

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](mailto:DutyPlanner@ccc.govt.nz) or visit the Council at 53 Hereford Street, Christchurch

## 1. Affected person's details

\* Full name of affected person(s):

ALEXANDER SAMUEL DAVIES

\* 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):

518 SANISBURY STREET, CENTRAL CITY.

\* ☒ 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. Write 1 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):



\* Date: 6/3/2021

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

\* Contact Details:

Address: alexandersamueldavies@gmail.com

Email: 25 2502

Telephone: 02102935641

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 If the Council determines that this application is a permitted boundary activity\* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before application is determined if there is no hearing.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).

***Please return the signed form and application documents to the applicant***

### **What is a resource consent?**

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners (permitted boundary activity). These processes are set out in the Resource Management Act.

### **Why is your written approval being requested?**

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

### **What should you do if you are asked to sign an affected person's approval form?**

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

**NOTE:** If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

### **Important information**

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing. If there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's [website](#) or by contacting the Duty Planner at [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz).

### **Privacy information**

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media

and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.





# **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**

## TABLE OF CONTENTS

### Part A: Resource Consent Application

### Part B: Assessment of Environmental Effects

<b>1.</b>	<b>Introduction</b>	<b>3</b>
1.1	Project Overview	3
1.2	Introduction to Ryman	4
1.3	Project Rationale	4
1.4	Document Structure	7
<b>2.</b>	<b>Description of the Proposal</b>	<b>9</b>
2.1	Layout and Design of the Proposed Village	9
2.2	Servicing	22
2.3	Construction Activities	26
<b>3.</b>	<b>Environmental Setting</b>	<b>28</b>
3.1	Introduction	28
3.2	General Wider Setting	28
3.3	Physical Setting	29
3.4	Heritage Setting	31
3.5	Zoning and Planning Framework	33
3.6	Roading and Traffic	35
3.7	Contaminated Land	38
3.8	Geological Conditions	39
<b>4.</b>	<b>Resource Consent Requirements</b>	<b>41</b>
4.1	Introduction	41
4.2	Christchurch City District Plan	41
4.3	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	48
4.4	Summary	49
<b>5.</b>	<b>Assessment of Environmental Effects</b>	<b>50</b>
5.1	Introduction	50
5.2	Positive Effects	50
5.3	General Construction Effects	52
5.4	Stormwater Management	55
5.5	Geotechnical and Groundwater Matters	56
5.6	Urban Design Effects	57
5.7	Landscape and Visual Effects	64
5.8	Operational Noise	67
5.9	Traffic and Parking	67
5.10	Arborculture Effects	71
5.11	Heritage Effects	72
<b>6.</b>	<b>Consultation</b>	<b>74</b>
6.1	Introduction	74

6.2	Urban Design Panel	74
<b>7.</b>	<b>Statutory Assessment</b>	<b>77</b>
7.1	Introduction	77
7.2	Section 104C Assessment	77
7.3	Section 104 Assessment	78
7.4	Summary	85
<b>8.</b>	<b>Notification Matters</b>	<b>86</b>
8.1	Section 95A	86
8.2	Section 95B Limited Notification	86
8.3	Assessment of Effects on Persons (s95E)	87
8.4	Notification Conclusion	87
<b>9.</b>	<b>Conclusion</b>	<b>88</b>

## LIST OF FIGURES

Figure 1.	Site Location	2
Figure 2:	Signalised Pedestrian Crossing.	20
Figure 3:	The Bishopspark Site - 100 Park Terrace	29
Figure 4:	The Peterborough Site - 78 Park Terrace	31
Figure 5:	Collision Diagram	Error! Bookmark not defined.

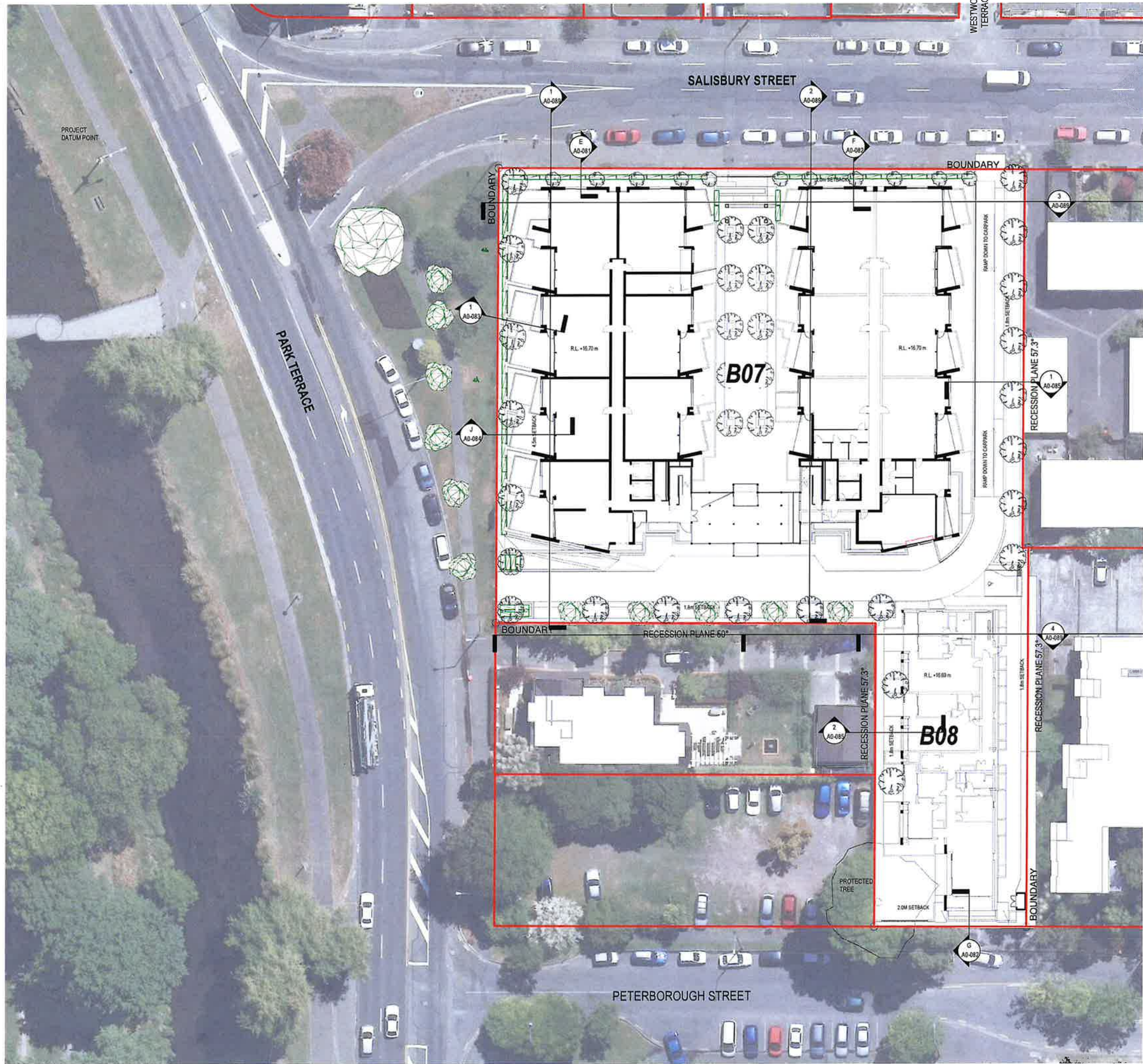
## APPENDICES

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, Treetech (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)





## 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 5082m<sup>2</sup>  
2470m<sup>2</sup>

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

### Notes

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  
PETERBOROUGH SITE  
PETERBOROUGH

Drawing Title  
SITE .S02  
PROPOSED SITE PLAN  
- GROUND

Drawing Issue  
RESOURCE  
CONSENT

### Drawing Details

Scale 1:250 @ A1  
Date 15/05/20  
Job No 8899  
Drawn WM Team  
Checked TDH

Drawing No  
.S02 .A0-030

Revision  
(F)

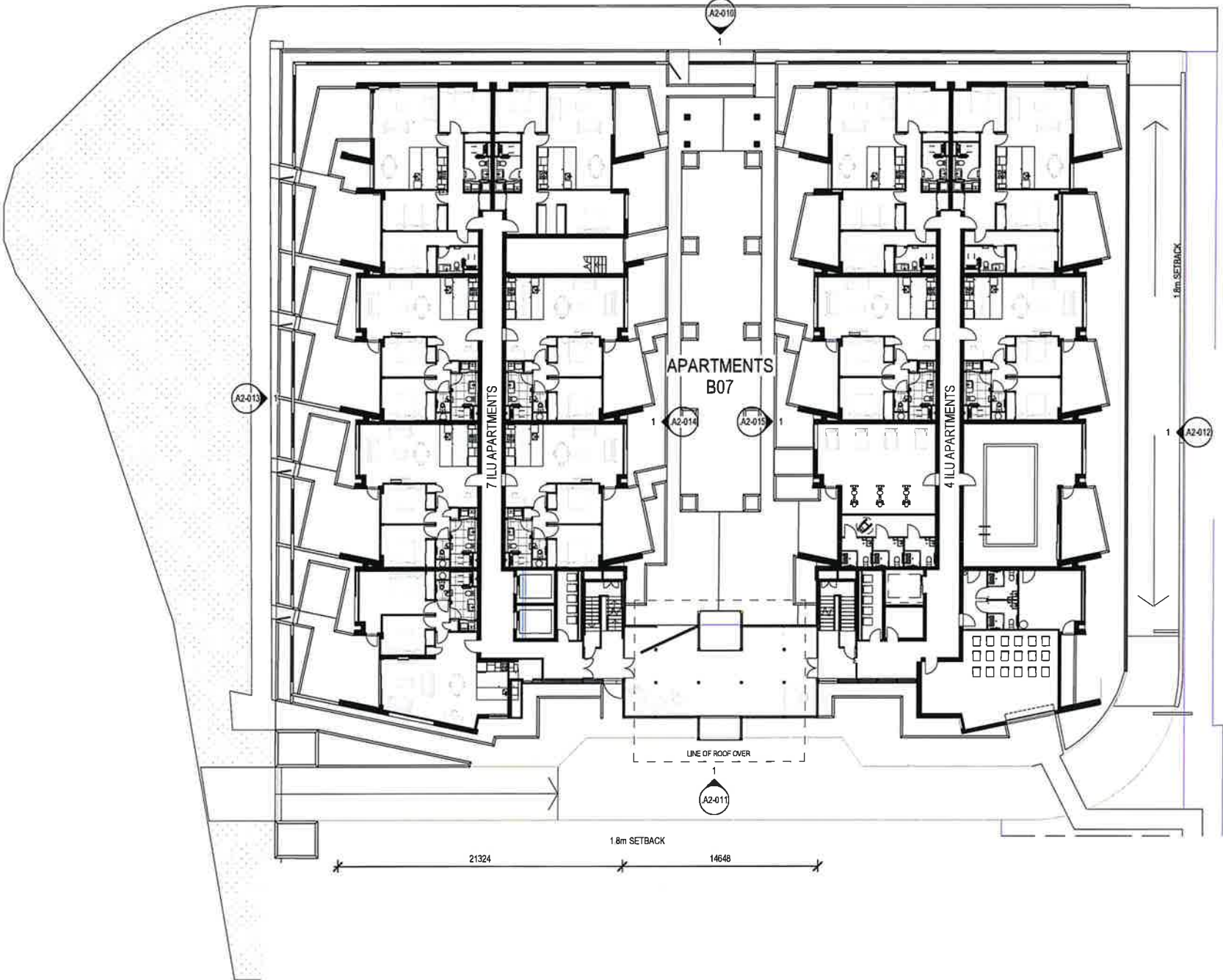
WARREN AND MAHONEY



WESTWOOD  
TERRACE

SALISBURY STREET

PARK TERRACE



1 LEVEL 1  
A1-114 A1 sheet scale = 1:200

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 16/12/19	DRAFT RESOURCE CONSENT
C 08/03/20	FOR INFORMATION
D 13/03/20	FINAL DRAFT
E 27/03/20	RESOURCE CONSENT ISSUE

Notes



Client  
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 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)

WARREN AND MAHONEY

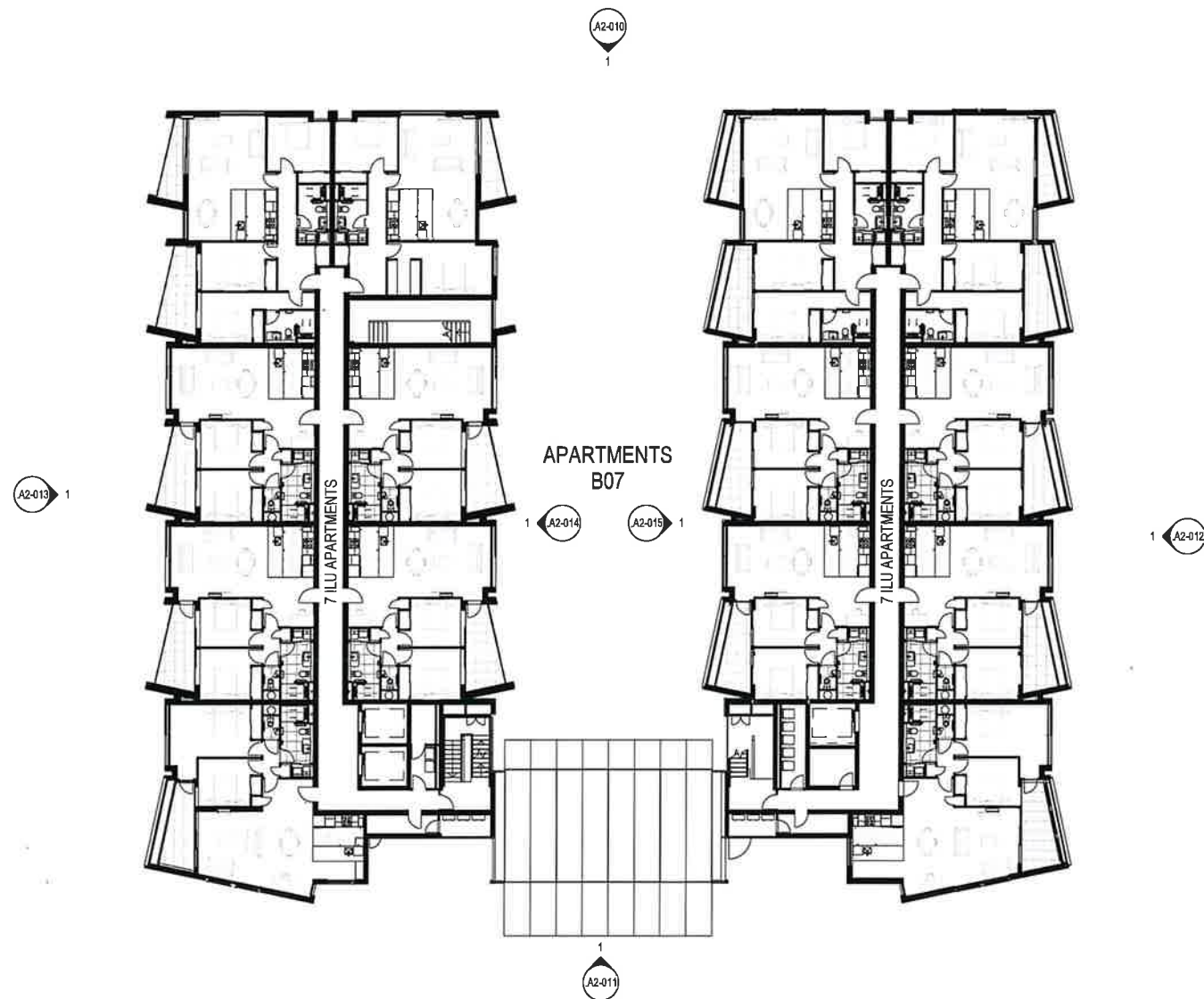
7 All dimensions to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

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

Notes

—



1 LEVEL 2  
A1-114 A1 sheet scale = 1:200

Client  
—  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
—  
254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5825

—  
Registered Architects and Designers  
www.warrenandmahoney.com

Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
FLOOR PLAN LEVEL 2

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 .A1-030 E

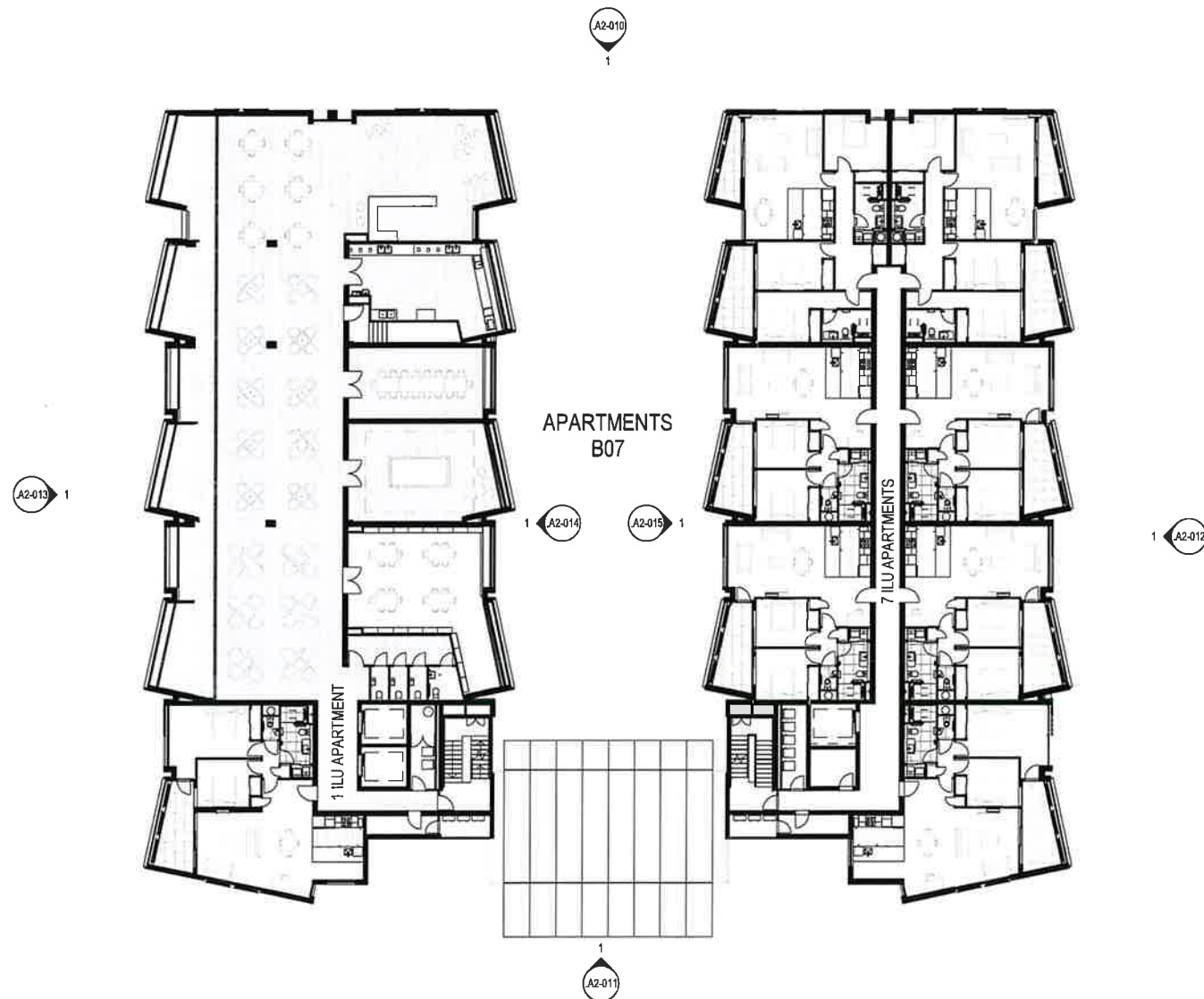
WARREN AND MAHONEY

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

#### Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5826

Registered Architects and Designers  
www.warrenandmahoney.com

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	27/03/20
Job No	8869
Drawn	WM Team
Checked	TDH

Drawing No

B07.A1-040

Revision

(E)

