

Proposed Comprehensive Care Retirement Village at Park Terrace, Christchurch

Urban Design, Landscape and Visual Effects Assessment



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1 Introduction

- 1.1 RA Skidmore Urban Design Ltd. has been requested by Ryman Healthcare Ltd. ("Ryman") to carry out an urban design, landscape and visual effects assessment of the proposal to construct a comprehensive care retirement village ("Proposed Village") across two separate parcels of land at 78 Park Terrace (the "Peterborough Site") and at 100 Park Terrace and 20 Dorset Street (the "Bishopspark Site").
- 1.2 The following assessment is based on architectural plans prepared by Warren and Mahoney, landscape concept plans prepared by Design Squared and visual simulations prepared by Ryman (referred to as the Resource Consent Drawings and the Assessment Drawings in the AEE).
- 1.3 In carrying out the assessment, I have visited the Site and surrounding environs on a number of occasions.
- 1.4 I attended a meeting with Christchurch City Council's Urban Design Panel ("UDP") on the 2nd October 2019. The minutes from that meeting are contained in an attachment to the AEE.
- 1.5 I have provided feedback and input as the design approach for the Site has been tested and refined.

2 The Site and its Context

The Site

- 2.1 The Proposed Village will extend across two sites. The first, located at 100 Park Terrace and 20 Dorset Street, is referred to as the Bishopspark Site. The second, located at 78 Park Terrace and 11 Peterborough Street is referred to as the Peterborough Site. The relative location of the two sites is shown in Figures 1 and 2 in Attachment 1.

Bishopspark Site

- 2.2 The Bishopspark Site has an area of 12,267m². The property has an irregular proportion. The main street frontage, with a length of 50.8m, is to Park Terrace. The frontage to Dorset Street is 24.7m long.

- 2.3 The site has a rich history. It was the site of the Anglican Bishop's residence, which was first established in 1858. In the 1980s, a retirement village was designed around a second Bishops residence constructed on the site. Designed by the eminent architect Cecil Wood, the second Bishops residence was a 22 roomed mansion built in 1926. That building was damaged in the earthquakes and subsequently demolished. The former retirement village has ceased operation and the buildings are in various states of repair with most of the buildings in the process of demolition. Of particular note is a small Chapel that, while in a poor state of repair, is listed in the DP and the New Zealand Heritage List as a scheduled heritage item. The Chapel provides a physical link to the Anglican Church's use of the Site.
- 2.4 The Bishopspark Site contains a mix of vegetation associated with gardens in the former retirement village.

Peterborough Site

- 2.5 The Peterborough Site has an area of 5,082m². It is a corner site with frontage to both Park Terrace and Salisbury Street. While it has a generally rectangular portion, a narrower area also extends to Peterborough Street. The Site is generally flat.
- 2.6 The Site formerly accommodated a series of residential towers (up to 10 storeys). These were demolished following the earthquakes. The Site is now vacant and is used for informal carparking.
- 2.7 A large, mature Common Lime tree, which is scheduled in the DP, is located adjacent to the Peterborough Street frontage.

Site Context

- 2.8 The two Sites are located at the periphery of the Christchurch City Centre in a well-established neighbourhood. Both properties have prominent frontages to Park Terrace which is one of the premiere streets of the City. It is a broad street that carries large volumes of vehicles, pedestrians and cyclists. The street creates the eastern edge to Hagley Park and the Avon River which flows along the eastern side of the Park. These two landscape features are closely associated with and contribute to the identity of Christchurch.
- 2.9 The built character of the neighbourhood is quite varied. In part this reflects the activity mix accommodated in the area. Along the Park Terrace corridor there is a predominantly residential focus. Further east towards Victoria Street the activity mix transitions to a more commercial focus. The variation in building scale and character has been exacerbated by the destruction caused by the earthquakes, with subsequent redevelopment of many properties. Some properties remain vacant and undeveloped. As a result of the long history of the area and the considerable redevelopment that has

occurred, particularly in recent time, the built character of the area reflects a rich diversity of architectural eras and styles.

