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

RYMAN
HEALTHCARE

March 2020

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PART A

Resource Consent Application

FORM 9

APPLICATION FOR RESOURCE CONSENT

Sections 87AAC, 88 and 145, Resource Management Act 1991

To: Christchurch City Council
PO Box 73012
Christchurch 8154

1. Ryman Healthcare Limited apply for the following type(s) of resource consent:

All necessary resource consents to authorise the construction, operation and maintenance of a comprehensive care retirement village at 78 Park Terrace, Christchurch including, but not necessarily limited to:

- A land use consent for the construction, operation and maintenance of a comprehensive care retirement village, including:
  - Buildings that infringe the relevant height, setback and recession plane for the Residential Central City Zone;
  - The establishment of signage along the frontage with Park Terrace;
  - Vehicle crossings that infringe the relevant transport standards;
  - Works within the dripline of a Significant Tree;
  - Earthworks; and
  - The disturbance of contaminated soil.

2. The activity to which the application relates (the proposed activity) is as follows:

The proposal is to establish a comprehensive care retirement village over two sites (78 Park Terrace, and 100 - 104 Park Terrace and Dorset Street). The retirement village has been designed to provide a full range of elderly housing and care options, comprising independent living apartments, assisted living suites, and rest home care - including higher-level care and dementia care. The 78 Park Terrace site comprises independent living apartments.

The retirement village is depicted on the resource consent drawings, assessment drawings. landscape plans and visual simulations provided in Volume 3 to the Assessment of Environmental Effects supporting this resource consent application. The key features of the retirement village at 78 Park Terrace are summarised as follows:

- 80 apartments across two buildings (Buildings B07 – B08), comprising:
  - 4 one-bedroom apartments;
  - 53 two-bedroom apartments; and

- 23 three-bedroom apartments.

- 83 car parks, comprising:
  - 6 at-grade car parks; and
  - 77 basement carparks.

The proposal represents an opportunity to establish a high quality, purpose built, secure retirement village on a site in the residential community of Central Christchurch.

The retirement village has been specifically designed to meet the needs of the elderly residents, based on the extensive experience of Ryman Healthcare Limited in the development and operation of retirement villages. Particular consideration has also been given to avoiding, remedying or mitigating potential adverse environmental effects on the environment through the design and layout of the retirement village. The proposal also includes a landscape plan for the site which will provide native and exotic species to provide fragrance and colour throughout the different seasons of the year.

This application is made in general accordance with the attached Assessment of Environmental Effects, which forms part of this resource consent application.

3. The site at which the proposed activity is to occur is as follows:

The site is located at 78 Park Terrace, Christchurch.

The site is legally described as Lot 1 DP 77997 and is held in several unit titles. The Certificates of Title are attached as **Appendix A** to the Assessment of Environmental Effects.

The site is approximately 5,082 m^2 in area.

4. The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

The site is owned by Ryman Healthcare Limited via a holding company (Healthcare Shelf Company No. 22 Limited).

5. The other activities that are part of the proposal to which the application relates are as follows:

Other aspects of the proposal which are permitted under the relevant statutory planning documents are described in the attached Assessment of Environmental Effects.

6. The following additional resource consents are needed for the proposal and have been applied for:

The following resource consents have been applied for from the Canterbury Regional Council:

- A land use consent for earthworks;

- A water permit for the taking of groundwater for the purposes of de-watering during construction of the retirement village; and
- A discharge permit for the discharge of contaminants to air from the operation and maintenance of an emergency generator on the site.

7. I attach an assessment of the proposed activity's effect on the environment that—

(a) Includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991;

(b) Addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and

(c) Includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.

10. No other information is required to be included in this resource consent application by the Christchurch City District Plan.

Signed:

(On behalf of Ryman Healthcare Limited by its authorised agent Dr Phil Mitchell, Mitchell Daysh Limited)

Dated at Auckland this 27th day of March 2020.

Address for Service: Ryman Healthcare Limited

C / - Mitchell Daysh Limited

PO Box 300 673

Auckland 0752

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FORM 9

APPLICATION FOR RESOURCE CONSENT

Sections 87AAC, 88 and 145, Resource Management Act 1991

To: Christchurch City Council
PO Box 73012
Christchurch 8154

11. Ryman Healthcare Limited apply for the following type(s) of resource consent:

All necessary resource consents to authorise the construction, operation and maintenance of a comprehensive care retirement village at 100 - 104 Park Terrace and 20 Dorset Street, Christchurch including, but not necessarily limited to:

- A land use consent for the construction, operation and maintenance of a comprehensive care retirement village, including:
  - Buildings that infringe the relevant height, building setback and recession plane standards for the Residential Central City Zone;
  - The establishment of signage along the frontage with Park Terrace;
  - Earthworks;
  - The disturbance of contaminated soil; and
  - Heritage upgrade works for earthquake strengthening of the Former Bishop's Chapel.

12. The activity to which the application relates (the proposed activity) is as follows:

The proposal is to establish a comprehensive care retirement village over two sites (78 Park Terrace, and 100 - 104 Park Terrace and Dorset Street). The retirement village has been designed to provide a full range of elderly housing and care options, comprising independent living apartments, assisted living suites, and rest home care - including higher-level care and dementia care. The 100 – 104 Park Terrace and 20 Dorset Street site comprises independent living apartments, assisted living suites, and rest home care - including higher-level care and dementia care.

The retirement village is depicted on the site plans and visual simulations provided in Volume 3 to the Assessment of Environmental Effects supporting this resource consent application. The key features of the retirement village are summarised as follows:

- 70 care rooms (including dementia care, hospital care and rest home care) – all of which will be in Building B01;
- 54 assisted living suites – all of which will be in Building B01;

- 85 apartments, comprising:
  - 10 one-bedroom apartments;
  - 60 two-bedroom apartments; and
  - 15 three-bedroom apartments.
- 144 car parks:
  - 6 at-grade car parks (4 accessible and 2 van); and
  - 138 basement carparks.

The proposal represents an opportunity to establish a high quality, purpose built, secure retirement village on a site in the residential community of Central Christchurch.

The layout of the retirement village has been specifically designed to meet the needs of the elderly residents, based on the extensive experience of Ryman Healthcare Limited in the development and operation of retirement villages. Particular consideration has also been given to avoiding, remedying or mitigating the potential adverse environmental effects of the retirement village in its design. This includes designing the retirement village to sit comfortably within the existing neighbourhood and surrounding land uses and retaining the existing chapel building on site. It also includes a landscape plan for the site which will provide a park like setting, incorporating the use of both native and exotic species to provide fragrance and colour throughout the different seasons of the year.

This application is made in general accordance with the attached Assessment of Environmental Effects, which forms part of this resource consent application.

13. The site at which the proposed activity is to occur is as follows:

The site is located at 100 - 104 Park Terrace and 20 Dorset Street, Christchurch Central.

The site is approximately 12,267 m^2 and is owned by Ryman Healthcare Limited via a holding company (Park Tce No. 2 Limited). 100 – 104 Park Terrace is legally described as Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073 and Pt Res 23 Town of Christchurch and is held in one Certificate of Title (CB28F/1159).

20 Dorset Street is legally described as Pt Res 25 Town of Christchurch and is held in one Certificate of Title (CB362/50).

The Certificate of Title is attached as **Appendix A** to the Assessment of Environmental Effects.

14. The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

Ryman Healthcare Limited via a holding company (Park Tce No. 2 Ltd).

15. The other activities that are part of the proposal to which the application relates are as follows:

Other aspects of the proposal which are permitted under the relevant statutory planning documents are described in the attached Assessment of Environmental Effects.

16. The following additional resource consents are needed for the proposal and have been applied for:

The following resource consents have been applied for from the Canterbury Regional Council:

- A land use consent for earthworks;
- A land use consent for the installation of a bore;
- A water permit for the taking of groundwater for the purposes of de-watering during construction of the retirement village; and
- A discharge permit for the discharge of contaminants to air from the operation and maintenance of an emergency generator on the site.

17. I attach an assessment of the proposed activity's effect on the environment that—

(d) Includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991; and

(e) Addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and

(f) Includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

18. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

19. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.

20. No other information is required to be included in this resource consent application by the Christchurch City District Plan.

Signed: 

(On behalf of Ryman Healthcare Limited by its authorised agent Dr Phil Mitchell, Mitchell Daysh Limited)

Dated at Auckland this 27th day of March 2020.

Address for Service: Ryman Healthcare Limited

C / - Mitchell Daysh Limited

PO Box 300 673

Auckland 0752

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1. INTRODUCTION

1.1 PROJECT OVERVIEW

Ryman Healthcare Limited ("**Ryman**") is a leading provider of comprehensive care retirement living and has been operating in New Zealand for 35 years. During this time Ryman has developed an excellent reputation for its specialist service in aged care villages and healthcare. Through this experience the company has developed knowledge and expertise in the construction and operation of purpose-built retirement villages that meet the increasing needs of the community.

With a view to providing additional specialist aged care in Christchurch, Ryman propose to construct, operate and maintain a comprehensive care retirement village ("**Proposed Village**") at 100 – 104 Park Terrace and 20 Dorset Street ("**Bishopspark Site**") and 78 Park Terrace ("**Peterborough Site**"), Christchurch (collectively "**the Site**"). The Proposed Village will provide comprehensive care for elderly residents. It will include a range of apartments, assisted living suites, rest home and higher-level care options (including dementia care). This continuum of care concept is seen as an important safeguard by elderly residents, as evidenced by the high demand for Ryman's retirement villages throughout New Zealand.

The Bishopspark Site is approximately 12,267 m^2 and is owned by Ryman Healthcare Limited via a holding company (Park Tce No. 2 Ltd). 100 – 104 Park Terrace is legally described as Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073 and Pt Res 23 Town of Christchurch and is held in one Certificate of Title (CB28F/1159). 20 Dorset Street is legally described as Pt Res 25 Town of Christchurch and is held in one Certificate of Title (CB362/50).

The Peterborough Site is approximately 5,082 m^2 in area and is owned by Ryman Healthcare Limited via a holding company (Healthcare Shelf Company No. 22 Limited). The site is also held in 104 Unit Titles (reflecting the previous apartment building on the site).

The Certificates of Title are attached as **Appendix A** to the AEE.

The general location of the site is depicted in Figure 1 below.

The Site is considered to be ideally suited for a retirement village due to its size and location within Central Christchurch, and also due to its close proximity to Hagley Park, shops, services and transport links. The Christchurch District Plan ("**District Plan**") also recognises that there is need to provide for the housing needs of the elderly in all residential zones, including comprehensively designed and managed higher density accommodation options.[1]

[1] Policy 14.2.1.8 of the Christchurch District Plan.

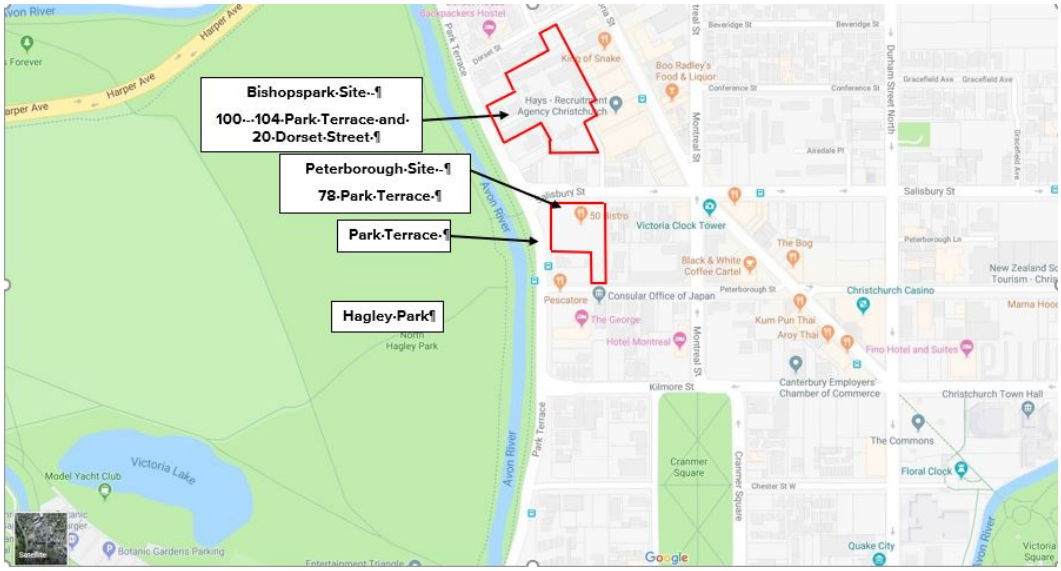

Figure 1: Site Location

1.2 INTRODUCTION TO RYMAN

Ryman has been operating retirement villages for the elderly in New Zealand since 1984. It currently has seven retirement villages operating in Christchurch, located in Aidanfield, Rangiora, Mairehau, Beckenham, Riccarton, Papanui and Hornby.

Ryman has a reputation of building and operating exceptionally high-quality retirement villages and employing professional, caring staff. Its retirement villages provide a range of living options, including independent living apartments, assisted living suites and care centres that provide specialised levels of rest home and higher-level care. The expertise that Ryman has developed in caring for elderly residents has resulted in the company being awarded the "Best Retirement Village in New Zealand" at the Australasian Aged Care Industry Awards on six occasions.

Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. A high quality, purpose-built village is a core principle of Ryman's philosophy. This philosophy has been a key aspect in the planning, site layout and design of the proposed retirement village – which in this instance has been led by the architectural design team at Warren and Mahoney.

1.3 PROJECT RATIONALE

The lack of comprehensive care retirement living in New Zealand is considered to be at crisis point.[2] The demand for quality living options up to a standard that is acceptable to retirees is significantly higher than the current supply. The supply of retirement living is

[2] "Aged Residential Care Service Review" – Grant Thornton (September 2010).

actually decreasing due to the ongoing closure of small, poor quality aged care homes. These are usually conversions of old houses that are not up to standard and which provide a poor living environment, lack insulation, and do not provide suitable amenities for elderly residents.

Ryman considers that its residents deserve a high quality, safe and warm environment, where residents are able to go about their day to day activities comfortably and to a standard that people choose to live in.

Approximately 768,800 people in New Zealand were aged 65 + years as at June 2019.[3] This number is expected to rise to approximately 885,700 people by 2023, and between 1.3 and 1.4 million people by 2043 - primarily due to the ageing of the 'baby boomer' generation. In effect, the number of people aged 65 + years will roughly double within the next 25 years.

It is also estimated that approximately 323,700 people in New Zealand are aged 75 + years (the primary demographic for Ryman's retirement villages), and this number is expected to rise to over 698,000 nationally within the next 20 years.

With respect to Christchurch, Table 1 below highlights the increase in the population aged 65 + and 75 + years experienced between 2013 and 2018. Table 1 also details the projected growth in the population over 65 + and 75 + years through to 2043. In this regard, the population aged 65 + years is expected to range between 91,400 and 119,500 people, whilst the population aged 75 + years is expected to range between 51,750 and 68,820 people.

Table 1: Elderly Population Statistics and Projections for Christchurch City[4]

Year	Total Christchurch City Population	Total Christchurch City Population 65+	Percentage Christchurch City Population 65+	Total Christchurch City Population 75+	Percentage Population 75+
2013 (ex-census)	356,700	52,100	14.6%	24,130	6.8%
2018 (ex-census)	378,480	58,170	15.4%	25,803	6.8%
2043 (medium	459,100	105,700	23%	60,620	13.2%

[3] Source: Statistics New Zealand.

[4] Source: Statistics New Zealand.

growth projection)					
2043 (high growth projection)	526,800	119,500	22.7%	68,820	13.1%

In light of the retirement living supply crisis identified above, Ryman considers it important that suitable sites are developed for comprehensive care retirement villages in Christchurch. With this in mind, Ryman seeks to provide comprehensive care retirement villages that include a range of retirement living and care options, including townhouses, independent apartments, serviced care, rest home care, hospital care and dementia level care.

The ability to provide a continuum of care from an independent lifestyle to 24-hour nursing care within the same site is considered to be important for the following reasons:

- A site offering a full range of care options means that residents only need to make one move; and
- It allows couples to remain close to each other despite any differences in the level of care that they may require individually (i.e., it avoids couples being housed in different accommodation in different parts of Christchurch – reducing stress on residents and families).

In addition, and due to the frailty and mobility limitations of some residents, Ryman provides extensive on-site community amenities - including entertainment activities, recreational amenities, a bar and restaurant, communal sitting areas, and large, attractively landscaped areas. All of these features lead to significant positive benefits for residents and for the efficient management and operation of the retirement village. Because of the operational requirements of the Proposed Village and the need to have all communal amenities and care rooms located in the village centre (Building B01), this results in a density and layout of buildings across the site that differs from a typical residential development.

In addition to utilising sites efficiently in order to cater for the supply crisis in retirement living, it is Ryman's experience that there are actually a limited number of potentially suitable sites in urban areas that can accommodate the type of retirement villages that are undertaken by Ryman. As such, the size and location of the split site makes it ideally suited for a comprehensive care retirement village.

As already noted, locating the Proposed Village in Central Christchurch will increase the accommodation options available in the wider area and will enable residents to continue to participate in community life in a familiar setting, close to friends and family. The ability to achieve this has proven benefits in terms of improving the quality of life for elderly people. Ryman has found that where residents can continue to reside in, or near, the community

within which they have previously lived, the stress associated with the transition to assisted living or a higher level of care is markedly reduced.

Given the increasing demand for retirement living options in Christchurch (including dementia care and assisted care options), Ryman considers it is essential to maximise the efficient use of the site in order to best cater for the living needs for retirees. Such an approach will enable the social and economic wellbeing, and health and safety, of people and communities in accordance with Section 5(2) of the Resource Management Act 1991 ("**RMA**"). It also constitutes an efficient use of natural and physical resources in accordance with Section 7(b) of the RMA.

1.4 DOCUMENT STRUCTURE

This Assessment of Environmental Effects ("**AEE**") has been prepared to accompany the resource consent applications by Ryman to the Christchurch City Council for all necessary resource consents to enable the construction, operation and maintenance of the Proposed Village at the site. This AEE is considered to comply with the relevant requirements in Schedule 4 of the RMA and is considered to address the relevant matters identified in the District Plan.

This AEE comprises nine sections as follows:

Section 1: This introduction provides background to the proposal, an introduction to Ryman, the rationale for the project, and the structure of this AEE.

Section 2: Provides a detailed description of the proposal.

Section 3: Describes the environmental setting, including general site characteristics, social setting, and physical setting.

Section 4: Sets out the resource consent requirements for the proposal.

Section 5: Provides an assessment of environmental effects associated with the proposal.

Section 6: Outlines the consultation undertaken for the proposal.

Section 7: Sets out the statutory framework within which the resource consent applications have been made and assesses the proposal in relation to the provisions of the RMA and the relevant provisions of the statutory planning documents administered by the Christchurch City Council.

Section 8: Address notification matters in accordance with Sections 95A – 95E of the RMA.

Section 9: Provides a short concluding statement.

The technical assessments prepared in support of the resource consent applications by Ryman are provided in Volume 2 to this AEE, while the resource consent drawings, assessment drawings, landscape plans and visual simulations are provided in Volume 3.

2. DESCRIPTION OF THE PROPOSAL

2.1 LAYOUT AND DESIGN OF THE PROPOSED VILLAGE

The proposal is to establish a comprehensive care retirement village across the Bishopspark Site and Peterborough Site.