WARREN AND MAHONEY

1 LEVEL 3

A2-010 A1 sheet scale = 1 : 200

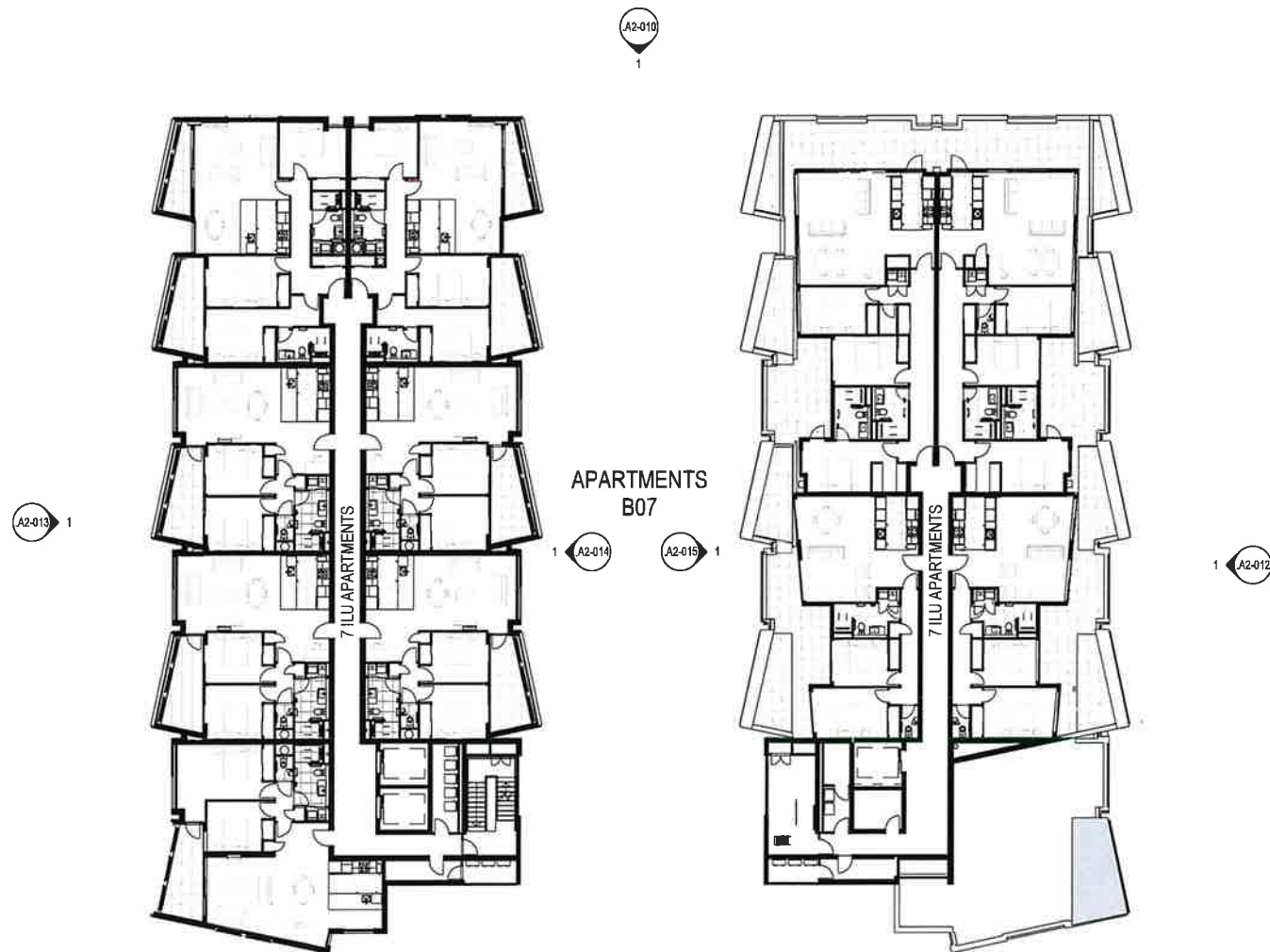
All dimension to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 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

Notes

—



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 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
FLOOR PLAN LEVEL 4

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.A1-050

Revision

(E)

WARREN AND MAHONEY

1 LEVEL 4  
A1 sheet scale = 1 : 200

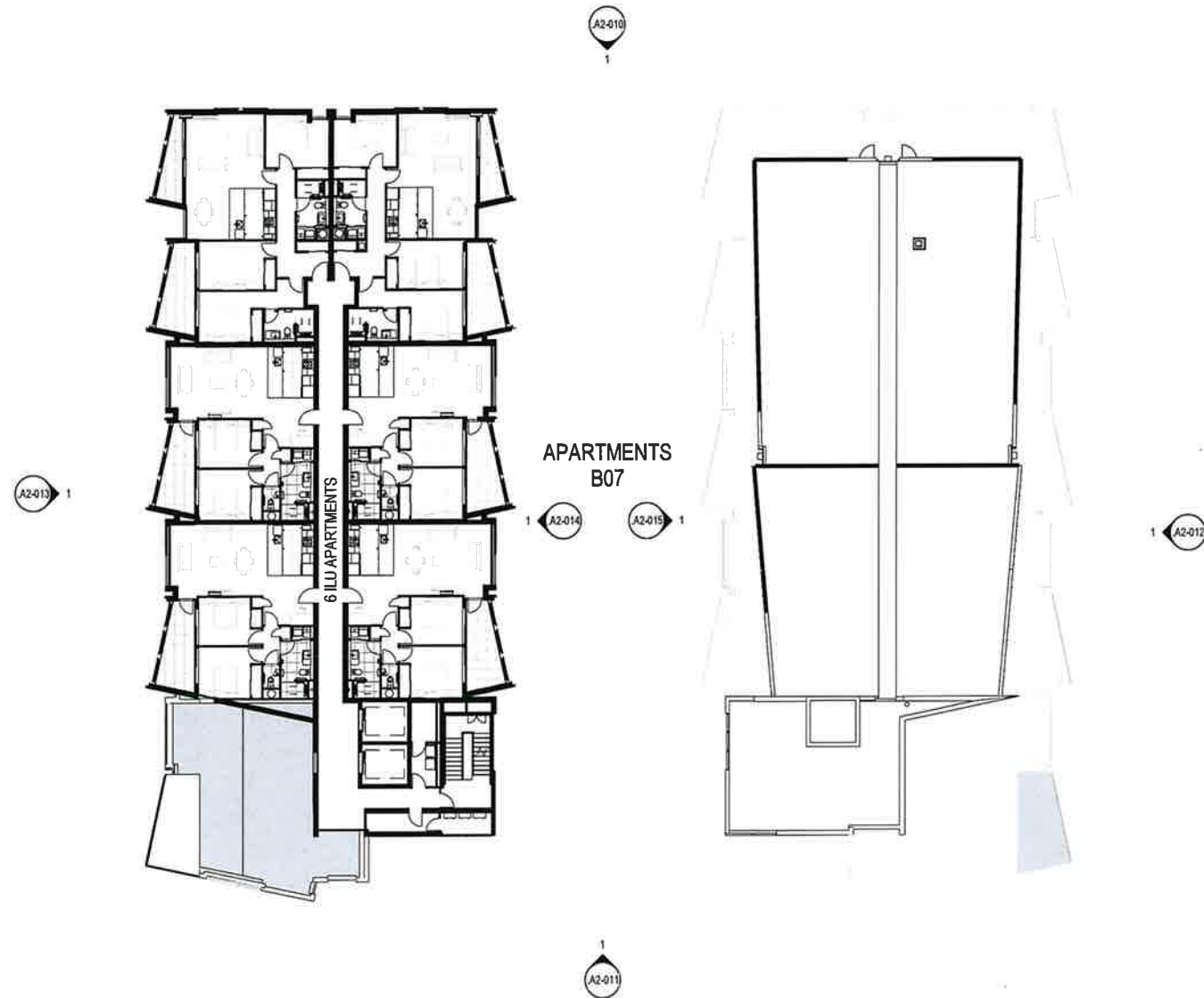


All dimensions to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

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

Notes



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

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 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	8899
Drawn	WM Team
Checked	TDH

Drawing No	Revision
B07_A1-060	(E)

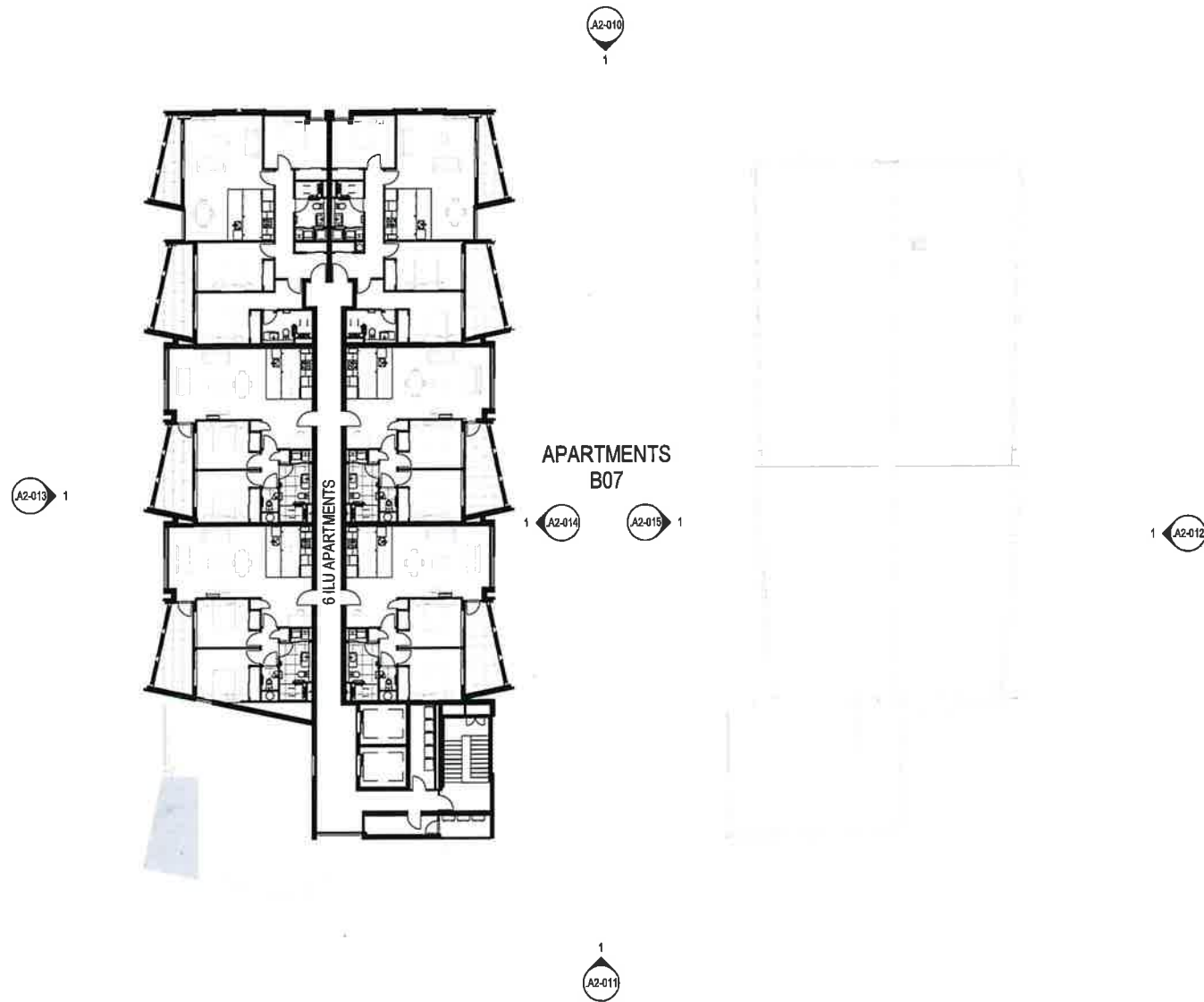
WARREN AND MAHONEY

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	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 6  
A2-010 A1 sheet scale = 1:200

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 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

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 08/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT ISSUE

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 951 5926

Registered Architects and Designers  
www.warrenandmahoney.com  
Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 7

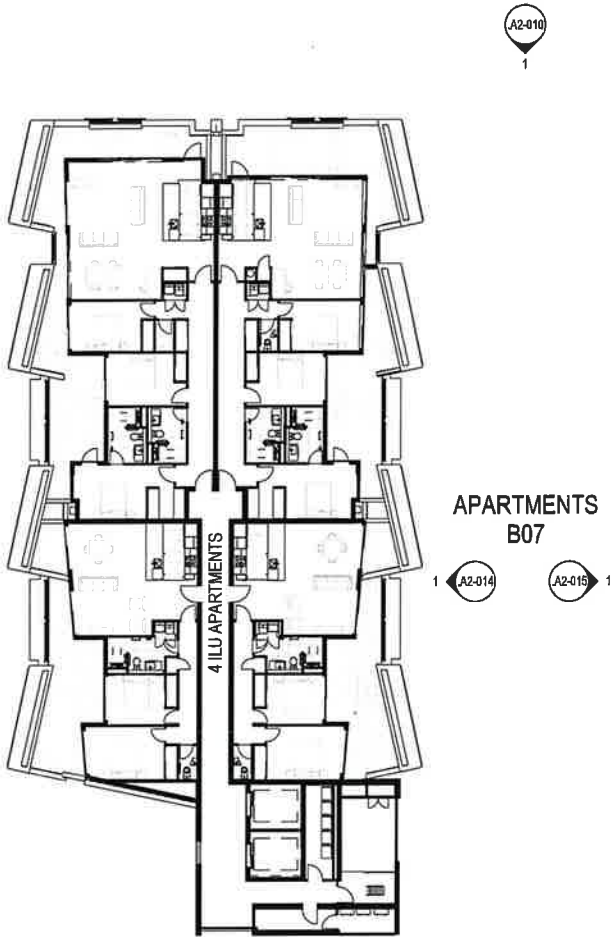
Drawing Issue  
RESOURCE  
CONSENT

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



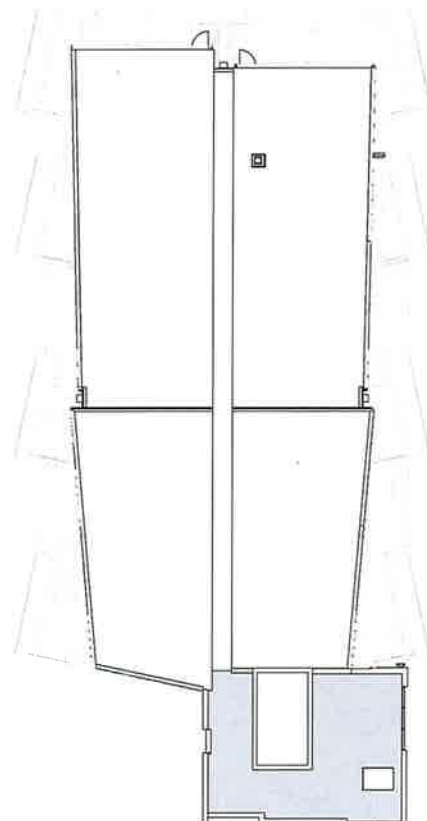


All dimension to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 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

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](http://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

(E)

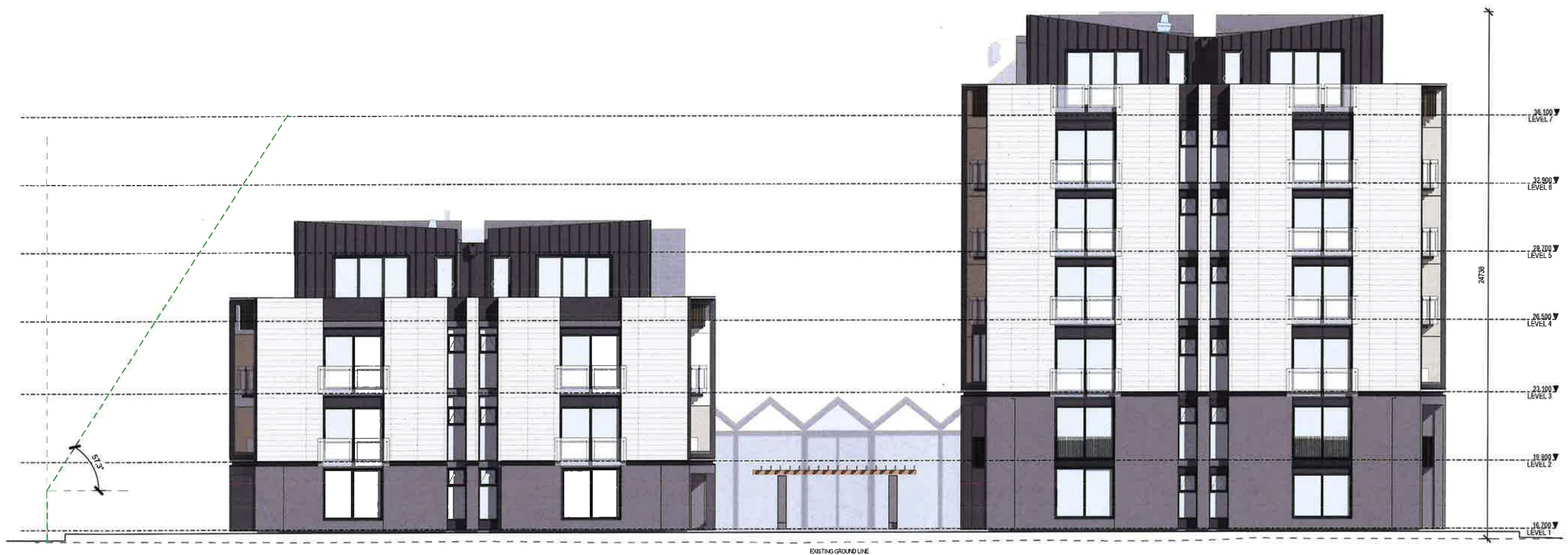
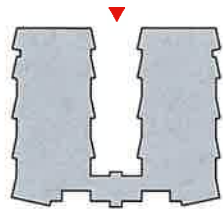
1 ROOF PLAN  
A3-010 A1 sheet scale = 1 : 200

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

Revisions

A 20/11/22 CO-ORDINATION SET  
B 16/12/19 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

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5925

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

Drawing No

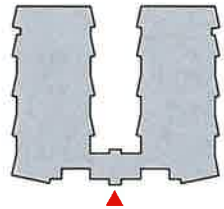
B07\_A2-010

Revision

(E)

WARREN AND MAHONEY

1 NORTH ELEVATION  
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 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  
RCT HEARING

#### Notes

#### 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](http://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

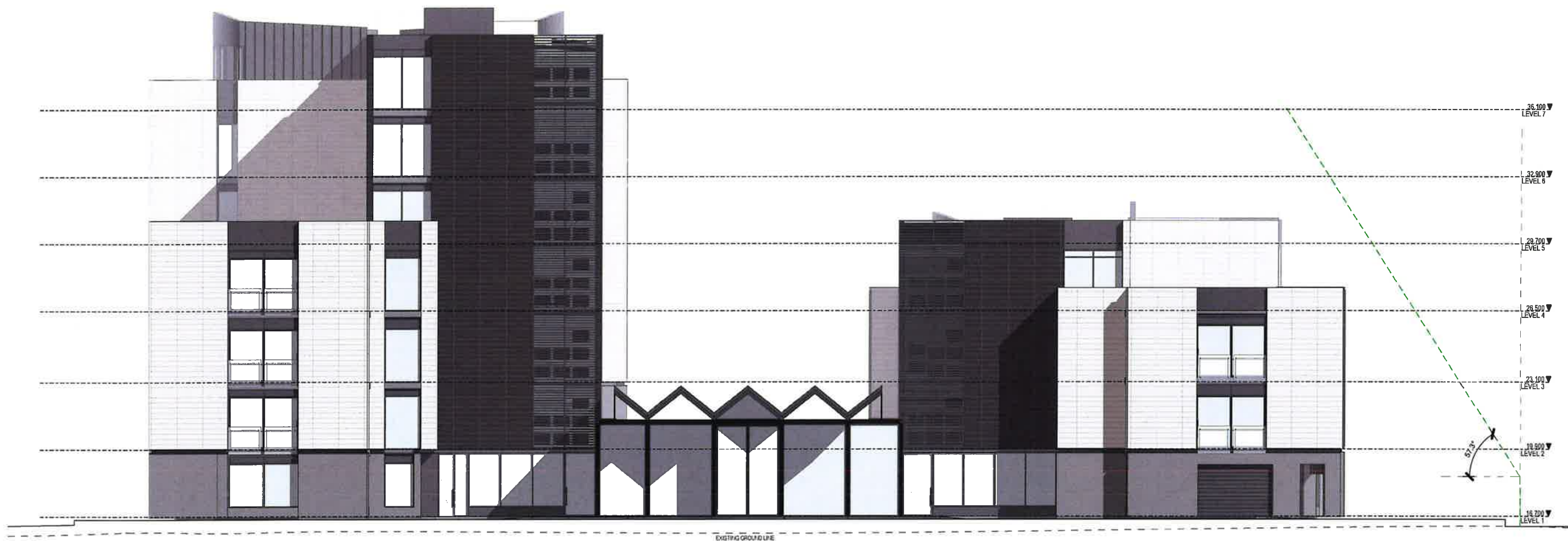
#### Drawing No

B07.A2-011

#### Revision

G

WARREN AND MAHONEY



1 SOUTH ELEVATION  
A1-000 A1 sheet scale = 1:100



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 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 RCT HEARING

Notes

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 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

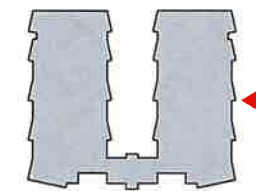
Drawing No

B07 .A2-012

Revision

G

WARREN AND MAHONEY

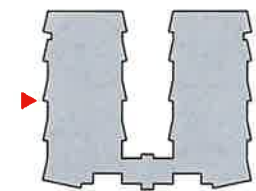


1 EAST ELEVATION  
A1 sheet scale = 1 : 100

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 16/12/19	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  
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 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	A2-013	G

WARREN AND MAHONEY



1 WEST ELEVATION  
A1-002 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	16/12/19	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 RCT HEARING

Notes

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 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

