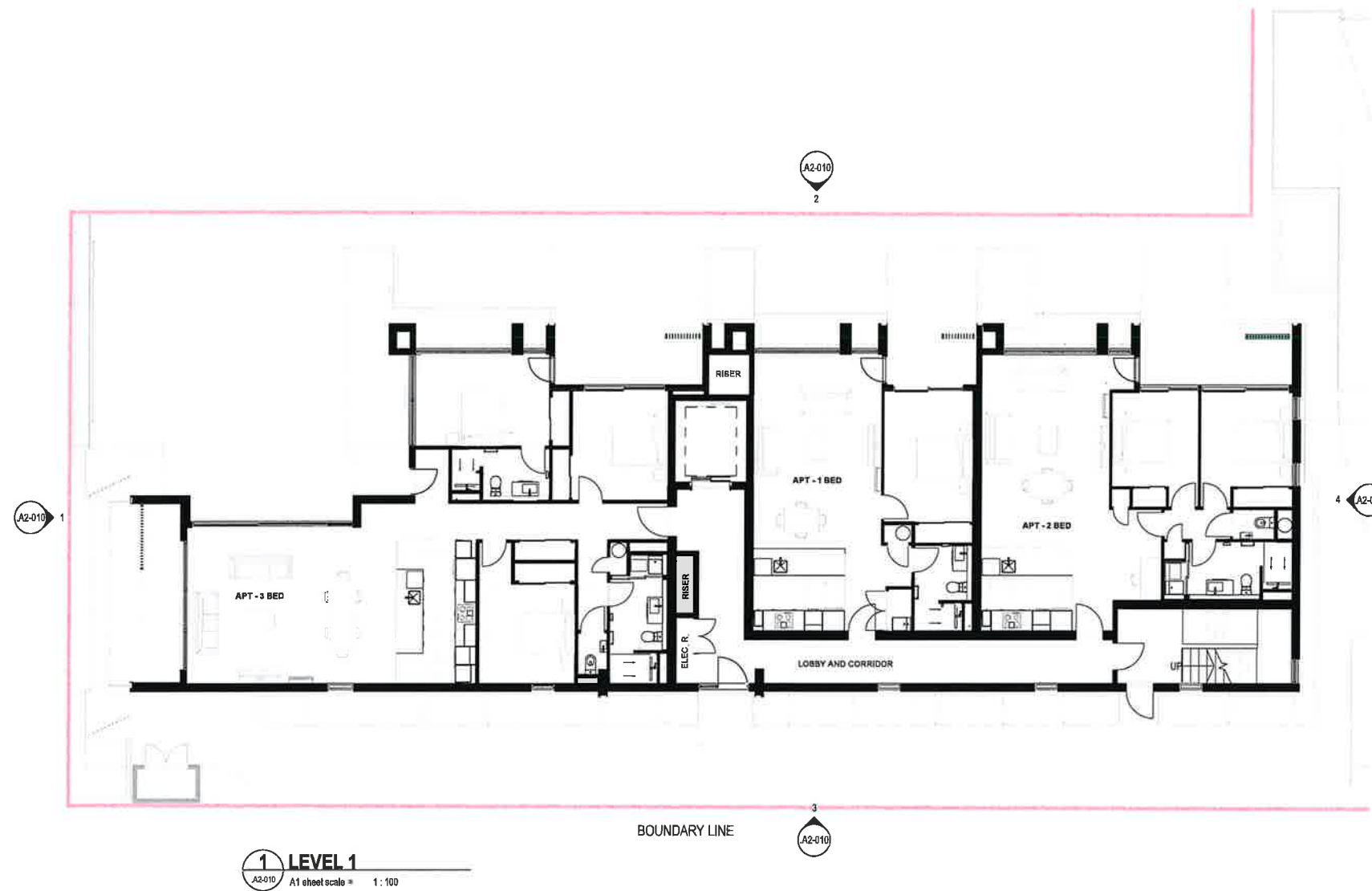
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Revisions

A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 08/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE

Notes



Client
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Registered Architects and Designers
www.warrenandmahoney.com
Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title
APARTMENT B08
FLOOR PLAN LEVEL 1