The Proposed Village is intended to provide a full range of elderly housing options on the site, comprising independent living apartments, assisted living suites, and rest home care (including higher level care and dementia care). The various housing options within the Proposed Village will provide a high level of amenity for the residents and sit comfortably with the surroundings. It needs to be recognised that some residents still maintain a degree of independence while others require a much higher-level of care.

The design of the Proposed Village has been led by Warren and Mahoney, who have developed iterations of the layout and design of the retirement village in response to feedback from Ryman and its technical advisors, as well as in response to feedback received from the Christchurch City Council and the Urban Design Panel (whose response to the design of the Proposed Village is attached as **Appendix B**). The final design of the Proposed Village includes Buildings B01 – B04 being located on the Bishopspark Site and Buildings B07 and B08 being located on the Peterborough site.

The key design principles utilised by Warren and Mahoney to develop the final design of the Proposed Village include:

- Retaining and restoring the Bishop's Chapel as a highly valued heritage feature that contributes to the Site's distinctive character;
- Referencing the history of the Bishopspark Site by reflecting the modulation of the former Bishop's residence and the creation of a solid brick base and dark articulated roof in the design of new buildings.
- Ensuring design cohesion that identifies the different sites as a single retirement village while respecting the different characteristics of the two sites;
- Creating a clear public address and activation of the adjacent streets;
- Providing clear and legible circulation and accommodating carparking and servicing discretely in a manner that does not visually dominate the public realm;
- Providing a clear pedestrian connection between the two sites;
- Creating a strong social heart to the Proposed Village that is legible and easily accessed for residents and visitors;
- Configuring buildings to respond to environmental conditions – sunlight, wind and views;

- Ensuring the site layout and building designs reflect Crime Prevention Through Environmental Design ("**CPTED**") principles;
- Distributing building mass in a manner that respects the use and amenity of surrounding properties;
- Articulating large building forms to reduce visual mass by creating recesses and varied façade treatment;
- For higher buildings, recessing top floors to articulate building form and mass;
- Utilising materials and detailed design features in a manner that creates cohesion between the two sites;
- Maximising visual connection to Hagley Park and Avon River.
- Locating the assisted living suites, dementia, hospital and rest home care within the Bishopspark Site, along with some apartments; and
- Utilising the Peterborough Site solely for apartment living.

In addition to the above, the design and layout of the Proposed Village has been informed by the relevant built form standards for the Residential Central City Zone in the District Plan (which are discussed in Section 3 of this AEE).

Further analysis on the underlying design structure of the Proposed Village is also provided in the urban design assessment by Rebecca Skidmore Urban Design Limited (refer to **Appendix C**).

The overall layout and design of the Proposed Village is depicted on the resource consent drawings, assessment drawings and landscape plans provided in Volume 3 to this AEE. However, the key features of the Proposed Village are summarised below, and expanded upon to follow:

- Locating the assisted living suites, dementia, hospital and rest home care within the Bishopspark Site, along with some apartments, comprising:
  - 70 care rooms (including dementia care, hospital care and rest home care) – all of which will be in Building B01;
  - 54 assisted living suites – all of which will be in Building B01;
  - 85 apartments, comprising:
    - 10 one-bedroom apartments;
    - 60 two-bedroom apartments; and
    - 15 three-bedroom apartments.
  - 144 car parks:
    - 6 at-grade car parks (4 accessible and 2 van); and

- 138 basement carparks.

- Utilising the Peterborough Site solely for apartment living:
  - 80 apartments across two buildings (Buildings B07 – B08), comprising:
    - 4 one-bedroom apartments;
    - 53 two-bedroom apartments; and
    - 23 three-bedroom apartments.
  - 83 car parks, comprising:
    - 6 at-grade car parks (including 1 accessible park); and
    - 77 basement carparks (including 2 accessible parks).

2.1.1 Basement – The Bishopspark Site

The basement will span almost the entire area of the Bishopspark Site, as shown on Drawing B01.A1-010 in Volume 3 of this AEE. The entrance to the basement is located within Building B02. The basement will include 138 car parks, services, rubbish areas, pump house, generator, maintenance facilities, workshop, laundry, craft room, kitchen, water boiler, scooter storage and set down areas in the slab for tree pits.

The basement area plans are set out in Zones 1 – 5. The layout of the various basement zones is detailed in the following resource consent drawings in Volume 3 of this AEE:

- B01.A1-110;
- B01.A1-111;
- B01.A1-112;
- B01.A1-113; and
- B01.A1-114.

2.1.2 Building B01 – The Bishopspark Site

Building B01 will be located in the centre of the Bishopspark Site and will cover an area of approximately 3,952 m^2. It will house the village centre, amenities and resident care area, including rest home, hospital and dementia care facilities, assisted living apartments and independent living apartments. Building B01 will comprise four levels, the basement level and the roof level.

The building is split into Zones 1 – 3, with Zone 1 comprising assisted living suites. Zone 2 includes a central courtyard and ancillary amenities, and Zone 3 comprises predominantly dementia and hospital care, with some assisted living suites and independent living apartments.

The layout of the various levels of Building B01 is summarised in Table 2 below and detailed in the following resource consent drawings in Volume 3 of this AEE:

- B01.A1-010
- B01.A1-020
- B01.A1-030
- B01.A1-040
- B01.A1-050
- B01.A1-060
- B01.A1-120
- B01.A1-121
- B01.A1-122
- B01.A1-130
- B01.A1-131
- B01.A1-132
- B01.A1-140
- B01.A1-142
- B01.A1-150
- B01.A1-151
- B01.A1-170
- B01.A1-171
- B01.A5-010

Table 2: Key Features of Building B01

Level 1	Zone 1 - Assisted living suites	10
	Zone 1 – Independent apartments	5
	Zone 3 - Care beds (dementia beds)	35
Level 2	Zone 1 - Assisted living suites	7
	Zone 1 – Independent apartments	11
	Zone 3 - Care beds (rest home / hospital care)	35
Level 3	Zone 1 - Assisted living suites	7
	Zone 1 – Independent apartments	11
	Zone 3 - Assisted living suites	23
Level 4	Zone 1 - Assisted living suites	7
	Zone 1 – Independent apartments	11
	Zone 3 - Independent apartments	6

Ancillary amenities to be located within Building B01 will include:

- Outdoor spaces with canopy and terrace areas;
- Swimming pool;
- Large common lounge, bar, cafe and dining areas;
- Staff conveniences and manager's office;

- Sales office;
- Kitchen;
- Salon and beauty treatment;
- Treatment rooms; and
- Utilities and equipment plant (including laundries and maintenance area).

Level 1 (Zone 1) of Building B01 will open out to the bowling green. Garden spaces, including the secure dementia garden are located within the courtyards of Zones 1 and 3.

2.1.3 Building B02

Building B02 will be located at the western end of the Bishopspark Site and will cover an area of approximately 684 m^2. It will provide one, two and three-bedroom apartments over five levels. The basement access is via Building B02.

The layout of the various levels of Building B02 are summarised in Table 3 below and detailed in the following resource consent drawings in Volume 3 of this AEE:

- B02.A1-010
- B02.A1-020
- B02.A1-030
- B02.A1-040
- B02.A1-050
- B02.A1-060
- B02.A5-010

Table 3: Key Features of Building B02

Level 1	Three-bedroom apartments	3
Level 2	Two-bedroom apartments	1
	Three-bedroom apartments	3
Level 3	Two-bedroom apartments	1
	Three-bedroom apartments	3
Level 4	Two-bedroom apartments	1
	Three-bedroom apartments	3
Level 5	One-bedroom apartments	1

Two-bedroom apartments	2
Three-bedroom apartments	1

2.1.4 Building B03

Building B03 is located in the northern end of the Bishopspark Site. The building will cover an area of approximately 859 m^2. It will provide one and two-bedroom apartments over four levels. The basement extends under Building B03. Level One of the building also includes a theatre and an activities room.

The layout of the various levels of Building B03 are summarised in Table 4 below and detailed in the following resource consent drawings in Volume 3 of this AEE:

- B03.A1-010
- B03.A1-020
- B03.A1-030
- B03.A1-040
- B03.A1-050
- B03.A5-010

Table 4: Key Features of Building B03

Level 1	Two-bedroom apartments	4
Level 2	Two-bedroom apartments	6
Level 3	Two-bedroom apartments	6
Level 4	One-bedroom apartments	2
	Two-bedroom apartments	4

2.1.5 Building B04

Building B04 is located along the eastern boundary of the Bishopspark site. The one and two-level building will cover an area of approximately 457 m^2. Level one of the building includes common areas, library and store areas. Level two includes staff room.

The layout of the various levels of Building B04 are detailed in the following resource consent drawings in Volume 3 of this AEE:

- B04.A1-010
- B04.A1-020
- B04.A1-030
- B04.A5-010

2.1.6 Existing Bishop's Chapel

The former Bishop's Chapel will remain in its current location, acting as a focal point in the village square. Ryman has committed to repairing, restoring and undertaking earthquake strengthening / structural upgrading works to the Chapel. Further detail on the specific works proposed by Ryman are set out in the heritage assessment by DPA Architects (refer to **Appendix I**).

2.1.7 Basement – The Peterborough Site

The basement will span almost the entire Peterborough Site, as shown on Drawing S02.A0-040 in Volume 3 of this AEE. The entrance to the Peterborough Site is located in the south-western corner, accessed off Park Terrace. Cars enter the site to the ground level pick up / drop off area and visitor car parking. To enter the basement, cars traverse through this area then along the eastern boundary of the site to the basement entrance within Building B07. Cars exit the site via the site exit located at the north-eastern corner to Salisbury Street. The basement will include 77 car parks, water boiler, and diesel generator.

The basement area plans are set out in zones 1 – 3. The layout of the various basement zones is detailed in the following resource consent drawings in Volume 3 of this AEE:

- S02.A0-040
- B07.A1-010
- B07.A1-110
- B07.A1-111
- B07.A1-112

2.1.8 Building B07

Building B07 is located in the northern portion of the Peterborough site. The building will cover an area of approximately 2,047 m^2. Building B07 is set out as two wings connected at the southern end of the ground level via an enclosed common area. North of this there is an open courtyard. The eastern and western wings of the building will provide one and two-bedroom apartments over seven levels for the western wing and 5 levels for the eastern wing. The basement extends under Building B07. Level one of the building also includes a gym, swimming pool and a bin storage area within the eastern wing. Level three of the western wing includes a dining area, café / bar, kitchen, billiards room library and a meeting room.

The layout of the various levels of Building B07 are summarised in Table 5 below and detailed in the following resource consent drawings in Volume 3 of this AEE:

- B07.A1-020
- B07.A1-030
- B07.A1-040
- B07.A1-050
- B07.A1-060
- B07.A1-070
- B07.A1-080
- B07.A1-090
- B07.A1-120
- B07.A1-121
- B07.A1-122
- B07.A1-123
- B07.A1-124
- B07.A1-125
- B07.A1-126

Table 5: Key Features of Building B07

		B07 West	B07 East
Level 1	Two-bedroom apartments	6	2
	Three-bedroom apartments	1	2
Level 2	Two-bedroom apartments	6	5
	Three-bedroom apartments	1	2
Level 3	Two-bedroom apartments	1	5
	Three-bedroom apartments		2
Level 4	Two-bedroom apartments	5	5
	Three-bedroom apartments	2	2
Level 5	Two-bedroom apartments	4	4
	Three-bedroom apartments	2	2
Level 6	Two-bedroom apartments	4	
	Three-bedroom apartments	2	
Level 7	Two-bedroom apartments	2	

	Three-bedroom apartments	2

2.1.9 Building B08

Building B08 is located in the southern portion of the Peterborough Site. The building will cover an area of approximately 422 m^2. Building B08 will provide one, two and three-bedroom apartments over four levels. The basement extends under Building B08.

The layout of the various levels of Building B08 are summarised in Table 6 below and detailed in the following resource consent drawings in Volume 3 of this AEE:

- B08.A1-020
- B08.A1-030
- B08.A1-040
- B08.A1-050
- B08.A1-060
- B08.A5-010

Table 6: Key Features of Building B08

		B08
Level 1	One-bedroom apartments	1
	Two-bedroom apartments	1
	Three-bedroom apartments	1
Level 2	One-bedroom apartments	1
	Two-bedroom apartments	1
	Three-bedroom apartments	1
Level 3	One-bedroom apartments	1
	Two-bedroom apartments	1
	Three-bedroom apartments	1

Level 4	One-bedroom apartments	1
	Two-bedroom apartments	1

2.1.10 Access, Internal Roading and Car Parking

2.1.10.1 The Bishopspark Site

Vehicular access to, and from, the Bishopspark site of the Proposed Village will be provided via a two-way access fronting onto Park Terrace. A secondary service access will be provided via Dorset Street. Pedestrian access is provided via Park Terrace, Westwood Terrace and Dorset Street.

The access onto Park Terrace will have a 6 m formed access width providing two-way vehicle movements and 7 m in legal width including the adjacent pedestrian path. The loading access on Dorset Street is 3.5 m in width. Loading and rubbish vehicles will be required to reverse out of the loading are back onto Dorset Street.

Within the Bishopspark Site, a 6 m wide main access road provides a connection between Park Terrace, the basement parking area and a port cochere provided for pick up and drop off. The port cochere provides for pick up and drop off manoeuvres and can cater for vehicles up to a transit van size, a vehicle commonly used to transport residents. The internal roading network is also sized to enable access by emergency vehicles.

Basement car parking is accessed via the access ramp at the south-eastern end of Building B02. Vehicle tracking for both the port cochere area and basement ramps has been carried out using an 90th percentile vehicle. The tracking assessment shows a AS/NZS2890 90th percentile car tracking through the site without difficulty. The ramps provide a maximum grade of 1:5 (20%)[5] with 4 m long 1:8 transitions provided at the top and bottom of the ramp.

Car parking within the site will consist of a total of 144 car parks, of which 138 will be located in the basement. Six car parks (4 accessible and 2 van) will be located at-grade adjacent to the port cochere.

All of the internal roading network will be owned and maintained by Ryman.

Further detail on the layout of the proposed car parking within the site and the circulation of vehicles within the site is provided in the transportation assessment by Commute Transportation Consultants (refer to **Appendix D**), and in resource consent drawings S01.A0-030 and S01.A0-040 in Volume 3 of this AEE.

5 For curved accesses, the maximum gradient shall be measured on the inside of a curved vehicle access.

2.1.10.2 The Peterborough Site

The Peterborough Site has a separate entrance and exit for vehicles. Vehicles enter the site off Park Terrace to the ground level pick up / drop off area and visitor car parking. To enter the basement, vehicles traverse through this area then along the eastern boundary of the site to the basement entrance within Building B07. Cars exit the site via the site exit at the north-eastern corner to Salisbury Street.

The vehicle entrance point and vehicle exit point are both 4 m in width. The 4 m wide internal access road provides connection from Park Terrace to a pickup / drop off area before descending to the basement parking area. A ramp from the basement provides vehicle egress to Salisbury Street. The internal access road and ramps operate with a one-way circulation. Vehicle tracking for the ramp to basement parking has been carried out using an 90th percentile vehicle. The tracking assessment shows a AS/NZS2890 90th percentile vehicle tracking through the site without difficulty.

The Peterborough Site requires rubbish trucks to use the ramps in order to exit the site. As such, transitions have been lengthened to prevent vehicle scraping. At the property boundary a 4.5 m long 1:10 transition is proposed. At the top of the ramp within the site, a 6 m 1:8 transition is provided. Vertical vehicle tracking has been carried out to ensure an 8 m RTS 16 vehicle can traverse the ramp without scraping.

The basement will contain 77 car parks, including 2 accessible parks. There are 6 ground level car parks, including 1 accessible park.

2.1.11 Pedestrian Links

A series of pedestrian paths are planned throughout the Proposed Village, with pedestrian crossings provided at regular intervals ensuring a safe pedestrian environment.

For the Bishopspark Site, pedestrian access is provided adjacent to the vehicle access on Park Terrace, via a separate pedestrian access on Dorset Street and via Westwood Terrace (a private lane) to the south of the site. Within the Bishopspark Site, all access points lead to a central pedestrian plaza located around the former Bishop's Chapel.

For the Peterborough Site, a separate pedestrian access is provided alongside the vehicle entrance on Park Terrace. Apartment units fronting Park Terrace have direct access to the street. A pedestrian access is provided midway along the Salisbury Street frontage and provides a north – south route through the site.

Internal pedestrian facilities connect to the external footpath network. Park Terrace, Salisbury Street and Dorset Street all have footpaths on both sides of the street.

Westwood Terrace is a private lane and provides a 6 m wide carriageway catering for both vehicles and pedestrians in a shared arrangement.

The Bishopspark Site and the Peterborough Site are separated by Salisbury Street. In the vicinity of Westwood Terrace, Salisbury Street has a 14 m carriageway with two traffic lanes in the eastbound direction and parking provided on both sides of the road. Given the pedestrian demand between the two sites to access village amenities and friends, an upgraded crossing facility is considered necessary to ensure the safety of elderly residents.

A signalised pedestrian crossing is proposed to provide the greatest performance from a safety perspective and is located on the pedestrian desire line (Figure 2 below).

Figure 3: Signalised Pedestrian Crossing

All of the pedestrian paths within the Site will be owned and maintained by Ryman. The location of the pedestrian paths within the site are detailed in Drawing S01.A0-030, S02.A0-030 and on the Landscape Concept Plans SK100 (Peterborough Street and Bishopspark) in Volume 3 of this AEE.

2.1.12 Upgrades to Park Terrace

As already discussed, the Proposed Village has primary access points for both the sites via Park Terrace.

Park Terrace provides two lanes in each direction with no median in the vicinity of the Bishopspark Site. Right turning traffic will block one of the through lanes and turn across two lanes of opposing traffic. In order to improve safety and operation of the access, widening of the carriageway to provide a central flush median is proposed in this location on Park Terrace.

The proposed access point for the Peterborough Site is located on Park Terrace around 45 m north of the Peterborough Street intersection. In this location, two northbound lanes

are provided on Park Terrace and one southbound lane with on-street parking and a bus stop to the south of the site.

In order to improve safety and operation of the access, road widening to provide a central flush median is proposed in this location. No carriageway widening is required to achieve this. Further details of the changes to Park Terrace are provided in the transportation assessment by Commute Transportation Consultants (refer to **Appendix D**).

2.1.13 Landscaping

The proposed landscape planting for the Proposed Village has been designed by Design Squared Landscape Architects (refer to the landscape plans in Volume 3 to this AEE). The design incorporates the use of larger tree species that are often unsuitable for standard residential developments within urban boundaries.

In summary, the proposed landscaping for the Site will:

- Provide fragrance and colour throughout the different seasons of the year;
- Integrate both native and exotic species to enhance the biodiversity (particularly bird life) throughout the site;
- Provide well-lit paths and linkages to all amenities, buildings and communal areas, with points of interest and seating along the way;
- Create a cohesive whole to the Proposed Village by the use of repeat plantings and types of plants throughout the site;
- Provide appropriately scaled gardens for residents to both view and enjoy;
- Provide options for residents to enjoy sheltered outside areas in the Proposed Village greens and internal courtyards; and
- Provide interesting views, patterns of plantings and seasonal colour from within the buildings to look onto from above, as well as providing for a sense of private space for those on the ground floors.

Areas on the site not occupied by buildings, car parks and pedestrian / vehicular access networks will be landscaped and maintained to create a high standard of visual amenity and privacy for both the residents of the Proposed Village and for surrounding properties. All planting and landscaping will be maintained by permanent full-time gardeners in charge of keeping the grounds to the high standard.