- 2.10 Park Terrace contains a range of building scales from stand-alone dwellings, to attached apartments in a variety of configurations. The street corridor has a strong vegetated character. In particular, the mature trees within Hagley Park create a vegetated counterbalance to the urban environment. Mature vegetation within properties also contributes to the mixed vegetated character of the street corridor.
- 2.11 At the corner of Park Terrace and Salisbury Street, in front of the Peterborough Site, the road reserve broadens out and creates a small grassed 'pocket park' that contains a cluster of small trees.
- 2.12 The side streets that run off Park Terrace, while narrower in dimension, have a harder, more urban character. Peterborough Street contains a single traffic lane in each direction with on-street parking and footpaths on either side of the street. The street contains a mix of residential apartments and commercial activities. The George Hotel is located on the southern side of the Park Terrace intersection with access to the carpark from Peterborough Street. The former Teachers College is a distinctive historic stone building located on the corner of Peterborough and Montreal Street which has strong street presence.
- 2.13 Salisbury Street is a one-way street that carries two lanes of traffic in an eastward direction, with on-street parking on both sides of the street. Footpaths are also located on either side of the street. The street contains a mix of older, stand-alone dwellings, terrace houses and apartments. To the east the street opens out to the broad Montreal / Victoria Street intersection with its commercial focus and bulkier building forms.
- 2.14 Westwood Terrace is a small accessway from Salisbury Street that provides access to the Bishopspark Site as well as a number of commercial properties that front Victoria Street.
- 2.15 Dorset Street is a narrower, more local street that carries a single lane of traffic in each direction and accommodates on-street parking on both sides of the street. Footpaths are located on both sides of the street with associated grassed berms. The street contains a mix of stand-alone dwellings, terrace houses and small apartment buildings. Towards Victoria Street the activity mix transitions to small-scale commercial activities.
- 2.16 Dublin Street, which intersects with Dorset Street in the vicinity of the Site frontage, is also a minor residential street. It has a mixed residential character, containing a diverse range of dwellings of differing periods and styles.
- 2.17 The eastern boundary of the Bishopspark Site adjoins commercial properties that front the Victoria Street commercial corridor. This street contains a diverse range of commercial buildings that accommodate a mix of business, retail and hospitality uses. Many sites have been redeveloped since the earthquakes and are of considerable

scale. The busy commercial corridor has a character that is quite distinct from the more residentially focussed streets that feed into it.

3 Planning Context

3.1 A full description of relevant planning considerations is set out in the AEE. The following is a summary of key provisions that have guided this assessment.

3.2 Both the Bishopspark Site and the Peterborough Site are located within the Residential Central City zone as identified in the Christchurch District Plan (the “DP”). Properties adjoining the Bishopspark Site to the north and south are also zoned Residential Central City with properties to the east within the Commercial Central City Business zone. Properties surrounding the Peterborough Site are zoned Residential Central City. To the west, Hagley Park is zoned Open Space Community Parks and the Avon River is identified as part of the Avon River Precinct (Te Papa Ōtākaro) (see Figure 3 in Attachment 2).

3.3 The Christchurch District Plan describes the Residential Central City Zone as being (Table 14.2.1.1a):

... developed to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city. The character, scale and intensity of non-residential activities is controlled in order to mitigate effects on the character and amenity of the inner city residential areas.

3.4 The relevant objectives and policies for the zone seek the following outcomes:

- An increased supply of housing that is diverse and meets the needs for the community (Obj. 14.2.1);
- Higher density residential development in the central city, with an average net density of 50 households per hectare for intensification development (Policy 14.2.1(a)(ii));
- The restoration and enhancement of residential activity in the central city by providing for a variety of housing types, and assisting in the creation of new inner city neighbourhoods (Policy 14.2.1.3);
- The provision of housing options for the elderly, and that such housing can require higher densities than typical residential developments (Policy 14.2.1.8);

- High quality residential developments that (i) reflect the character and scale of buildings anticipated in the neighbourhood, (ii) provide a high level of on-site amenity, and (iii) provide safe and efficient movement for pedestrians and vehicles (Policy 14.2.4.1); and
- The use of minimum standards for residential development in the central city to (i) protect amenity values for residents, (ii) integrate development with the neighbourhood, and (ii) provide for a range of residential needs (Policy 14.2.8.2).