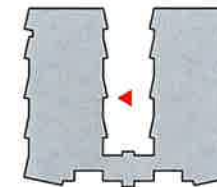
Drawing No

B07\_A2-014

Revision

G

WARREN AND MAHONEY



1 EAST SECTIONAL ELEVATION  
A1-035 A1 sheet scale = 1:100

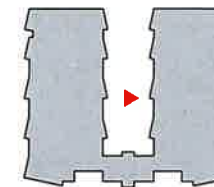


All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

#### 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  
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 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

Drawing Issue  
RESOURCE  
CONSENT

#### Drawing Details

Scale 1:100 @ A1  
Date 12/01/2021  
Job No 8699  
Drawn WM Team  
Checked TDH

Drawing No B07.A2-015  
Revision G

WARREN AND MAHONEY

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

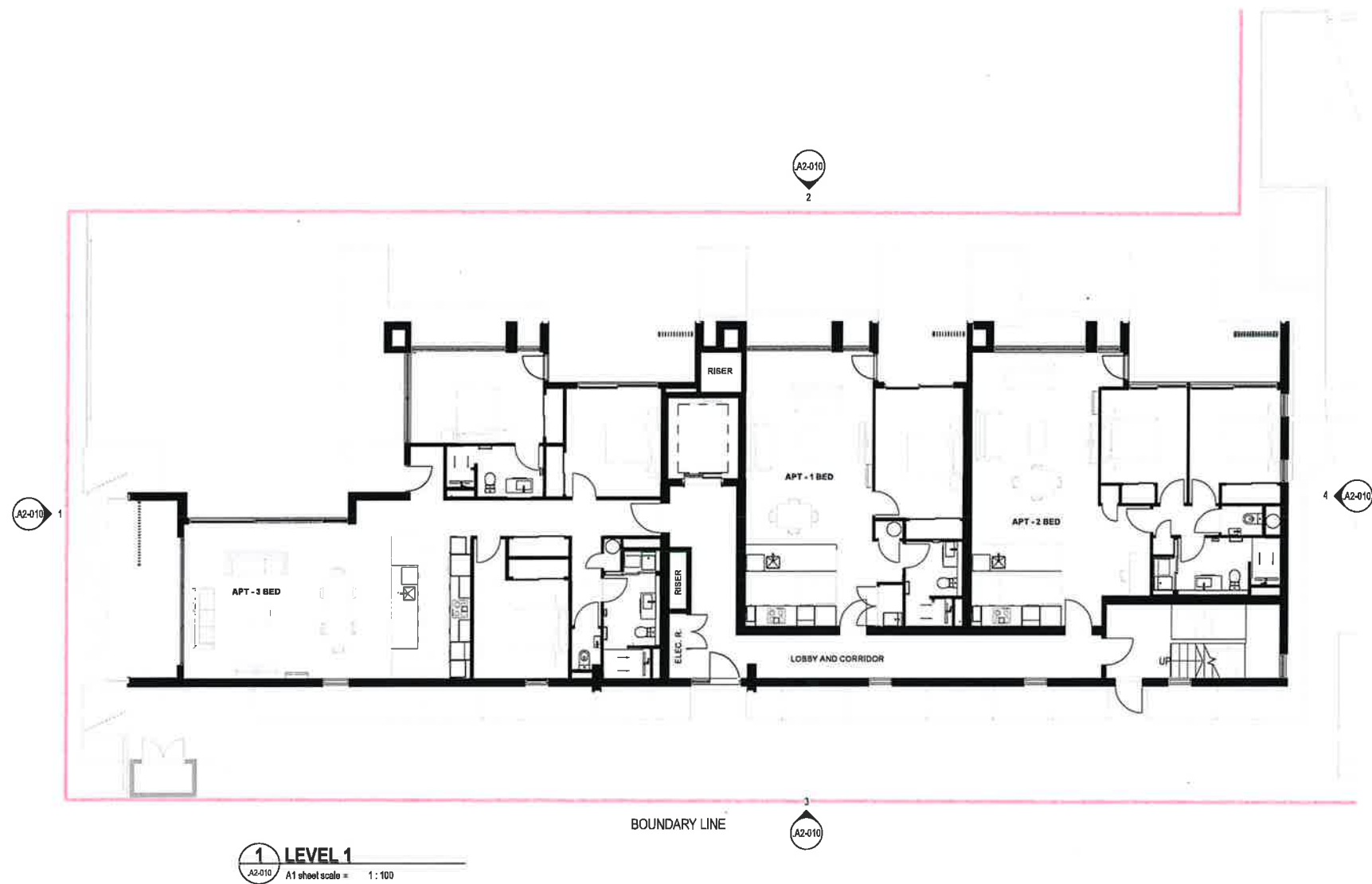
All dimensions to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

#### Revisions

A 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

RYMAN HEALTHCARE

#### Warren and Mahoney Architects New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 861 5926

Registered Architects and Designers  
[www.warrenandmahoney.com](http://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	8817
Drawn	WM Team
Checked	TDH

#### Drawing No

B08 .A1-020

#### Revision

E

WARREN AND MAHONEY



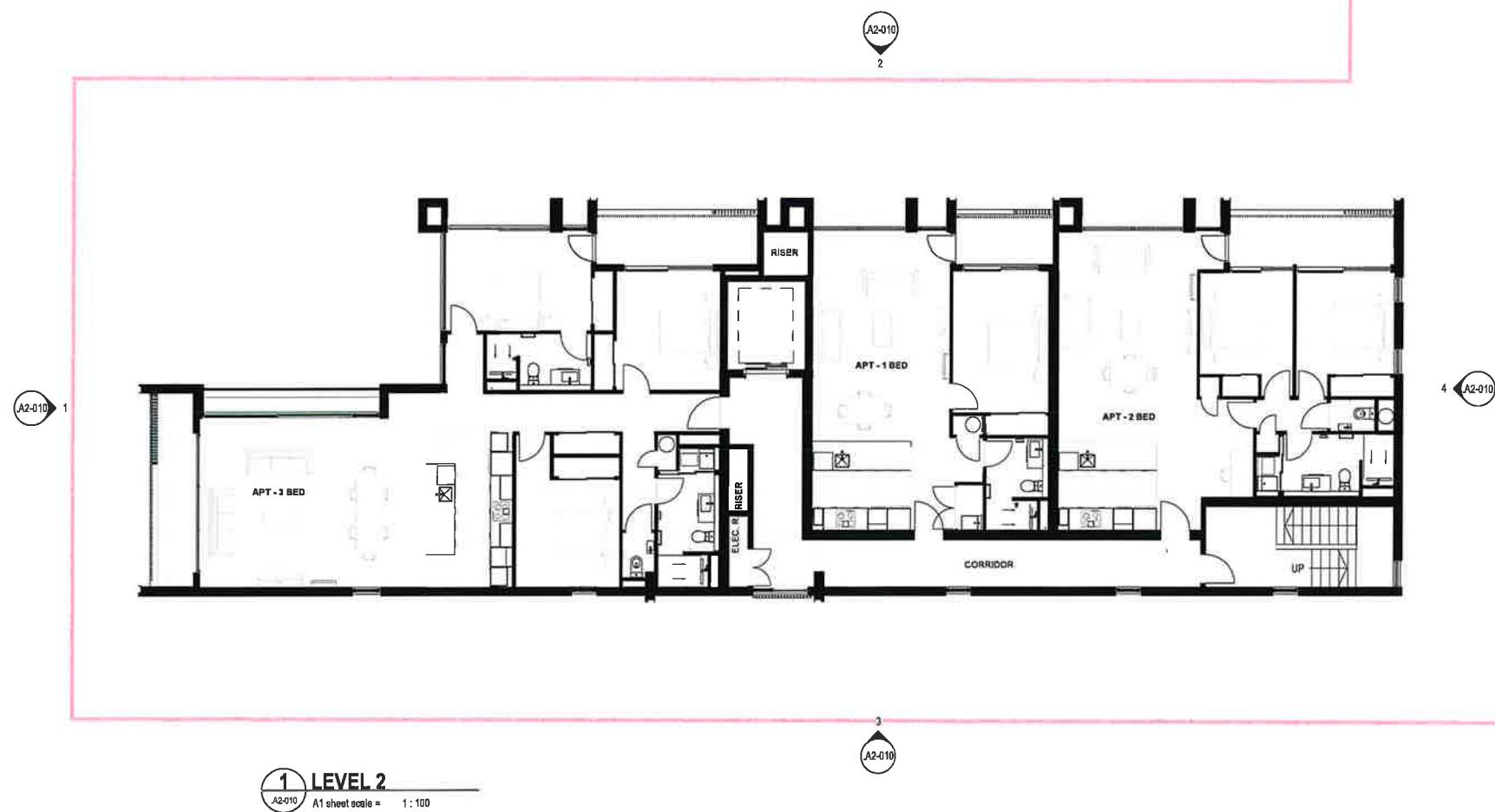
All dimensions to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

#### Revisions

A 22/11/19 CO-ORDINATION SET  
B 16/12/19 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

#### 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](http://www.warrenandmahoney.com)

#### 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	8817
Drawn	WM Team
Checked	TDH

#### Drawing No

B08 .A1-030

#### Revision

(E)

WARREN AND MAHONEY

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 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

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 861 5926

Registered Architects and Designers  
www.warrenandmahoney.com

#### Project Title

PARK TERRACE  
SITE 01  
BISHOPSPARK

#### Drawing Title

APARTMENT B08  
FLOOR PLAN LEVEL 3

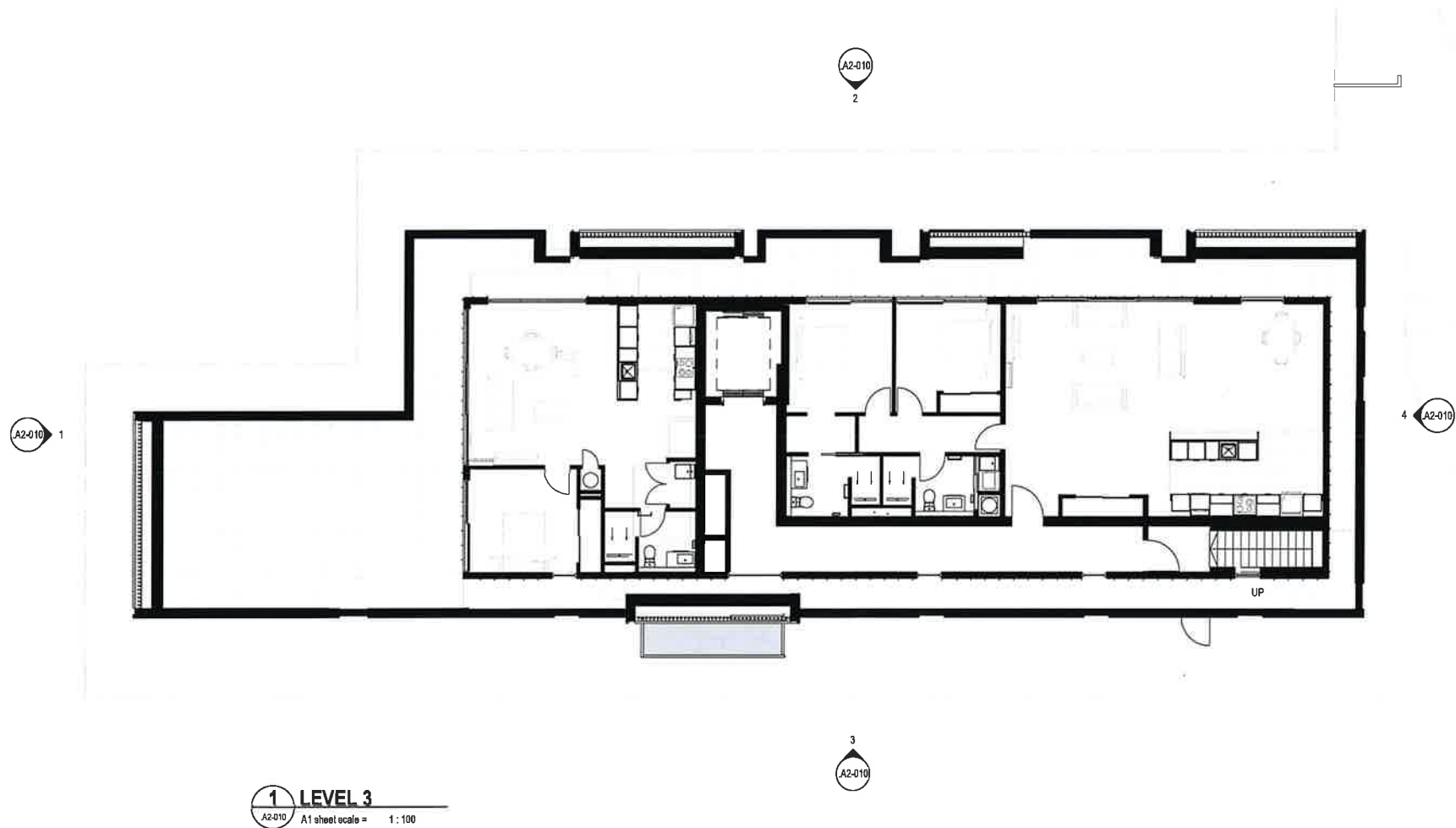
Drawing Issue  
RESOURCE  
CONSENT

#### Drawing Details

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

Drawing No	Revision
B08 .A1-040	(F)

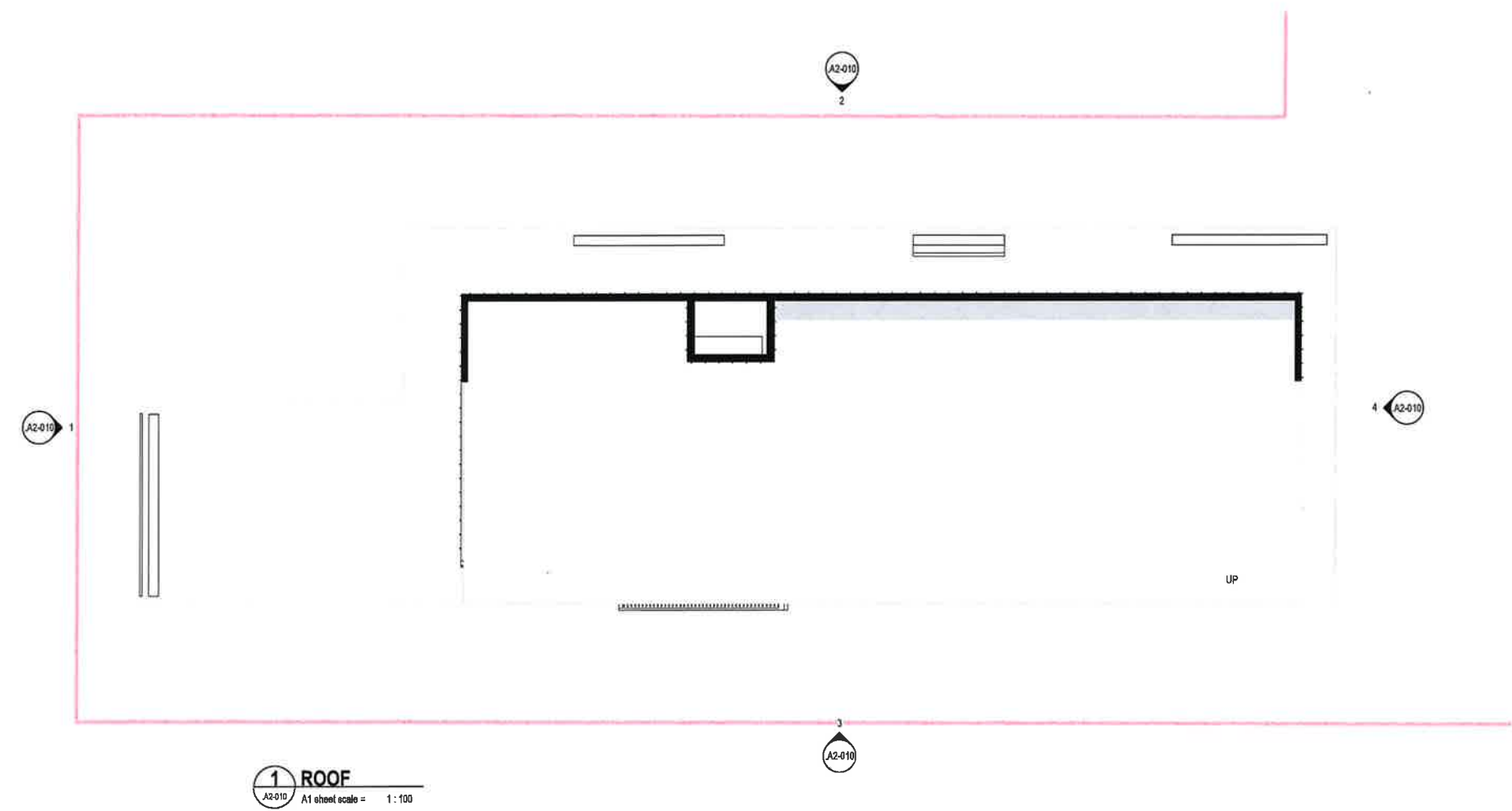
WARREN AND MAHONEY



All elevations 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

Notes



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 01  
BISHOPSPARK

Drawing Title  
APARTMENT B08  
ROOF PLAN

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 .A1-050

Revision  
F

WARREN AND MAHONEY

HEIGHT PLANE 20.0m



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

HEIGHT PLANE 20.0m



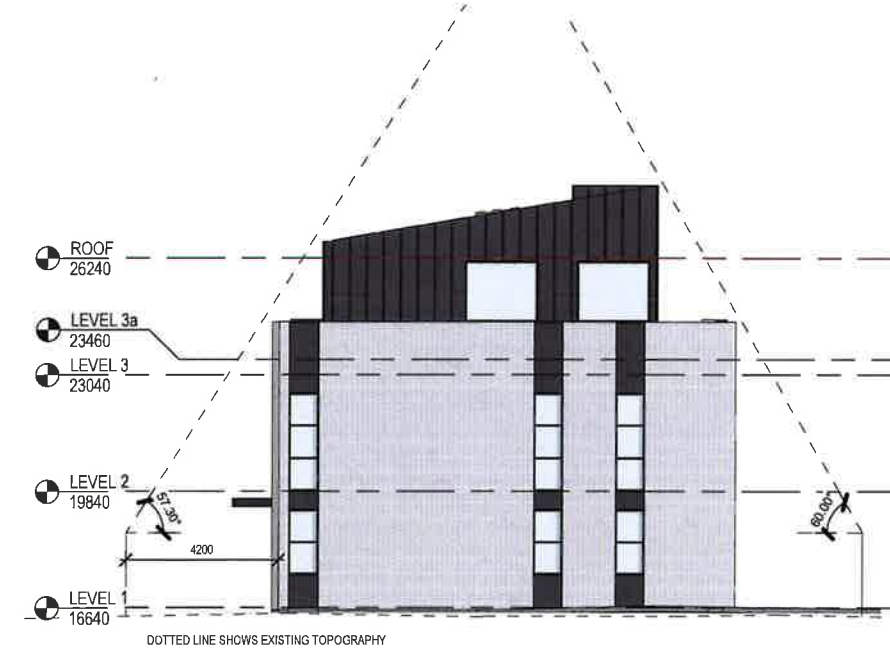
**2 WEST ELEVATION**  
A1-020 A1 sheet scale = 1 : 100

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

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 16/12/19	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

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 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



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

#### Notes



#### 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



#### 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  
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 8898

Drawn Author

Checked Checker

Drawing No

.S02 .A0-293

Revision

A

WARREN AND MAHONEY



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

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

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5826

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

Job No 8899

Drawn Author

Checked Checker

Drawing No

.S02 .A0-294

Revision

A

WARREN AND MAHONEY

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](mailto:DutyPlanner@ccc.govt.nz) or visit the Council at 53 Hereford Street, Christchurch

### 1. Affected person's details

\* Full name of affected person(s): PETERBOROUGH IS LIMITED

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

\* of the property situated at (address of the affected property): UNIT 6/15 PETERBOROUGH

\* ☒ 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. Write 1 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):

\* Date: 3/7/21

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

\* Contact Data is: Michael Day

Address: 143 RICHMOND HILL RD, RICHMOND HILL, CHCH 8071

Email: michael@citadel.nz Telephone: 021 458 661

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).

***Please return the signed form and application documents to the applicant***

### **What is a resource consent?**

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners (permitted boundary activity). These processes are set out in the Resource Management Act.

### **Why is your written approval being requested?**

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

### **What should you do if you are asked to sign an affected person's approval form?**

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

**NOTE:** If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

### **Important information**

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing. If there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's [website](#) or by contacting the Duty Planner at [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz).

### **Privacy information**

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media



and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.