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale 1 : 100 @ A1
Date 27/03/20
Job No 8917
Drawn WM Team
Checked TDH

Drawing No B08_A1-020
Revision (E)

WARREN AND MAHONEY

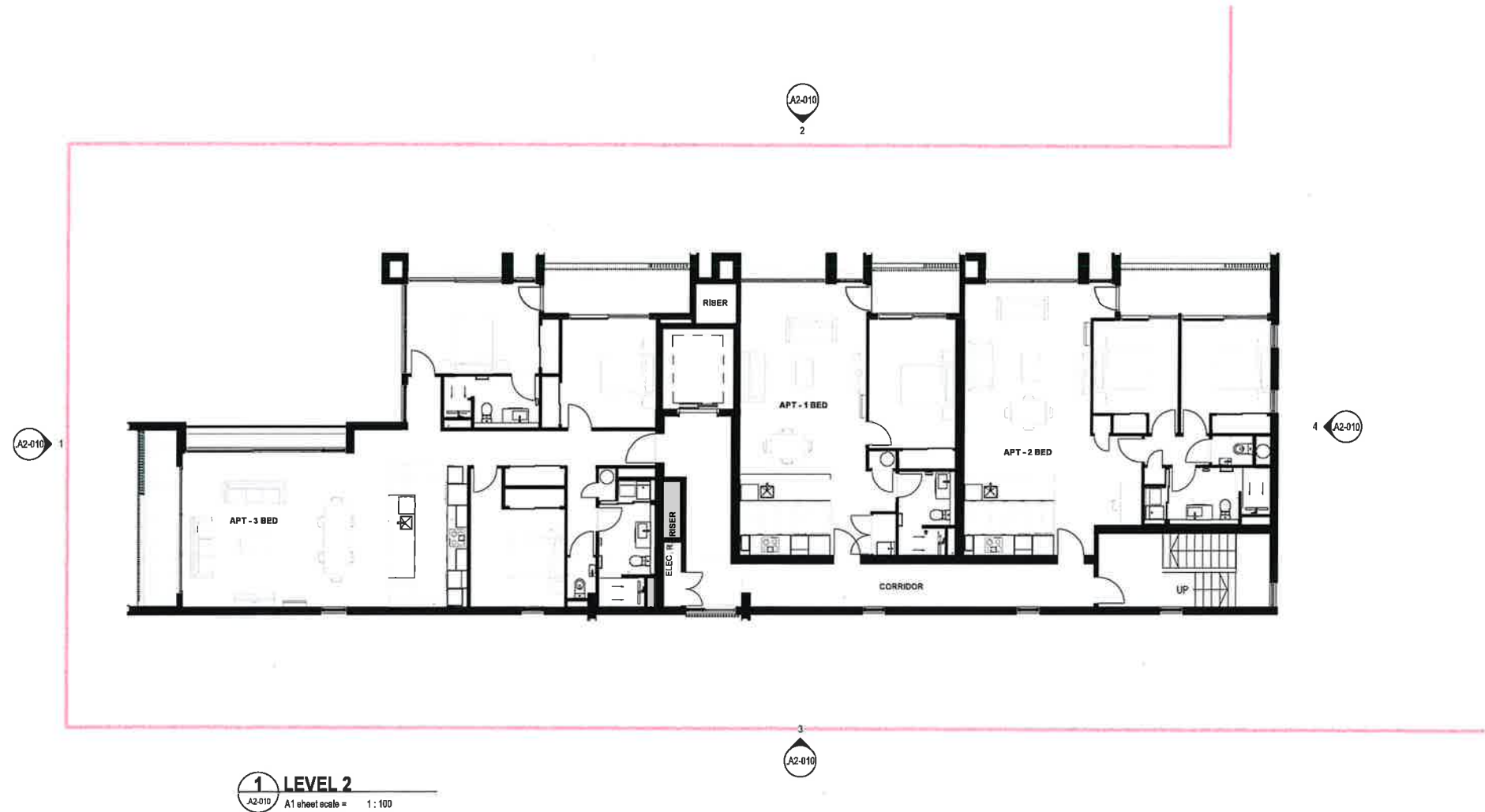
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Revisions