3.5 The Sites are also subject to a number of relevant overlay notations that are relevant to the following assessment:

- Central City Building Setbacks (along the boundary with Park Terrace);
- Central City Building Height 14m Overlay (Bishopspark Site);
- Heritage Item “1305 and Heritage Setting “470 (Bishopspark Site) – the former Bishops Chapel and setting;
- Significant Individual Tree on the Peterborough Site (T271) – a Common Lime tree.

3.6 While the establishment of a retirement village is a permitted activity in the Residential Central City zone, the construction of new buildings is a restricted discretionary activity. Relevant built form standards are:

- Building Height – 14 m for Bishopspark Site and 20 m for Peterborough Site;
- Daylight Recession Planes – recession plane envelopes shown in Appendix 14.16.2C from points 2.3 m above internal boundaries, with exceptions for boundaries abutting an access lot or access strip (e.g. Woodward Terrace) and where buildings on adjoining sites have a common wall;
- Minimum building setback from Park Terrace – 4.5 m;
- Minimum building setback from all other roads – 2 m (with an extra setback requirement applying to street fronting residential units);
- Minimum building setback from access lot or access strip boundaries (e.g. Woodward Terrace) – 1 m;
- Minimum building setback from internal boundaries – 1.8 m, with some exceptions for an access lot or access strip, accessory buildings, where buildings on adjoining sites have a common wall, and basements.

- Minimum balcony or window setback - generally shall not be located within 4 m of an internal boundary of a site.

3.7 Relevant matters of discretion for new buildings (Rule 14.15.9) can be summarised as follows:

- Engagement with, and contribution to, adjacent streets and public open spaces (e.g. via fencing, sightlines, setbacks, pedestrian entrances and the use of corner of sites);
- Integration of access and parking areas in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development;
- Retention or response to existing character buildings or established landscape features (e.g. mature trees);
- The response to subdivision patterns, visible scale of buildings and open spaces, and building materials;
- Incorporation of Crime Prevention Through Environmental Design principles;
- Residential amenity for neighbours (i.e. outlook, privacy, noise, odour, light spill and access to sunlight);
- Creation of visual quality and interest through the separation of buildings and variety in building form / architectural detailing; and
- The incorporation of environmental efficiency measures in the design of buildings.

3.8 A new building that doesn't meet the relevant built form standards is also a restricted discretionary activity and will be considered against these matters of discretion. In addition, they will also be considered against the matters of discretion for the building form standard that is infringed. The Proposed Village infringes the following standards:

- Building height (Rule 14.6.2.1): At the 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 at the 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);
- Daylight recession plane (Rule 14.6.2.2): At the 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 at the Peterborough Site

parts of Buildings B07 and B08 will penetrate the daylight recession plane standard (as illustrated on Drawing S02 A0-060);

- Road boundary building setback (Rule 14.6.2.3): At the Bishopspark Site, Building B02 encroaches on the 4.5 m setback from the Park Terrace boundary and Building B03 encroaches on the 2 m setback from the Dorset Street boundary;
- Minimum building setbacks (Rule 14.6.2.4): At the Bishopspark Site, there are infringements on the 1.8 m internal setback along the rear internal boundary.

3.9 The overall activity status for the Bishops Park application is restricted discretionary and for the Peterborough application is also restricted discretionary.

4 The Proposed Village

4.1 A detailed description of the Proposed Village is set out in Section 2 of the AEE. This section briefly outlines the design philosophy and evolution of the Proposed Village design. While forming one comprehensive care retirement village, the Proposed Village will extend across two sites, being the Bishopspark Site and the Peterborough Site. The relative location of the two sites is shown in Figure 1. In this section, key aspects of the Proposed Village that are relevant to this assessment are set out for each Site (see Figure 4 in Attachment 2).