# **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**

~)

## TABLE OF CONTENTS

### Part A: Resource Consent Application

### Part B: Assessment of Environmental Effects

<b>1.</b>	<b>Introduction</b>	<b>3</b>
1.1	Project Overview	3
1.2	Introduction to Ryman	4
1.3	Project Rationale	4
1.4	Document Structure	7
<b>2.</b>	<b>Description of the Proposal</b>	<b>9</b>
2.1	Layout and Design of the Proposed Village	9
2.2	Servicing	22
2.3	Construction Activities	26
<b>3.</b>	<b>Environmental Setting</b>	<b>28</b>
3.1	Introduction	28
3.2	General Wider Setting	28
3.3	Physical Setting	29
3.4	Heritage Setting	31
3.5	Zoning and Planning Framework	33
3.6	Roading and Traffic	35
3.7	Contaminated Land	38
3.8	Geological Conditions	39
<b>4.</b>	<b>Resource Consent Requirements</b>	<b>41</b>
4.1	Introduction	41
4.2	Christchurch City District Plan	41
4.3	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	48
4.4	Summary	49
<b>5.</b>	<b>Assessment of Environmental Effects</b>	<b>50</b>
5.1	Introduction	50
5.2	Positive Effects	50
5.3	General Construction Effects	52
5.4	Stormwater Management	55
5.5	Geotechnical and Groundwater Matters	56
5.6	Urban Design Effects	57
5.7	Landscape and Visual Effects	64
5.8	Operational Noise	67
5.9	Traffic and Parking	67
5.10	Arboriculture Effects	71
5.11	Heritage Effects	72
<b>6.</b>	<b>Consultation</b>	<b>74</b>
6.1	Introduction	74

6.2	Urban Design Panel	74
<b>7.</b>	<b>Statutory Assessment</b>	<b>77</b>
7.1	Introduction	77
7.2	Section 104C Assessment	77
7.3	Section 104 Assessment	78
7.4	Summary	85
<b>8.</b>	<b>Notification Matters</b>	<b>86</b>
8.1	Section 95A	86
8.2	Section 95B Limited Notification	86
8.3	Assessment of Effects on Persons (s95E)	87
8.4	Notification Conclusion	87
<b>9.</b>	<b>Conclusion</b>	<b>88</b>

## LIST OF FIGURES

Figure 1.	Site Location	2
Figure 2:	Signalised Pedestrian Crossing.	20
Figure 3:	The Bishopspark Site - 100 Park Terrace	29
Figure 4:	The Peterborough Site - 78 Park Terrace	31
Figure 5:	Collision Diagram	Error! Bookmark not defined.

## APPENDICES

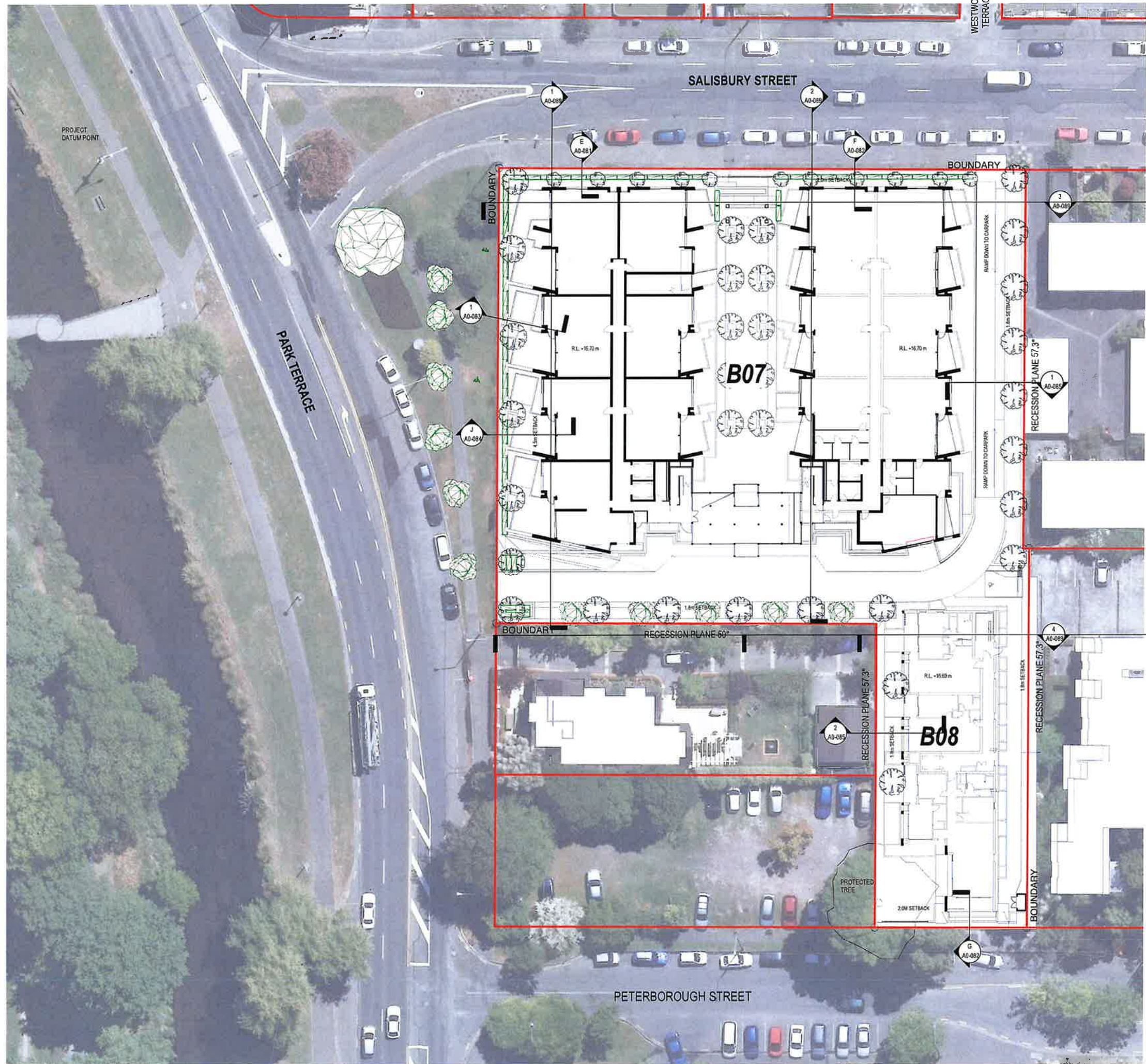
A:	Certificate of Title
B:	Urban Design Panel Response
C:	Urban Design, Landscape and Visual Assessment, R.A. Skidmore Urban Design Limited (2020)
D:	Traffic Assessment, Commute Transportation Consultants (2020)
E:	Civil Design Report and Drawings, Beca (2020)
F:	Contaminated Land Assessment, Tonkin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

~)





## 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 5082m<sup>2</sup>  
2470m<sup>2</sup>

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 19/12/19 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

### 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  
PETERBOROUGH SITE  
PETERBOROUGH

### Drawing Title

SITE .S02  
PROPOSED SITE PLAN  
- GROUND

### Drawing Issue

RESOURCE  
CONSENT

### Drawing Details

Scale 1 : 250 @ A1  
Date 15/05/20  
Job No 8899  
Drawn WM Team  
Checked TDH

### Drawing No

.S02 .A0-030

### Revision

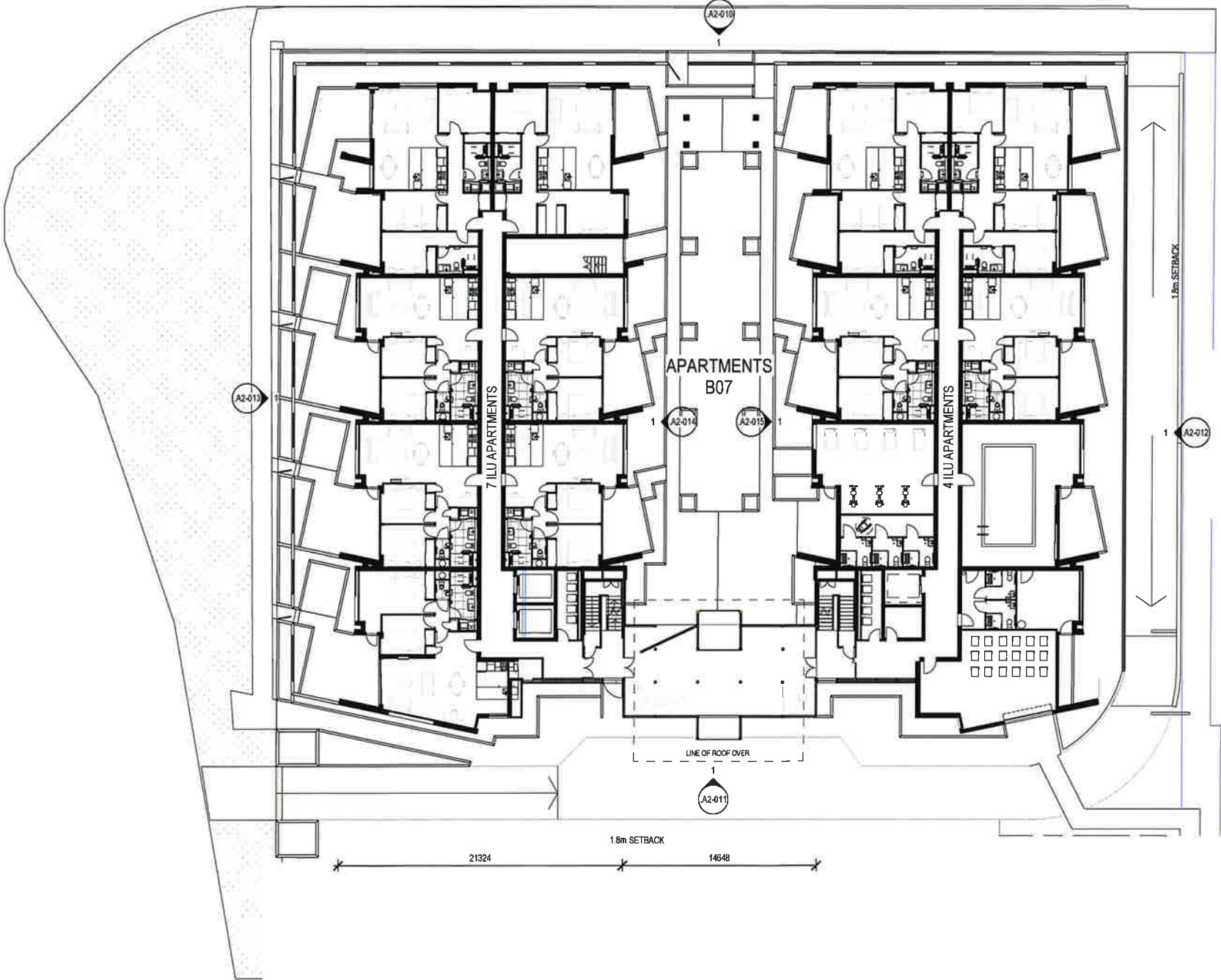
(F)



WESTWOOD  
TERRACE

SALISBURY STREET

PARK TERRACE



1 LEVEL 1  
A1-114 A1 sheet scale = 1 : 200

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

Notes



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 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)

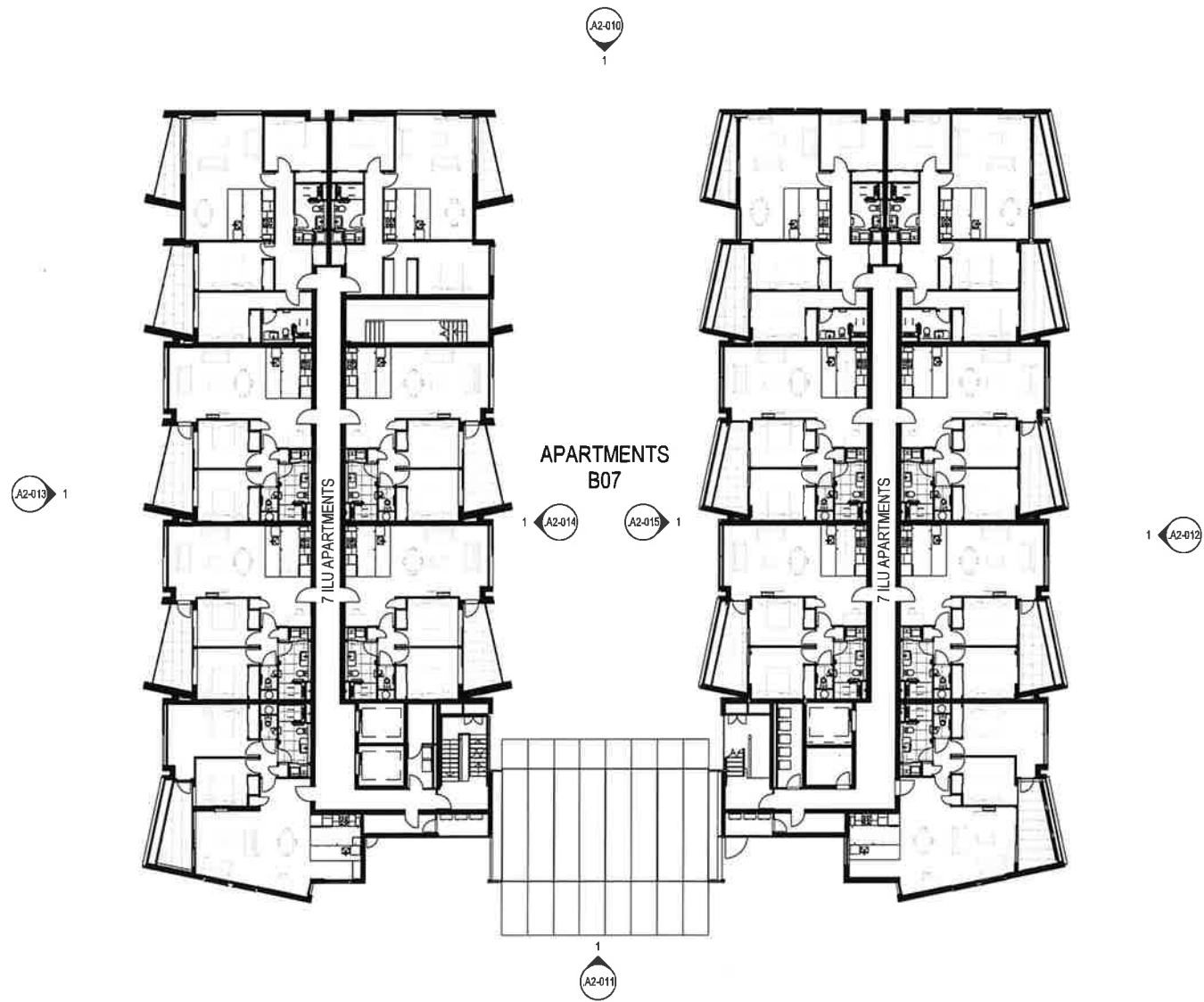
WARREN AND MAHONEY

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

Notes



Client

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5826

Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)

Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
FLOOR PLAN LEVEL 2

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.A1-030

Revision

(E)

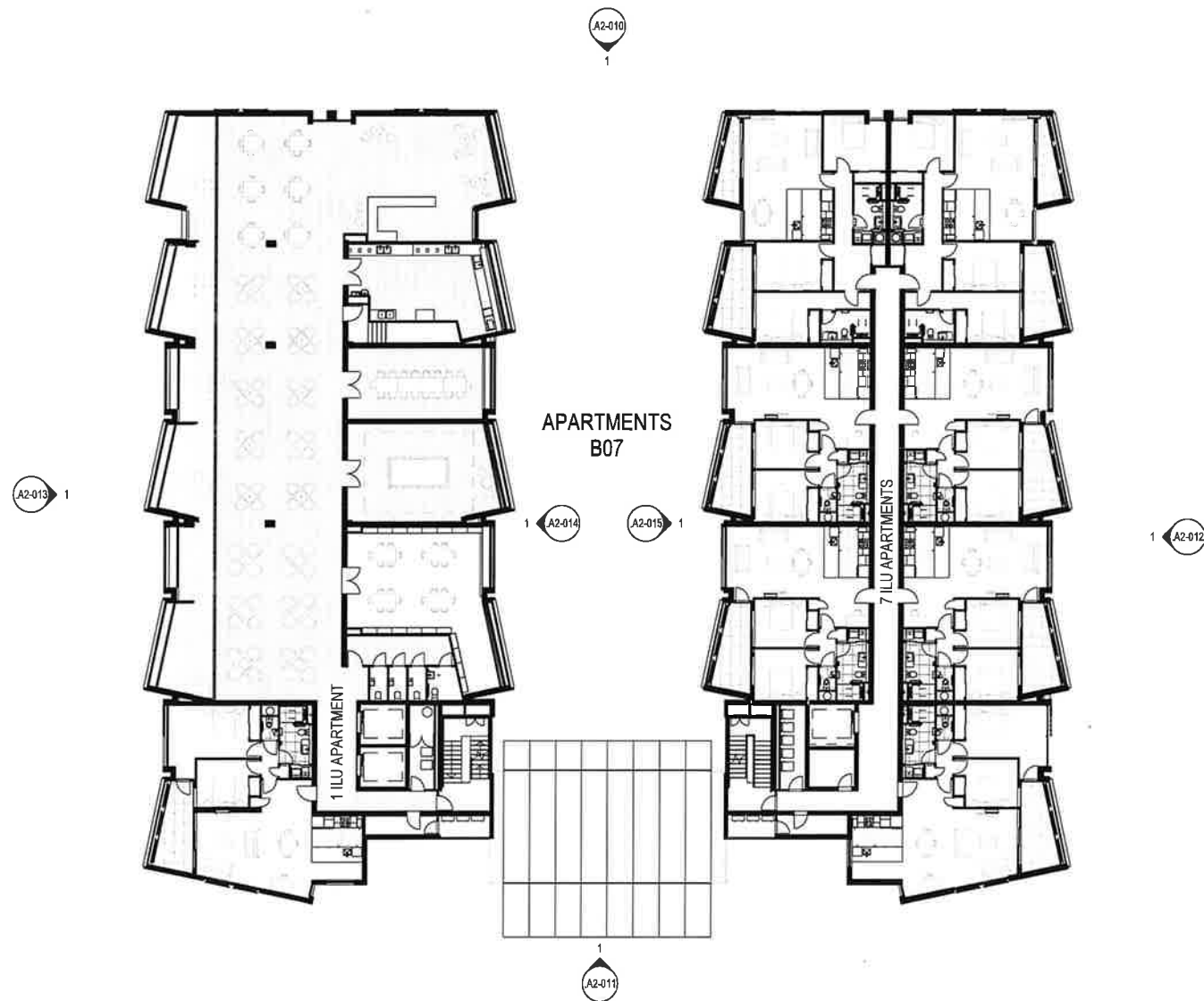


All dimensions to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

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

Notes



1 LEVEL 3  
A2-010 A1 sheet scale = 1:200

Client

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 951 5926

Registered Architects and Designers  
www.warrenandmahoney.com  
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 27/03/20  
Job No 8599  
Drawn WM Team  
Checked TDH

Drawing No

B07.A1-040

Revision

(E)

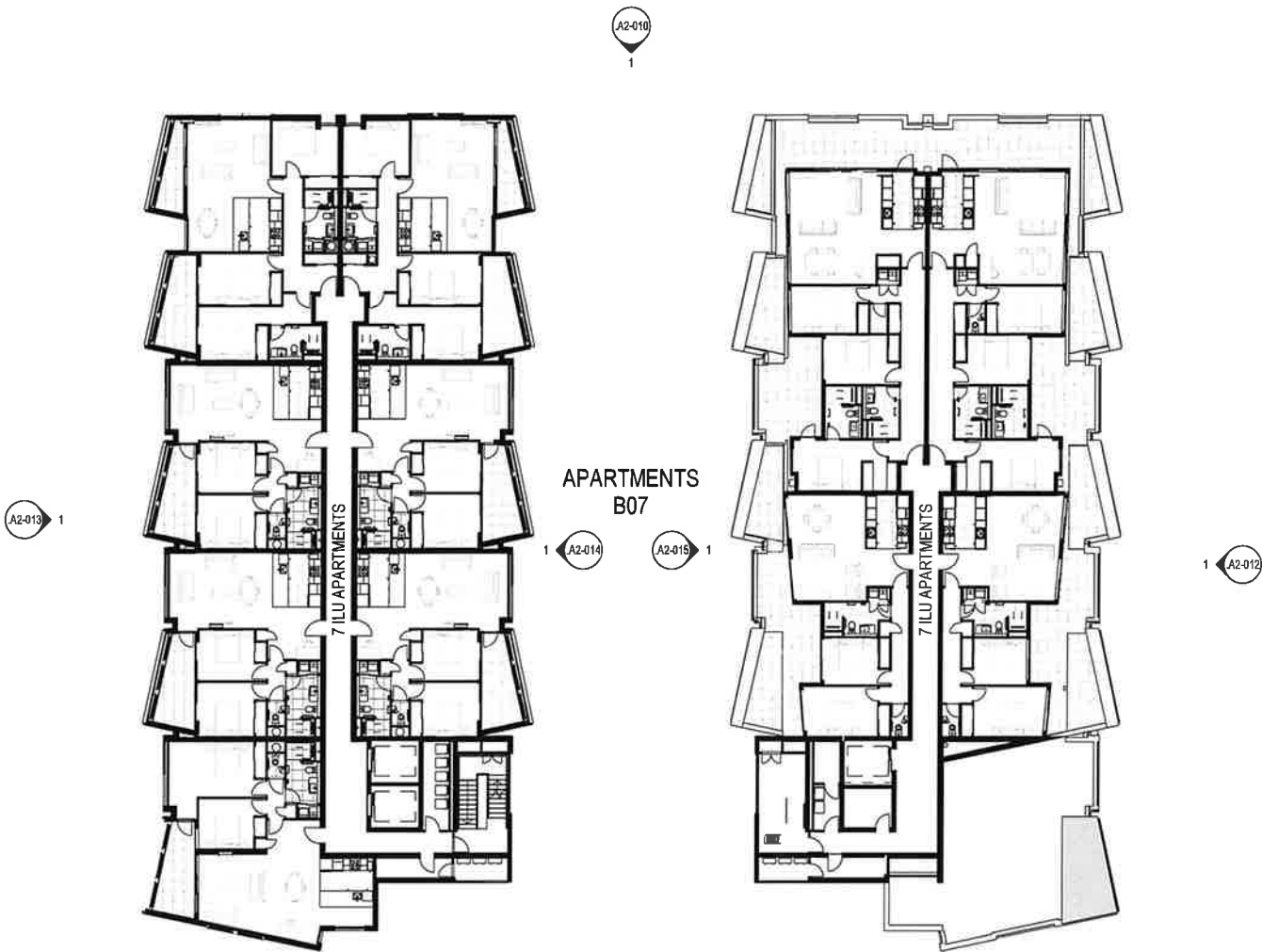
WARREN AND MAHONEY

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	08/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT ISSUE

