

# Memo

**To:** Richard Turner, Mitchell Daysh  
**CC:** Hayden Beaton, Ryman Healthcare, Tim Holmes, Warren and Mahoney  
**Date:** 7<sup>th</sup> July 2020  
**Re:** PROPOSED RYMAN COMPREHENSIVE CARE RETIREMENT VILLAGE AT PARK TERRACE,  
CHRISTCHURCH – URBAN DESIGN SECTION 92 RESPONSE

---

## INTRODUCTION

1. I prepared the Urban Design, Landscape and Visual Effects Assessment report (the “UD & LVEA report”) that was contained in the resource consent applications by Ryman Healthcare Ltd. to establish a comprehensive care retirement village at Park Terrace. The applications relate to two separate sites that together will operate as a single Village. The recent Section 92 request from the Council (dated 4<sup>th</sup> June) includes a number of preliminary urban design feedback comments.
2. Following is a response to the matters raised.

### Shading

3. As requested, amended shade diagrams have been prepared by Warren and Mahoney. An assessment of the potential amenity effects on surrounding properties resulting from shading cast by the Proposed Village is set out in Section 5 of the Urban Design, Landscape and Visual Effects Assessment report (Paragraphs 5.52 – 5.66 in relation to the Bishops Park Site and Paragraphs 5.67 – 5.76). This analysis is summarised in Table 1 on p. 24 of the report. Additional detailed analysis has been carried out and is contained in Appendix 1 to this memorandum. The analysis takes into account the site layout of neighbouring properties and how shading will affect the likely use of these properties. The analysis also takes into account the bulk and location provisions of the District Plan that seek to maintain a reasonable amenity for neighbouring properties.

### Uniformity of Building Forms and Materials between Sites

4. As the two sites will operate as a single Village, it is important to strike a balance between ensuring cohesion between the two sites (so that they are understood as a single Village) with creating visual interest and a grain that respects the surrounding context. I think this has been well achieved by the proposed design. There is quite a variation in overall building scales and massing across the two sites while there is some cohesion in the material palette and some form elements. I note that the Bishopspark Site has limited frontage to its three different street boundaries so that it doesn't dominate any of the three streets. It is primarily when travelling along Park Terrace that the two sites will be viewed in sequence. Park Terrace in particular has a character that is defined by a diverse range of building scales, typologies and styles. In my opinion, the proposals for the two sites will further contribute to that diversity. The Peterborough site proposal has a form and massing that reinforces its corner location creating quite a different interface than the Bishopspark site. The

appropriateness of a different scale of buildings on this site is reflected in the increased permitted height limit specified in the District Plan.

5. The proposed palette of materials and the way these are applied has been carefully considered with reference to the historical use of the Site, the immediate context of Park Terrace and the wider neighbourhood context. In my opinion, the material and colour palette will sit comfortably in its context.

#### Density and Visual Relief

6. The Sites are located at the periphery of the city centre and are suitable to be used efficiently. The configuration of buildings and their massing has been determined in response to an analysis of the differing conditions of the surrounding context. In my opinion the distribution of building mass and the form and design of the various built elements respects the differing edge conditions and interface with surrounding properties.
7. Warren and Mahoney have prepared isometric diagrams from a number of angles to demonstrate the distribution of buildings on the Site. Of course these diagrams do not represent viewpoints that are experienced by neighbours or the wider public, but they do serve to assist an understanding of how the building elements relate to each other and the spaces within the proposed Village.

#### Reliance on Boundary Planting for Visual Mitigation

8. Planting is not relied on to visually screen the Proposed Village from neighbouring properties. Primarily, buildings have been located, configured and designed in response to their surrounding conditions. Planting is used to create a suitable interface and vegetated edge to the Sites and to contribute to the site amenity rather than fully screening views to the proposed buildings. As specimen trees mature, they will provide some filtering of views to the Sites from neighbouring properties.

#### Visual Dominance of Side/End Walls

9. The various buildings have been deliberately configured and designed to avoid overlooking of neighbouring residential properties. Where this results in solid walls, they have been punctuated with vertical glazing to provide modulation and reduce the horizontal emphasis. In places, the walls are angled to provide a drama to the building form that contributes to the visual interest and character of the Proposed Village.