Design Philosophy and Evolution

4.2 The design of the Proposed Village has been led by Warren and Mahoney. The proposal has been through numerous iterations with input from various project team specialists. The design evolution has also been usefully informed by the feedback provided by the UDP and Council's review staff. A number of key design principles have guided the design evolution. These include:

- Ensure design cohesion that identifies the different sites as a single Village while respecting the different characteristics of the two sites;
- Create a clear public address and activation of the adjacent streets;
- Provide clear and legible circulation and accommodating carparking and servicing discretely in a manner that does not visually dominate the public realm;
- Provide a clear pedestrian connection between the two sites;

- Create a strong social heart to the Village that is legible and easily accessed for residents and visitors;
- Configure buildings to respond to environmental conditions – sunlight, wind and views;
- Ensure the site layout and building designs reflect Crime Prevention Through Environmental Design (“CPTED”) principles;
- Distribute building mass in a manner that respects the use and amenity of surrounding properties;
- Articulate large building forms to reduce visual mass by creating recesses and varied façade treatment;
- For higher buildings, recess top floors to articulate building form and mass;
- Utilise materials and detailed design features in a manner that creates cohesion between the two sites;
- Maximise opportunities to accommodate specimen trees and underplanting to contribute a vegetated quality to the Village;
- Contribute to the distinctive Christchurch sense of place through building design, use of materials and colours and landscape treatment.

For Bishopspark Site

- Retain the former Chapel as a valued historical feature that contributes to the Site’s distinctive character and contributes to the Village’s social hub;
- Reference the history of the 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.

For Peterborough Site

- Acknowledge the openness of the Park Terrace / Salisbury Street by concentrating building mass to the Park Terrace frontage;
- Maximise visual connection to Hagley Park and Avon River.

- 4.3 In addition to these design principles, the layout and design of the Proposed Village has been informed by the relevant built form standards for the Residential Central City zone in the District Plan.

Project Description

- 4.4 The following is a summary of key aspects of the Proposed Village for each Site relevant to this assessment.

Bishopspark Site

- Accommodates Buildings B01 – B04;
- Accommodates a mix of independent apartments, assisted living suites, and dementia, hospital and rest home care rooms;
- Building B01 is located at the centre of the Site with an area of approximately 3,952m². It accommodates the village centre, amenities, independent apartments and resident care area (which includes rest home, hospital, dementia care rooms, and assisted living suites). The distribution of these different uses is set out in detail in the AEE. The building extends to four levels;
- Building B02 fronts Park Terrace and has an area of approximately 684m². It accommodates one, two and three-bedroom apartments over five levels;
- Building B03 is located in the northern area of the Site. It has an area of approximately 859m². It accommodates one and two-bedroom apartments over four levels. It also contains a theatre and activities room;
- Building B04 is located along the eastern boundary of the Site. The one and two-level building has an area of approximately 457m². Level 1 includes common areas, library and storage areas. Level two accommodates a staff room;
- The former Bishop's Chapel will undergo earthquake strengthening works and will remain in its current location;
- The former Chapel provides a focal point for a central plaza which is the open space hub of the Village and centrally located in relation to the Village reception and various communal facilities;
- A number of landscaped amenity spaces are located between building wings and include a bowling green between Buildings B01 and B02, a pool and terrace area between the two northern wings of Building B01 and secure dementia garden between the southern wings of B01;
- The main vehicular access to the central reception is from Park Terrace with access to the basement carpark provided under Building B02. Other than visitor carparking, all parking is located in a single basement carpark that

extends under the various building footprints. Service access is located behind Building B03 off Dorset Street;

- Pedestrian access to the main entrance is provided adjacent to the vehicular accessway. A second accessway is provided from Dorset Street to the central plaza space is provided through a landscaped laneway. Direct pedestrian access is provided from Park Terrace to the two Level 1 apartments that front Park Terrace. Access across Salisbury Street to the Peterborough Site is via Westwood Terrace;
- Specimen trees are used through the Site to create a vegetated structure that complements the building forms. While much planting is located above the basement, in areas the slab sets down to accommodate tree pits. An existing mature Beech tree will be relocated to the periphery of the dementia garden. Specimen trees are also used to filter views to the Proposed Village from adjacent residential properties and contribute to the Park Terrace streetscape. Specimen trees will be complemented with mixed lower level planting. Continuity of plant species will provide a link to the Peterborough Site.