Notes



Client

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5826

Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)

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

Drawing No

B07 .A1-050

Revision

(E)

1 LEVEL 4

A1 sheet scale = 1 : 200

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

#### Notes



#### Client

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 981 5926

Registered Architects and Designers  
[www.warrenandmahoney.com](http://www.warrenandmahoney.com)  
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 8899  
Drawn WM Team  
Checked TDH

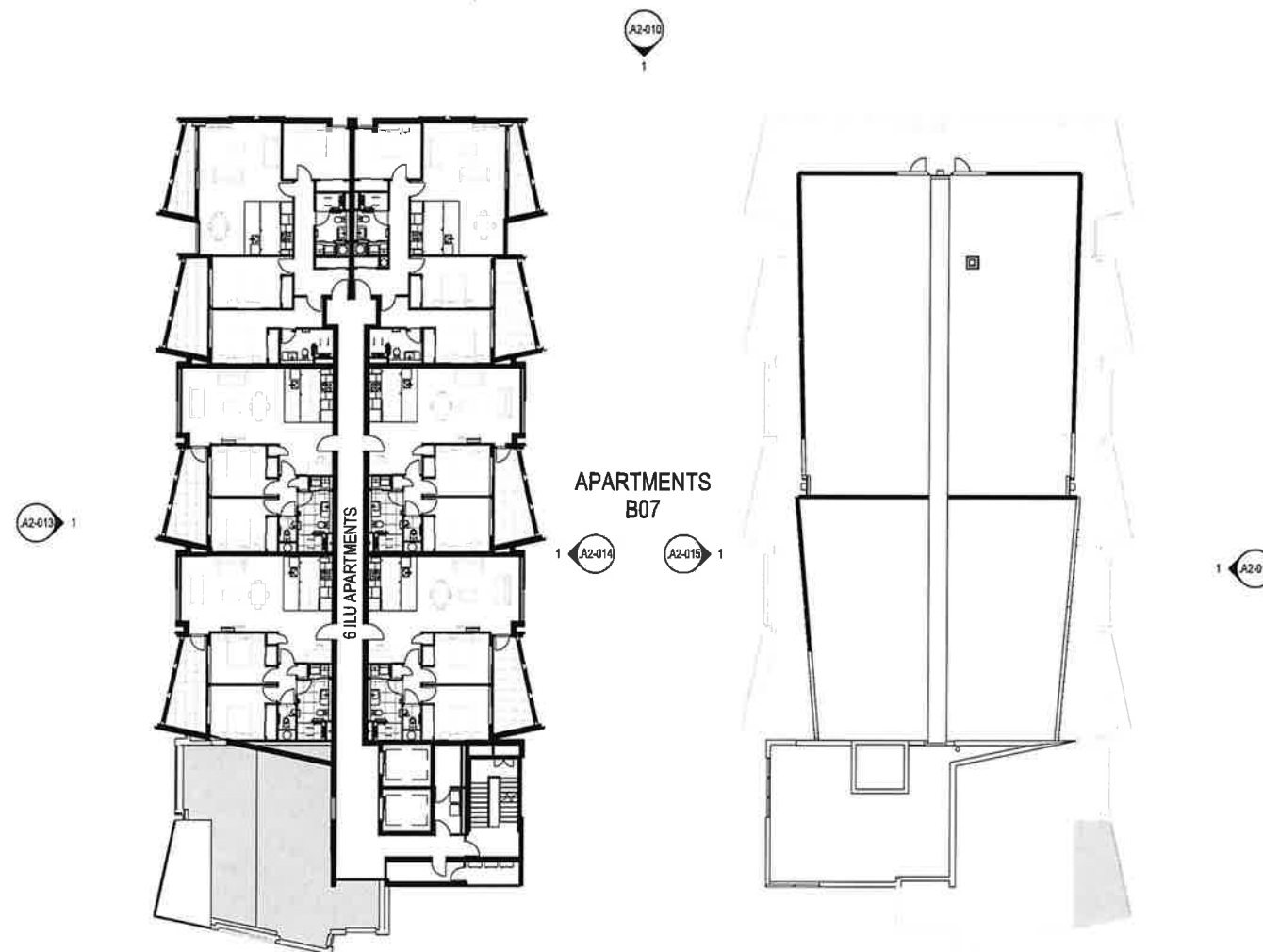
#### Drawing No

B07.A1-060

#### Revision

(E)

WARREN AND MAHONEY



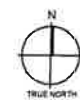
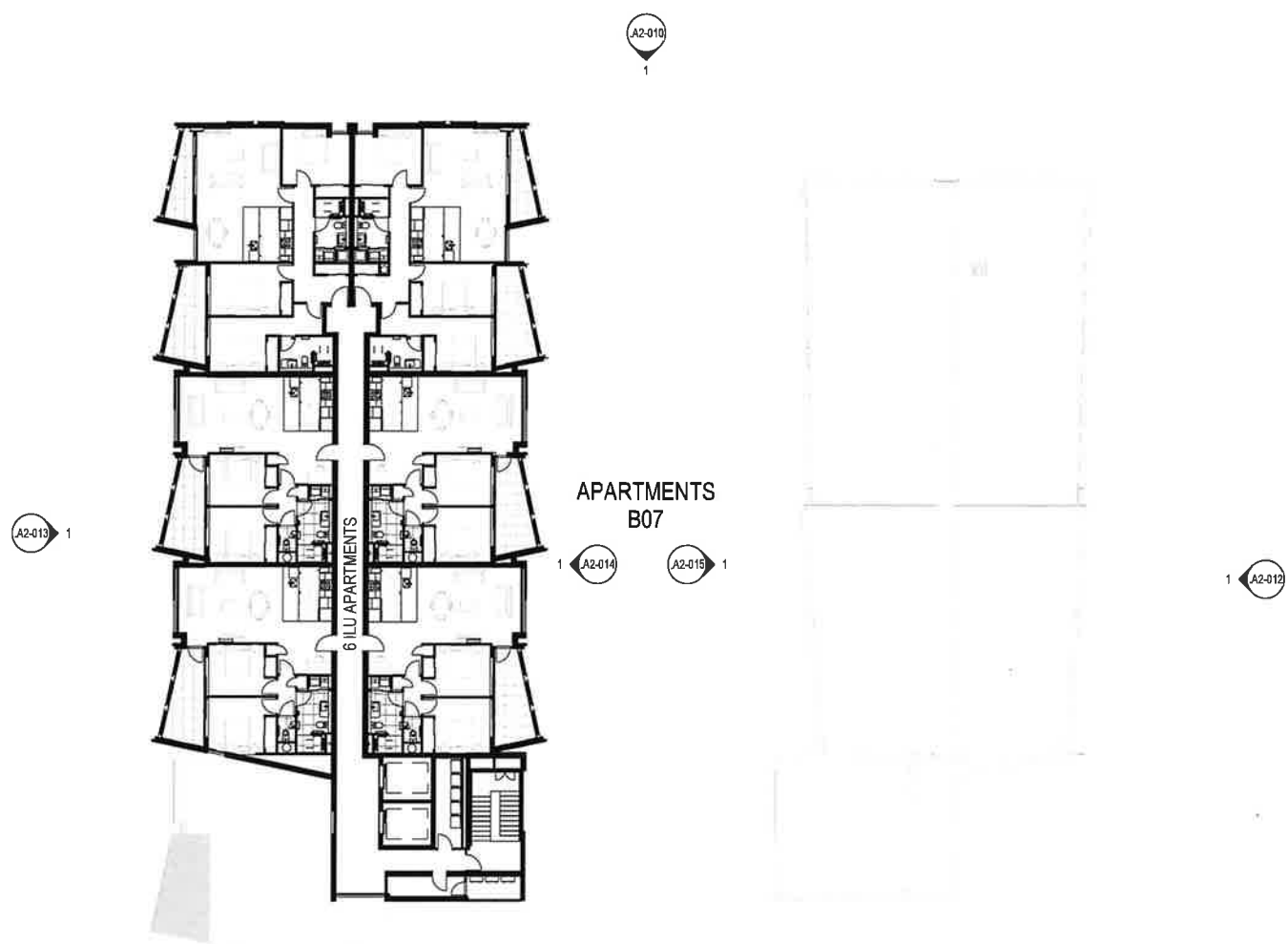
1 LEVEL 5  
A2-010 A1 sheet scale = 1:200

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 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

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5626

Registered Architects and Designers  
www.warrenandmahoney.com

Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
FLOOR PLAN LEVEL 6

Drawing Issue

RESOURCE  
CONSENT

Drawing Details

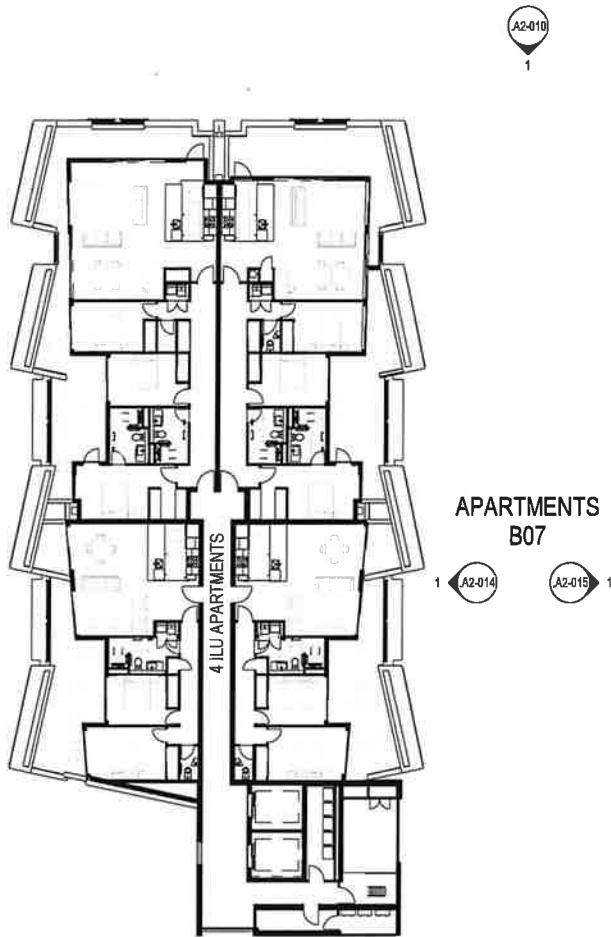
Scale	1 : 200 @ A1
Date	27/03/20
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No

B07 .A1-070

Revision

(E)



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

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 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

#### 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 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	8898
Drawn	WM Team
Checked	TDH

#### Drawing No

B07 .A1-080

#### Revision

(E)

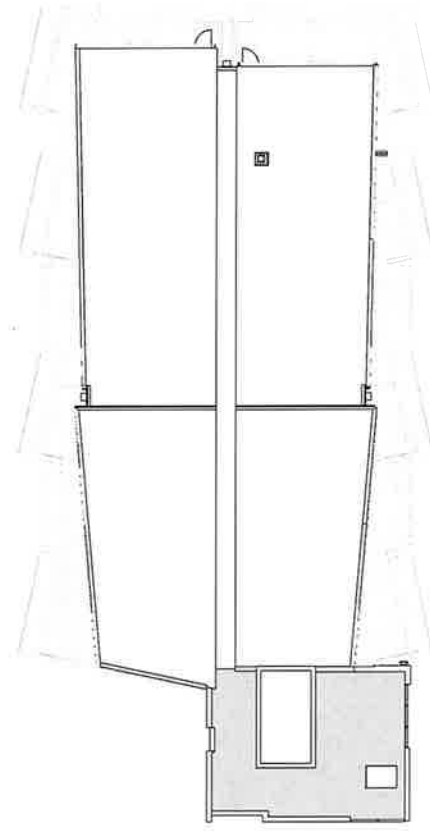
WARREN AND MAHONEY

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 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

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5526

Registered Architects and Designers  
[www.warrenandmahoney.com](http://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

(E)

u)

WARREN AND MAHONEY

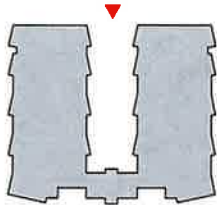


All dimension to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 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

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 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 B07 .A2-010  
Revision (E)

1 NORTH ELEVATION  
A1 sheet scale = 1 : 100

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 20.11.22	CO-ORDINATION SET
B 16/12/19	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

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

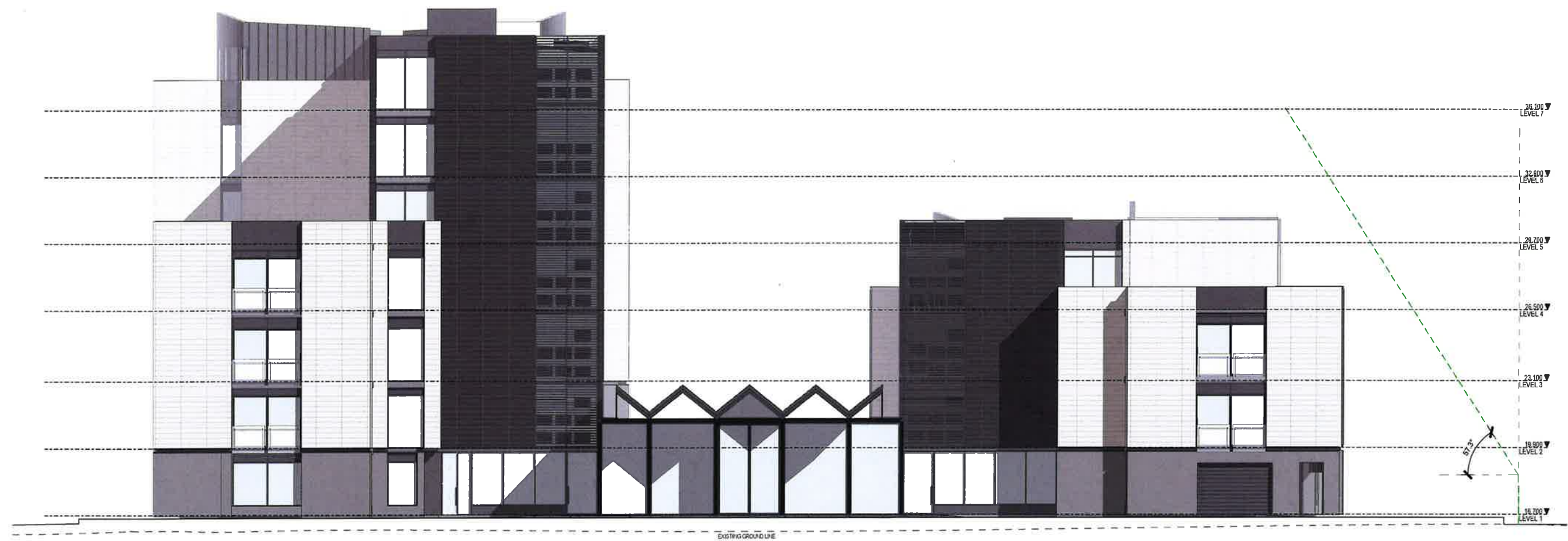
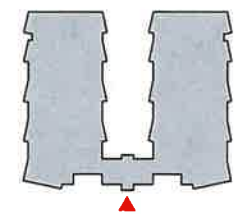
Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

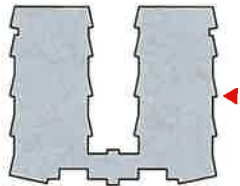
Drawing Issue	
RESOURCE CONSENT	
Drawing Details	
Scale	1 : 100 @ A1
Date	12/01/2021
Job No	8899
Drawn	WM Team
Checked	TDH

Drawing No		Revision	
B07.A2-011		G	

WARREN AND MAHONEY



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



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 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 RCT HEARING

Notes

—

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 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 .A2-012	G



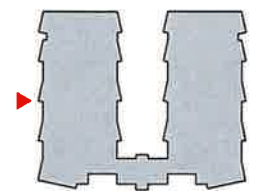
1 EAST ELEVATION  
A1-000 A1 sheet scale = 1 : 100



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 20.11.22	CO-ORDINATION SET
B 19/12/19	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 RCT HEARING
21	

Notes



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 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 .A2-013**

Revision  
**(G)**

WARREN AND MAHONEY

**1 WEST ELEVATION**  
A1 sheet scale = 1 : 100

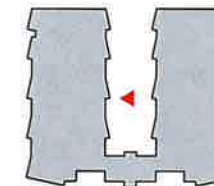


All dimension to be verified on site before producing shop drawings or commencing any work.  
Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

#### Revisions

A 20.11.22	CO-ORDINATION SET
B 16/12/19	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

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 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\_A2-014

#### Revision

G



WARREN AND MAHONEY

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

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 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

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 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
ELEVATIONS

Drawing Issue

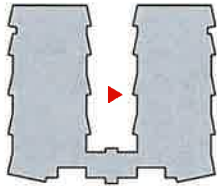
RESOURCE  
CONSENT

Drawing Details

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

Drawing No	Revision
B07 .A2-015	ⓐ

WARREN AND MAHONEY



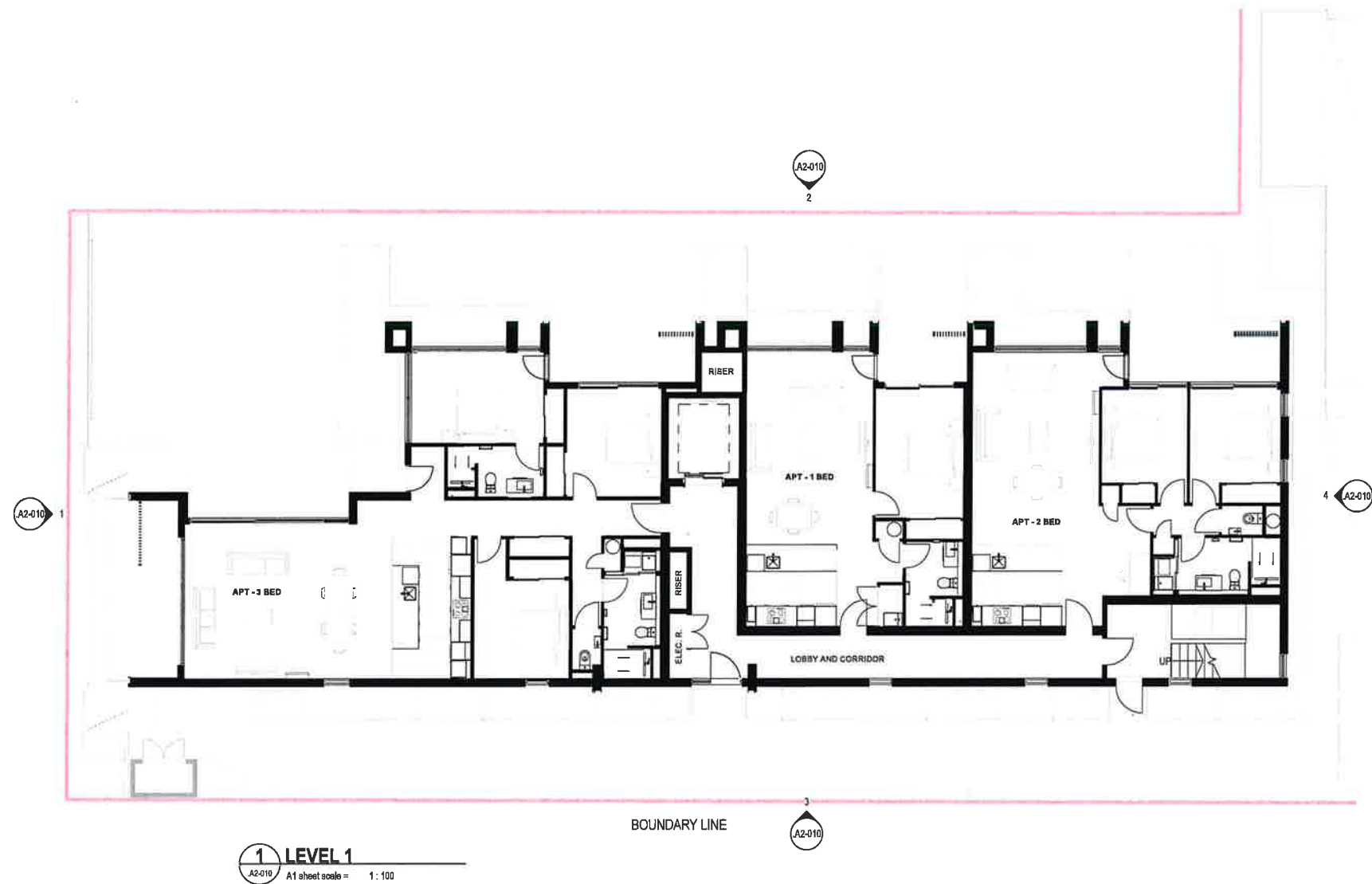
1 WEST SECTIONAL ELEVATION  
A1:020 A1 sheet scale = 1 : 100