I note that from the public realm, the northern walls referred to will primarily be viewed with a foreground of other buildings and will not appear as overly prominent.

#### Salisbury Street Interface

10. As discussed in the UD & LVEA report, the Peterborough site has been deliberately configured and building mass distributed to embrace the street corner and step down away from the corner to the eastern wing of Building B07. In addition to the stepping down, the two wings are physically separated with a primary axis through the site leading from Salisbury Street right through to the entry pavilion. While the end walls of the two building wings are located to create a strong street edge, I consider that with the physical break, the associated planting of specimen trees and the articulation of the end walls, a positive street interface will be created.
11. The relationship to Salisbury Street is depicted in the three additional visual simulations that have been prepared.

# **APPENDIX 1**

## **SHADING ANALYSIS**

**RYMAN PARK TERRACE**  
**SHADING ANALYSIS BEYOND THE BUILT FORM STANDARDS FOR**  
**THE RESIDENTIAL CENTRAL CITY ZONE**  
**JULY 2020**

The reference to shading times in the table below relates to the shading depicted in the diagrams prepared by Warren & Mahoney. This is not to say that shading will not occur at times outside those noted.

**BISHOPSPARK SITE**

		21 June	23 September	22 December	Commentary
<b>Park Terrace</b>					
90	10am – 4pm	9am – 2pm & 4pm – 5pm	10am	During mid-winter additional shading is over a very small area towards the front of the property. This area is influenced by the large Oak tree (albeit without leaves in Winter). At the Equinox a small additional area of the driveway down the northern boundary is shaded for a short time in the morning. From 1pm to 2pm the shadow extends a short distance across the eastern garden area but largely avoids the outdoor terrace. Later in the day (4pm), the additional shading extends across the dwelling roof. <b>Overall effect on amenity: less than minor</b>	
108	No shading	9am-10am	10am	For a short time between the Equinox and Summer, a very small area of additional shading will be cast over the driveway and roof of the apartment building. <b>Overall effect on amenity: less than minor</b>	
<b>Salisbury Street</b>					
5	10am	9am –11am	No shading	This property is currently vacant. In mid-winter the addition shading is over a very small area in the south western corner of the site. Around the Equinox, the additional shading only extends over a very small area at the rear of the	

	21 June	23 September	22 December	Commentary
				property in the morning. It is unlikely that this area would provide the primary outdoor living area for subsequent site development. Around the middle of the day the property is free from shading. <b>Overall effect on amenity: less than minor</b>
1/13	10am	No shading	No shading	In mid-winter a small area of additional shading is cast over the driveway and building. <b>Overall effect on amenity: less than minor</b>
2/13	1pm	No shading	No shading	For a short time in the middle of the day in mid-winter, an area of additional shading extends over the eastern garden area. Given this shading occurs in the middle of winter, it is concluded that the adverse amenity effects will be less than minor. <b>Overall effect on amenity: less than minor.</b>
3/13	No shading	No shading	No shading	
4/13	No shading	No shading	No shading	
1-4/13 (shared space)	No shading	11am – 2pm	No shading	The additional shading extends over the carport roof around the Equinox. <b>Overall effect on amenity: less than minor</b>
15	No shading	9am – 2pm & 4pm	No shading	The property has an extensive rear garden with the additional shading extending over a small area near the rear boundary around the Equinox. <b>Overall effect on amenity: less than minor</b>
17 <sup>1</sup>	1pm	4pm	No shading	During mid-winter the additional shading will be cast over a small area of the building roof. Around the Equinox a small area of additional shading will be cast over the garden of Unit 6 towards the end of the day. <b>Overall effect on amenity: less than minor</b>
<b>Dorset Street</b>				

<sup>1</sup> 17 Salisbury Street is split into units 1/17 – 6/17. It is not possible to accurately determine where each unit is on the site.