A 22/11/19 CO-ORDINATION SET
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C 08/03/20 FOR INFORMATION
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E 27/03/20 RESOURCE CONSENT ISSUE

Notes



Client

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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
FLOOR PLAN LEVEL 2

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale 1:100 @ A1
Date 27/03/20
Job No 9917
Drawn WM Team
Checked TDH

Drawing No

B08.A1-030

Revision

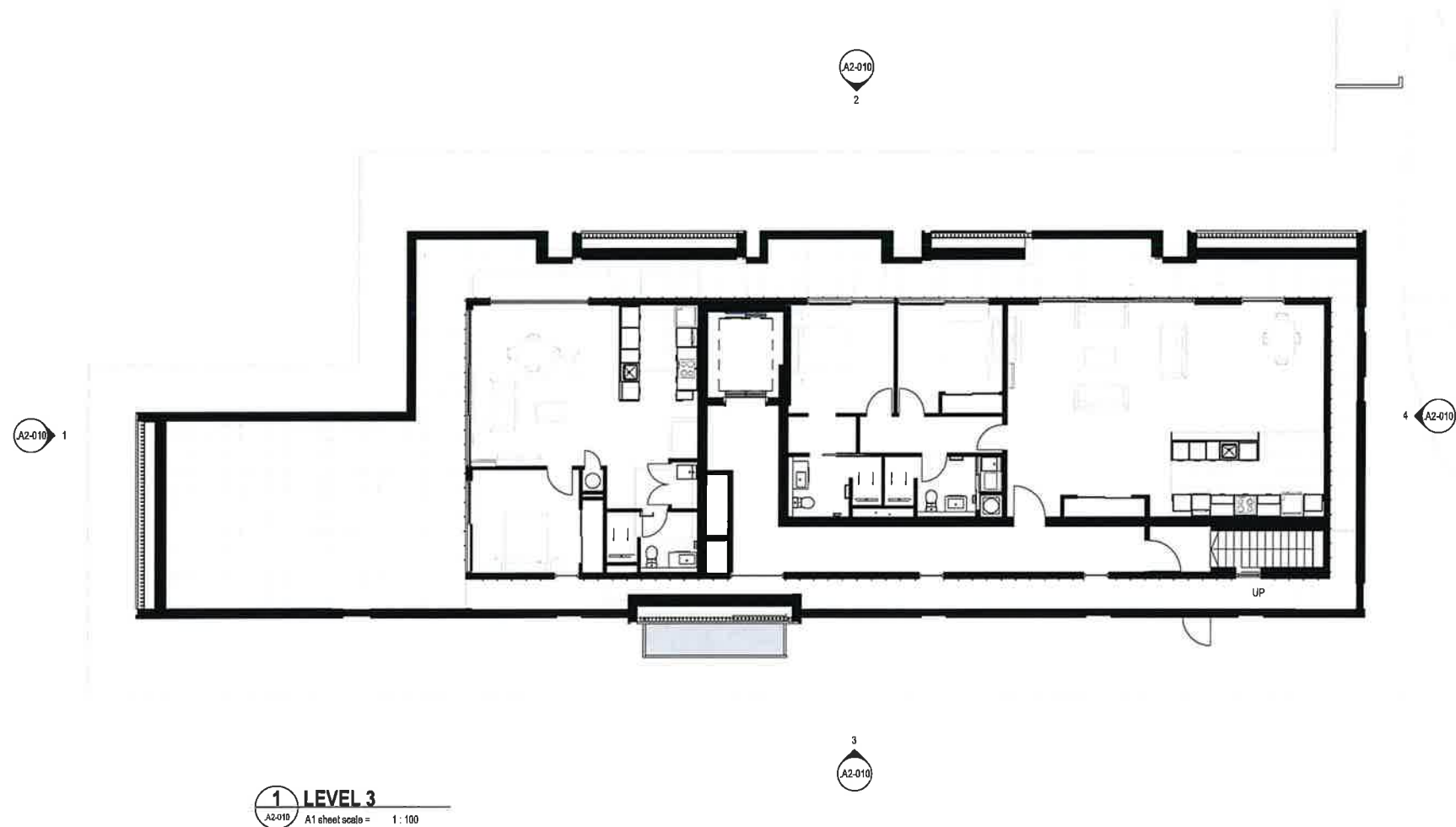
(E)

