

Christchurch Urban Design Panel

Proposal Recommendations

02 OCTOBER 2019

By Email: Richard.Turner@mitchelldaysh.co.nz

Dear: Richard Turner

Urban Design Panel – 78 & 100 Park Terrace

The above Panel considered your application on 02 October 2019. Please find below the confirmed comments from that meeting.

In response to the material circulated and the review meeting, the Panel thanks the applicant for their attendance and applauds Ryman's commitment to, and long term investment in, this legacy project for the Central City, which will create an urban community for older residents adjacent to Hagley Park.

A. KEY DESIGN AND CONSENT RECOMMENDATIONS:

"Recommendations on matters to be addressed for Panel support of the application"

The Panel recommends:

1. Improving the relationship with Park Terrace at the ground floor level, by adding apartment entries directly to/from the street on both the Bishopspark and Peterborough sites. The 750mm plinth, and well designed fencing and landscaping, should help ameliorate any security concerns.
2. Exploration of how the design for the Peterborough site could better reflect its neighbourhood and its specifically Christchurch context, for example by expressing the penthouse suites as a legible roof level.
3. Reducing the scale and dominance of the building on the Peterborough site to Park Terrace.
4. Maximising windows on the north facades to Salisbury Street of the apartments on the Peterborough site, both for internal amenity of apartments and to minimise visual dominance of shear walls.

Feedback was sought by the Applicant on the required setback from Park Terrace for Bishopscourt. The Panel believes that the setback could potentially be reduced to 3m only if offset via addition of appropriately large scaled trees, and ensuring direct street access to the apartments.

B. SECONDARY RECOMMENDATIONS:

"Further improvements and value added recommendations"

The Panel suggests:

1. Landscape strategy be developed, to:

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- a. maximise tree planting opportunities and general greening while not imposing undue shading on neighbours, and
 - b. integrate on-site storm water retention system and consider swales and raingardens.
2. Investigating reducing the extent of car parking to take account of the age of residents and proximity to public transport, perhaps incorporating a car share scheme or designing the spaces for flexibility if not required for a vehicle
3. Integrating sustainable design initiatives, e.g. via daylighting and location of stairwells to encourage use, water re-use, solar panels, etc.

PLEASE NOTE:

The Urban Design Panel is an advisory body only. The Panel has no statutory decision making powers. The Panel's recommendations are to assist you in the refinement of your development proposal and the reporting Council officer will take its advice into account when processing any resource consent applications. The decision on any application rests with the Council.

The Christchurch City Council understands that you may wish to refer to the Urban Design Panel recommendations in the promotion of your development proposal. Please note the comments are not intended for publication.

To further discuss the Panel's recommendations please contact Josie Schröder (Council Urban Design Panel facilitator) at josie.schroder@ccc.govt.nz.

Please feel free to contact me in regards to any administrative matters (as the Council Urban Design Panel administrator) at Bernice.JansevanRensburg@ccc.govt.nz.

Yours sincerely

Bernice Janse van Rensburg
Hearings & Council Support Officer
Community Support, Governance & Partnerships Unit
Customer & Community Group