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 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

Notes



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 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 B017  
Drawn WM Team  
Checked TDH

Drawing No B08.A1-020  
Revision (E)

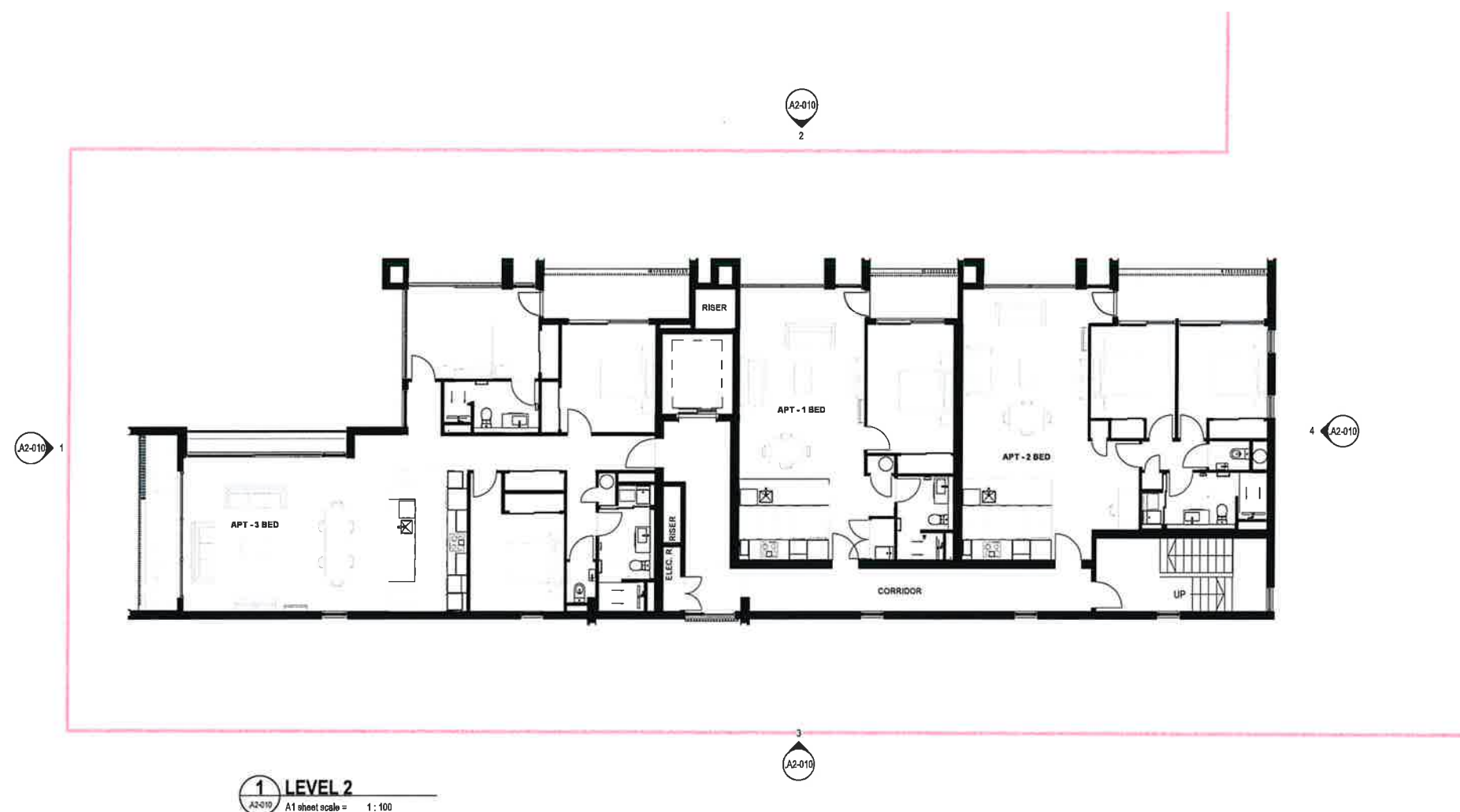
WARREN AND MAHONEY

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	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

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](http://www.warrenandmahoney.com)

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	8917
Drawn	WM Team
Checked	TDH

Drawing No	Revision
B08 .A1-030	(E)

WARREN AND MAHONEY



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	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
F 10/02/20	BUILDING LEVEL REDUCED

Notes

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 01  
BISHOPSPARK

Drawing Title

APARTMENT B08  
FLOOR PLAN LEVEL 3

Drawing Issue

RESOURCE  
CONSENT

Drawing Details

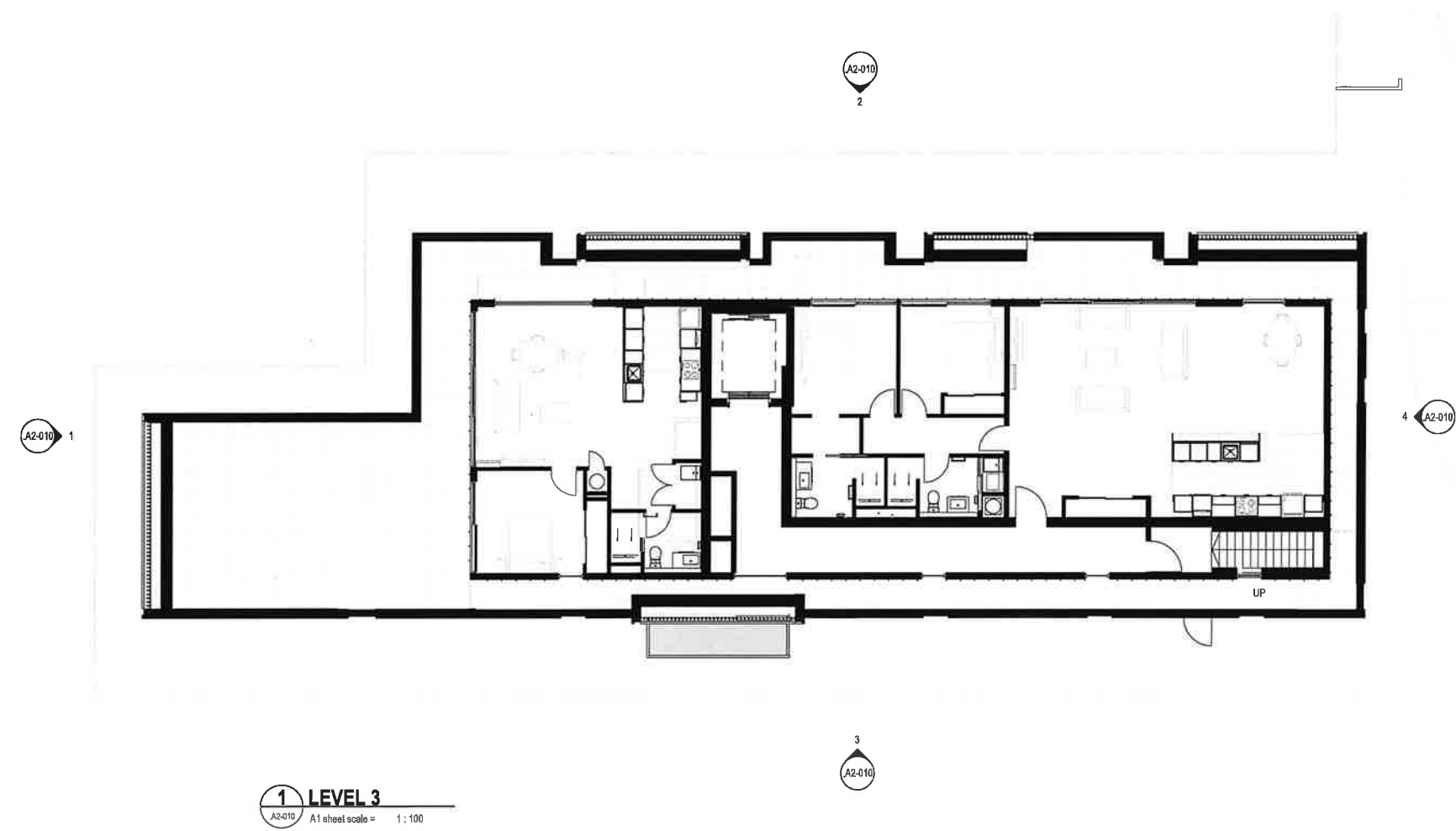
Scale	1 : 100 @ A1
Date	10/02/20
Job No	8817
Drawn	WM Team
Checked	TDH

Drawing No

B08 .A1-040

Revision

(F)



3

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 16/12/19	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

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 01  
BISHOPSPARK

Drawing Title  
APARTMENT B08  
ROOF PLAN

Drawing Issue  
RESOURCE  
CONSENT

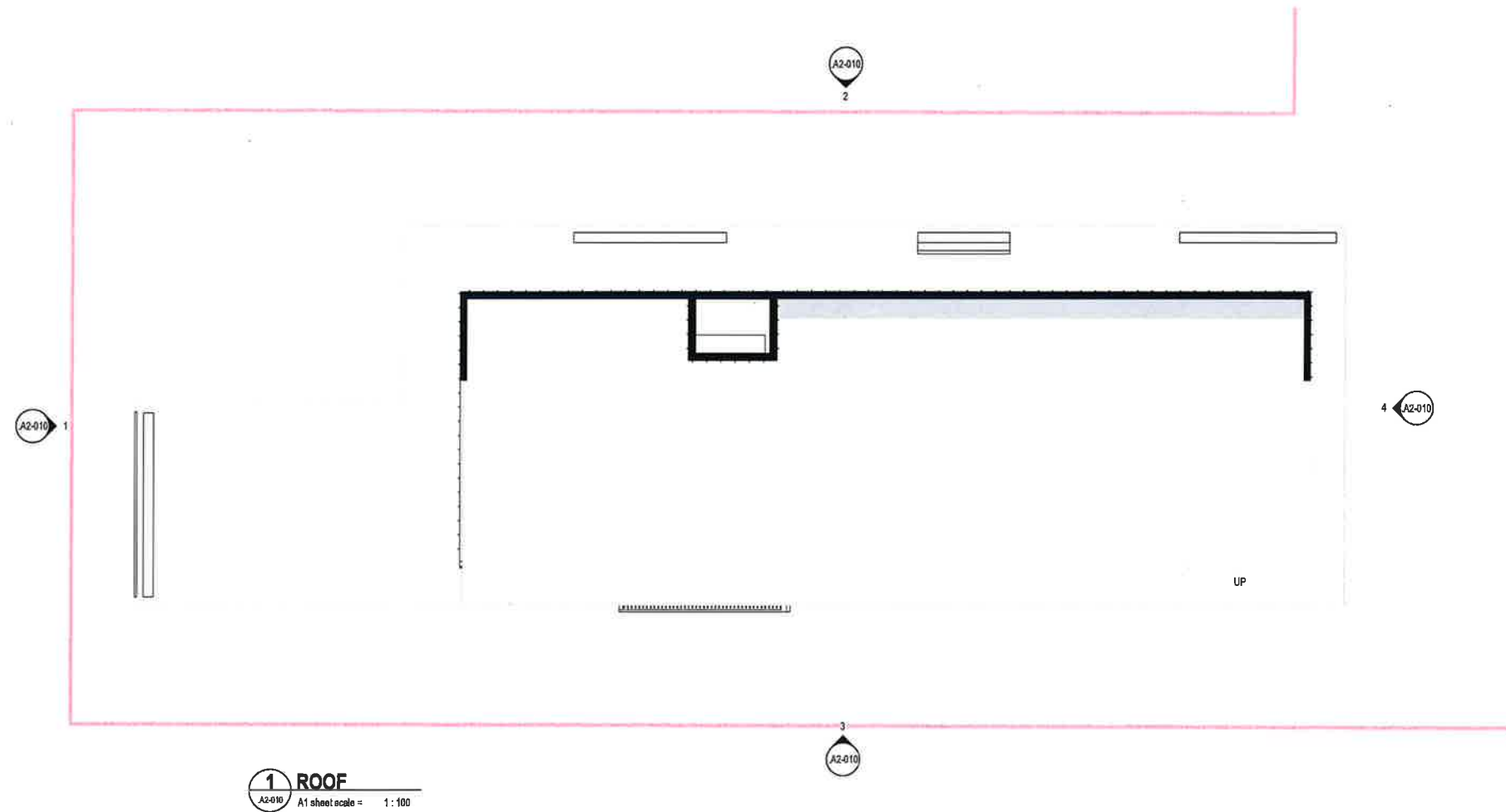
Drawing Details

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

Drawing No  
B08 .A1-050

Revision  
(F)

WARREN AND MAHONEY



HEIGHT PLANE 20.0m



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

HEIGHT PLANE 20.0m



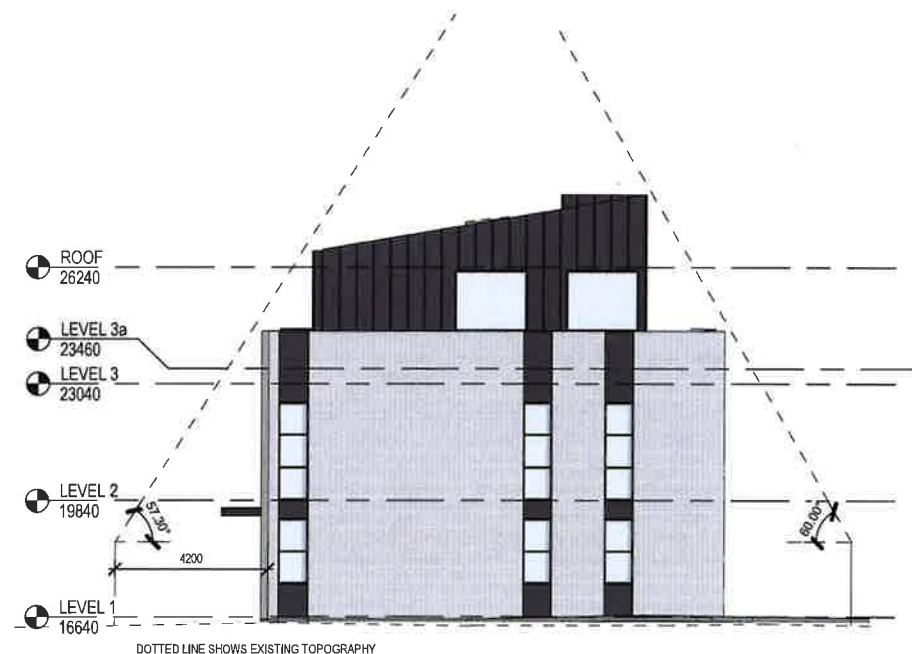
**2 WEST ELEVATION**  
A1-020 A1 sheet scale = 1 : 100

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

All dimension is 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

**Notes**

**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 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)



Revisions

Notes



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  
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 8889

Drawn Author

Checked Checker

Drawing No

.S02 .A0-293

Revision

A

WARREN AND MAHONEY



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



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

Notes



1 22 DEC 5.30PM REDUCED LEVELS

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



2 22 DEC 5.45PM REDUCED LEVELS

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



3 22 DEC 6PM REDUCED LEVELS

A0-060 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

RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

254 Montreal Street  
PO Box 25086  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 5826

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

Job No 8888

Drawn Author

Checked Checker

Drawing No

.S02 .A0-294

Revision

A

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](mailto:DutyPlanner@ccc.govt.nz) or visit the Council at 53 Hereford Street, Christchurch

## 1. Affected person's details

Full name of affected person(s):

PETER LANE MARSHALL

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

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

6/18 Salisbury Street, Christchurch Central, Christchurch City

☒ 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):

Date:



12.8.21

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

### Contact Details:

Address: 109 HUSSEY ROAD, HORTHURD; CHRISTCHURCH 8051

Email: j.p.marshall@xtm.co.nz

Telephone: 021 345 702

### 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).



***Please return the signed form and application documents to the applicant***

### **What is a resource consent?**

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners (permitted boundary activity). These processes are set out in the Resource Management Act.

### **Why is your written approval being requested?**

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

### **What should you do if you are asked to sign an affected person's approval form?**

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

**NOTE:** If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

### **Important information**

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's [website](#) or by contacting the Duty Planner at [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz).

### **Privacy information**

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media

and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.



# **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**

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is cursive and appears to be a name followed by a surname.

## TABLE OF CONTENTS

### Part A: Resource Consent Application

### Part B: Assessment of Environmental Effects

<b>1.</b>	<b>Introduction</b>	<b>3</b>
1.1	Project Overview	3
1.2	Introduction to Ryman	4
1.3	Project Rationale	4
1.4	Document Structure	7
<b>2.</b>	<b>Description of the Proposal</b>	<b>9</b>
2.1	Layout and Design of the Proposed Village	9
2.2	Servicing	22
2.3	Construction Activities	26
<b>3.</b>	<b>Environmental Setting</b>	<b>28</b>
3.1	Introduction	28
3.2	General Wider Setting	28
3.3	Physical Setting	29
3.4	Heritage Setting	31
3.5	Zoning and Planning Framework	33
3.6	Roading and Traffic	35
3.7	Contaminated Land	38
3.8	Geological Conditions	39
<b>4.</b>	<b>Resource Consent Requirements</b>	<b>41</b>
4.1	Introduction	41
4.2	Christchurch City District Plan	41
4.3	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	48
4.4	Summary	49
<b>5.</b>	<b>Assessment of Environmental Effects</b>	<b>50</b>
5.1	Introduction	50
5.2	Positive Effects	50
5.3	General Construction Effects	52
5.4	Stormwater Management	55
5.5	Geotechnical and Groundwater Matters	56
5.6	Urban Design Effects	57
5.7	Landscape and Visual Effects	64
5.8	Operational Noise	67
5.9	Traffic and Parking	67
5.10	Arboriculture Effects	71
5.11	Heritage Effects	72
<b>6.</b>	<b>Consultation</b>	<b>74</b>
6.1	Introduction	74



6.2	Urban Design Panel	74
<b>7.</b>	<b>Statutory Assessment</b>	<b>77</b>
7.1	Introduction	77
7.2	Section 104C Assessment	77
7.3	Section 104 Assessment	78
7.4	Summary	85
<b>8.</b>	<b>Notification Matters</b>	<b>86</b>
8.1	Section 95A	86
8.2	Section 95B Limited Notification	86
8.3	Assessment of Effects on Persons (s95E)	87
8.4	Notification Conclusion	87
<b>9.</b>	<b>Conclusion</b>	<b>88</b>

## LIST OF FIGURES

Figure 1.	Site Location	2
Figure 2:	Signalised Pedestrian Crossing.	20
Figure 3:	The Bishopspark Site - 100 Park Terrace	29
Figure 4:	The Peterborough Site - 78 Park Terrace	31
Figure 5:	Collision Diagram	<b>Error! Bookmark not defined.</b>

## 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, Treetech (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)

A handwritten signature in black ink, appearing to be 'R. Mahoney', is written over the Ryman logo. The logo consists of the word 'Ryman' in a stylized font, with a small orange square icon above the 'y'.