Automated irrigation systems will ensure plantings establish, survive, and remain in good health.

2.2 SERVICING

The construction, operation and maintenance of the Proposed Village involves the establishment of a range of utility services - including water supply, wastewater disposal, stormwater disposal, electricity supply and telecommunications services. Further detail on the servicing of the site is provided in the civil design report and drawings by Beca (refer to **Appendix E**) and in the sub-sections below.

2.2.1 Water Supply

Beca have designed a reticulated water main system for the Proposed Village. The average and peak demand for potable, firefighting and irrigation water supply are summarised as follows:

- Average potable water demand = 1.4 l/s;
- Peak potable water demand = 6 l/s (Bishopspark) and 3.6 l/s (Peterborough);
- Fire-fighting demand = 1,500 l/min @ 600 kPa at the supply point; and
- Irrigation demand = 0.6 l/s (Peterborough - irrigating green space at 5mm/m^2 over a 5 hours per day).

To alleviate pressure on the new pipeline rainwater harvesting will be provided at the Peterborough Site with approximately 30 m^3 of storage (provided via Rotomol storage tank or similar) in the basement to collect roof runoff. The storage tanks will also be mains fed. The tank will supply enough water to allow for approximately three days of irrigating and the effects of the irrigation demand on the Council main is therefore considered to be negligible.

Fire-fighting water supply requirements have been determined by Beca in accordance with SNZ PAS 4508:2008. All buildings in the Proposed Village will have sprinklers installed.

For the Bishopspark Site, the fire supply will be provided by a new DN160 connection located next to the potable water connection at Dorset Street. A new RPZ (separate to the potable RPZ) will be provided adjacent to the potable main.

For the Peterborough Site, the firefighting supply will be provided by a new DN125 connection located next to the potable water connection at Peterborough Street. A new RPZ (separate to the potable RPZ) will be provided adjacent to the potable main.

2.2.2 Wastewater

The Bishopspark Site is serviced by an existing DN150 asbestos cement main which connects to the public DN150 main on Park Terrace and two existing DN100 laterals which connect to the public DN175 main on Dorset Street.

The Peterborough Site does not contain any existing wastewater infrastructure. There is an existing DN150 pipeline (west to east) along Salisbury Street. There is an existing DN150

lateral located in the north eastern corner of the Peterborough Site (which likely served the previous development).

The wastewater network will collect:

- All sanitary services in the building;
- Trade waste from bin storage areas; and
- Internal basement drainage.

For the Bishopspark Site, the peak wastewater flow rate for the site has been calculated as 5.4 L/s based on anticipated occupancy of the buildings.

The wastewater network will consist of four separate pipelines slung under the basement ceiling with discharges to the following public mains:

- A proposed DN150 main discharge to the existing DN150 main on Park Terrace;
- A proposed DN150 main discharging to a proposed DN150 main (existing DN100 main will need to be upgraded to DN150) on Westwood Terrace; and
- A proposed DN150 main connecting to the existing DN150 main on Dorset Street.

For the Peterborough Site, the peak wastewater flow rate for the site has been calculated as 3.2 L/s based on anticipated occupancy of the buildings.

The wastewater network will be slung under the basement ceiling and will discharge to the public main on Salisbury Street.

The proposed wastewater network for the Proposed Village is illustrated in the civil drawings in Volume 3 of this AEE.

2.2.3 Stormwater Management – Bishopspark Site

There is an existing DN825 pipeline located on Salisbury Street and an existing DN300 to DN450 pipeline located on Dorset Street. These both discharge to the Avon River to the west of the Bishopspark site. There are two sumps located either side of the existing site access on Dorset Street, each with DN225 outlets. An existing sump is located adjacent to the existing site entrance on Park Terrace with a DN225 connection to the Salisbury Street pipeline.

There is an existing dish channel and sump located adjacent to the site boundary on Westwood Terrace. This sump connects to the Salisbury Street pipeline; however, the size of this pipeline does not show on Council GIS and is currently unknown.

Current overland flow paths originate at the high point located adjacent to the former Bishop's Chapel and discharge to kerb and channel or dish channel at the current site access points on Westwood Terrace, Park Terrace and Dorset Street.

Park Terrace is in a flood management zone, with a designated 200-year flood level of some 16 m RL.

With the above in mind, the proposed stormwater design for the Proposed Village is set out in the civil drawings attached to the civil design report (refer to **Appendix E**).

A summary of the stormwater design solution is provided in the following sub-sections.

2.2.3.1 Overland Flow and Floor Levels

There will be no overland flow from the basement ramp. The area discharging to the basement is relatively small and this runoff will be collected by a slot drain and will discharge to a basement sump pump. The slot drain and sump pump will be sized for the 50-year (ARI) event and will discharge to the stormwater network (within the site) and will be treated prior to gravity discharge to the public main.

2.2.3.2 Stormwater Network

The Bishopspark Site stormwater network will comprise of a series of pipelines slung under the basement ceiling, collecting downpipes and other surface drainage features such as sumps and slot drains. Roof and landscape surface drainage will be separated from the road access corridor.

The road access corridor drainage will be discharged to a proprietary treatment device for treatment prior to gravity discharge to the DN225 public main on Park Terrace.

The site's remaining surface water drainage will be separated into three sub-catchment areas and will discharge to the public network located on Dorset Street, Park Terrace and Westwood Terrace.

2.2.3.3 Stormwater Attenuation

Due to the 21% increase in impervious area that is proposed, stormwater attenuation is required for the site so that stormwater discharge from the site does not exceed pre-development rates for up to the 50-year (ARI) 18-hour duration event, to comply with Christchurch City Council's network discharge consent for stormwater.

The site stormwater storage was assessed using HEC-HMS version 4.2.1. pre and post–development catchment plans and output results for the various storms tested are provided in Appendix C of the civil design report (**Appendix E**). In light of this assessment, approximately 300 m^3 of storage is required on the Bishopspark Site to control post development flows back to pre–developed conditions for the range of storm events tested. Stormwater Treatment

Stormwater treatment will be provided by a proprietary treatment device for all trafficable areas. For the conceptual design, two Stormwater 360 storm filters have been proposed

for the Bishopspark Site (one at each access to Park Terrace and Dorset Street) as the preferred method due to the low driving head.

2.2.4 Stormwater Management – Peterborough Site

There is no existing stormwater infrastructure located within the Peterborough Site. There is an existing DN825 pipeline located on Salisbury Street discharging (from east to west) to the Avon River. An existing DN225 connection, located at the north east corner of the Peterborough Site, was likely the previous site connection point prior to demolition after the earthquakes.

There is an existing DN225 (that increases in size to a DN300) on Peterborough Street. However, this pipeline will not be targeted for discharge given their size.

Although the Peterborough Site is relatively flat, there is a higher point located centrally on the site. Current overland flow paths will therefore discharge 'radially' from the centre of the site, along the site perimeter boundaries and discharge to Salisbury Street, Park Terrace and Peterborough Street.

With the above in mind, the proposed stormwater design for the Proposed Village is set out in the civil drawings attached to the civil design report (refer to **Appendix E**).

A summary of the stormwater design solution is provided in the following sub-sections.

2.2.4.1 Overland Flow and Floor Levels

There will be no overland flow from the basement ramps. The area discharging to the basement is relatively small and this runoff will be collected by a slot drain and will discharge to a basement sump pump. The slot drain and sump pump will be sized for the 1 in 50-year event and will discharge to the stormwater network within the site. This water will be treated (utilising a proprietary system) prior to gravity discharge to the public main.

2.2.4.2 Stormwater Network

The Peterborough Site stormwater network will comprise of a series of pipelines slung under the basement ceiling, collecting downpipes and other surface drainage features such as sumps and slot drains. Roof and landscape surface drainage will be separated from the road access corridor. The road access corridor drainage will be discharged to a proprietary treatment device for treatment prior to gravity discharge to the DN825 public main on Salisbury Street.

The site peak 1 in 10-year discharge flow rate has been estimated at approximately 70 L/s. There is an existing DN225 stormwater lateral located at the north-eastern corner of the Peterborough site. This lateral will be undersized for the peak flow discharge and is also located on the opposite side of the proposed basement ramp and therefore cannot be targeted for re-use. Consequently, the stormwater network will discharge to the DN825

pipeline on Salisbury Street via a DN300 pipe and direct connection to Christchurch City Council standards.

2.2.4.3 Stormwater Attenuation

As the Site was fully developed prior to the Canterbury Earthquakes the increase in impervious area is deemed negligible. Accordingly, the Peterborough Site does not require attenuation to comply with the Christchurch City Council's network discharge for stormwater discharge (as agreed to by the Christchurch City Council).

2.2.4.4 Stormwater Treatment

Stormwater treatment will be provided by a proprietary treatment device for all trafficable areas. For the concept design, a Stormwater 360 Stormfilter has been proposed for the site as the preferred method due to the low driving head.

2.2.4.5 Rainwater Harvesting

Rainwater harvesting is proposed at the Peterborough Site with some stormwater downpipes to be connected to a storage tank located in the basement. Harvested rainwater will be used for general irrigation of the site.

2.2.5 Electricity

Electricity for the Bishopspark Site will be supplied from the Orion's local HV reticulation system on Salisbury Street (extended through Westwood Terrace) to a 1000 kVA 11 kV / 400v transformer.

Electricity for the Peterborough Site is proposed to be supplied from the reticulation network in Peterborough Street to a 500kVA 11kV / 400v transformer.

A concept electrical layout for the Proposed Village is provided in the civil drawings attached to the civil design report (refer to **Appendix E**). In addition, emergency generators with up to 495 kW of output will be located in the basement of Buildings B01 and B07. The generators will be utilised during electricity outages so that critical equipment within the Proposed Village can continue to operate (and will also be routinely tested for maintenance purposes).

The Bishopspark Site emergency generator will have a stack height that is 9.6 m above ground level, while the Peterborough Site emergency generator will have a stack height that is 20.3 m above ground level. Both will include a diesel particulate filter (or similar device).

2.3 CONSTRUCTION ACTIVITIES

The construction period for the Proposed Village is expected to be approximately 36 - 40 months and is likely to be undertaken in stages. However, the final timing and staging of

the construction works is subject to confirmation by Ryman once the detailed design of the Proposed Village is completed.

The earthworks cut volumes for the Bishopspark Site is approximately 55,000 m^3, which allows for a 25% bulking factor. As the basement extent covers the bulk of the site area, only a small amount of this material will be suitable for re-use on site. Consequently, it is anticipated that most of the material will be cut to waste and will be taken off site to an appropriate disposal facility.

The earthworks cut volumes for the Peterborough Site is approximately 32,000 m^3, also allowing for a 25% bulking factor. As the basement extent covers the site area, only a small amount of this material will be suitable for re-use on site. Consequently, most of the material will be cut to waste and will be taken off site to an appropriate disposal facility.

These earthworks are necessary in order to construct the foundations and basements of the various buildings, establish the internal roading network and install infrastructural services.

As contaminants have been detected above applicable land use standards, remediation and / or management of contaminated soils will be required so that future site users are not exposed to unacceptable concentrations of contamination in soil. The approach to the remediation / management of the site has not been confirmed by Ryman, though it is likely that the final solution will include a combination of remediation (i.e., excavation and offsite disposal). The potential for the exposure of workers and the public to contaminants in soil will be managed principally by controlling dust emissions, avoiding direct contact with soils and ensuring good personal hygiene practices during the works.

A Construction Management Plan ("**CMP**") will be prepared for each stage of the construction activities on site, along with various ancillary management plans. The CMP and ancillary management plans will establish appropriate protocols for the management of dust, noise, vibration, traffic, hours of construction, removal of contaminated soil, along with sediment and erosion controls during construction. All construction activities will be undertaken in accordance with the relevant New Zealand standards.

With respect to earthworks and stormwater management on the site during construction, this will be staged and managed in accordance with an Erosion and Sediment Control Plan ("**ESCP**"). All the sediment and erosion controls for earthworks at the site will be designed in accordance with the relevant sections of the Canterbury Regional Council's Erosion and Sediment Control Toolbox for Canterbury. The contractor will be responsible for ensuring those requirements are satisfied and maintained on site for the duration of the works.

The civil drawings attached to the civil design report (refer to **Appendix E**) include concept erosion and sediment control plans for the site.

3. ENVIRONMENTAL SETTING

3.1 INTRODUCTION

This section of the AEE provides a summary of the environmental setting of the Site and the surrounding area. This description of the environmental setting provides the context against which the actual and potential effects of the Proposed Village have been assessed.

A number of technical assessments have been commissioned by Ryman to inform the description of the existing environment. These technical assessments are referenced, as appropriate, in the sections below and are appended to the AEE.

3.2 GENERAL WIDER SETTING

The Site is located in Central Christchurch, immediately east of Hagley Park. The area is largely residential, with a range of commercial, community, recreational and educational activities servicing the suburb. The surrounding neighbourhood consists of two storey detached dwellings, and two - five level attached dwellings and apartment buildings. As such, the levels of buildings in the area are identified as mixed, ranging from 1 to 5 levels.

The Avon River is located across Park Terrace, and beyond is Hagley Park. Hagley Park is located to the west of both sites (across Park Terrace) and is zoned Open Space Community Parks, whilst the Avon River is identified as part of the Avon River Precinct (Te Papa Ōtākaro) Zone.

The area is accessed via a number of Central City Local Distributor Roads. A number of bus services pass the site and access via public transport from the CBD is available via several bus routes. There are bus stops adjacent to the site on both sides of Park Terrace. Footpaths exist on both sides of Park Terrace, Salisbury Street and Peterborough Street adjoining the site. Hagley Park contains footpaths and cycleways. A central crossing island is provided adjacent to the intersection of Salisbury Street with Park Terrace, connecting to a footbridge over the Avon River into Hagley Park.

The site is embedded in an area that has a variable character which reflects the combination of natural patterns and varied land uses accommodated. The surrounding streets are lined with trees and different kinds of vegetation adding to this variable character.

The site is strategically located in an established residential area, close to a number of existing developments including several restaurants, hotels, the Arts Centre, Canterbury Museum, the Christchurch Botanical Gardens, Christ's College School and Cathedral Grammar School.

3.2.1.1 Consented / New Developments

In regard to consented developments in the area, there is a consented hotel development at 155 Victoria Street, which proposes to establish a five-storey guest accommodation facility

on a 1,206 m^2 site to the east of the Bishopspark Site. This proposal includes ancillary activities such as retail, food and beverage outlets on the ground floor and includes 14 car parks. The legal description of this site is Lot 2 DP 46042. This proposed development is split zoned and as such is situated in the Commercial Central City Business Zone and in the Residential Central City Zone that backs onto the Bishopspark Site.

In addition to this consented development, both 5 and 17 Salisbury Street are currently empty sites due to the demolishing of previous buildings. These sites have been granted resource consent to develop 6 residential units on each site.

3.3 PHYSICAL SETTING

3.3.1 Location and General Site Characteristics

3.3.1.1 The Bishopspark Site

The approximately 12,267 m^2 site is flat and relatively regular in shape. The site is located within the Residential Central City Zone of the District Plan. Figure 3 below contains an aerial photo of the site. The Bishopspark site is separated from the Peterborough site by Salisbury Street.

Figure 3: The Bishopspark Site - 100 Park Terrace

The surrounding neighbourhood has a residential and commercial character. Development adjoining the eastern boundary of the site, to the north on the opposite side of Salisbury Street and to the immediate south on the same side of Peterborough Street consists of some two storey detached dwellings, and two - five level attached dwellings and apartment buildings.

Hagley Park is located directly across Park Terrace to the west of the site within the Open Space Community Parks zone, while the Avon River is identified as part of the Avon River Precinct (Te Papa Ōtākaro).

Owing to its historic development and use, the site itself contrasts with the lower-density residential character of the areas immediately surrounding the site.

The site is identified on the Christchurch City Council planning maps as being subject to a Liquefaction Management Area.

3.3.1.2 The Peterborough Site

The approximately 5,082 m^2 site is flat and relatively regular in shape. The site is located within the Residential Central City Zone of the District Plan. This established residential area comprises of a range of housing types, which includes attractive and high-density living opportunities.

There is a large grassed berm area along the Park Terrace boundary of the site. There is also a large grassed berm on the opposite side of Park Terrace, beyond which is the Avon River and Hagley Park.

Hagley Park is located to the west of the site within the Open Space Community Parks zone, while the Avon River is identified as part of the Avon River Precinct (Te Papa Ōtākaro).

The site is currently bare as a result of the demolition of earthquake damaged buildings. Prior to demolition, the site accommodated the 'Terrace on the Park Apartments', consisting of five residential buildings and a building containing an indoor swimming pool and changing rooms. The tallest building was approximately 31 m (10 storeys). The second was approximately 26 m high (8 storeys), the third and fourth buildings each approximately 19 m (6 storeys) stepping down to 14 m (5 storeys), the fifth building approximately 8 m (2 storeys) and the sixth (the indoor swimming pool and changing room) building approximately 3 m (1 storey). The site was cleared in stages between late 2011 and late 2012. There are residential sites to the north, east and south of the site. On the opposite side of Peterborough Street, south of the site is the George Hotel and the Consular Office of Japan.

Figure 4 below contains an aerial photo of the Peterborough site. The Peterborough site is separated from the Bishopspark site by Salisbury Street.

Figure 4: The Peterborough Site - 78 Park Terrace

3.4 HERITAGE SETTING

3.4.1 Christchurch District Plan

Prior to the Canterbury earthquakes, Bishopspark / former Bishop's residence and Chapel and setting were listed as a Category 1 Historic Place in the Christchurch City Plan. With the demolition of the residence, the listing has been amended in the new Christchurch District Plan to read "Former Bishop's Chapel and Setting". The Chapel is rated as being "Highly Significant" which equates to the previous Category 1 listing. The setting extends around the four sides of the chapel as seen in the aerial photograph below.

Figure 2: Christchurch District Plan Bishop's Chapel Scheduling and Setting.

3.4.2 Heritage New Zealand Pouhere Taonga

Prior to the earthquakes, Bishopspark Main Building and Chapel were listed by Heritage New Zealand as a Category 1 Historic Place. Although the former bishop's residence has since been demolished, the listing has not been updated.

The place is also included in the Park Terrace Historic Area which comprises the Park Terrace houses from Bealey Avenue to Peterborough Street. The area was noted as having been a wealthy residential area and home for many of the city's pioneers and prominent citizens. The houses in Park Terrace were noted as being the work of many of Christchurch's leading architectural practices of the period. A number of houses within the area have been demolished following the Canterbury earthquakes.

The Park Terrace Historic Area listing notes that the first Bishopscourt was designed by Benjamin Mountfort and dated from 1858. It was destroyed by fire in 1924. This was replaced by a new building designed in 1926 by Cecil Wood in the Georgian revival style. The adjoining chapel was designed in a similar style.

Under the Heritage New Zealand Pouhere Taonga Act 2014, a site that was a place of human activity prior to the year 1900 is considered to be an archaeological site by Heritage New Zealand. European occupation of the site in question dates from at least 1858 when the original bishop's residence was constructed and the site is a recorded archaeological site (number M35/661). The extent of what is considered as the archaeological site is not specified.

3.5 ZONING AND PLANNING FRAMEWORK

3.5.1 Residential Central City Zone

The Site is zoned Residential Central City Zone in the Christchurch District Plan ("District Plan"). Likewise, the immediately adjoining sites to the north-west and south of the Bishopspark Site are also zoned Residential Central City Zone. In contrast, to the south of the Peterborough Site, there is a property which is zoned Residential Guest Accommodation and the properties to the east of both sites are zoned Commercial Central City Business.