	21 June	23 September	22 December	Commentary
5/2A	No shading	No shading	No shading	
6/2A	No shading	No shading	No shading	
2	No shading	No shading	No shading	
4	No shading	No shading	No shading	
6	No shading	No shading	No shading	
8	No shading	No shading	No shading	
10	No shading	No shading	No shading	
12	No Shading	9am	No shading	Around the Equinox additional shading will fall on the first floor unit extending across the kitchen window for a short time. By 10am the shade has completely moved off the property. <b>Overall effect on amenity: less than minor</b>
14	No Shading	No shading	No shading	
16	No Shading	9am	No shading	Around the equinox additional shading will fall on the ground floor unit extending across the kitchen window for a short time. By 10am the shade has completely moved off the property. <b>Overall effect on amenity: less than minor</b>
2 – 16 common parking area	10am	No shading	No shading	The additional morning shading across the communal parking area at the rear of the property will not result in a reduction in the residential amenity. <b>Overall effect on amenity: less than minor</b>
18	No shading	10am	10am	The additional shading in summer extends across the driveway along the eastern boundary to the face of the dwelling for a short time. By the middle of the day it has completely moved off the property. Towards the Equinox this additional shading extends across the rear of the property at 10am receding to less than the permitted standard by 11am. Most of the additional shading is over a carparking area. <b>Overall effect on amenity: less than minor</b>
28	No shading	5pm	No shading	A commercial building is currently being built on this property. The

21 June	23 September	22 December	Commentary
			additional shading will move further across the roof of this building late in the day around the Equinox. <b>Overall effect on amenity: less than minor</b>

## PETERBOROUGH SITE

21 June	23 September	22 December	Commentary	
<b>Park Terrace</b>				
54	10am	No shading	No shading	Together with 12 Peterborough Street, this property contains the George Hotel. The additional shading extends slightly further across the hotel roof briefly around mid-morning in Winter. <b>Overall effect on amenity: less than minor</b>
62	1pm	9am - -11am	10am	This property is currently vacant. In mid-winter additional shading will extend across the central area of the property in the middle of the day. As the afternoon progresses, the shadow recedes further away than the shadow enabled by the permitted standard. By the Equinox, there is only a small additional area of shadow across the property in the morning. In Summer a small area of additional shading extends into the eastern portion of the Site in the morning. By the middle of the day the property is completely free from shade. <b>Overall effect on amenity: less than minor</b>
76	No shading	10am – 3pm	10am	Around the Equinox, from mid-morning additional shading extends mostly across the driveway and northern boundary garden. In the middle of the day the additional shadow does extend to the northern face of the dwelling. By 1pm it moves off the dwelling. The shadow does not extend to the outdoor terrace area adjacent to the dwelling.

21 June		23 September	22 December	Commentary
				In mid-summer a small portion of additional shading extends over an area of driveway and garage by the middle of the day the property is completely free from shade. <b>Overall effect on amenity: minor</b>
<b>Peterborough Street</b>				
12	10am	No Shading	No shading	See comments on 54 Park Terrace above
15 <sup>2</sup>	No Shading	2pm – 3pm	No Shading	In Summer there will be additional shading in the afternoon. For units where this falls on indoor and balcony living spaces, this will result in a minor adverse amenity effect. Around the equinox additional shading will fall on the unit extending across the kitchen window for a short time. By 10am the shade has completely moved off the property. <b>Overall effect on amenity: minor for some units</b>
<b>Salisbury Street</b>				
1/18	No shading	No shading	No shading	
2/18	No shading	No shading	No shading	
3/18	No shading	No shading	No shading	
4/18	No shading	No shading	No shading	
5/18	No shading	No shading	No shading	
6/18	No shading	No shading	No shading	
7/18	No shading	No shading	No shading	
8/18	No shading	2pm	No shading	There are no windows on the western face of this building and the shade extends slightly across the roof of this unit in the middle of the afternoon around the Equinox. <b>Overall effect on amenity: less than minor</b>
20	No shading	No shading	No shading	
22	No shading	No shading	No shading	

<sup>2</sup> 15 Peterborough Street is split into units 1/15 – 25/15. It is not possible to accurately determine where each unit is on the site.