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Revisions

A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE
CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT
ISSUE
F 10/02/20 BUILDING LEVEL
REDUCED

Notes



Client
RYMAN HEALTHCARE

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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title
APARTMENT B08
FLOOR PLAN LEVEL 3

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale 1:100 @ A1
Date 10/02/20
Job No 8917
Drawn WM Team
Checked TDH

Drawing No
B08.A1-040
Revision
(F)

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Revisions

A 22/11/19 CO-ORDINATION SET
B 18/12/19 DRAFT RESOURCE CONSENT
C 09/03/20 FOR INFORMATION
D 13/03/20 FINAL DRAFT
E 27/03/20 RESOURCE CONSENT ISSUE
F 10/02/20 BUILDING LEVEL REDUCED

Notes



Client

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Registered Architects and Designers
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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title

APARTMENT B08
ROOF PLAN

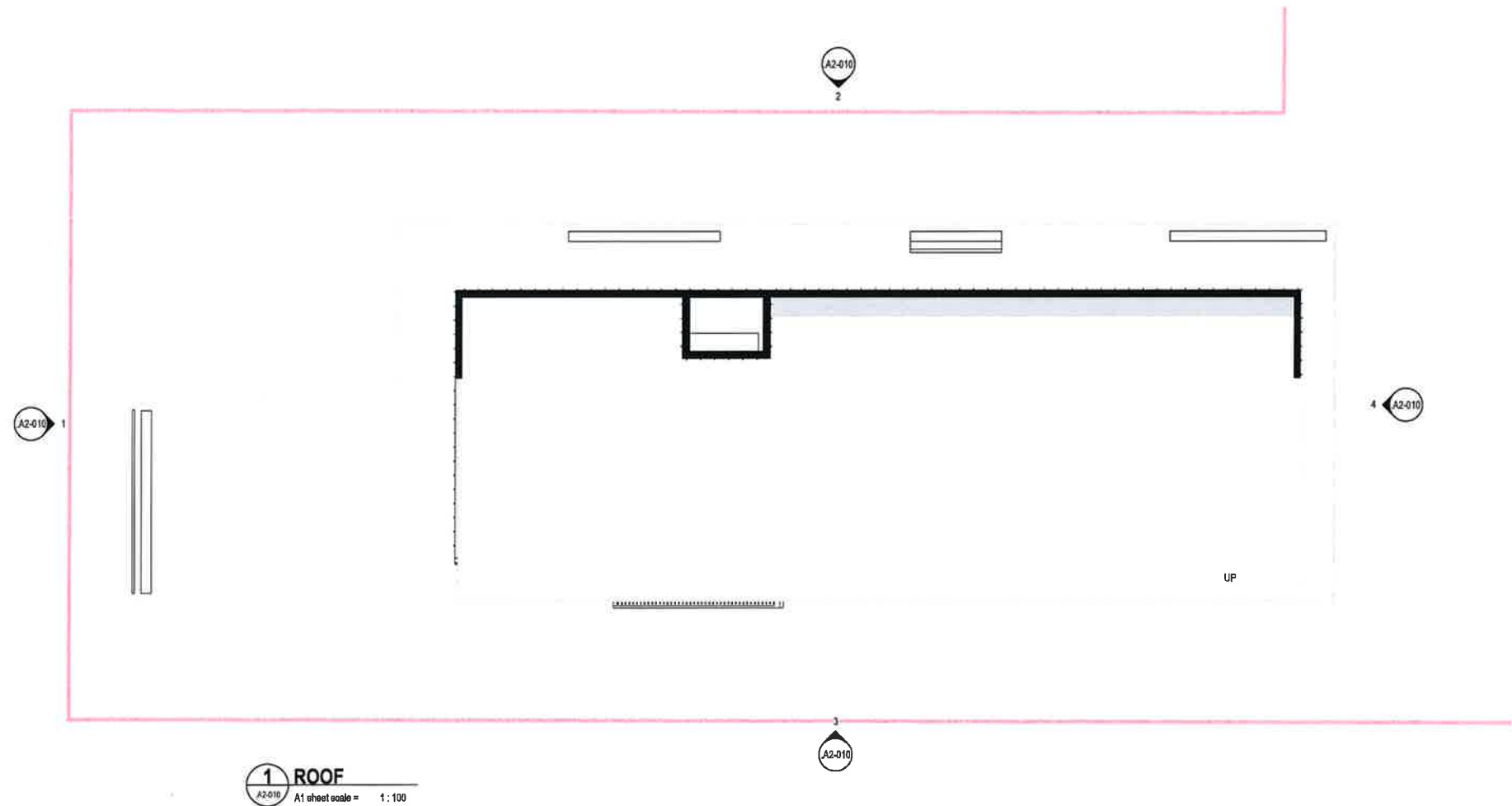
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RESOURCE
CONSENT