Hagley Park is located to the west of the Site (across Park Terrace) and is zoned Open Space Community Parks, whilst the Avon River is identified as part of the Avon River Precinct (Te Papa Ōtākaro) Zone.

The Residential Central City Zone is described as providing for a range of housing types, including attractive, high density living opportunities. The zone seeks to utilise the potential for living, working and playing in close proximity to the commercial centre of the city. It has been identified as an area that has been developed to contribute to Christchurch's liveable city values. Within the zone, the character, scale and intensity of non-residential activities is controlled, so as to mitigate effects on the character and amenity of the inner-city residential areas.

The types of land uses anticipated on sites in the Residential Central City Zone include:

- High-density dwellings, visitor/guest accommodation (i.e. a hotel, boarding house or backpackers);
- Bed and breakfast accommodation;
- Early childhood education facilities (i.e. preschools);
- Health care facilities (i.e. doctor, dentist, day care facilities);
- Market gardens, community gardens and garden allotments;
- Community facilities (i.e. recreation facilities, libraries, community halls, churches);
- Education facilities (i.e. schools); and
- Retirement villages.

With regard to the neighbouring sites zoned Commercial Central City Business and Residential Guest Accommodation, the following land uses are anticipated:

- Guest accommodation (i.e. a hotel);
- Retail activities (i.e. bars, cafes, restaurants & second-hand goods outlets);
- Commercial services (i.e. banks, post offices, hairdressers);
- Entertainment facilities (i.e. cinemas, public performances);

- Gymnasiums;
- Offices (i.e. administrative or professional);
- Public amenities (i.e. public toilets, visitor information centres);
- Park management facilities (i.e. vehicle, machinery and equipment depot); and
- Recreation facilities (i.e. indoor sports facility, swimming pool, netball courts).

Any new building, or alteration or addition to an existing building in the Residential Central City Zone that meets the relevant building form standards requires resource consent for a restricted discretionary activity. The controls aim to ensure that activities contribute to liveable city values and to ensure that the character, scale and intensity mitigates effects on the character and amenity of the inner-city residential areas.

The relevant built form standards for permitted and restricted discretionary activities on the Site include (noting that not all types of developments are subject to all of these standards):

- The maximum height standard of any buildings on the Bishopspark Site is 14 m. The maximum height for buildings on the Peterborough Site is 20 m (as it is exempt from the 14 m overlay under Rule 14.6.2.1(a.i));
- The standard for daylight recession planes is not applicable to road boundaries. On all other boundaries the standard states that buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 m above internal boundaries. The angle is dependent on the orientation of the boundary. Except that:
    - Where an internal boundary of a site abuts an access lot or access strip (e.g. Westward Terrace), the recession plane may be constructed from points 2.3 m above the furthest boundary of the access lot or access strip; and
    - Where buildings on adjoining sites have a common wall along an internal boundary, the recession planes shall not apply along that part of the boundary covered by such a wall.
- Minimum building setback from Park Terrace – 4.5 m;
- Minimum building setback from all other roads – 2 m (although street fronting residential units and other accessory buildings (excluding basement parking areas and swimming pools) shall be located at least 1.2 m further from the road boundary than the front façade of any ground level habitable space of that residential unit);
- Minimum building setback from access lot or access strip boundaries (e.g., Westward Terrace) – 1 m;
- Minimum building setback from internal boundaries – 1.8 m, except that:

- No setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1 m of the access lot or access strip are non-opening;
- No setback for accessory buildings is required, provided that the total length of walls or parts of accessory buildings facing and located within the setback is less than 10.1 m and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8 m from that neighbouring window for a minimum length of 2 m either side of the window;
- No setback is required along the part of the internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and
- No setback is required for basements, provided that any part of a basement located within 1.8 m of an internal boundary is wholly below ground level.

- Minimum balcony or window setback - parts of a balcony or any window of a living area at first floor level or above shall not be located within 4 m of an internal boundary of a site, except that this shall not apply to a window at an angle of 90° or greater to the boundary, or a window or balcony which begins within 1.2 m of ground level (such as above a garage which is partly below ground level).

3.6 ROADING AND TRAFFIC

3.6.1.1 Location in the Road Network

Park Terrace and Salisbury Street are classified as a Central City Local Distributer Roads. The speed limit in the area is 50 km/h. Salisbury Street is a one-way street, travelling east.

Peterborough Street is not labelled in the roading hierarchy but based on its short length is likely to be a local road. Peterborough and Salisbury Streets connect to Montreal Street to the east. Montreal Street, a "Central City Main Distributor Road', is a one-way street (travelling north).

Park Terrace runs in a general north-south alignment connecting to Bealey Avenue to the north and transitioning to Rolleston Avenue to the south. Bealey Avenue is classified as a major arterial road in the District Plan and is located approximately 300-500 m north of the Site.

Park Terrace in front of the Bishopspark Site has two lanes in either direction separated by a solid yellow line, with no on-street parking permitted on both sides of the road. Park Terrace adjacent to the Peterborough site has two northbound lanes and one southbound lane, with indented parking spaces provided on the southbound lane (along the frontage of the Peterborough site). Pedestrian footpaths are provided on either side of the road near the Site.

Salisbury Street connects to Park Terrace at its western end and allows for one-way movement only (eastbound). A total of two lanes are provided, with on-street parking permitted on both sides of the road. Salisbury Street provides four approach lanes (two through lanes, one left turn and one right turn lane) and a cycle lane at the intersection with Montreal Street and Victoria Street. Pedestrian footpaths are provided on either side of the road.

The Park Terrace / Salisbury Street intersection provides a separate left turn and right turn slip lane into Salisbury Street, with no access provided onto Park Terrace from Salisbury Street. Park Terrace at the intersection with Salisbury Street provides a right turn bay for vehicles turning into Salisbury Street and a solid pedestrian refuge island.

Dorset Street adjoins Park Terrace at its western end and provides one single lane in either direction. Indented on-street parking is permitted on both sides of the road. Pedestrian footpaths are provided on either side of Dorset Street.

The intersection between Park Terrace and Dorset Street is a give-way controlled intersection with priority onto Park Terrace.

3.6.1.2 Existing Vehicle Crossings

The Bishopspark Site can currently be accessed from three access points off Park Terrace, Dorset Street and Salisbury Street (via Westwood Terrace).

The Peterborough Site can currently be accessed from Peterborough Street.

3.6.1.3 Existing Traffic Volumes

Traffic data from Christchurch City Council indicates that Park Terrace had an estimated annual daily traffic ("**ADT**") of 16,915 vehicles per day ("**vpd**") and peak hour volume of 1,856 vehicles per hour ("**vph**") in March 2018[6].

Traffic count data along Salisbury Street and Dorset Street is not available in the Christchurch City Council Traffic Count Database.

Recent traffic surveys commissioned by Commute have been undertaken at the intersection of Park Terrace and Salisbury Street during the peak hours of 7 am - 9 am and 3 pm to 6 pm on the 25th June 2019. These recent counts are outlined in the transport assessment (see **Appendix D**).

[6] Christchurch City Council Traffic Count Data http://ccc.interpret.co.nz/trafficcount/

3.6.1.4 Road Safety

A search of the New Zealand Transport Agency's Crash Analysis System has been carried out to identify all reported crashes in the vicinity of the site during the five-year period of 2013 - 2019 (inclusive of any available data from 2020).

The search area included the length of Dorset Street (including intersection with Dublin Street) and Salisbury Street near the Site and the length of Park Terrace between Bealey Avenue and Kilmore Street, including the intersections of Park Terrace / Bealey Avenue / Harper Avenue, Park Terrace / Dorset Street, Park Terrace / Salisbury Street and Park Terrace / Peterborough Street.

The crash history can be summarised as follows:

- Two crashes occurred at the Dorset Street / Park Terrace intersection, of which one crash resulted in four minor injuries when the driver misjudged the intentions of another party. The remaining non-injury crash resulted from failing to give-way at a priority traffic control;
- 7 crashes occurred at the Park Terrace / Bealey Avenue / Harper Avenue intersection, of which two crashes resulted in minor injuries both due to failing to stop at a steady red light. The remaining non-injury crashes involved speeding, inattentive driving, loss of control and failing to notice another party;
- One non-injury crash occurred at the Park Terrace / Salisbury Street intersection caused by loss of control;
- One minor injury crash occurred at the Park Terrace / Peterborough Street intersection when a vehicle hit the rear end of a cyclist slowing to cross traffic;
- Two non-injury crashes occurred on Park Terrace near the Site, both as a result of failing to check / notice another party; and
- One minor injury crash occurred on Salisbury Street near the Site when a cyclist riding in the wrong direction was hit by an oncoming vehicle.

There is no history of accidents occurring that relate specifically to movements into and out of the former Bishopspark Retirement Village, which is located in a similar location to the proposed access for the Bishopspark site.

There are no noticeable patterns in the reported crashes in the area and therefore no issues with the form of the intersections in the area have been identified.

From the assessment of the crash history, there is no indication that the Proposed Village will have a negative effect on road safety in the surrounding road network.

3.6.1.5 Public Transport

The Site is located within walking distance of public transport services. The nearest routes are:

- Route 17 – Bus service between Sheffield Crescent and Huntsbury via Rossall Street, Park Terrace, Bus Interchange, Moorhouse Avenue, Waltham and St Martins;
- Route B – Bus service between Cashmere and Rangiora via Sydenham shops, Bus Interchange, Bealey Avenue, Northlands, Belfast and Kaiapoi;
- Route 29 – Bus service between the Bus Interchange and Christchurch International Airport via Fendalton; and
- Route 95 – Bus Service between Waikuku Beach and Ara Institute via Pegasus, Woodend, Ohoka Road, Kaiapoi High School and Bus Interchange.

The nearest bus stops providing services to the routes listed above are:

- Bus stops servicing Route 17 are located on Park Terrace, approximately 170 m (2 minute walking distance) south of the Bishopspark site and 30 m (1 minute walking distance) south of the Park Terrace site; and
- Bus stops providing services to Routes B, 29 and 95 are located on Victoria Street and Salisbury Street (respectively), approximately 200 m west (3 minute walking distance) from both the Bishopspark and Park Terrace sites.

The easily accessible bus services to the various destinations on offer means that public transport would be a viable transport option to and from the proposed retirement village.

3.7 CONTAMINATED LAND

An assessment of the potential for contaminated material to exist in-situ within the Site has been undertaken by Tonkin & Taylor (refer to **Appendix F**). This assessment identifies the following historical activities / uses at the Site that have the potential to cause ground contamination:

Bishopspark Site:

- Placement of fill on the site - wide variety depending on source of fill, potentially including metals, polycyclic aromatic hydrocarbons (**PAH**) and asbestos;
- Demolition of former site buildings – lead and asbestos;
- Potential use of pesticides on the site - primarily copper, potentially organochlorine pesticides (**OCPs**); and
- Suspected fuel storage tanks (off site) – petroleum hydrocarbons.

Peterborough Site:

- Potential imported fill - wide variety depending on source of fill, potentially including metals, PAHs and asbestos;
- Demolition of former site buildings and use of demolition fill – metals, PAHs, asbestos;
- Suspected fuel storage tanks – petroleum hydrocarbons; and
- Multiple known or suspected fuel storage tanks (off site) – petroleum hydrocarbons.

The results of investigations within the Site identified the following:

- Above background concentrations of metals and PAHs were detected in fill materials that are extensive across both sites. Metal and PAH concentrations were below NES Soil SCS for high density residential and commercial/industrial land use;
- Asbestos was detected in topsoil and subsurface fill on the Bishopspark site at up to 0.039 % w/w (as AF/FA), though detected concentrations of asbestos were generally below the residential AF/FA criteria of 0.001% w/w;
- The origin of fill and asbestos in soils at Bishopspark Site is unclear. Christchurch City Council records suggest that up to 0.8 m of fill was historically imported to the site, though the records do not indicate when this occurred, and therefore whether this fill is a plausible source of the asbestos detected on site. It is also unknown whether the fill (and asbestos) extends below the existing building footprints or is confined to the exterior areas of the site that were investigated by Tonkin & Taylor;
- At the Peterborough Site, asbestos was detected infrequently (two of 41 samples) in fill material, with one sample containing a concentration of AF/FA slightly above the 'all site uses' assessment criteria. However, the processing of demolition rubble for use as fill can result in the random distribution of asbestos, and so there is the potential (albeit low) for asbestos to be present anywhere in the fill material at the Peterborough Site; and
- There is also evidence of low concentrations of diesel-range petroleum hydrocarbons in groundwater and in fill near the water table at the Peterborough Site. This is likely to be associated with the historic diesel fuel loss to ground at an off-site property directly south of the Peterborough Site.

Overall, the assessment by Tonkin & Taylor concludes that the ground contamination presents no constraint to building a retirement village at the site, subject to the implementation of controls to manage risks to human health associated with asbestos and to manage environmental risks associated with hydrocarbons.

3.8 GEOLOGICAL CONDITIONS

The geotechnical investigation by Tonkin & Taylor (**Appendix G** to this AEE) identifies that the Bishopspark Site is underlain by alluvial sand and silt overbank deposits, underlain by

greywacke gravels of the Springston Formation. The natural geological conditions at the site, comprise fill and silty topsoil (up to 0.5 m thick), overlying sands, silts and clays to between 2.7 and 3.5 m depth, with fibrous peat and peat within a silt matrix to depths of between 7.5 and 8 m below the existing ground level. Sand, sandy silt and sandy gravels deposits are present between depths of 7.5 and 20 m. These materials overlie a layer of organic silt, generally up to 1.5 m thick, beneath which are dense to very dense sandy gravel deposits (Riccarton Formation).

Tonkin & Taylor measured groundwater on the Bishopspark Site at depths of approximately 1.3 and 1.1 m.

The geotechnical investigation by identifies that the Peterborough Site is also underlain by alluvial sand and silt overbank deposits, underlain by greywacke gravels of the Springston Formation. The existing ground conditions at the Peterborough Site generally consist of engineered fill consisting of gravels, silts, various building materials and some cobbles typically ranging in depth of 4m to 6m. There is Springston formation consisting of sands, gravels, silts, peat and wood approximately extending from 3m to 18m below existing ground level and Christchurch formation consisting of sands, silts and organics approximately from 14m to 21.5m below ground, below which are Riccarton Gravels.

Tonkin & Taylor measured groundwater at the Peterborough site groundwater was measured at depths between 1.3 and 2.2 m.

Artesian water pressures were encountered when drilling into the Riccarton Aquifer.

4. RESOURCE CONSENT REQUIREMENTS

4.1 INTRODUCTION

The construction, operation and maintenance of the Proposed Village on the site is subject to rules in the District Plan and the NES (which contains rules governing the excavation and use of land that is potentially contaminated).

An analysis of the relevant rules from the relevant statutory planning documents is provided in the sections below.

4.2 CHRISTCHURCH CITY DISTRICT PLAN

4.2.1 Chapter 14.6 – Residential Central City Zone

The Proposed Village meets the definition of a 'retirement village' in the District Plan, which is defined as follows:

> ***Retirement Village***
>
> *means any land, building or site that:*
>
> *a. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and*
>
> *b. satisfies either of the following:*
>
> *i. it is registered as a retirement village under the Retirement Villages Act 2003 or will be so registered prior to it being occupied by any resident; or*
>
> *ii. it is a rest home within the meaning of s58(4) of the Health and Disability Services (Safety) Act 2001; and*
>
> *c. includes not less than two residential units; and*
>
> *d. may include any or all of the following facilities or services for residents on the site:*
>
> *i. a care home within a retirement village;*
>
> *ii. a hospital within a retirement village;*
>
> *iii. nursing, medical care, welfare, accessory non-residential and/or recreation facilities and/or services.*

The 'use' component of a retirement village is a **permitted activity** in the Residential Central City Zone under Rule 14.6.1.1 (P12). The 'construction' of a retirement village in the Residential Central City Zone is a **restricted discretionary activity** in accordance with Rule 14.6.1.3 (RD4), subject to compliance with the relevant built form standards in Rule 14.6.2. Of the relevant standards listed in Rule 14.6.2, the Proposed Village will not meet the following:

- Rule 14.6.2.1 (building height):

- Bishopspark Site – The maximum building height of 14 m will be exceeded by a maximum of 5.495 m (as illustrated on Drawing B02.A2-011); and
- Peterborough Site - The maximum building height of 20 m will be exceeded by a maximum of 5.002 m (as illustrated on Drawing B07 A2-014).

- Rule 14.6.2.2 (daylight recession planes):
  - Bishopspark Site – Parts of Buildings B01, B02, B03 and B04 will penetrate the daylight recession plane standard (as illustrated on Drawing S01 A0-070); and
  - Peterborough – Parts of Buildings B07 and B08 will penetrate the daylight recession plane standard (as illustrated on Drawing S02 A0-060).
- Rule 14.6.2.3 (road boundary building setback):
  - Bishopspark Site:
    - Building B02 encroaches on the 4.5 m setback from the Park Terrace boundary (a Central City Building Setback); and
    - B03 encroaches on the 2 m setback from the Dorset Street boundary.
- Rule 14.6.2.4 (minimum building setbacks from internal boundaries):
    - Bishopspark - there are infringements on the 1.8 m internal setback along the rear internal boundary.

In light of the above, the Proposed Village is classified as a **restricted discretionary activity** in accordance with Rule 14.6.1.3 (RD5). The matters of discretion retained by the Christchurch City Council are detailed in Rules 14.15.9 as well as for any built standard that is not met, and are summarised as follows:

- Whether the development is appropriate to its context, taking into account;
  - Engagement with, and contribution to, adjacent streets and public open spaces via fences, sightlines, building setbacks pedestrian entrances, windows and internal living areas;
  - The integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development when viewed from the street or other public spaces;
  - The retention or response to existing character buildings or established landscape features on the site, particularly mature trees;
  - Appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
  - The incorporation of principles of CPTED;

- Residential amenity for neighbours (i.e., outlook, privacy, noise, odour, light spill and access to sunlight);
- The creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials and colour;
- Where practicable, the incorporation of environmental efficiency measures in the design of buildings;

- Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment;
- Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;
- The extent to which an increased height is necessary to enable more efficient, cost effective and / or practical use of the site, or the long term protection of significant trees or natural features on the site;
- The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries;
- The extent to which the intrusion is necessary to enable more efficient, cost effective and / or practical use of the remainder of the site, or the long-term protection of significant trees or natural features on the site;
- The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or share access to ensure traffic and pedestrian safety;
- The effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites;
- Any effect of proximity of the building on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;
- Any adverse effect on the safe and effective operation of site access;
- The ability to provide adequate opportunities for garden and tree plantings around buildings; and
- The extent to which the intrusion is necessary to enable more efficient, cost effective and / or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

4.2.2 Chapter 4 – Hazardous Substances and Contaminated Land

The storage and use of hazardous substances (i.e., diesel for the emergency generators) is a **permitted activity** in accordance with Rule 4.1.4.1.1 (P1).

With respect to contaminated land, the District Plan does not contain rules relating to the management of the potential effects of contaminated land. Rather, it defers to the NES - which is discussed further in Section 4.3 of this AEE.

4.2.3 Chapter 5.4 – Flood Hazards

A small area of the Bishopspark Site along the western and southern corners of the Park Terrace boundary is located within the Flood Management Area, however none of the buildings or the basement encroach on this area.

4.2.4 Chapter 5.5 – Liquefaction Hazard

The Site is located within a Liquefaction Management Area. The activity is not listed as controlled or restricted discretionary activity in this chapter and is a **permitted activity** in accordance with Rule 5.1.1 (a).