4.5 These features are shown on the Bishopspark Site Layout in Figure 5 in Attachment 4.

Peterborough Site

- Accommodates Buildings B07 and B08;
- Provides independent apartments and a number of communal facilities;
- Building B07 is located in the northern portion of the Site and has an area of approximately 2,047m². The building is configured with two wings connected at the southern end of the ground level by a single-level entrance lobby / enclosed common area. Both the wings accommodate one, two and three-bedroom apartments. The eastern wing also accommodates a gym, pool and rubbish storage at Level 1 (ground). Level 3 of the western wing accommodates communal facilities including a dining area, kitchen, billiards room, library and meeting room. The eastern wing extends to 5 levels stepping down to four levels at the southern end and the eastern wing extends to 7 levels, with the upper level set back from the main façade and stepping down to four levels in the southwestern portion of the building;
- Building B08 is located in the southern area of the Site. It has an area of approximately 422m² and accommodates one, two and three-bedroom apartments;
- The two wings of Building B07 are separated by a communal plaza/garden that provides a north-south axis extending from Salisbury Street to the lobby/communal area pavilion;

- Vehicular access to the Site is from Park Terrace to the south of Building B07 with a pick-up and drop-off area in front of the single-level connecting pavilion. Access to the basement, which accommodates all resident carparking, is provided from a continuation of this access via a ramp along the eastern boundary. Vehicles exit the Site onto Salisbury Street;
- Pedestrian access is also provide from Park Terrace adjacent to the vehicular entrance and from Peterborough Street on the eastern side of B08. Resident access to the central courtyard is also provided from Salisbury Street. Individual entrances are provided from Park Terrace to the Level 1 apartments fronting Park Terrace. Pedestrian access to Building B08 is provided from the Peterborough Street on the eastern side of the building;
- Specimen trees are used through the Site to create a vegetated structure that complements the building forms. Much of the planting is located above the basement. Specimen trees are also used to filter views to the Proposed Village from adjacent residential properties and contribute to the Park Terrace streetscape. The scheduled mature tree adjacent to the Peterborough Street frontage will be retained. Specimen trees will be complemented with mixed lower level planting. Continuity of plant species will provide a link to the Bishopspark Site.

4.6 These features are shown on the Peterborough Site Layout in Figure 6 in Attachment 4.

5 Assessment of Effects

Assessment Methodology

- 5.1 The following assessment has been carried out from: analysing the architectural drawings, landscape concept plans and visual simulations; carrying out site visits; and reviewing relevant planning provisions.
- 5.2 At a broad level, the urban design assessment is guided by the New Zealand Urban Design Protocol (2005) (the “NZUDP”)¹. The NZUDP seeks to make our cities healthy, safe and attractive places where business, social and cultural life can flourish. It

¹ RA Skidmore Urban Design Ltd. is a founding signatory to the New Zealand Urban Design Protocol (2005)

identifies seven essential design qualities that together create quality urban design. These are:

- **Context:** seeing buildings, places and spaces as part of whole towns and cities;
- **Character:** reflecting and enhancing the distinctive character, heritage and identity of our urban environment;
- **Choice:** ensuring diversity and choice for people;
- **Connections:** enhancing how different networks link together for people;
- **Creativity:** encouraging innovative and imaginative solutions;
- **Custodianship:** ensuring design is environmentally sustainable, safe and healthy;
- **Collaboration:** communicating and sharing knowledge across sectors, professions and with communities.

5.3 At a more detailed level, the assessment is informed by the framework provided by the DP. This articulates how the factors identified in the NZUDP are to be achieved in this location in inner Christchurch. The built form standards in the DP provide an indication of the activities that are anticipated by the community, and effects that are considered appropriate in this zone. For example, height in relation to boundary standards are set to maintain adequate privacy, and sunlight access to adjoining properties and avoid overdominance. Building setback standards seek to ensure the amenity of adjacent streets and neighbouring properties is maintained. Height standards are applied generally across the zone. However, a higher limit is applied specifically to the Peterborough Site. As the built form standards set out in the DP have been determined at a broad level to ensure an appropriate built outcome, my assessment focuses on any potential effects of exceedances of those standards in relation to the specific context of the Proposed Village.

5.4 The assessment is also informed by the Ministry of Justice “National Guidelines for Crime Prevention Through Environmental Design In New Zealand” and the Christchurch City Council’s ‘Safer Canterbury: Creating Safer Communities’ (2004). These guidelines set out how the design of buildings and the arrangement of streets, parks and other outdoor spaces can influence the opportunity for crime and the level of fear of crime. It sets out ways that environmental design can help prevent crime and make environment feel safer and more comfortable.