Drawing Details

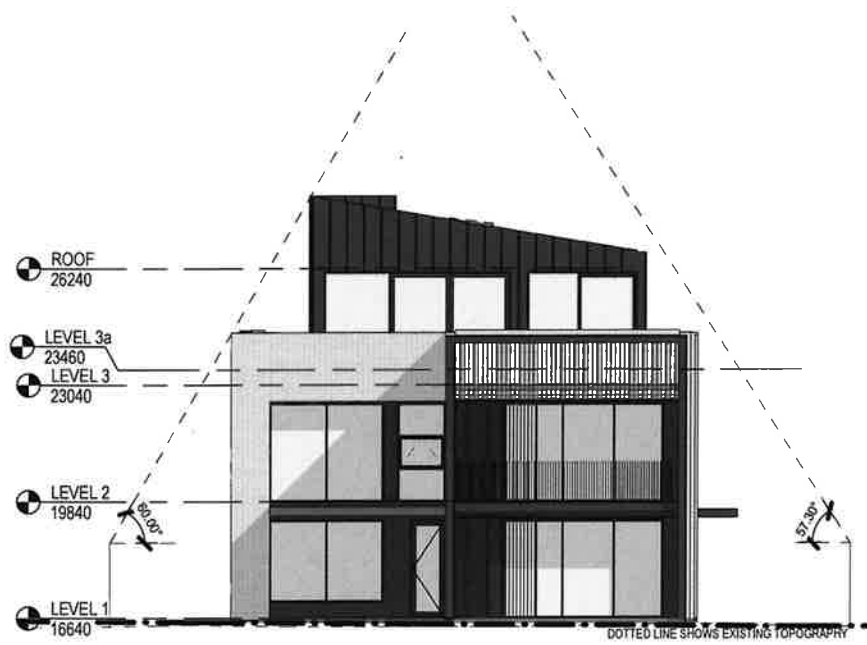
Scale 1 : 100 @ A1
Date 10/02/20
Job No 8917
Drawn WM Team
Checked TDH

Drawing No B08.A1-050
Revision (F)