4.2.5 Chapter 6.1 – General Rules and Procedures (Noise)

The sites are located within a Category 3 lower noise level area. General operational noise from the Proposed Village will not exceed the noise standards set out in Rule 6.1.5.2.2 – which sets noise limits of 55 dB (7 am – 11 pm) and 45 dB (11 pm – 7 am) at any receiver sites. As such, the operation of the Proposed Village is a **permitted activity** in accordance with Rule 6.1.5.2.2 (a)(c).

The testing and operation of the emergency generators will be managed to comply with the zone noise limits in Table 1 of Rule 6.1.5.2.2 of the District Plan that apply at any receiver site. In this regard, the generators on each site will be located within the basement levels of the Proposed Village. Furthermore, the testing of the generators will only occur during weekdays and between 9 am – 5 pm. As such, the emission of noise from the generators is a **permitted activity** in accordance with Rule 6.1.6.1.1 (P1).

Noise associated with the construction of the Proposed Village will be managed via a Construction Noise and Vibration Management Plan so as not to exceed the relevant noise levels specified in *NZS 6803: 1999 Acoustics - Construction Noise*. As such, the construction activities are a **permitted activity** in accordance with Rule 6.1.6.1.1 (P2).

4.2.6 Chapter 6.2 – General Rules and Procedures (Temporary Activities)

Temporary buildings on the site during the construction of the Proposed Village will comply with Rule 6.2.4.1.1 (P1), such that the activity is a **permitted activity**.

4.2.7 Chapter 6.3 – General Rules and Procedures (Outdoor Lighting)

Lighting associated with the operation of the Proposed Village will not exceed the relevant lighting standards set out in Rules 6.3.4 (P1) and 6.3.5 (P1) with respect to glare and light spill. As such, lighting from the Proposed Village will be a **permitted activity**.

4.2.8 Chapter 6.8 – General Rules and Procedures Signs

The signage outside the main entrances to the Proposed Village will be approximately 160 cm by 80 cm. The number of letters in the name of the Proposed Village has not been confirmed (given that the name of the Proposed Village has not been confirmed). As such, the signage requires resource consent as a **restricted discretionary activity** in accordance with Rule 6.8.4.1.3 (RD1).

The relevant matters of discretion in Rule 6.8.5.1 are summarised as follows:

- Visual amenity effects on the surrounding area and residential activities;
- The visibility of the signage and whether it creates visual clutter in combination with other signage;
- Any special circumstances or functional needs; and
- The potential for the signage to cause distraction.

4.2.9 Chapter 7 – Transport

Access on the site will not comply with all of the relevant standards in Chapter 7.4.3 of the District Plan – including the width of vehicle access (Peterborough site). As such, resource consent is required for a **restricted discretionary activity** in accordance with Rule 7.4.2.3 (RD1).

The relevant matters of discretion in Rule 7.4.4 are summarised as follows:

- Whether landscaping adjacent to the road will be adversely affected by the location of the vehicle crossing;
- Whether safety will be adversely affected by conflict between manoeuvring vehicles at crossings;
- Any cumulative effects; and
- Whether the physical form of the road will minimise adverse effects of extra vehicle crossings.

4.2.10 Chapter 8 – Subdivision, Development and Earthworks

The construction of the Proposed Village will require earthworks over most of the site which will exceed the maximum permitted volume for earthworks in residential zones under Rule 8.9.2.1 (which is 20 m^3 / site over any 12-month period and a maximum depth of 0.6 m). As

such, resource consent is required for a **restricted discretionary activity** in accordance with Rule 8.9.2.3 (RD1).

The relevant matters of discretion under Rule 8.9.4 are summarised as follows:

- The avoidance or mitigation of dust nuisance, sedimentation and erosion effects;
- The avoidance or mitigation of effects on neighbouring properties and neighbours;
- The potential for drainage problems;
- The potential impact of changes in ground levels to impact on trees;
- The avoidance or mitigation of adverse effects on groundwater quality;
- The avoidance of mitigation of noise and vibration effects;
- Whether the earthworks will affect the stability of adjoining land; and
- The effects of the earthworks on visual amenity, landscape character, views, overlooking and privacy.

4.2.11 Chapter 9.3 – Historic Heritage

As noted previously, the Bishopspark Site is identified in the District Plan as containing a former Bishop's Chapel, which is listed as a Category 1 heritage item.

The heritage upgrade works to the Chapel are a **controlled activity** under Rule 9.3.4.1.2 (C1) and the establishment of new buildings in the heritage setting is a **restricted discretionary activity** under Rules 9.3.4.1.3 (RD2).

The relevant matters of control for the heritage upgrade works are (9.3.5.1):

- The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the heritage item;
- The methodologies to be used to protect the heritage item during heritage upgrade works, reconstruction and restoration;
- Documentation of change during the course of works, and on completion of work by such means as photographic recording; and
- Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

The relevant matters of discretion for the establishment of new buildings in the Chapel setting under Rule 9.3.6.1 can be summarised as follows:

- Whether the proposal will provide for ongoing and viable use of the heritage item;
- Whether the proposal is consistent with maintaining the heritage values of the heritage items or heritage setting, having particular regard to the:
    - Design of the proposal;

- Extent of earthworks necessary; and
- Need to remove or transplant mature trees.

- The extent to which the works are in accordance with the principles in Policy 9.3.2.2.3(b), and whether the proposal is supported by a conservation plan or expert heritage report;
- Whether the proposed work will have a temporary or permanent adverse effect on heritage values (as well as any positive effects);
- The extent to which mitigation measures are proposed to be implemented to protect the heritage item; and
- The functional need for utilities to be located in or in proximity to heritage items and heritage settings.

4.2.12 Chapter 9.4 – Significant and Other Trees

The Peterborough Site contains a significant tree (a common lime tree (T271)). It is proposed to retain the tree, however there will be some works within the dripline of the tree and crown lifting.

Pruning of the tree is a **restricted discretionary activity** in accordance with Rule 9.4.4.1.3 (RD1) and works within the dripline of the tree are a **restricted discretionary activity** under Rule 9.4.4.13 (RD5) of the District Plan. The relevant matters of discretion require the consideration of:

- The character and degree of modification, damage, or destruction of the values that make the tree/s significant;
- The extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree;
- The duration and frequency of the activity and the effect on the tree;
- The degree of impact on landscape character, and ecological, cultural, heritage and neighbourhood amenity values;
- Whether any proposed compensation for the loss of the significant tree/s fully mitigates the loss of landscape and environmental benefits within 15 – 20 years;
- Extent of benefit or need for activity / works; and
- The extent of benefits associated with the use and development of the site for activities anticipated by the zoning for the site, including the use of the site for residential development, taking into account the cumulative effect of multiple protection provisions (e.g. setbacks from water bodies, heritage items).

4.2.13 Chapter 11 – Utilities and Energy

The underground electricity and telecommunications connections to the Proposed Village from Park Terrace are **a permitted activity** in accordance with Rule 11.4.1 (P16). Likewise, the three transformers located within the site are a **permitted activity** in accordance with Rule 11.5.1 (P2).

The establishment of the generators on the sites, for use during the failure or disruption of electricity supply to the site, is a **permitted activity** in accordance with Rule 11.6.1 (P4). As noted in Section 4.2.3 of this AEE, the testing and operation of the generators will be managed to comply with the zone noise limits in Table 1 of Rule 6.1.5.2.1 that apply at any receiver site.

The establishment of water and wastewater connections from the Proposed Village to public networks is a **permitted activity** in accordance with Rule 11.8.1 (P1). Likewise, structures and equipment ancillary to the maintenance and operation of the stormwater infrastructure proposed (which is to be held in private ownership by Ryman) is a **permitted activity** in accordance with Rule 11.8.1 (P3).

4.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The NES came into effect on 1 January 2012. The NES deals with territorial authority functions under section 31 of the RMA with respect to the management of potentially contaminated land. The NES applies to the disturbance of soil and the changing of land uses on land that is potentially contaminated.

Land that is covered by the NES includes:

> *(7) The piece of land is a piece of land that is described by 1 of the following:*
>
> *(a) an activity or industry described in the HAIL is being undertaken on it:*
>
> *(b) an activity or industry described in the HAIL has been undertaken on it:*
>
> *(c) it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The Hazardous Activities and Industries List ("**HAIL**") is a compilation of activities and industries that are considered likely to cause land contamination. The HAIL has grouped similar industries together which typically use or store hazardous substances that could cause contamination if these substances escaped from safe storage, were disposed of on the site, or were lost to the environment through their use. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

Based on the previous land uses on the Site, the investigations undertaken by Tonkin & Taylor and the contaminants detected above the applicable land use standards it is

considered that hazardous activities have occurred on the site in the past. In light of this, resource consent is required for a **restricted discretionary activity** for the disturbance of soil in accordance with Regulation 10 of the NES.

The relevant matters of discretion are summarised as follows:

- The adequacy of the detailed site investigation;
- The suitability of the piece of land for the proposed activity;
- The approach to the remediation or ongoing management of the piece of land;
- The adequacy of the site management plan or the site validation report;
- The transport and disposal of materials from the site;
- Bonds; and
- The duration of the activity and the review of the consent conditions.

4.4 SUMMARY

Ryman seeks all necessary resource consents from Christchurch City Council and to authorise the construction, operation and maintenance of the Proposed Village on the Site. Overall, it is considered that the following resource consents are required:

- A land use consent for a **restricted discretionary activity** for the construction, operation and maintenance of a comprehensive care retirement village, including:
  - Buildings that infringe the relevant height, recession plane and setbacks for the Residential Central City Zone;
  - The establishment of signage along the frontage with Park Terrace;
  - Vehicle crossings that infringe the relevant transport standards (Peterborough Site only);
  - Heritage upgrade works for earthquake strengthening of the former Bishop's Chapel and works within the heritage setting (Bishopspark Site only);
  - Earthworks;
  - Works within the dripline and pruning of a significant tree (Peterborough Site only); and
  - The disturbance of contaminated soil.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 INTRODUCTION

This section of the AEE addresses the actual and potential environmental effects associated with the construction, operation and maintenance of the Proposed Village – based on the matters of discretion identified in the various restricted discretionary rules in the District Plan.

The relevant actual and potential effects are considered to be:

- Positive effects;
- General construction effects;
- Stormwater management;
- Geotechnical and groundwater matters;
- Urban design effects;
- Landscape and visual effects;
- Operational noise;
- Traffic and parking;
- Arboriculture effects; and
- Heritage effects.

When considering the effects of the Proposed Village, the receiving environment consists of:

- The existing environment and lawfully established activities;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted by the plan.

A number of technical assessments have been commissioned by Ryman to inform this AEE. These technical assessments are referenced, as appropriate, in Sections 5.2 to 5.10 below.

5.2 POSITIVE EFFECTS

As outlined in Section 1.3 of this AEE, the lack of retirement living and aged care in New Zealand is at crisis point and the number of people aged 65+ years will almost double within the next 20 years. As such, it is essential that appropriate services are put in place within the community to provide for the needs, care and support of the elderly.

From a social and economic standpoint, it is desirable that elderly people live as independently as possible for as long as possible, while being socially connected with their peers.

When this transition can occur within a residential community that the individual is familiar, the potential disruption and stress caused by the transition is minimised.

The site will provide good social connections for the residents, the opportunity for frequent participation in social activities, and will enable residents to continue to participate in community life in a familiar setting, close to friends and family. The ability to achieve this 'ageing in place' has proven benefits in terms of improving the quality of life for elderly people. Ryman has found that where residents can continue to reside in or near to the community within which they have previously lived, the stress and related health effects associated with the transition to a retirement complex are markedly reduced. The location of the Proposed Village also enables passive interaction for the less able residents. The proposal will make a significant positive contribution to the local community and will ensure that the elderly residents are not isolated from the community.

As outlined in Section 1.3 of this AEE, the supply of retirement living is decreasing due to the ongoing closure of small and poor quality aged care homes, while the estimated number of people aged 65 + years is expected to almost double over the next two decades in New Zealand. The Proposed Village will efficiently utilise a large site and satisfy an increasing need to cater for the supply crisis in retirement living now, and in the future, given New Zealand's aging population.

Furthermore, the National Policy Statement on Urban Development Capacity ("**NPSUDC**") has identified a need for new housing, especially in established metropolitan centres. The Proposed Village will contribute to a national housing need by providing accommodation for the fastest growing group in our society. The Proposed Village will also enable the release of typically family homes (often occupied by a single person) due to an elderly person downsizing to an accommodation option in the Proposed Village. These homes are often located within an established suburb with access to schools, recreation facilities, transport and infrastructure.

Relative to other more intensive residential developments, the Proposed Village places lower demands on infrastructure and other services such as recreation, health and community services, rehabilitative care and other support services, which are provided on-site.

The Proposed Village will also provide an economic benefit to the community and the local workforce during construction, as well as providing employment once operational. In this regard, the Proposed Village will employ approximately 50 full-time equivalent staff once operational.

Overall, the Proposed Village is assessed as making a significant positive contribution to the social and economic wellbeing of Christchurch.

5.3 GENERAL CONSTRUCTION EFFECTS

The construction period for the Proposed Village will be approximately 36 - 40 months. Ryman is conscious to ensure that these temporary construction activities are suitably managed in order to minimise nuisance effects for neighbours. In addition, it is noted that residents will move into the Proposed Village once the first buildings are completed – adding an extra imperative to ensure that the construction effects are minimised.

General construction effects associated with the establishment of the Proposed Village include:

- Discharge of dust during construction works;
- Management of potentially contaminated soil;
- Discharge of sediment / stormwater;
- Construction traffic; and
- Construction noise and vibration.

These are discussed further below.

It is proposed that a CMP, along with various ancillary management plans, be developed for the management of potential construction effects. The CMP and ancillary management plans will establish appropriate protocols for the management of dust, noise, traffic, hours of construction and sediment runoff during construction of the Proposed Village.

5.3.1 Discharge of Dust

There is potential for dust to be generated during earthworks activities due to the nature and scale of the activity.

The management plans will ensure that measures will be applied during the construction of the Proposed Village to ensure that neighbouring properties, and the wider environment, are not adversely affected by dust emissions. Standard management practices will be undertaken to prevent dust nuisance occurring. This may include the staging of earthworks, re-grassing stockpiled areas and dampening down areas with sprinklers (when necessary).

Overall, it is considered that the imposition of these standard measures will ensure that the discharge of dust to air does not cause adverse effects beyond the site.

5.3.2 Contaminated Soils

Tonkin & Taylor have undertaken a ground contamination investigation of the Bishopspark and Peterborough sites) (refer to **Appendix F**). As noted in Section 3 of this AEE, there is contamination on the Site.

Tonkin & Taylor confirm that the site is suitable for the Proposed Village, subject to the implementation of limited controls to manage risks to human health associated with low levels of metals, PAHs, petroleum hydrocarbons and asbestos in soil on the sites. Tonkin & Taylor recommend additional investigations be completed to assess the extent of asbestos in soils contamination on the Bishopspark Site after the demolition of buildings.

Ryman proposes to manage the disturbance of the contaminated soils via the site Management Plan ("**SMP**"), the framework of which is included in **Appendix F.** This will include details as to the disposal of the contaminated soil. It is unlikely that any excavated material will be retained on Site for reuse. In the unlikely event that asbestos contaminated materials are retained on site, they will be encapsulated under buildings or sealed areas, or a combination of disposal and encapsulation. Risks to future maintenance workers that may be required to disturb retained material can be mitigated using similar controls to those implemented during construction. These controls will be presented in a Long-Term Management Plan, which will be prepared once earthworks are complete.

5.3.3 Sediment and Stormwater Run-Off

There is potential for sediment to be generated during earthworks on the Site. The ESCP will ensure that all reasonable measures will be applied during the construction of the Proposed Village to minimise the potential for any discharges of sediment.

Standard management practices, in accordance with the relevant sections of the Canterbury Regional Council's Erosion and Sediment Control Toolbox for Canterbury, will be undertaken to appropriately manage and minimise construction stormwater discharges, including:

- Silt fences to the site perimeters to capture silt from sheet flows over the flat surfaces;
- Stormwater inlet protection on all streets or neighbouring properties in accordance with ECan guidelines;
- Stabilised entrances with and plant wheel wash to mitigate silt migration from the sites;
- Retention of stormwater within basement excavations;
- Temporary dewatering pumps to draw down ground water for excavation; and
- Dewatering treatment will be provided through dewatering sea containers.

Further details on the erosion and sediment control measures to be applied on the site are set out in the civil design report (refer to **Appendix E**).

5.3.4 Construction Traffic

The transportation assessment by Commute (refer to **Appendix D**) addresses the potential construction traffic effects associated with the Proposed Village. This assessment notes

that the construction methodology for the Proposed Village has not been finalised as it will depend on a range of factors, including any resource consent requirements.

Overall, and based on experience constructing similar retirement villages, Commute Transportation Consultants conclude that construction activities can be managed to ensure an appropriately low level of traffic effects (with all effects being temporary). Commute Transportation Consultants also recommend the development of a Construction Traffic Management Plan ("**CTMP**") to ensure the safe and efficient integration of construction traffic on the local roading network, which Ryman routinely adopts for its new retirement villages. The CTMP will be provided to Christchurch City Council for certification prior to the commencement of any earthworks on the site.

The CTMP will include the following:

- Construction dates and hours of operation, including any specific non-working hours for traffic congestion / noise etc;
- Truck route diagrams both internal to the site and external to the local road network;
- Temporary traffic management signage / details for both pedestrians and vehicles to appropriately manage the interaction of these road users with heavy construction traffic; and
- Details of site access / egress over the entire construction period, noting that all egress points are to be positioned so that they achieve appropriate site distance as per RTS6 (Guidelines for Visibility at Driveways).

5.3.5 Construction Noise and Vibration

Noise and vibration associated with the construction of the Proposed Village will be managed via a Construction Noise and Vibration Management Plan ("**CNVMP**"). The purpose of the CNVMP will be to ensure that suitable mitigation measures are employed by Ryman so that construction noise and vibration levels comply with NZS6803: 1999 and DIN 4150 199902 – these being the standards that apply to permitted earthwork activities under the District Plan.

The CNVMP will include the following:

- The construction noise and vibration criteria to be applied;
- The identification of the most affected locations where the potential for noise and vibration effects exist;
- Description of the works, anticipated equipment / processes, and durations (which for this project does not involve any piling);
- Times and days when construction activities causing noise and vibration will occur;

- Mitigation options, including alternative strategies where full compliance with the relevant noise and vibration criteria cannot be achieved;
- Methods for monitoring and reporting on construction noise and vibration during each stage of construction;
- Procedures for maintaining contact with stakeholders; and
- Contact numbers for key construction staff, staff responsible for implementation of the CNVMP, and complaint receipts and investigations.

5.3.6 Effects Conclusion – Construction

Overall, it is considered that the construction of the Proposed Village will limit any adverse effects to those anticipated by the District Plan. Construction effects from noise, vibration and dust can be managed in accordance with the relevant permitted activity standards. In addition, mitigation measures will also be implemented via the CMP and the ancillary management plans.

In light of the above, any potential construction effects are considered to be less than minor.

5.4 STORMWATER MANAGEMENT

The approach to the management of stormwater on the site is detailed in Section 2 of this AEE and in the civil design report (refer to **Appendix E**). As already noted in this AEE, the proposed stormwater management strategy has been developed to comply with Christchurch City Council's network discharge consent.