SITE ADDRESS	LEGAL DESCRIPTION	AFFECTED SURVEYS	SITE AREA	BUILDING FOOTPRINT
78 PARK TERRACE CHRISTCHURCH CENTRAL	LOT 1, DP T7997	Dp 301196, Dp 45269	5262m <sup>2</sup>	2470m <sup>2</sup>

Revisions

Votes:



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.watkinsandmahoney.com  
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	15/05/00
Job No	8899
Drawn	WM Team
Checked	TDH

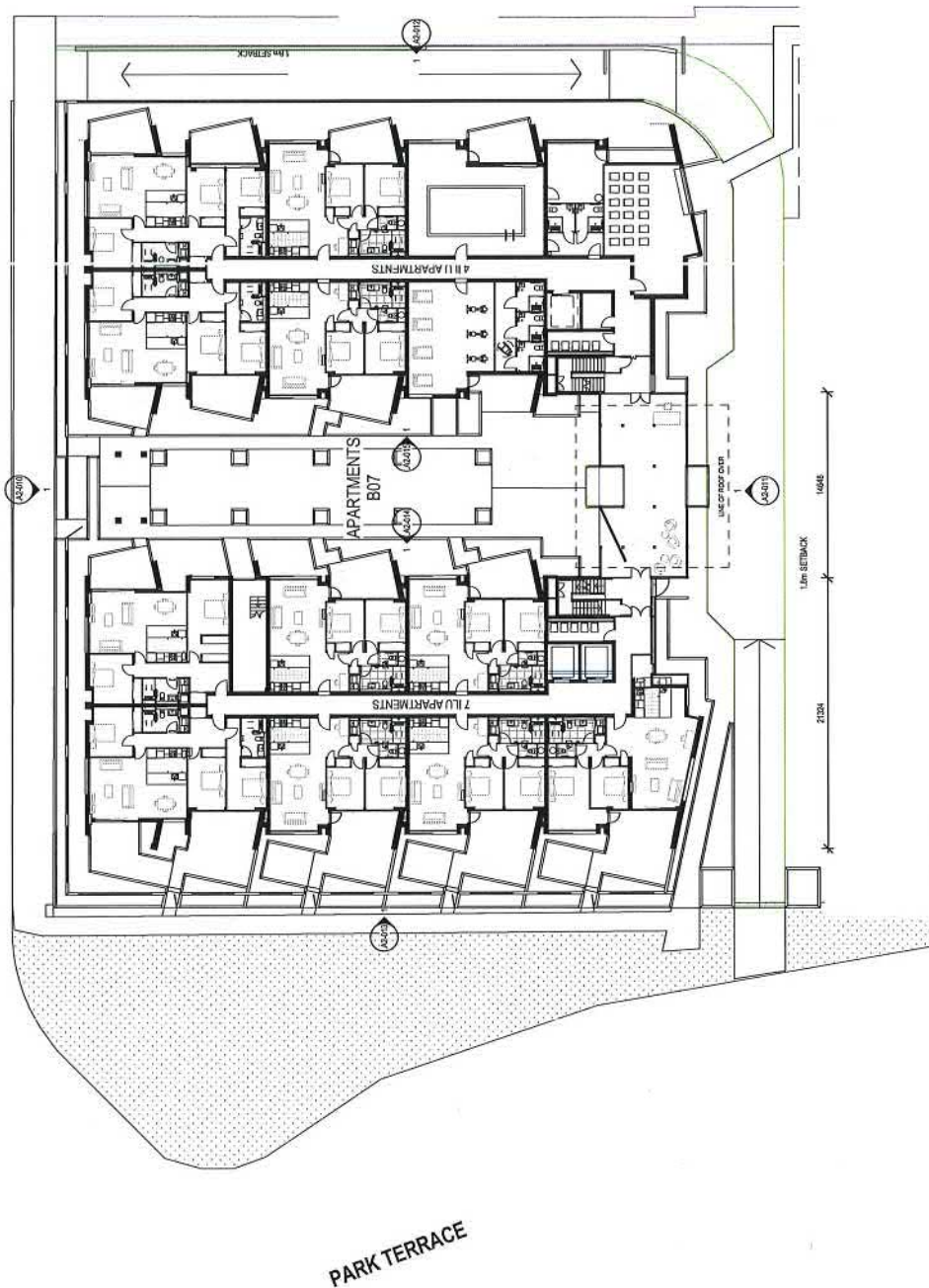
Drawing No. S02\_A0-030

WARREN AND MAHONEY\*

WESTWOOD  
TERRACE

## SALISBURY STREET

INT



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 02  
PETERBOROUGH

Drawing Title

APARTMENTS B07  
FLOOR PLAN LEVEL 1  
GROUND

Drawing Issue  
RESOURC  
CONSENT

Scale	1:200 @ A1
Date	27/03/20
Job No	8099
Drawn	WM Team
Checked	TDH

Drawing No  
B07\_A1-02

WARREN AND MAHONEY\*

1 LEVEL 1  
All students

PARK TERRACE



Attention to be paid to the following details:  
1. All dimensions are in millimetres unless otherwise stated.  
2. All dimensions are to the centre of the element unless otherwise stated.  
3. All dimensions are to the face of the element unless otherwise stated.  
4. All dimensions are to the face of the element unless otherwise stated.

#### Revisions

A 20.11.22 COORDINATION 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

RYMAN HEALTHCARE

#### Warren and Mahoney Architects

New Zealand Ltd  
254 Montreal Street  
Christchurch 8011  
New Zealand  
Phone +64 3 907 1025  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 2

#### Drawing Issue

RESOURCE  
CONSENT

#### Drawing Details

Scale 1:200 B.A1  
Date 27/03/20  
Job No 8699  
Drawn WM Team  
Checked TDM

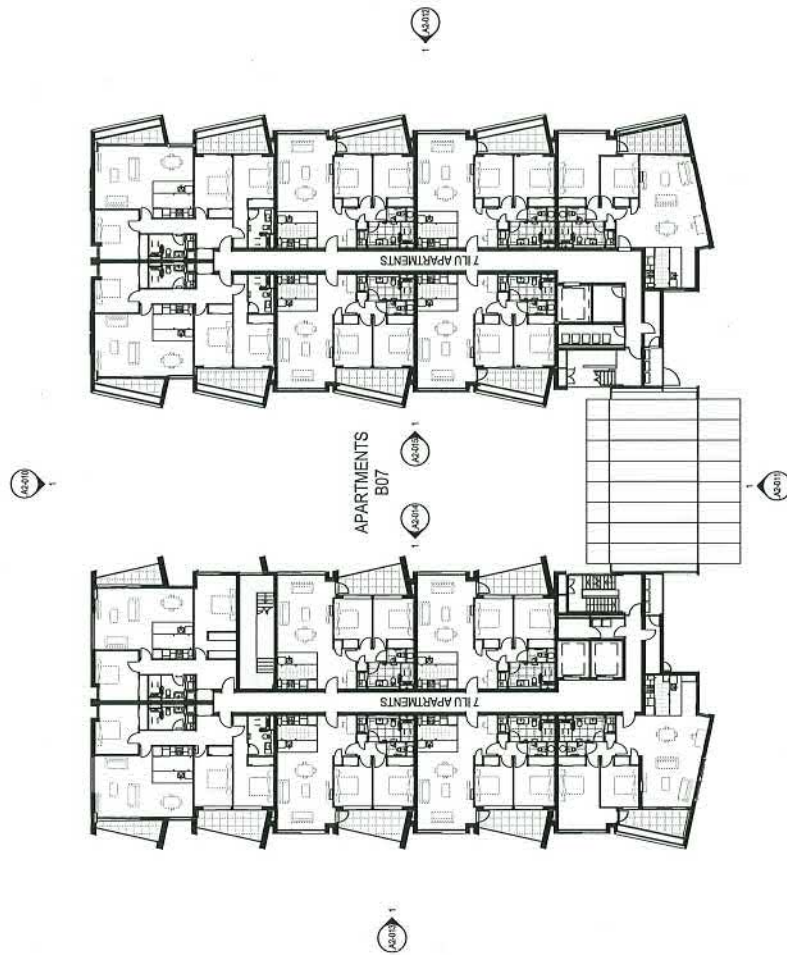
#### Drawing No

B07\_A1-030

#### Revision

(E)

WARREN AND MAHONEY



1. LEVEL 2  
A1 sheet scale = 1:200

Drawing No. **B07 A1-040**  
 Revision **(E)**  
 BY **WARREN AND MAHONEY**



All dimensions to be verified with before printing  
Any change to dimensions must be approved by the  
client and the architect and the engineer must be  
notified in writing.

Revisions

- A 20.11.22 CO-ORDINATION SET
- B 19.02.19 DRAFT RESOURCE
- C 03.03.20 FOR INFORMATION
- D 13.03.20 FINAL DRAFT
- E 27.03.20 RESOURCE CONSENT  
ISSUE

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 Mairangi Street  
Auckland 1011  
New Zealand  
Phone + 64 9 361 5826  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

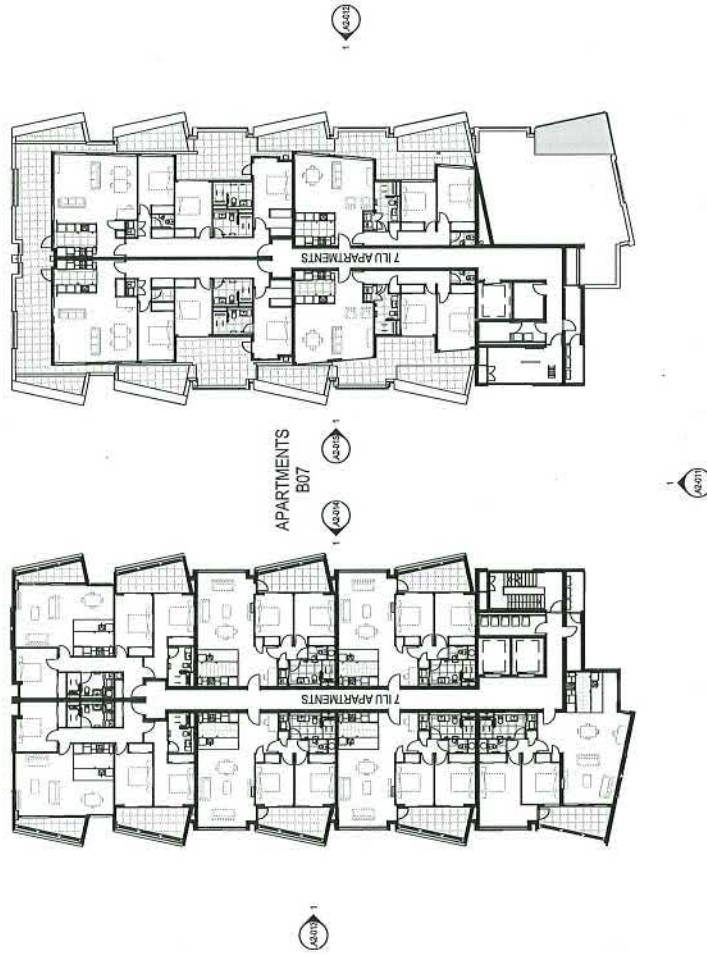
Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 4

Drawing Issue  
RESOURCE  
CONSENT

Drawing Details  
Scale 1:200 @ A1  
Date 27.03.20  
Job No 8809  
Drawn WM T. Tom  
Checked T. Tom

Drawing No  
B07\_A1-050  
Revision  
(E)

WARREN AND MAHONEY



1 LEVEL 4  
A1-050 At steel grade 1:200

All drawings to be verified on site before proceeding  
with any work. No responsibility is accepted for any  
errors or omissions. No liability is accepted for any  
loss or damage. No responsibility is accepted for any  
loss or damage. No responsibility is accepted for any  
loss or damage.

Revisions

- A 20.11.22 CO-ORDINATION SET
- B 19.12.19 DRAFT RESOURCE
- C 08.03.20 FOR INFORMATION
- D 13.03.20 FINAL DRAFT
- E 27.03.20 RESOURCE CONSENT  
ISSUE

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 Mairangi Street  
PO Box 25086  
New Zealand 1011  
Phone +64 3 961 5925

Registered Architects and Chartered  
Engineers  
www.warrenmahoney.com  
Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 5

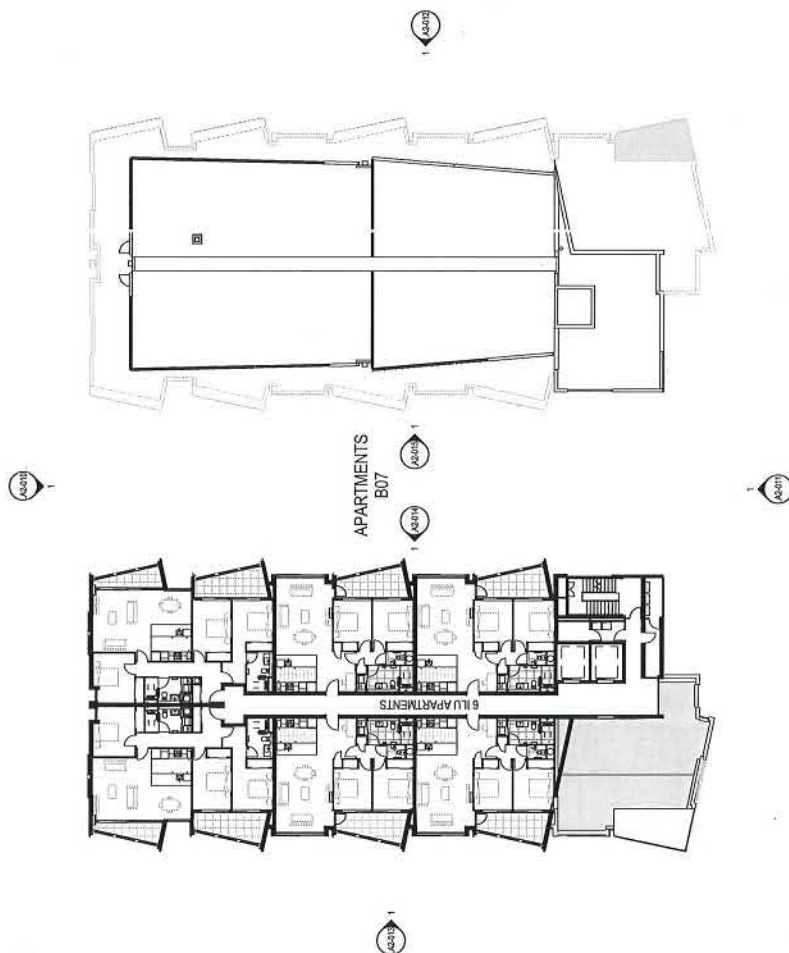
Drawing Issue  
RESOURCE  
CONSENT

Scale	1:200 @ A1
Date	27/03/20
Drawn	WM
Checked	WM
Drawn	WM
Checked	WM
Drawn	WM
Checked	WM

Drawing No  
B07\_A1-060

Revision  
(E)

WARREN & MAHONEY



1 LEVEL 5  
At level scale = 1:200

All drawings to be verified on site before building and as shown on drawings as necessary any work to be done on site must be done in accordance with the terms and conditions of the contract.

Revisions

A 20.11.22 CO-ORDINATION SET  
B 18/02/19 DRAFT RESOURCE  
C 08/03/20 FOR INFORMATION  
D 13/03/20 FINAL DRAFT  
E 27/03/20 RESOURCE CONSENT  
ISSUE

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Mairangi Street  
Christchurch 8011  
New Zealand  
Phone +64 3 961 5226  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

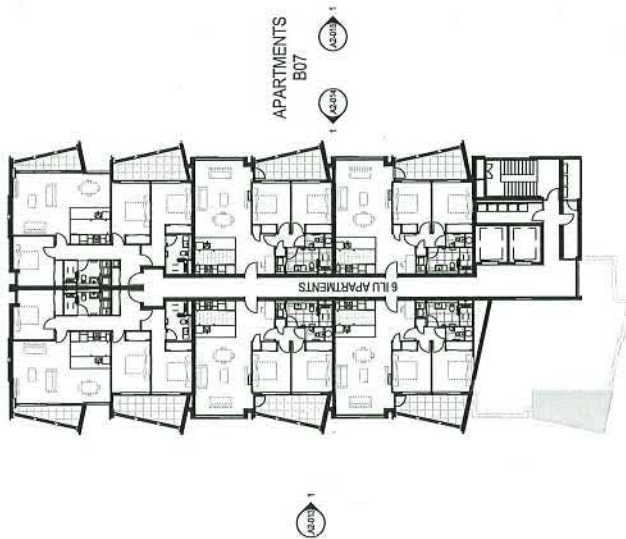
Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 6

Drawing Issue  
RESOURCE  
CONSENT

Drawing Details  
Scale 1:200 (B1 A1)  
Date 27/03/20  
Job No 8869  
Drawn WMA Team  
Checked TDH

Drawing No  
B07 A1-070

Revision  
(E)  
J. WARREN AND MAHONEY



1 LEVEL 6  
A1-070 At issue scale = 1:200

All dimensions to be verified on site before construction.  
This drawing is intended to be used in conjunction with the  
other drawings and specifications for the project.

#### Revisions

A 20.11.22 CO-ORDINATION SET  
B 18.10.19 DRAFT RESOURCE  
C 08.03.20 FOR INFORMATION  
D 13.03.20 FINAL DRAFT  
E 27.03.20 RESOURCE CONSENT  
ISSUE

#### Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 Mount Street  
PO Box 25080  
Christchurch 8141  
New Zealand  
Phone +64 3 961 9926

Registered Architects and Designers  
www.warrenmahoney.com  
Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
FLOOR PLAN LEVEL 7

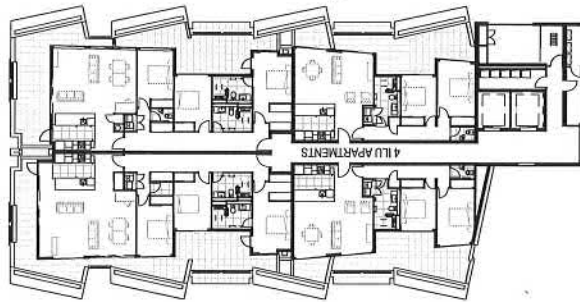
Drawing Issue  
RESOURCE  
CONSENT

#### Drawing Details

Scale  
1:200 @ A1  
Date  
27/03/20  
Job No  
2000000000  
Drawn  
WMA Team  
Checked  
TDH

Drawing No  
B07\_A1-080  
Revision  
(E)

WARREN AND MAHONEY



1 LEVEL 7  
A1 Overall scale = 1:200



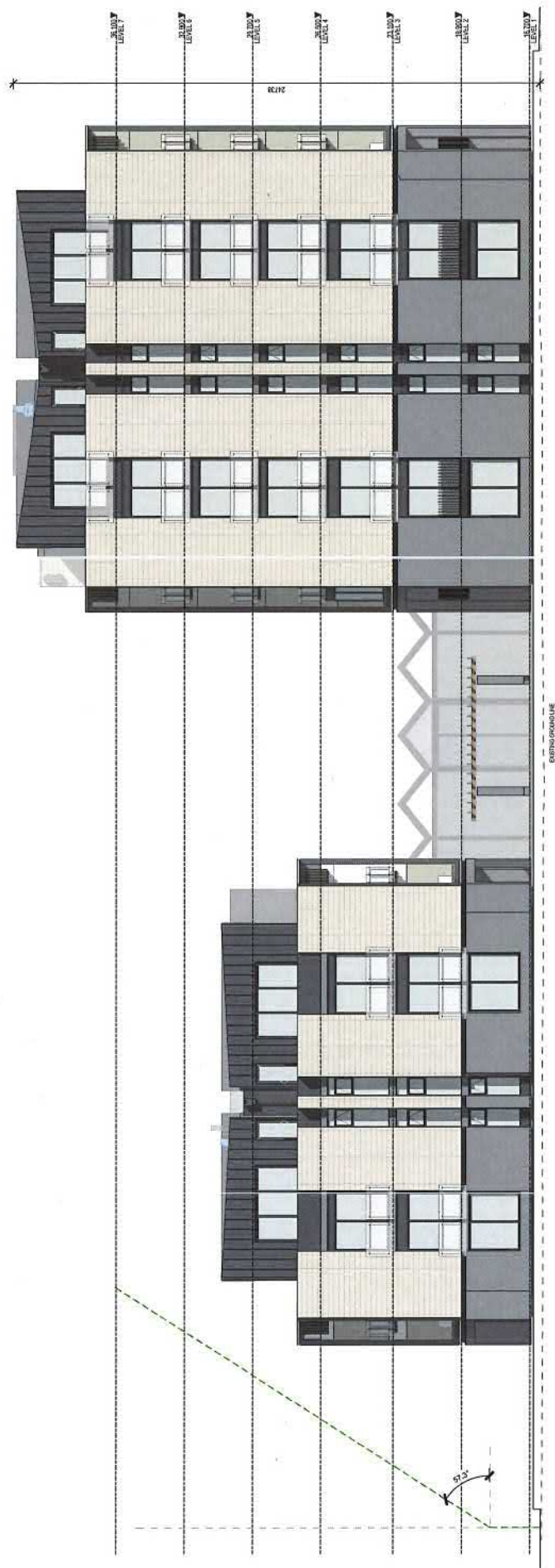
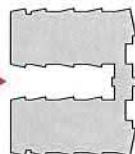


All dimensions to be verified on the building and/or site.  
This drawing is intended for use by the client and is not to be used for any other purpose without the written consent of Warren and Mahoney Architects Ltd.