WARREN AND MAHONEY



HEIGHT PLANE 20.0m



1 SOUTH ELEVATION
A1-020 A1 sheet scale = 1:100

HEIGHT PLANE 20.0m



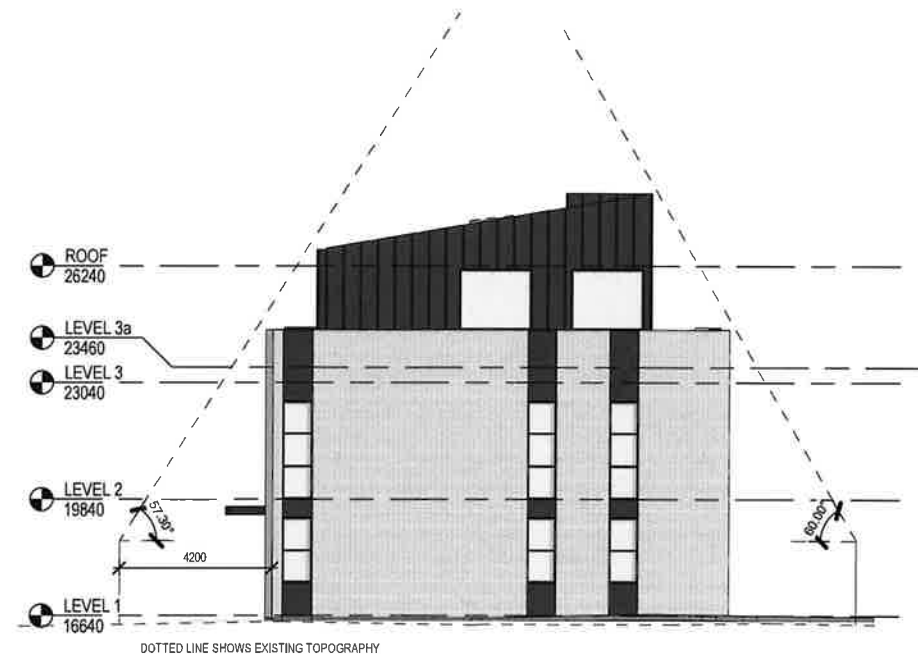
2 WEST ELEVATION
A1-020 A1 sheet scale = 1:100

HEIGHT PLANE 20.0m



3 EAST ELEVATION
A1-020 A1 sheet scale = 1:100

HEIGHT PLANE 20.0m



4 NORTH ELEVATION
A1-020 A1 sheet scale = 1:100

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Revisions

A	22/11/19	CO-ORDINATION SET
B	18/12/19	DRAFT RESOURCE CONSENT
C	09/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE
F	10/02/20	BUILDING LEVEL REDUCED

Notes

Client
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Registered Architects and Designers
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Project Title

PARK TERRACE
SITE 01
BISHOPSPARK

Drawing Title
APARTMENT B08
ELEVATIONS

Drawing Issue
RESOURCE
CONSENT

Drawing Details

Scale 1:100 @ A1
Date 10/02/20
Job No 8917
Drawn WM Team
Checked TDH

Drawing No B08_A2-010
Revision (F)

WARREN AND MAHONEY

Warren and Mahoney

Revisions

Notes



Client

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Christchurch 8011
New Zealand
Phone + 64 3 961 5926

Registered Architects and Designers
www.warrenandmahoney.com
Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title

.S02
SUN STUDIES 4PM
15 MIN INTERVALS

Drawing Issue
TECHNICAL
ASSESSMENT

Drawing Details

Scale As indicated @ A1
Date
Job No 8899
Drawn Author
Checked Checker

Drawing No

.S02 .A0-293

Revision

A

Handwritten signature



1 22 DEC 4PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



2 22 DEC 4.15PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



3 22 DEC 4.30PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



4 22 DEC 4.45PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



5 22 DEC 5PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



6 22 DEC 5.15PM REDUCED LEVELS

A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE 20M HEIGHT AND HIRB CONTROLS
EXTENT OF SHADING PRODUCED BY PROPOSED DESIGN
EXTENT OF SHADING PRODUCED BY PROPOSED 3 LEVELS + PENTHOUSE

Revisions

Notes



1 22 DEC 5.30PM REDUCED LEVELS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



2 22 DEC 5.45PM REDUCED LEVELS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above



3 22 DEC 6PM REDUCED LEVELS
A1 sheet scale = 1 : 1000
A3 sheet scale is twice scale shown above

 EXTENT OF SHADING PRODUCED BY A STRUCTURE BUILT TO THE 20M HEIGHT AND HIRB CONTROLS
 EXTENT OF SHADING PRODUCED BY PROPOSED DESIGN
 EXTENT OF SHADING PRODUCED BY PROPOSED 3 LEVELS + PENTHOUSE



Client
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Registered Architects and Designers
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Project Title

PARK TERRACE
PETERBOROUGH SITE
PETERBOROUGH

Drawing Title
.S02
SUN STUDIES
5.30, 5.45 & 6 PM

Drawing Issue
TECHNICAL
ASSESSMENT

Drawing Details
Scale As indicated @ A1
Date
Job No 8899
Drawn Author
Checked Checker

Drawing No .S02 .A0-294
Revision A

WARREN AND MAHONEY