The objective of the stormwater strategy is to protect the quality of the in-situ groundwater. It is noted that with the nature of the operations on site, and the treatment measures proposed, that the potential for any contamination of the stormwater is considered negligible. As such, the risk to the groundwater table is similarly negligible.

For the Bishopspark Site, existing ground levels at the accessways on Park Terrace and Dorset Street are 15.9 m and 16.2 m respectively. The ground level on Westwood Terrace at the site access is approximately 16.8 m, which is higher than the FFL of 16.7 m. The ground level at the south-east corner of the site boundary (adjacent to Westwood Terrace) is 16.6 m. Given these boundary levels, overland flow paths will be provided predominantly to Park Terrace and Dorset Street, with a smaller sub-catchment discharging to Westwood Terrace at the south-east corner of the site boundary (instead of the Westwood Terrace access).

There are two access points proposed for the site at Park Terrace to the west and Dorset Street to the north. The main access road corridor is provided through the site (from Park Terrace), ramping down into the basement. The proposed basement ramp currently has been designed with a 1 in 5 gradient (20%) in accordance with AS/NZS 2890 Part 1. A maintenance access is provided from Dorset Street which provide access to the trade waste facility.

The Bishopspark Site will be retained around the boundary to accommodate the height difference between the site and the existing ground around the perimeter as required.

For the Peterborough site, the predicted 1 in 200-year flood level for the site is RL 15.87 m which gives a minimum floor level requirement of RL 16.27 m. Consequently, the proposed finished floor level for the site of RL 16.70 m which is above the minimum floor level requirement.

Overland flow paths will be provided to Park Terrace, Salisbury Street and Peterborough Street. From these discharge points overland flow will discharge along Salisbury Street and Peterborough Street and will subsequently flow (cross sectionally) across Park Terrace, overtopping the central crown and discharge to the Avon River – all in accordance with the Christchurch City Council's network discharge consent.

There are two access points proposed for the site. One access at Park Terrace to the east and another at Salisbury Street to the north. An access road corridor is provided through the site (from Park Terrace), ramping down into the basement and then up to Salisbury Street. The basement ramps have currently been designed with maximum gradients of 1 in 5 (20%) in accordance with AS/NZS 2890 Part 1.

The site will be retained around the boundary to accommodate the height difference between the site and the lower existing ground around the perimeter.

5.5 GEOTECHNICAL AND GROUNDWATER MATTERS

Tonkin & Taylor have undertaken a geotechnical assessment of the Site (refer to **Appendix G**). Tonkin & Taylor consider the site is suitable for the establishment of the Proposed Village and that all geotechnical considerations can be appropriately managed during the detailed design phase.

Of particular note, Tonkin & Taylor conclude that:

- Groundwater levels are relatively shallow at approximately 1.5 m below existing ground level at both sites. This means that excavation at the Bishopspark and Peterborough sites will encounter groundwater ingress below this level. In order to work in reasonably dry conditions, groundwater will need to be removed via dewatering (pumping) during the basement excavation and basement construction works;
- Ingress of groundwater into deep excavations will be restricted by the placement of piles around the excavation which are also essential for stability of the excavation. The current proposed piling preference around the perimeter of the excavations is to install welded steel clutch tubes which will limit any horizontal groundwater seepages entering through the wall system. Clutch tubes provide a continuous barrier to groundwater ingress that will be welded above excavation level. Because of this retention system, groundwater flows at the Bishopspark and Peterborough sites will

occur upwards through the base of the excavation, rather than laterally (through the retention system);

- Engineering analysis of the geotechnical investigation data indicates the potential effects of lateral spreading and liquefaction induced settlement can be adequately addressed through foundation design for buildings on the Site. The Proposed Village buildings will be founded on deep foundation systems comprising either CFA piles, or ground improvement (rigid inclusions or CFA columns) extending to the sandy gravel deposits at approximately 13 m depth;
- The risk of subsidence affecting adjacent sites due to the construction of the Proposed Village is negligible; and
- There is no credible risk of the Proposed Village causing consequential adverse effects on the groundwater, either to existing groundwater users, to the Avon, or through settlement of adjacent land.

5.6 URBAN DESIGN EFFECTS

The urban design assessment by R.A Skidmore Urban Design Limited (refer to **Appendix B**) provides an assessment of the potential urban design effects of the Proposed Village. These potential effects are divided into the following topics:

- Effects on the wider context;
- Effects on surrounding streets;
- Effects on the amenity of the site's internal open space environment;
- Effects on public / private open spaces; and
- Effects on public safety and crime prevention.

These matters are discussed in the following sub-sections below.

5.6.1 Effects on the Wider Context

Bishopspark Site

The urban design assessment notes that the village layout has been designed to create a strong and direct axis from Park Terrace to the heart of the Proposed Village - that provides the former Bishop's Chapel as a distinctive focal point, with the main village entrance leading directly from Park Terrace to the main reception area within a visually light and highly glazed pavilion that provides a visual link to the Chapel beyond. The central facilities provided within Building B01 have been configured to open onto a central courtyard that will function like a traditional village plaza.

The configuration and massing of the various building forms around this central communal focal area has been distributed in response to the characteristics of the surrounding land-uses, building forms and street characteristics.

The building forms have been visually broken into a cohesive series of distinct forms through:

- Physical separation of the various building wings, while maintaining functional connectivity;
- Creation of a distinctive roofline, with the upper level of a number of building forms differentiated through set back and material differentiation; and
- Façade articulation created through the patterns created between solids and voids and recessed balconies, and subtle variations in materials and colours.

While accommodating an efficient site layout, the configuration of buildings has been configured around a series of communal open spaces. As noted above, the primary open space focus is located around the Chapel. To the north this links directly with a linear open space that connects through to Dorset Street. This will create a 'green linkage' that complements the more formal spatial qualities and character of the Village square. In the western area of the Site, a bowling green between Buildings B01 and B02 will provide a recreational focus accessed directly from the main east-west axis through the Site. An enclosed and secure garden space will provide a passive amenity area and outlook space for the two dementia wings of Building B01 in the southern area of the Site. A courtyard area containing a pool and communal terrace also provides an amenity space between the eastern and western wings of the northern part of Building B01. This area is accessed directly from the dining room within the communal facilities core.

The Site layout provides legible and direct circulation around the Site in a manner that is uncluttered by surface parking. The majority of carparking is located in a basement accessed directly off the main entrance from Park Terrace under Building B02. Servicing is discretely located with access provided from Dorset Street adjacent to the eastern boundary.

Peterborough Site

The Peterborough Site is located on a prominent corner of Park Terrace with the intersection with Salisbury Street having an open curved alignment. The proposed village layout responds to its prominent corner location and relationship to Hagley Park by creating a strong definition to the western edge and stepping down to the east to interface with the lower adjacent buildings fronting Salisbury Street. The western wing of Building B07 will act as a suitable marker of the street corner. The Proposed Village expresses a strong design aesthetic and high architectural quality that, in my opinion, will make a positive contribution to the evolving character of this area.

The site configuration adopts an efficient and legible structure, with vehicular access connecting through from Park Terrace and Salisbury Street with the main entrance and communal focus located in a highly glazed pavilion between the two primary building elements. This pavilion provides the southern edge to a landscaped plaza the creates a strong pedestrian north-south axis through the site to Salisbury Street.

Building B08 has a less direct relationship to the core of the site, being more directly related to Peterborough Street.

Overall

While located on two sites separated by Salisbury Street, the Proposed Village has been designed to function as a single, comprehensive care retirement village. R.A. Skidmore concludes that the configuration and distribution of accommodation types and communal facilities is appropriate within the inner-city urban environment.

The structure for both sites and the distribution of accessways, open spaces and building mass has been carefully determined in response to the characteristics of the surrounding context.

While the building forms for the two sites differ in proportion, reflecting the differing site qualities, they express a cohesive design language that will read as a single Village entity. In a similar vein, consistency within the planting palette will also assist to create a cohesive Village character.

The assessment by R.A. Skidmore concludes that the Proposed Village will make a positive contribution to the evolving character of this area as it recovers from extensive earthquake damage.

5.6.2 Effects on Surrounding Streets

Bishopspark Site

The Proposed Village has a primary street address to Park Terrace with the main village access from this street. Building B02 is located and configured to have a direct relationship to the street. This maximises the amenity for residents to enjoy an outlook over the street and beyond but also effectively creates a positive edge and activation of the street environment. The two ground floor units have direct pedestrian access to outdoor terrace that lead directly to the living space. These terraces are slightly elevated above street level, providing a suitable edge definition and sense of privacy. This configuration creates a positive integration with the public realm.

While Building B02 infringes the 4.5 m set-back requirement, it is considered that the setback proposed enables planting that complements both the building form and streetscape to create a positive edge treatment. The boundary treatment will consist of a

mix of brick raised planter and open style aluminium fencing with specimen trees and other planting.

Extending to five levels, Building B02 exceeds the 14 m height standard by a maximum of 4.238 m. The top level of the building is clearly differentiated from the primary building form by being set back from the main facades, having a different façade treatment that utilises a different material and patterning of solid and void and providing an angled roof profile. R.A Skidmore considers that the building design provides a positive vertical termination. Given the broad dimension of Park Terrace and the open character of the Avon River corridor and Hagley Park to the west, it is considered that the vertical scale proposed will provide a suitable level of enclosure to the street.

The Bishopspark Site has a narrower frontage to Dorset Street, with the end of Building B03 fronting this street. The upper level is set back from the primary façade facing the street. The feature roof treatment of the four-level building results in a small exceedance of the 14 m permitted height standard. As with Building B02, the upper level of the building is clearly differentiated and creates a positive vertical termination to the building. It is considered that Building B03 creates a positive street interface with large areas of glazing and balconies overlooking the street. The narrow width of the building results in a scale and proportion that sits comfortably in its street context.

Overall, it is concluded that the Proposed Village will create a positive address to the adjacent streets in a manner that enhances the streetscape character.

Peterborough Site

The Proposed Village layout acknowledges the primacy of the Park Terrace frontage and the importance of its intersection with Salisbury Street by creating a strong built edge and address to Park Terrace. The four ground floor units fronting Park Terrace have individual street addresses with pedestrian accessways directly from the street to units. At Level 3, communal facilities include dining and outdoor terraces directly overlook the street and Hagley Park beyond. At all other levels, units are oriented to provide living spaces and balconies overlooking the street and landscape beyond.

The boundary treatment along Park Terrace consists of mixed brick wall and open style aluminium fencing, with specimen trees and other planting. It is considered that this boundary treatment strikes an appropriate balance between solidity and openness to create definition and enclosure of outdoor terraces and maintaining good engagement with the adjacent street.

The District Plan recognises the suitability of the Site to accommodate an increased scale of buildings with a 20 m height standard applying across the Site. The Proposed Village provides a more nuanced massing that creates increased scale at the northern portion of the western edge of the Site (the western wing of Building B07) that responds to the open aspect of the street intersection. This scale and stepping down to a lower form along the

eastern edge (the eastern wing of Building B07) and stepping down to the south and the interface with the neighbouring dwelling. The western wing exceeds the height standard by a maximum of 4.976 m, accommodating seven levels.

R.A Skidmore concludes that the design of Building B07 adopts a clear and elegant architectural concept that expresses a differentiated base, middle and top. In a similar vein to the architectural concept adopted for the Bishopspark Site, the upper level is clearly differentiated as a terminating element. Portions of the primary façade extends above the balcony of the top level creating a stepped parapet that forms the balustrade to the balcony. The building form itself is setback from the primary frontage, reducing its prominence in relation to the immediately adjacent street.

The horizontal mass of Building B07 is broken down by stepping the building away from the street corner to four levels at the southern end and emphasising the verticality and visual breaks between elements through physical stepping and angling of the primary façade / balconies, variation in materials and patterns of glazing. Visual richness of the façade is further achieved through the layering and shadowing created through recessed balconies, use of louvers, and application of timber-look aluminium battens to the soffits.

As the Proposed Village turns the corner to Salisbury Street a clear visual break between the two primary wings is created with views to the low level, visually light entry pavilion beyond. The five-level eastern wing complements the more prominent building form along the primary Park Terrace frontage.

The two building forms are well articulated with variations in materials and glazing used to create a formal and elegant organisation to the buildings. Overlooking and engagement with the adjacent street environment is achieved through generous areas of glazing and Juliet balconies from living areas.

Building B08 presents its narrow end to Peterborough Street with a secondary façade stepped back from the primary frontage. It is the living space in the apartments at each level that projects to the primary frontage. Together with generous glazing, balconies off these living rooms provide positive engagement with the adjacent street. The primary building form is three levels, with the fourth level stepped back considerably from the street front and differentiated through material change and creation of a roof form that echoes other building forms in the Proposed Village.

The stepping of the primary frontage enables the retention of the prominent Common Lime tree adjacent to the street edge.

Overall, R.A. Skidmore considers the Proposed Village will create an elegant building form that creates an appropriate edge to this important Park Terrace street corridor, the Park Terrace / Salisbury Street intersection and Peterborough Street.

5.6.3 Effects on Internal Amenity

The Proposed Village will be accommodated across two separate sites. While this creates some dislocation, given the other benefits of the location, as described above, the separation is considered to be acceptable and assist to integrate the Proposed Village with its surrounding context. The two sites are separated by Salisbury Street and a proposed new signalised pedestrian crossing is proposed to facilitate easy pedestrian movement.

The Proposed Village offers a diverse range of amenities including various dining and entertaining facilities, library, craft room, pools and gym. While the communal facilities will be available for all residents across the two sites both sites accommodate key amenities for convenient access.

The Bishopspark Site contains a range of communal open spaces that are easily accessed from the primary circulation routes through the Site and from the indoor communal facilities. The spaces provide both active/social spaces where residents can feel included as part of the community and quieter more reflective spaces. The courtyard around the former Chapel will provide an open space focus for the Proposed Village.

The main outdoor space on the Peterborough Site is focussed on landscaped terrace area. This provides a strong axis from Salisbury Street (with resident access provided from the street) though to the main entrance/lounge pavilion. The spaces contain an avenue of specimen trees which will provide a vegetated outlook from apartments above.

The two sites have been designed to provide easy, safe and legible circulation around the Village. Resident carparking is discretely located below grade so that carparking and vehicular movement does not dominate or detract from the amenity of the ground level spaces.

Overall, R.A. Skidmore considers the Proposed Village will provide a very high level of on-site amenity for its residents.

5.6.4 Effects on Public / Private Open Spaces

Bishopspark Site

Some of the buildings on the Bishopspark Site have infringements to the bulk and location standards set out in the District Plan. A summary of the properties potentially affected by these infringements and the magnitude of effects is provided in the following table.

Neighbouring Property	Magnitude of Amenity Effect (shading and overlooking)	Notes (in context of envelope enabled by zone)
108 Park Terrace	Nil	Apartment building designed to orient away from Site

2A Dorset Street	Nil	Units oriented to north and Dorset Street
2/16 Dorset Street	Nil shading and negligible overlooking	Unit oriented to north and Dorset Street
18 Dorset Street	Nil	Dwelling oriented to north and Dorset Street
Commercial properties to east	Nil	Commercial use, reduced sensitivity to change
17 Salisbury Street	Negligible shading and nil overlooking	
15 Salisbury Street	Nil	
13 Salisbury Street	Nil	
90 Park Terrace	Insignificant shading and very low overlooking	Effect of shading influenced by existing Oak tree (scheduled) on property

Peterborough Site

Some of the buildings on the Peterborough Site have infringements to the permitted bulk and location standards set out in the District Plan. A summary of the properties potentially affected by these infringements and the magnitude of effects is provided in the following table.

Neighbouring Property	**Magnitude of Amenity Effect (shading and overlooking)**	**Notes (in context of envelope enabled by zone)**
18 Salisbury Street	Nil	Solid end-walls to units on this property reduces sensitivity
15 Peterborough Street	Minor shading and negligible overlooking	Effects will differ for the different units on this site
62 Park Terrace	Negligible	Currently vacant site
76 Park Terrace	Negligible shading and very ow overlooking effects	

5.6.5 Effects on Public Safety and Crime Prevention

It is considered that the design of the Proposed Village addresses the principles and design elements of CPTED. While the Proposed Village provides secure boundaries, it has also been designed to integrate and engage with its surrounding context. Buildings have been located, oriented and designed to front and provide eyes on the adjacent streets. This assists to contribute to the safety of the surrounding environment.

5.6.6 Summary

Overall, it is considered that the combined sites are well positioned to accommodate the Proposed Village. The site configuration, architectural approach and landscape concept responds to the characteristics of the Site and its surrounding context and will offer a high-quality living environment for the elderly and will make a positive contribution to the neighbourhood.

5.7 LANDSCAPE AND VISUAL EFFECTS

The potential landscape and visual effects of the Proposed Village have been assessed by R. A. Skidmore Urban Design Limited (refer to **Appendix B**).

5.7.1 Landscape Effects

With regards to landscape effects, the assessment by R.A. Skidmore concludes:

Bishopspark Site

For some time prior to its current vacancy, the Bishopspark Site accommodated a retirement village. As many sites along the Park Terrace sustained considerable earthquake damage, the corridor has seen considerable deconstruction and some redevelopment since the quakes. R.A. Skidmore considers the proposed layout of the retirement village, configuration of building forms, and architectural expression is responsive to the characteristics of this primary street corridor and its other boundary interfaces.

In particular, the location of Building B02 and its orientation to create a strong and engaging edge to Park Terrace will make a positive contribution to the evolving character of the street corridor. As discussed in the urban design assessment above, the set-back of the upper level and its distinctive treatment results in a building scale that is suitable in relation to its immediate and wider context.

The location of basement carparking results in benefits to reducing the dominance of vehicle accessways and surface carparking above ground. However, it does place constraints on the ability to accommodate large specimen trees. Where possible, the basement has been set back from the boundaries and in areas provides additional depth to enable planting of specimen trees.

As shown in the Landscape Concept Plan, specimen trees will create a strong vegetated edge to Park Terrace and will assist to define the main axis into the Site. In other locations, a combination of specimen trees and lower level planting will provide a vegetated quality to the Proposed Village.

Peterborough Site

R.A. Skidmore considers that the proposed site layout, configuration of buildings and architectural approach has responded to the qualities of the Site and will make a positive contribution to the evolving character in this area of the City.

The scale and form of the western wing of Building B07 will provide a strong and engaging interface with Park Terrace in a manner that reinforces its intersection with Salisbury Street. The stepping down of the eastern wing provides a sensitive transition away from the street corner to the adjacent two-level townhouses. The single-level, pavilion-like connecting element creates a visual break between the two wings and provides a visual link into the Site from Salisbury Street.

As with the Bishopspark Site, the use of a basement carpark avoids a dominance of vehicle entrances, circulation and carparking above grade. However, it does create some constraints to accommodating specimen tree planting. Specimen trees are located around the periphery of the Site to create a soft green edge and are used to reinforce the primary axes through the Site. The specimen trees will be complemented by lower level planting.

The Overall Village – Both Sites

While located on two separate sites, collectively the Proposed Village will be legible as a single village. This will be achieved through a cohesive architectural approach and consistency in the planting palette. Variation in the overall scale of buildings and variation resulting in the different typologies accommodated will provide a visual richness that reflects the complexity of the urban environment.

As noted above, it is considered that the configuration and design of the Proposed Village has responded well to the differing characteristics of the different Site interfaces and wider urban conditions, together with the more general Christchurch vernacular, so that it will make a positive contribution to the landscape effects character that is gradually re-establishing after the considerable damage inflicted by the earthquakes.