# Revisions

- A 20.11.22 CO-ORDINATION SET
- B 19.12.19 DRAFT RESOURCE
- C 08.03.20 FOR INFORMATION
- D 13.03.20 FINAL DRAFT
- E 27.03.20 RESOURCE CONSENT

# Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 Montreal Street  
PO Box 25088  
New Zealand  
Phone +64 3 981 9926

Registered Architects and Designers  
New Zealand  
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  
Drawn WM  
Checked WM  
Total

Drawing No  
B07\_A2-010  
Revision  
(E)



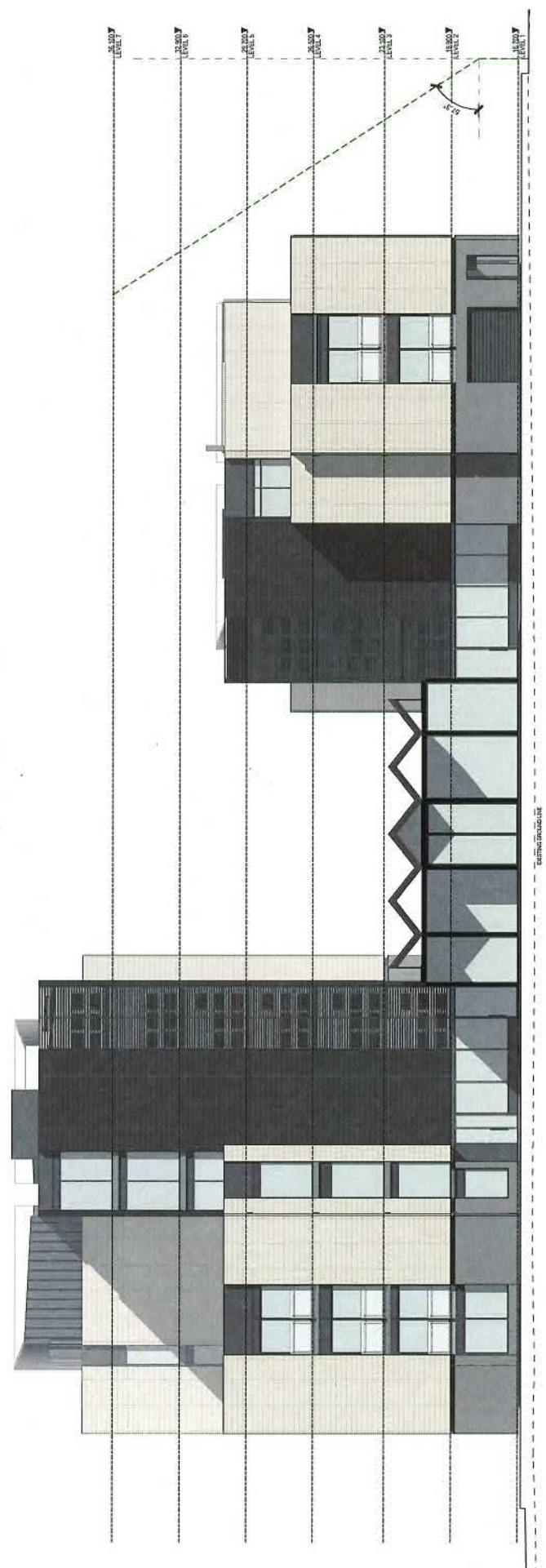
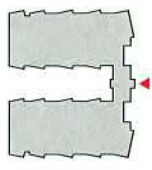
WARREN AND MAHONEY

Not to be used for construction without the approval of the Council. This drawing is the property of Warren and Mahoney Architects Ltd. and is not to be reproduced without their written consent.

Revisions

A 20.11.22	COORDINATION SET
B 18.12.19	DRAFT RESOURCE
C 08.03.20	CONSENT INFORMATION
D 13.03.20	FINAL DRAFT
E 27.03.20	RESOURCE CONSENT
G 12.01.20	DARKER STAIR CORE
21	ECT HEARING

Name



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 Morisset Street  
P.O. Box 100  
Christchurch 8011  
New Zealand  
Phone +64 3 981 5926

Registered Architects and Designers  
Architects Registration Board of New Zealand  
Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

Drawing Issue  
RESOURCE  
CONSENT

Drawing Details  
Scale  
1:100 @ A1  
Date  
20.11.22  
Job No  
6666  
Drawn  
WM Team  
Checked  
TDM

Drawing No  
B07\_A2-011

Revision  
③

1 SOUTH ELEVATION  
A1: 20.11.22 1:100

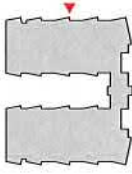
WARREN AND MAHONEY

If it is necessary to provide a site plan, please provide a site plan showing the location of the building on the site and the location of the building on the site.

Revisions

- A 20.11.22 CO-ORDINATION SET
- B 19.12.19 DRAFT RESOURCE
- C 09.03.20 FOR INFORMATION
- D 13.03.20 FINAL DRAFT
- E 27.03.20 RESOURCE CONSENT
- F 04.04.20 DARKER STAIR CORE
- G 12.04.20 DARKER STAIR CORE
- H 21.04.20 RCT HEARING

Notes



20.11.22 LEVEL 1

20.11.22 LEVEL 2

20.11.22 LEVEL 3

20.11.22 LEVEL 4

20.11.22 LEVEL 5

20.11.22 LEVEL 6

20.11.22 LEVEL 7



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
224 McLeod Street  
PO Box 22506  
New Zealand 10111  
Phone + 64 3 961 9305

Registered Architects and Designers  
New Zealand Architecture Council  
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  
Drawn by J. H. HONEY  
Checked by J. H. HONEY  
Titled by J. H. HONEY

1 EAST ELEVATION  
A1 DRAWING 1:100

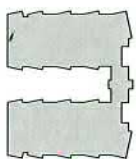
Drawing No  
B07\_A2-012

Revision  
3

J. H. HONEY



As shown on drawings, the building is a multi-unit residential building (MURB) and is not a residential care home. The building is a multi-unit residential building (MURB) and is not a residential care home.



# Revisions

- A 20.11.22 CO-ORDINATION SET
- B 16/02/19 DRAFT RESOURCE
- C 08/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT
- F 04/04/20 DARKER STAIR CORE
- G 12/05/20 RCT HEARING

# Notes



Client:  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd

224 Moorcroft Street  
Christchurch 8011  
New Zealand  
Phone +64 3 961 5825  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

Drawing Issue  
RESOURCE  
CONSENT

Drawing Details  
Scale 1:100 @ A1  
Date 12/01/2022

Job No 8009  
Drawn WMA Team  
Checked TDM

Drawing No  
B07\_A2-013

Revision  
(G)

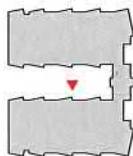
WARREN AND MAHONEY

All drawings to be marked on the bottom right of the drawing as necessary per week.

Revisions

- A 30.11.22 CO-ORDINATION SET
- B 18.07.19 DRAWING RESOURCE
- C 05.03.20 FOR INFORMATION
- D 13.03.20 FINAL DRAFT
- E 27.03.20 RESOURCE CONSENT
- G 12.01.20 DARKER STAIR CORE
- H 21
- I 12.01.20 HCT HEARING

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 McLeod Street  
1st Floor  
Christchurch 8011  
New Zealand  
Phone + 64 3 961 9926

Registered Architects and Designers  
with the Construction Industry Board  
Project Title

PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

Drawing Issue

RESOURCE  
CONSENT

Drawing Details

Scale  
1:100 @ A1  
Drawing No  
254 McLeod Street  
254 No  
Drawn  
VWA Team  
Checked  
TDA

Drawing No  
B07\_A2-014  
Revision  
3

WARREN AND MAHONEY

All documents have been prepared in accordance with the provisions of the Resource Management Act 1991 and the Resource Management Regulations 2002.

Revisions

- A 20.11.22 CO-ORDINATION SET  
B 16.12.19 DRAFT RESOURCE  
C 09.03.20 FOR INFORMATION  
D 13.03.20 FINAL DRAFT  
E 27.03.20 RESOURCE CONSENT  
F 04.04.20 DARKER STAIR CORE  
G 12.01.20 DARKER STAIR CORE  
H 21 RCT HEARING

Notes



1 WEST SECTIONAL ELEVATION  
A202 / A201 (R202) - 1:100

Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
25 Mairangi Street  
Christchurch 8011  
New Zealand  
Phone +64 3 961 9326  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 02  
PETERBOROUGH

Drawing Title  
APARTMENTS B07  
ELEVATIONS

Drawing Issues  
RESOURCE  
CONSENT

Drawing Details  
Scale 1:100 @ A1  
Date 12.01.2021  
Job No B07B  
Drawn WML Team  
Checked TDW

Drawing No  
B07\_A2-015  
Revision  
G

WARREN & MAHONEY

All drawings to be worked out in the light of the project and drawings to be corrected as necessary by the client.

Revisions

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

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 254  
Christchurch 8141  
New Zealand  
Phone +64 3 961 9826

Registered Architects and Designers  
Project Title  
PARK TERRACE  
SITE 01  
BISHOPS PARK

Drawing Title  
APARTMENT B08  
FLOOR PLAN LEVEL 1

Drawing Issue  
RESOURCE  
CONSENT

Scale	1:100 @ A1
Drawn	ZH/MS
Check	WMA
Drawn	WMA Team
Checked	WMA
Total	

Drawing No  
B08\_A1-020

Revision  
(E)

WARREN AND MAHONEY





All construction to be verified on the before proceeding with drawings as shown on any sheet.

- Revisions
- A 22/11/19 CO-ORDINATION SET
  - B 18/12/19 DRAFT RESOURCE
  - C 28/03/20 FOR INFORMATION
  - D 13/03/20 FINAL DRAFT
  - E 27/03/20 RESOURCE CONSENT

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Mervyn Street  
Christchurch 8011  
New Zealand  
Phone +64 3 91 5626

Architects and Designers  
www.warrenmahoney.com

Project Title  
PARK TERRACE  
SITE 01  
BISHOPS PARK

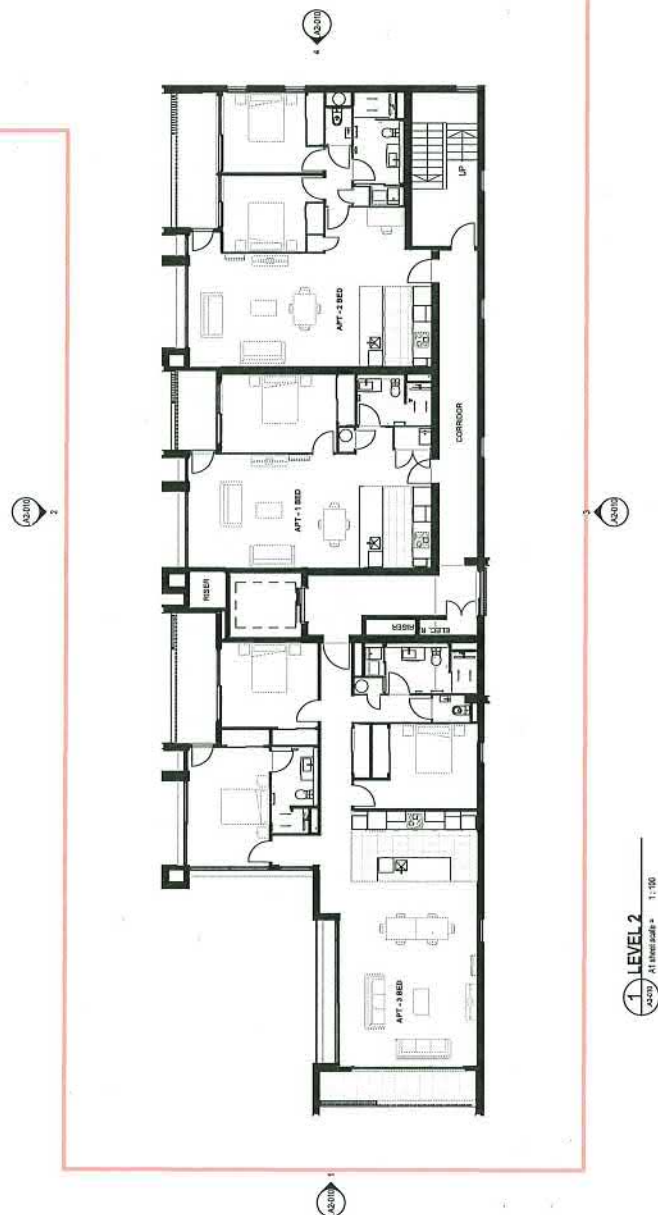
Drawing Title  
APARTMENT B08  
FLOOR PLAN LEVEL 2

Drawing Issue  
RESOURCE  
CONSENT

Drawing Details  
Scale 1:100 (S.A.)  
Date 27/03/20  
Job No 2017  
Drawn WMA Team  
Checked TDH

Drawing No  
B08\_A1-030  
Revision  
(E)

WARREN AND MAHONEY



All drawings to be verified as the building produces  
being prepared as presented in any way.  
with names and initials of architect/contractor.

Revisions

- A 22/11/19 CO-ORDINATION SET
- B 19/12/19 DRAFT RESOURCE
- C 08/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/03/20 RESOURCE CONSENT
- F 10/02/20 BUILDING LEVEL  
REDUCED

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Morisset Street  
PO Box 25986  
New Zealand 1011  
Phone + 64 3 961 9526

Registered Architects and Designers  
New Zealand  
www.warrenmahoney.com

Project Title

PARK TERRACE  
SITE 01  
BISHOPS PARK

Drawing Title

APARTMENT B08  
FLOOR PLAN LEVEL 3

Drawing Issue

RESOURCE  
CONSENT

Drawing Details

Scale	1:100 (B A1)
Date	10/02/20
Drawn by	Warren and Mahoney
Checked	Warren and Mahoney
Drawn	Warren and Mahoney
Checked	Warren and Mahoney
Drawn	Warren and Mahoney
Checked	Warren and Mahoney

Drawing No

B08\_A1-040

Revision

(E)

WARREN AND MAHONEY



1 LEVEL 3  
A1 sheet size 1:100

All drawings to be sealed or otherwise protected  
after drawing has been submitted to the relevant  
authorities for their consideration and approval.  
This drawing is the property of Warren and Mahoney  
and is not to be reproduced without their written consent.

#### Revisions

A	22/11/19	COORDINATION SET
B	16/12/19	DRAFT RESOURCE
C	08/03/20	FOR INFORMATION
D	13/03/20	FINAL DRAFT
E	27/03/20	RESOURCE CONSENT
F	10/02/20	BUILDING LEVEL REDUCED

#### Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Mervell Street  
P.O. Box 1000  
Christchurch 8011  
New Zealand  
Phone +64 3 961 5926

Residential Architects and Designers  
www.warrenmahoney.com

Project Title

PARK TERRACE  
SITE 01  
BISHOPSPARK

Drawing Title  
APARTMENT B08  
ROOF PLAN

Drawing Issue

RESOURCE  
CONSENT

Drawing Details

Scale	1:100 (S.A.T.)
Date	10/02/20
Job No	8017
Drawn	WM Team
Checked	TDH

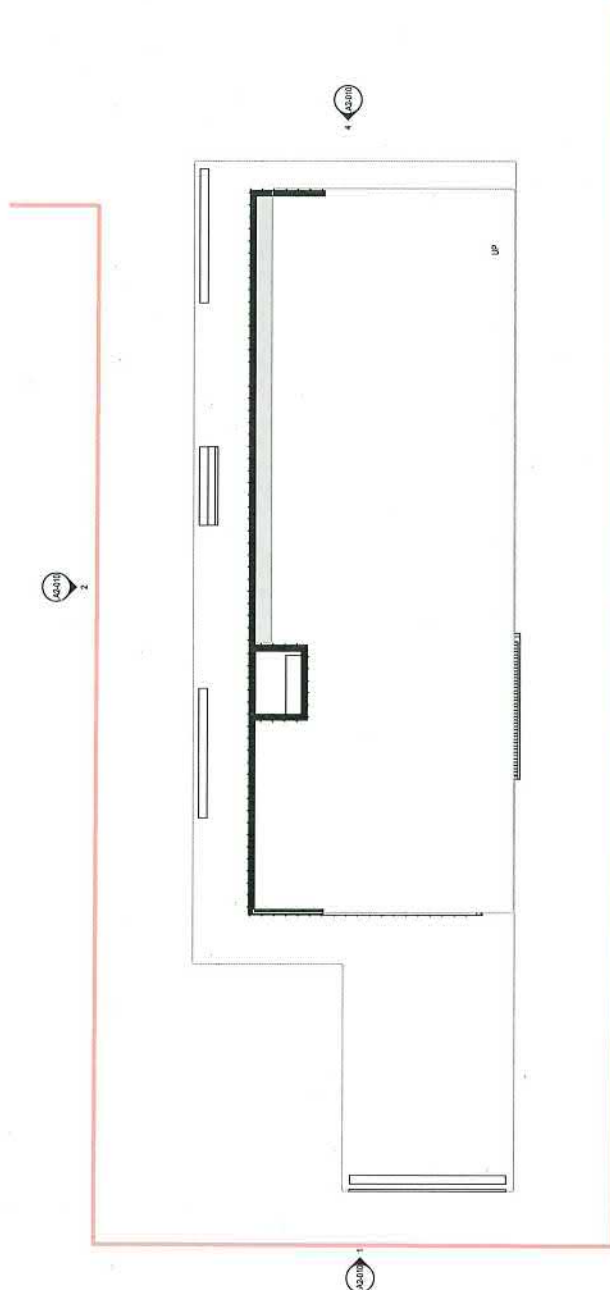
Drawing No

B08 A1-050

Revision

(F)

WARREN AND MAHONEY



1 ROOF  
AS-010  
1:100

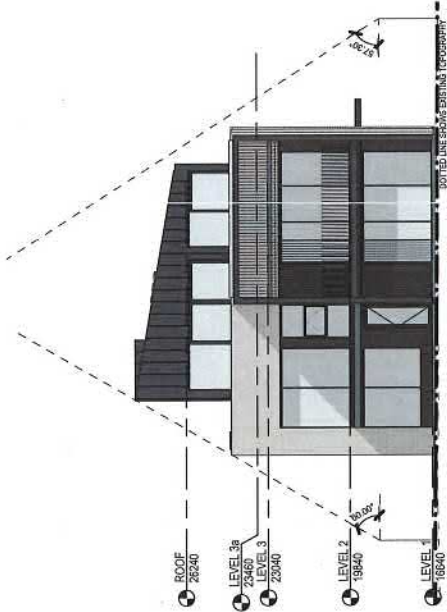
All elevations to be verified on site before printing.  
The drawings are prepared by the architect.  
Do not scale. The architect is not responsible for  
any errors or omissions.

Revisions

- A 2021/11/09 COORDINATION SET
- B 18/12/19 COORDINATION SET
- C 08/03/20 FOR INFORMATION
- D 13/03/20 FINAL DRAFT
- E 27/05/20 RESOURCE CONSENT
- F 10/02/20 BUILDING LEVEL REDUCED

Notes

HEIGHT PLANE 250m



1 SOUTH ELEVATION  
A1:100 At sheet scale = 1:100

HEIGHT PLANE 250m

HEIGHT PLANE 250m

2 WEST ELEVATION  
A1:100 At sheet scale = 1:100



Client  
RYAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
24 Murrell Street  
Christchurch 8011  
New Zealand  
Phone +64 9 81 5028

Registered Architects and Designers  
www.warrenmahoney.com  
Project Title

PARK TERRACE  
SITE 01  
BISHOPSPARK

Drawing Title  
APARTMENT B08  
ELEVATIONS

Drawing Issue  
RESOURCE  
CONSENT  
Drawing Details

Scale  
1:100 (B.A.)  
Date  
10/02/20  
Job No  
8877  
Drawn  
VM Team  
Checked  
TDH

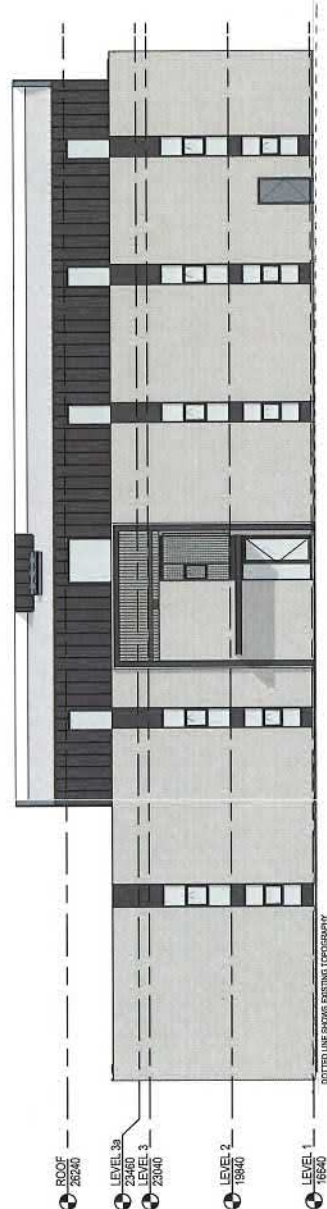
Drawing No  
B08\_A2-010  
Revision  
(F)

Warren and Mahoney

4 NORTH ELEVATION  
A1:100 At sheet scale = 1:100

HEIGHT PLANE 250m

HEIGHT PLANE 250m



3 EAST ELEVATION  
A1:100 At sheet scale = 1:100



It is recommended that the building be constructed with a minimum of 10% of the building area covered by solar panels. The solar panels should be installed on the roof of the building and the solar panels should be installed on the roof of the building.

Notes



3 22 DEC 4.30PM 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



1 22 DEC 4PM 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



5 22 DEC 5PM 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

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  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Murrells Street  
Christchurch 8011  
New Zealand  
Phone +64 3 961 5926

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  
Job No. 8899  
Drawn  
Checked  
Created

Drawing No  
Revision

S02\_A0-293  
WARREN AND MAHONEY

All drawings to be marked on the relevant drawing  
RMA showing the proposed and actual  
with the relevant authority and the relevant  
with the relevant authority and the relevant  
with the relevant authority and the relevant

Notes



Client  
RYMAN HEALTHCARE

Warren and Mahoney Architects  
New Zealand Ltd  
254 Montreal Street  
PO Box 2500  
New Zealand 1141  
Phone + 64 3 961 3025

Registered Architects and Designers  
warrenmahoney.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	A1 Indicated @ A1
Drawn	WARREN
Check	MAHONEY
Drawn	Author
Checked	Checker

Drawing No  
.S02 A0-294

Revision  
(A)

WARREN AND MAHONEY



3 22 DEC 6PM REDUCED LEVELS  
A1 sheet scale = 1:1000  
A2 sheet scale is twice scale shown above



2 22 DEC 5.45PM REDUCED LEVELS  
A1 sheet scale = 1:1000  
A2 sheet scale is twice scale shown above



1 22 DEC 5.30PM REDUCED LEVELS  
A1 sheet scale = 1:1000  
A2 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