The cohesive approach to the landscaping and boundary treatments across the two Sites, will further reinforce the Proposed Village as a single village and will provide a vegetated edge that contributes positively to the adjacent streetscapes.

From experience, Ryman has found that the creation of fragrant and colourful gardens is highly valued by residents. Full-time maintenance staff will actively manage the planting to ensure that on-going amenity is maintained

R.A. Skidmore Urban Design Limited considers the configuration and design of the Proposed Village has responded well to the differing characteristics of the different Site interfaces and wider urban conditions, together with the more general Christchurch vernacular, so that it will make a positive contribution to the landscape character that is gradually re-establishing after the considerable damage inflicted by the earthquakes.

5.7.2 Visual Effects

With regards to visual effects, the assessment by R.A. Skidmore Urban Design Limited assessment identifies four groups that comprise the primary viewing audience being:

- Users of the surrounding street network;
- Residents and users of immediately adjoining properties (residential and commercial);
- Residents and users of properties in the wider neighbourhood; and
- Users of Hagley Park.

While the proposal will result in moderate to high visual change from many locations, R.A. Skidmore concludes that, in the context of the District Plan framework, from most locations the visual effects will be from very low adverse to positive. Minor adverse visual effects are identified for the following properties:

- 90 Park Terrace (in relation to the Peterborough Site):
  - When viewed from the residential property at 90 Park Terrace, the visual change experience will be very high. However, considerable change is anticipated in accordance with the zone provisions. While set back from the boundary with 90 Park Terrace, the southern façade of Building B02 is prominent. The upper level which exceeds the 14 m permitted height limit, will be clearly differentiated from the primary façade, creating a clear vertical termination to the building. It is considered that the increased height will result in some increased visual dominance. As the specimen trees along the southern boundary become established and mature, they will soften the appearance of the building, filtering views from the adjacent property. However, the adverse visual effects resulting from the increased building height will remain low.
- 15 Peterborough Street (in relation to the Peterborough Site):
  - While Building B08 is lower than the permitted height limit, it does project through the permitted recession plane in relation to 15 Peterborough Street. Units in this apartment building have an orientation to the west, with a number of balconies opening from indoor living spaces on the western side of the building. It is considered that when viewed from this property the visual change will be moderate – high and the proximity of Building B08 will result in some increased visual dominance over and above that which could be anticipated within the permitted building envelope. R.A. Skidmore concludes that the adverse visual effect for a number of units will be minor.
- 76 Park Terrace (in relation to the Peterborough Site):
  - R.A Skidmore considers that from the rear terrace area of 76 Park Terrace, the separation between the eastern and western wings will be readily apparent, creating an open interface with the single level entrance pavilion. While set back

from the primary southern façade of the western wing, the eastern portion of this wing steps up and projects through the HRB plane off the southern boundary. Together with the overall vertical scale of the building form, R.A Skidmore considers there will be some increased visual dominance when viewed from the dwelling at 76 Park Terrace and its outdoor living spaces. The proposed Building B07 is of a high architectural quality, with a well ordered façade organisation and use of robust materials. As such the adverse visual effects when viewed from this property will be minor.

5.8 OPERATIONAL NOISE

Traffic and mechanical plant noise will be the main sources of noise during the operation of the Proposed Village.

With respect to traffic, the noise generated by vehicles entering and exiting the site is expected to be negligible and in accordance with that commonly experienced on public roads in Christchurch. The location of the vehicle access point in the centre of the site will also minimise the potential for disturbance from vehicle noise. It is also noted that the scale of the Proposed Village, specifically the number of units proposed, means that the development is a permitted activity with regards to traffic generation.

Based on Ryman's extensive experience at other retirement villages, noise from the mechanical plant can be treated and controlled using well tested engineering methods and enclosure within the basement of buildings. As such, the mechanical plant will achieve the permitted activity noise standards specified in the CDP.

In addition, it is noted that the emergency generators will only be used infrequently in the event of a power cut or an emergency situation (or for maintenance testing).

Overall, any operational noise effects from the Proposed Village are expected to be less than minor and will comply with the noise standards in the District Plan.

5.9 TRAFFIC AND PARKING

A transportation assessment has been undertaken in respect of the Proposed Village by Commute (refer to **Appendix D**). The transportation assessment analyses the likely generation of traffic resulting from the Proposed Village and the effects this may have on the surrounding road networks. This assessment is summarised below.

5.9.1 Operational Traffic

Approximately 876 vehicle trips per day can be expected to be generated by the Proposed Village across the Bishopspark and Peterborough Sites. The Bishopspark Site is expected to generate a peak hour trip generation of 36 trips in the AM peak hour, 59 trips in the interpeak hour and 43 trips in the PM peak hour. The total trip generation from this site per day is expected to be 668 trips.

The Peterborough site is expected to generate a peak hour trip generation of 11 trips in the AM peak hour, 18 trips in the interpeak hour and 14 trips in the PM peak hour. The total trip generation from this site per day is expected to be 208 trips.

An anticipated residential development is expected to generate significantly more traffic movements in the peak periods (over double) and throughout the day (60% increase) than the Proposed Village (for the whole Site, and each of the Bishopspark and Peterborough sites).

For the Bishopspark Site, the majority of anticipated trips will be focused on a single access point on Park Terrace. Right turning traffic into the site is expected to be between 12-20 vehicle movements per hour. Commute Transport recommends a central median is provided to allow right turning vehicles space to wait without impeding the flow of traffic on Park Terrace and wait to find an appropriate gap to complete the right turn movement.

At the Peterborough Site, the volume of expected turning movements is reduced but provision of a central median can easily be accommodated through changes to line marking. It is recommended to provide a central median to accommodate right turning vehicles.

With the proposed upgrades to Park Terrace, the Proposed Village is expected to have a minimal effect on the operation of the surrounding road network.

5.9.2 Site Access / Egress

As outlined in Section 2 of this AEE, the main access / egress (for residents and staff) for the Bishopspark site will be provided off Park Terrace. Loading / service access will be provided from Dorset Street. Access to the Peterborough Site will be provided via Park Terrace (entrance only) and Salisbury Street (exit only).

Commute consider that suitable access and egress can be provided to the site using these points. In this regard, sight distances from the proposed vehicle crossings provide more than 90 m sight distance in each direction on Park Terrace and Salisbury Street, and more than 40 m sight distance in each direction on Dorset Street satisfying the RTS-6 sight distance requirements and Appendix 7.5.9 of the District Plan.

The Bishopspark Site's primary access onto Park Terrace will be 6 m in formed width providing for two-way vehicle movements providing for two-way vehicle movements and 7.0 m in legal width including the adjacent pedestrian path and therefore complies with standards in the District Plan. The secondary access on Dorset Street will be 3.5 m in width and therefore also complies with the standards in the District Plan.

The Peterborough Site has separate entry and exit access points, and therefore these are narrower than typically expected for a two-way arrangement. The vehicle entrance point and vehicle exit point are both 4 m in width. This is narrower than the minimum formed width

for an access point serving more than 15 spaces. Given the one-way arrangement, this non-compliance is not expected to result in any adverse effects.

5.9.3 Internal Roads

The Bishopspark Site will be served via a single primary access point providing access to both the pickup and drop off facility and basement parking area via a 6 m wide accessway. The port cochere can cater for vehicles up to a transit van size, as such a vehicle is commonly used to transport residents.

The Peterborough Site has a single access point with an internal accessway (4 m wide) providing access to a pickup / drop off area before descending to the basement parking level, then ascending back to street level with a vehicle egress on Salisbury Street. The internal access road and ramps operate with a one-way circulation.

Vehicle tracking for both the pick up / drop off areas and ramps to basement parking areas has been carried out using an 90th percentile vehicle. The tracking assessment shows an AS/NZS2890 90th percentile car tracking through the Site without difficulty.

Overall, it is considered that the internal road network will provide a high level of convenience for residents and staff and will be simple for all drivers to negotiate.

All of the internal roading network will be owned and maintained by Ryman.

5.9.4 Parking and Internal Access

The Proposed Village provides 6 at grade parking spaces and 138 basement parking spaces on the Bishopspark Site, and 6 at grade parking spaces and 77 basement parking spaces on the Peterborough Site. The Proposed Village as a whole provides a total of 227 car park spaces - complying with the District Plan requirement of 178 spaces and the RTA Guide (which requires 182 spaces).

Accordingly, it is considered that the parking requirements of the users of the site can be met on-site and they will not be required to park on-street and thus there will be no off-site parking effects.

All of the car parking spaces have been designed in accordance with AS/NZS 2890.1:2004 and also meet the dimensional requirements in the District Plan. The positioning of columns that are in the basement have been checked and are located outside the space required for the tracking of vehicles that are using basement car parking spaces. Vehicle tracking for spaces at the end of blind aisles has been checked where spaces have less than the recommended 1 m clearance as specified in AS/NZS 2890.

On the Bishopspark Site, the basement parking areas are accessed via ramps from the ground floor. The ramps will have a maximum grade of 1:5, with 4 m long 1:8 transitions provided at the top and bottom of the ramps.

On the Peterborough Site, rubbish trucks will need to use the ramps in order to exit. As such, transitions have been lengthened to prevent vehicle scraping. At the property boundary a 4.5 m long 1:10 transition is proposed. At the top of the ramp within the site, a 6 m 1:8 transition is provided. Vertical vehicle tracking has been carried out to ensure an 8 m rigid vehicle[7] can traverse the ramp without scraping.

One loading bay is proposed at each site. This is considered appropriate and has proved more than sufficient at other retirement villages owned and operated by Ryman, as they are largely residential in nature. On the Bishopspark site, a dedicated access point and loading area is provided via Dorset Street. It is noted that a truck will be required to reverse back off the Site onto Dorset Street. Given the low traffic and pedestrian volumes and excellent visibility, this is considered acceptable arrangement.

For the Peterborough Site, loading will occur via the main access road. A truck will momentarily block the access road while it loads before exiting the site via the down and up ramps to Salisbury Street.

Both the circulation and the loading areas can accommodate the turning of an 9.2 m rigid truck (as specified by the waste management contractor).

The internal road layout is able to support emergency vehicles such as ambulances and fire engines.

5.9.5 External Roading Upgrades

Commute recommend a signalised pedestrian crossing between the Bishopspark and Peterborough sites. It is considered that this provides the greatest performance from a safety perspective and is located on the pedestrian desire line. While this option does have some effects on through traffic, given the volume of traffic on Salisbury Street, these effects relate to slight time delays rather than safety and are expected to be minor in nature.

As outlined in Section 2.1.12 of this AEE, in order to improve safety and operation of the Bishopspark Site access, road widening to provide a central flush median is proposed in this location. In order to achieve this road widening, some widening of the carriageway is required.

The proposed access point for the Peterborough site is located on Park Terrace around 45 m north of the Peterborough Street intersection. In order to improve safety and operation of this access, road widening to provide a central flush median is proposed in this location. No carriageway widening is required to achieve this.

[7] Based on the Roads and traffic guidelines RTS16 8m rigid truck.

Assuming the recommendations for changes to Park Terrace are implemented, the access arrangement proposed for both the Bishopspark and Peterborough site are expected to operate efficiently and safely.

Overall, it is concluded that there is no traffic engineering or transport planning reason that would preclude the construction and operation of the Proposed Village on the Site as intended.

5.10 ARBORCULTURE EFFECTS

AP Consulting have undertaken an assessment of the proposed works within the dripline and crown lifting of the significant tree (as defined by the District Plan) located on the Peterborough Site (refer to **Appendix H**). These works include the excavation for the basement carpark and the construction of the basement wall within the dripline of the significant tree.

Overall, AP Consulting conclude that the intrusion in the dripline of the significant tree and crown works will be minimal and that any potential adverse effects are expected to be negligible. In particular, the proposed works will not adversely impact the character, health and / or structural integrity of the significant tree. The lifting of the crown of the tree will provide for the ongoing use and enjoyment of the property.

AP Consulting has recommended the following measures to ensure that any effects on the significant trees are negligible:

- Prior to any construction or pot holing activities on the Peterborough Site, protective fencing is installed to isolate the root protection area for the duration of construction. The fencing should only be relaxed to allow manual access for the landscaping activities. The recommended fencing is 1.8 m hurricane type panels, secured to avoid any movement;
- Contractors working on the Peterborough site should be briefed regarding the no-entry policy for the root protection area. Any requests for ingress should be considered in consultation with the appointed arborist;
- To avoid contact of raw concrete with root mass during the infill of the clutch piling, it is recommended that the top 2 m of the piles be lined with a heavy grade PVC or similar impervious material;
- To mitigate the potential effects of contact by construction plant to the northern aspect of the crown during the clutch piling, it is recommended that maintenance pruning be carried out following the clutch piling. The Appointed Arborist should meet with the contractor prior to tree work commencing, so that a clear and concise brief can be provided; and

- It is recommended that the crown lift be achieved by the removal of secondary branches (i.e., collar cut at the main stem, as opposed to end reduction).

5.11 HERITAGE EFFECTS

DPA Architects have undertaken an assessment of the proposed works on the former Bishop's Chapel at the Bishopspark Site (refer to **Appendix I**).

Although the close proximity of some of the buildings to the chapel and the intrusion of some of the new structures into the heritage setting will impact on its heritage values, this impact will be appropriately mitigated by the creation of an open space around the chapel, denoted as a village square. The area immediately surrounding the chapel will be landscaped with paving, low level planting, a grassed area and an accessible ramp all being included.

As a result, it is considered that the chapel will have greater prominence within the Proposed Village than at present. It will provide a focal point as one approaches the village along the driveway leading from Park Terrace as it will be visible through the glazed reception area. It will also be centred within the village square with views through from other directions.

The chapel will be seismically strengthened and restored to its pre-earthquake form as much as possible. The work to structurally upgrade the building will require the removal of significant amounts of heritage fabric including all the external plaster work to enable the application of new repair mortar.

A Temporary Protection Plan should be produced to ensure that the work is carried out with due care by experienced and competent tradespeople to minimise the risk of damage being caused to the panelling and other fabric while it is being removed.

Although there will be some negative impacts arising from the proposed work, there will also be positive effects as follows:

- The Chapel will have a new and viable use as an integral part of the Proposed Village which will ensure its continuing survival;
- The Chapel will be structurally upgraded to ensure it is better equipped to withstand future seismic events;
- The Chapel will be returned to a good condition and all defects remedied; and
- Elements such as the ventilator on the ridge that were removed or were damaged in the earthquakes will be reinstated. The new entry canopy will reflect the original walkway between the chapel and the bishop's residence.

Overall, it is considered that the Chapel's heritage values will be enhanced as a result of the proposed work and that positive outcomes of the proposed work will more than compensate

for any potentially negative impacts. The work will generally enhance the Chapel's heritage values while any potentially negative effects are considered to be minor.

Furthermore, Heritage New Zealand have committed to providing acknowledgement of consultation undertaken and their support of the proposed restoration of the Chapel.

6. CONSULTATION

6.1 INTRODUCTION

Section 36A of the RMA confirms that an applicant has no duty to consult any person on their resource consent application. However, Ryman is committed to working productively with the communities in which its retirement villages are located. In this respect, Ryman has a history of designing its retirement villages in order to minimise the potential effects of its development on the residential amenity and character of surrounding communities.

As noted in the urban design assessment (refer to **Appendix C**), the design process for the Proposed Village has focussed on integrating the village with the design of development in the surrounding area and complying with the relevant built form standards in the District Plan as far as practicable. In addition, the proposal seeks to ensure that any potential adverse visual dominance, shading or privacy effects on the neighbouring properties are minimised.

Given that the potential effects of the Proposed Village have been minimised and localised, it is not considered that wide consultation with the public is necessary. As such, Ryman has not undertaken public consultation as part of preparing the resource consent applications for the Proposed Village.

6.2 URBAN DESIGN PANEL

Ryman presented its proposed design for the Proposed Village to the Christchurch City Council's Urban Design Panel on 2 October 2019, the recommendations of the Urban Design Panel are attached as **Appendix B**: The Panel applauded Ryman's commitment to, and long term investment in, this legacy project for the Central City, creating an urban community for older residents adjacent to Hagley Park.

The meeting minutes highlighted a number of factors for further consideration in progressing the Proposed Village. Following are comments on how each of these factors have been addressed.

Relationship with Park Terrace

The Panel noted that the relationship with Park Terrace could be improved at the ground level by adding apartment entries directly to and from the street. They noted that the 750 mm plinth, together with well-designed fencing and landscaping would help to ameliorate any security concerns.

This recommendation has been adopted with ground floor apartments having direct access to Park Terrace for the Bishopspark and Peterborough Sites. The boundary treatment and landscape design provides a suitable definition of the Site boundary and will maintain a positive street address and interface.

Peterborough Site – Neighbourhood Context

The Panel suggested exploring how the Peterborough Site could better reflect its neighbourhood, and its specific Christchurch context, giving the example of expressing penthouse suites as a legible roof level.

Considerable amendments have been made to the architectural concept for the Site. In particular, a revised approach to the roof design and way the vertical termination of the building is expressed with the upper level of the western wing of Building B07 set back from the primary facades and utilising a distinctive roofline and contrasting material. The overall material palette has also been revised to better reflect the Christchurch context and provide cohesion with the Bishopspark Site.

Peterborough Site – Scale and Dominance in Relation to Park Terrace

The Panel suggested reducing the scale and dominance of the building fronting Park Terrace.

As noted above, the architectural concept for the Site has been considerably revised. While the western wing of Building B07 retains seven levels stepping down to four levels at the southern end, the vertical scale, as perceived from the surrounding environment, has been reduced by stepping the upper level back from the Park Terrace façade and expressing it as a differentiated roof form. The base of the building is also more clearly expressed so that the overall building form is vertically broken into a clear base, middle and top. Further refinement of the material palette and the introduction of feature louvres and timber soffits to the balconies also assists to soften the building form and reduces is dominance in relation to the adjacent street.

Peterborough Site - Relationship to Salisbury Street

The Panel suggested maximising windows on the north façade to Salisbury Street, both for internal amenity of apartments and to minimise the visual dominance of sheer walls.

The extent of glazing on the northern façade of Building B07 has been considerably increased, with floor to ceiling opening windows from living spaces providing a positive engagement with Salisbury Street.

Bishopspark – Relationship to Park Terrace

In response to a query the Panel expressed the opinion that the setback of the building fronting Park Terrace could potentially be reduced to 3m if offset by the addition of appropriately large-scale trees and ensuring direct street access to the ground floor apartments.

While the primary building façade complies with the 4.5 m setback, the ground level terraces and upper level balconies project into the setback by up to 1 m. Direct access from the ground level units is provided to Park Terrace. It is considered that the proposed boundary

and landscape treatment strikes an appropriate balance between defining the boundary and creating some separation from the street, while creating a positive and engaging interface.

7. STATUTORY ASSESSMENT

7.1 INTRODUCTION

The RMA is the principal statutory document governing the use of land, air and water. The purpose of the RMA, as set out in Section 5, is to "*promote the sustainable management of natural and physical resources*". This section of the AEE sets out the framework under the RMA that applies to the resource consents that are being sought from Christchurch City Council.

As noted in Section 4 of this AEE, all of the resource consents required from the Christchurch City Council for the Proposed Village are restricted discretionary activities. Based on case law, it is understood that restricted discretionary activities are still subject to Section 104 of the RMA but only as relevant to the matters of discretion.

7.2 SECTION 104C ASSESSMENT

Section 104C of the RMA lists the matters applicable to the determination of resource consent applications for restricted discretionary activities. It states:

> *(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –*
>
> *(a) a discretion is restricted in national environmental standards or other regulations:*
>
> *(b) it has restricted the exercise of its discretion in its plan or proposed plan.*
>
> *(2) The consent authority may grant or refuse the application.*
>
> *(3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which –*
>
> *(a) discretion is restricted in national environmental standards or other regulations:*
>
> *(b) it has restricted the exercise of its discretion in its plan or proposed plan.*

The matters of discretion relevant to the resource consent applications being sought from the Christchurch City Council are identified in Section 4 of this AEE. These matters of discretion are assessed in Section 5 of this AEE, and in the relevant technical assessments appended to this AEE.

7.3 SECTION 104 ASSESSMENT

7.3.1 Introduction

Section 104 of the RMA lists the matters that a consent authority must, subject to Part 2, have regard to in determining whether a resource consent application should be granted. It states:

> *(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–*
>
> *(a) any actual and potential effects on the environment of allowing the activity;*
>
> *(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
>
> *(b) any relevant provisions of—*
>
> *(i) a national environmental standard;*
>
> *(ii) other regulations;*
>
> *(iii) a national policy statement;*
>
> *(iv) a New Zealand coastal policy statement;*
>
> *(v) a regional policy statement or proposed regional policy statement; and*
>
> *(vi) a plan or proposed plan.*
>
> *(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
>
> *(2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
>
> *(2A) When considering an application affected by section 124 or 165ZH(1)(c), the consent authority must have regard to the value of the investment of the existing consent holder.*

Section 104 of the RMA does not give any of the matters to which a consent authority is required to have regard primacy over any other matter. All of the relevant matters are to be given such weight as the consent authority sees fit in the circumstances, and all provisions are subject to Part 2 of the RMA - although it is understood that a consent authority is not required to consider Part 2 of the RMA beyond its expression in the relevant statutory planning documents.

Furthermore, the matters in Section 104 of the RMA are only relevant in so far as they relate to the matters of discretion identified for each of the restricted discretionary activity rules identified in Section 4 of this AEE.

The matters for consideration under Section 104(1)(a), (ab), (b) and (c) of the RMA are assessed in the sub-sections below.

7.3.2 Actual and Potential Effects

With respect to Section 104(1)(a) of the RMA, the actual and potential effects on the environment in respect to the construction and operational effects of the Proposed Village that are allowed to be considered under the District Plan are set out in Section 5 of this AEE. By way of summary, it is concluded that all actual and potential adverse effects can be appropriately avoided, remedied or mitigated to the extent that any residual effects will be no more than minor.

Furthermore, and based on the conclusions reached with respect to the actual and potential environmental effects of the Proposed Village, no additional compensatory or offsetting measures are proposed or considered necessary by Ryman in terms of Section 104(1)(ab) of the RMA.

7.3.3 Relevant Statutory Planning Documents

In terms of Section 104(1)(b) of the RMA, the following sub-sections provide an assessment of the activities associated with the construction, operation, and maintenance of the Proposed Village against the:

- NPSUDC;
- Canterbury Regional Policy Statement ("**RPS**"); and
- District Plan.

7.3.3.1 National Policy Statement on Urban Development Capacity 2016

The NPSUDC came into effect on 1 December 2016. It seeks to recognise the national significance of urban environments and the need to enable such environments to develop and change, while providing sufficient development capacity to meet the needs of people and communities, and future generations in urban environments. The key objectives of the NPSUDC seek:

- Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; [8]

[8] Objective OA1.

- Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;[9] and
- Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations. [10]

In addition, the NPSUDC directs that decision-makers making 'planning decisions' that affect the way and the rate at which development capacity is provided, shall provide for the social, economic, cultural and environmental wellbeing of people and communities. They are also required to have particular regard to:

- The need to provide choices that will meet the needs of people and communities for a range of dwelling types and locations; and[11]
- The promotion of the efficient use of urban land and development infrastructure.[12]

The Proposed Village is considered an efficient use of available land by virtue of providing an integrated development that is able to house a number of elderly residents and respond to their various care needs.

The Proposed Village will also enable the provision of social and economic wellbeing through the establishment of additional accommodation options for the elderly within central Christchurch. It will also provide diversity with regard to available housing stocks in the community and will assist in meeting housing demand (by allowing the elderly to sell their existing housing stock to the market and facilitate the regeneration of residential sites).

Overall, the Proposed Village will clearly make a contribution to the national housing need, and in particular the changing needs of people and communities identified in the NPSUDC. As such, the establishment of the Proposed Village will be consistent with the NPSUDC.

7.3.3.2 Canterbury Regional Policy Statement

The RPS provides an overview of the resource management issues in the Canterbury Region, and the objectives, policies and methods to achieve integrated management of natural and physical resources. These methods include directions for provisions in district and regional plans.

The RPS is considered to be of limited relevance in this assessment of the resource consent applications for the Proposed Village given that the District Plan has only recently given

[9] Objective OA2.

[10] Objective OA3.

[11] Policy PA3(a).

[12] Policy PA3(b).

effect to its over-arching directives. Notwithstanding this, the Proposed Village is considered to be consistent with the relevant objectives and policies of the RPS for the following reasons:

- The Proposed Village is being developed in a zone that is identified for additional residential growth;[13]
- The Proposed Village will assist in providing for the social and economic wellbeing of the increasing elderly population of Christchurch, particularly by providing housing choices;[14]
- The Proposed Village will not generate reverse sensitivity effects and is not considered an incompatible land use for the site. In this regard, the 'use' component of a retirement village is a permitted activity in the Residential Central City Zone;[15]
- The civil design report (refer to **Appendix E**) has confirmed that the Proposed Village can be serviced with respect to stormwater, wastewater and water supply;[16]
- CPTED principles have been considered in the layout and design of the Proposed Village; and[17]
- Investigations of the potential for contaminated material on the site have been undertaken and measures are proposed by Ryman to avoid, remedy or mitigate any potential further effects – which will protect future residents and the environment.[18]

7.3.3.3 Christchurch District Plan

As noted in Section 2 of this AEE, the site is zoned Residential Central City. The zone has been developed to contribute to Christchurch's liveable city values. It provides for a range of housing types, including attractive, high density living opportunities, and utilises the potential for working, living and playing in close proximity to the commercial centre of the city. To this extent, any activity associated with a retirement village is provided for as a permitted activity in the Residential Central City Zone. However, any new building for a retirement village is provided for as a restricted discretionary activity.

The key conclusions in relation to the consistency of the Proposed Village with the relevant objectives and policies for residential areas in the District Plan are:

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13 Objectives 5.2.1(1) and 6.2.1, and Policy 5.3.1.

14 Objective 5.2.1(2).

15 Policy 5.3.2.

16 Policy 5.3.5.

17 Policy 6.3.2.

18 Objective 17.2.1 and Policy 17.3.2.

- The Proposed Village will provide an increase in the supply of housing and provide variety of housing types that are available for the elderly population;[19]
- The Proposed Village is located within the central city area in an area that is identified for residential development, and which accords with the overall high-density residential development sought for the Central City;[20]
- The Proposed Village has been comprehensively designed and will provide a high level of amenity for residents, reflecting Ryman's long-standing experience in the management of retirement villages. It will also provide a range of housing options and amenities for the elderly population, allowing for residents to change their living arrangements as their care needs change over time;[21]
- The Proposed Village will not adversely affect any strategic infrastructure;[22]
- The retirement village will enable an increase in the density, diversity and quality of the area in the Residential Central City Zone. The established urban area to be consolidated through intensification whilst not detracting from the character and amenity of the neighbourhood in which it is located;[23]
- The design of the retirement village is considered to be of a design quality that constitutes a high-quality living environment;[24]
- The appropriateness of the development within the context of the types of activities anticipated in the Residential Central City Zone. The retirement village will be of a character and scale that is appropriate for the area;[25]
- The provision of a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas;[26]
- As concluded in the urban design and landscape / visual assessment (refer to **Appendix C**), the Proposed Village will provide a high quality street scene along the adjacent roads, a high level of on-site amenity through the provision of open spaces, and a range of facilities for residents. Further, CPTED principles have been considered in the overall master planning of the Proposed Village by Warren and Mahoney – which is reflected in the orientation of buildings towards the street and open spaces; and[27]

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[19] Objective 14.2.1 and Policy 14.2.1.1.

[20] Policy 14.2.1.1.

[21] Policy 14.2.1.8.

[22] Policy 14.2.3.1.

[23] Policies 14.2.4.1 and 14.2.4.7 of the CDP.

[24] Objective 14.2.4 and policies 14.2.4.1 and 14.2.4.7 of the CDP.

[25] Objective 14.2.1 and policies 14.2.1.1 and 14.2.1.3 of the CDP.

[26] Objective 14.2.11 and policy 14.2.1.8 of the CDP.

[27] Policies 14.2.4.1 and 14.2.5.4.

- The civil design report (refer to **Appendix E**) has confirmed that the Proposed Village can be serviced with respect to stormwater, wastewater and water supply.[28]

The following conclusions can be made with respect to the other relevant objectives and policies of the District Plan related to activities requiring resource consent for the construction and operation of the Proposed Village:

- As detailed in the geotechnical report (refer to **Appendix G**) natural hazards at the site either meet acceptable thresholds of risk, or the Village detailed design can mitigate the effects to an acceptable level;[29]
- The signage along Park Terrace will be relatively discrete and not adversely affect the visual amenity or character of the surrounding environment;[30]
- The transportation assessment (refer to **Appendix D)** has demonstrated that the Proposed Village will provide for safe and efficient parking, loading and access within the site and that it will not generate adverse effects on road traffic;[31]
- As detailed in the civil design report (refer to **Appendix E**), earthworks will be managed to minimise sediment run-off and dust from the site is minimised. In particular, the CMP will set out measures to control the potential emission of dust beyond the boundary while the ESCP will detail the sediment and erosion controls for earthworks at the site in accordance with the relevant sections of the Canterbury Regional Council's Erosion and Sediment Control Toolbox for Canterbury. This will ensure that people and property are not adversely affected by earthworks on the site;[32]
- The historic heritage values of the Former Bishop's Chapel and Setting at 100 Park Terrace are maintained. The Chapel will be a focal point within the village square (as discussed in **Appendix I**);[33]
- The significant tree, common lime tree (T271) at 78 Park Terrace, will be retained as part of the construction of the Proposed Village, and the works required within the dripline of this tree will be undertaken with appropriate mitigation measures in place to ensure that the health and integrity of the tree is not compromised (as discussed in **Appendix H**);[34]
- A CNVMP will be prepared to describe the measures to be adopted to meet the relevant provisions of NZS6803 and subsequently the CDP. This will ensure that construction

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[28] Policy 14.2.5.5.

[29] Objective 5.2.1.1 and Policies 5.2.2.2.1 and 5.2.2.3.1.

[30] Policies 6.8.2.1.2 and 6.8.2.1.3.

[31] Objective 7.2.1 and Policies 7.2.1.2, 7.2.1.3, 7.2.1.4 and 7.2.1.5.

[32] Objective 8.2.4 and Policies 8.2.4.1 and 8.2.4.4.

[33] Objective 9.3.2.1.1 and policy 9.3.2.2.3 of the CDP.

[34] Objective 9.4.2.1.1 and Policy 9.4.2.2.3.

noise and vibrations are managed to minimise the adverse effects of noise and vibration; and[35]

- Suitable measures are proposed by Ryman (refer to **Appendix F**) to avoid, remedy or mitigate any potential further effects from the disturbance of the contaminated material on the site – which will protect future human health and the environment.[36]

Overall, it is considered that the construction, operation and maintenance of the Proposed Village will be consistent with overall outcomes sought by the objectives and policies relevant to the classification of the village as a restricted discretionary activity in the District Plan.

7.3.4 Clause 1(c) – Other Relevant Matters

There are no other matters considered to be relevant to the consideration of the resource consent applications for the Proposed Village for the purposes of Section 104(1)(c) of the RMA.

7.3.5 Part 2 of the Resource Management Act 1991

It is understood that a consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory planning documents, unless it is appropriate to do so. In this case, it is considered that the planning context is clear, and the Proposed Village aligns well with the various planning directions set out earlier. However, for completeness and in accordance with Schedule 4(2)(1)(f) of the RMA, Part 2 of the RMA is considered in the following paragraphs.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. In this regard, the Proposed Village will provide high quality specialist care for elderly residents in Christchurch and will enable people and communities (including future generations) to provide for their social, economic, and cultural wellbeing through the establishment of additional accommodation options for the elderly. Furthermore, the establishment of the retirement village will assist in ensuring the efficient use of land.

The construction and operation of the Proposed Village will not affect the safeguarding of the life-supporting capacity of air, water, soil and ecosystems. Likewise, Section 5 of this AEE provide details on the measures proposed by Ryman to avoid, remedy or mitigate the actual and potential effects of the project on the environment and to manage effects on the wellbeing of people in accordance with Section 5 of the RMA.

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[35] Objective 6.1.2.1 and policies 6.1.2.1.1 and 6.1.2.1.2 of the CDP.

[36] Objective 4.2.2.1 and Policy 4.2.2.1.1.

With respect to the key matters in Sections 6, 7 and 8 of the RMA, the following points are pertinent:

- Appropriate consideration has been given to the management of the potential risks from natural hazards on the site (i.e., flooding from overland flow paths and liquefaction) in the design and construction methodologies for the Proposed Village;
- The Proposed Village will enable the efficient use of natural resources (being land) via the development of an integrated residential development on a site which enable the accommodation of an elderly population;
- The design of the retirement village has been undertaken in a manner that, as far as practicable, complies with the development standards in the Residential Central City Zone, and is appropriate to the characteristics of the site and the surrounding environment. As such, it is considered that the overall amenity values and the quality of the environment will be maintained; and
- The effects of climate change have been considered in the design of the stormwater management system for the site.

Overall, and based on the technical assessments that have been commissioned by Ryman, it is considered that the Proposed Village will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA (noting that Part 2 of the RMA is not being explicitly relied upon given the full coverage of relevant resource management issues provided in the District Plan).

7.4 SUMMARY

Overall, it is considered that the granting of the resource consents, subject to the imposition of appropriate conditions, would promote the sustainable management of natural and physical resources and ensure that adverse effects on the environment are minor and / or appropriately avoided, remedied or mitigated.

8. NOTIFICATION MATTERS

8.1 SECTION 95A

Whether the application should be notified has been assessed as follows, according to Section 95A of the RMA:

Step 1 – Mandatory public notification:

- The applicant does not request public notification of the application (s95A(3)(a)); and
- The application does not include an exchange of recreation reserve land (s95A(3)(c)).

Step 2 – Public notification precluded:

- Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)); and
- The proposal is a restricted discretionary residential activity. Therefore, public notification is precluded as the preclusion section in s95A(5)(b)(ii) applies.

Step 4 – Public Notification in special circumstances:

- There are no special circumstances in relation to this application;
- In considering whether special circumstances apply to warrant notification of an application, it is noted that special circumstances:
  - Are unusual or exceptional but may be less than extraordinary or unique; and
  - Unlikely to be justified where there is no evidence of adverse effects likely to arise from an activity.
- The application is not unusual or exceptional. The proposal is for a retirement village, which is a permitted land use in the Residential Central City Zone and will result in minor effects on people and the environment.

Therefore, public notification of the application is not required.

8.2 SECTION 95B LIMITED NOTIFICATION

Section 95B(1) requires a consent authority to determine whether to give limited notification of a resource consent application if an application is not publicly notified under Section 95A. This has been considered according to Section 95B as follows:

Step 1 - Certain affected groups and affected persons must be notified:

- Limited notification is not required under Step 1 as the proposal does not affect customary rights groups or customary marine title groups or a statutory acknowledgement.

Step 2 - if not required by step 1, limited notification precluded in certain circumstances:

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or an NES that precludes notification; and
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

Step 3 - if not precluded by step 2, certain other affected persons must be notified:

- The proposal is not a boundary activity and is not a prescribed activity; and
- The proposal therefore falls into the 'any other activity' category and the effects of the proposal on any persons are assessed in accordance with section 95E below to determine if limited notification is required.

8.3 ASSESSMENT OF EFFECTS ON PERSONS (S95E)

According to Section 95E of the RMA, a person is an affected person if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Furthermore, and in accordance with Section 95E(3)(a) of the RMA, a person is not an affected person in relation to a resource consent application for an activity if the person has given approval for the proposed activity before the consent authority has decided whether there are any affected persons.

Based on the technical assessments and the summary of actual and potential environmental effects provided in Section 5 of the RMA, the following persons are considered to be adversely affected by the Proposed Village to a minor extent in accordance with Section 95E(1) of the RMA:

- Owner / occupier of 90 Park Terrace – visual effects;
- Owner / occupier of those units in 15 Peterborough Street affected by shading and visual effects; and
- Owner / occupier of 76 Park Terrace – visual effects.

No other persons are considered to be adversely affected to a minor or more than minor extent in relation to any other potential environmental effects in light of the conclusions reached in the technical assessments attached to this AEE.

8.4 NOTIFICATION CONCLUSION

As a result of the analysis above, it is concluded that the resource consent applications for the Proposed Village can be processed on a limited notified basis to the owners / occupiers identified above in accordance with Sections 95A – 95E of the RMA.

9. CONCLUSION

Ryman proposes to construct, operate and maintain a comprehensive care retirement village over two sites (the Peterborough and the Bishopspark sites), comprising approximately 5,082 m^2 and 12,267 m^2 respectively in Christchurch Central City. The retirement village will provide comprehensive care for elderly residents, ranging from those who are relatively independent through to those who require increased levels of care in an advanced care environment.

The comprehensive care retirement village will provide accommodation and aged care for Christchurch's increasing elderly population to cater for the supply crisis in retirement living, and at the same time releasing much needed housing stock to Christchurch's undersupplied housing market. Furthermore, the retirement village will provide economic benefit to the community and the local workforce during construction, as well as providing employment once operational.

The site is well located in Christchurch Central City, an established residential suburb of Christchurch, and is close to a number of amenities. The location of the retirement village will ensure good social connections, the opportunity for frequent participation in social activities, and social engagement for elderly. The retirement village will make a positive contribution to the local community and will ensure that the elderly residents are not isolated from the community.

The actual and potential effects associated with the construction and operation of the Proposed Village have been considered in accordance with the relevant matters of discretion under the District Plan. It is concluded that any potential adverse effects generated by the Proposed Village will be appropriately avoided, remedied or mitigated such that they are limited in scale and extent. The Proposed Village has also been assessed to be consistent with the relevant objectives and policies of the District Plan.

Overall, it is considered that the establishment of the Proposed Village will be consistent with the purpose of the RMA and that there are no impediments to the grant of the resource consents sought by Ryman.

APPENDIX A

Certificate of Title

B

APPENDIX B

Urban Design Panel Response

C

APPENDIX C

Urban Design, Landscape and Visual Assessment, R.A. Skidmore & Associates (2020)

D

APPENDIX D

Traffic Assessment, Commute Transportation Consultants (2020)

APPENDIX E

Civil Design Report and Drawings,
Beca (2020)

F

APPENDIX F

Contaminated Land Assessment,
Tonkin & Taylor (2020)

G

APPENDIX G

Geotechnical Assessment, Tonkin & Taylor (2020)

APPENDIX H

Arboriculture Assessment, Treetech (2020)

APPENDIX I

Heritage Assessment, DPA Architects (2020)

APPENDIX A

Resource Consent Drawings, Warren and Mahoney (2020)

B

APPENDIX B

Assessment Drawings, Warren and Mahoney (2020)

C

APPENDIX C

Landscape Plans, Design Squared (2020)