5.5 The methodology used for the assessment of landscape and visual effects is in accordance with the NZ Institute of Landscape Architect’s ‘Landscape Assessment and Sustainable Management Best Practice Guide (10.1)’.

- 5.6 *Landscape* is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations. The following assessment evaluates the effects of the Proposed Village on landscape character and amenity in relation to the landscape features of the area identified in Section 4 above.
- 5.7 *Visual* effects are somewhat different from many other environmental factors because their assessment requires information on perceptions as well as on resources. Because visual experience is a combination of physical stimulus and psychological response, some aspects of visual effects are undeniably subjective. To understand and assess the visual effects of a project, we must therefore understand not only the project and its context, but also anticipate the probable responses of the people who will see it.
- 5.8 This assessment analyses the potential landscape and visual effects that may be generated by the Proposed Village. The visual effects assessment is based on:
- The background and context within which the Proposed Village will be viewed;
 - The proportion of the Proposed Village that will be visible, determined by the observer's position relative to the objects being viewed;
 - The number and type of viewers and their location in relation to the Site; and
 - The ability to mitigate any identified adverse visual effects.
- 5.9 The following assessment identifies the groups that comprise the primary viewing audience and sets out an assessment of visual effects in relation to each of these groups.
- 5.10 There is a distinction between the magnitude of change resulting from the Proposed Village when viewed by the various groups comprising the viewing audience and the effect resulting from that change. Whether the visual effect is seen as positive or adverse will depend on the perceptions of the viewers and may vary between different people that comprise the audience.
- 5.11 The magnitude of visual change resulting from the proposal will vary considerably for the different groups that comprise the viewing audience. Whether a view is transient or static influences the magnitude of change as well. While the magnitude of visual change may be high, the effect of that change may be viewed as positive or adverse depending on the perceptions of the viewer.
- 5.12 Appendix 1 includes a list of factors that inform the assessment of the magnitude of change and the effects arising from that change.

Urban Design Considerations

Proposed Use and Location

- 5.13 While located on two separate sites, the Bishopspark Site and the Peterborough Site will function as a single comprehensive care retirement village. The Sites are well-located in close proximity to a broad range of amenities and services within Central Christchurch. In particular, the Sites are in close proximity to the evolving arts precinct that contains the Canterbury Museum, Arts Centre and Art Gallery.
- 5.14 Of particular value is the direct relationship of the Sites to Hagley Park providing both visual amenity and a distinctive recreation resource.
- 5.15 The suitability of the Sites to accommodate the Proposed Village activity is reflected in its permitted activity status in the DP. The comprehensive approach to design also enables an intensity of activity that is well aligned with the zone' policy framework that seeks to accommodate higher density residential development, in a high quality environment with good amenity.
- 5.16 While the locational features of the Sites lend themselves to the establishment of a comprehensive care retirement village, there are a number of features of the Sites and their surrounding context that have required a tailored design response. While being mindful of the functional requirements of the Proposed Village, considerable effort has been applied to create a layout and collection of building forms and spaces that respond to the particular characteristics of the location. In my opinion, this has been successfully achieved.

Effects on Wider Environment – urban structure and character

Bishopspark Site

- 5.17 The Bishopspark Site has an unusual boundary configuration. The Site layout works with this configuration, responding to the differing characteristics of the various boundary interfaces. The Village layout has been designed to create a strong and direct axis from Park Terrace to the heart of the Village that provides the former 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.
- 5.18 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.

5.19 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;
- Façade articulation created through the patterns created between solids and voids and recessed balconies, and subtle variations in materials and colours.

5.20 While accommodating an efficient site layout, the configuration of buildings have been configured around a series of communal open spaces. As noted above, the primary open space focus is located around the former 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.

5.21 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

5.22 The Peterborough Site is located on a prominent corner of Park Terrace with the intersection with Salisbury Street having an open curved alignment. The street configuration creates a pocket park on the street corner within the road reserve. This Site has a more regular proportion being generally rectangular with a narrower southern extension linking to Peterborough Street.

5.23 The proposed Site configuration 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 proposal 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.

- 5.24 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.
- 5.25 Building B08 has a less direct relationship to the core of the Site, being more directly related to Peterborough Street.

Overall Village

- 5.26 While located on two Sites separated by Salisbury Street, the Proposed Village has been designed to function as a single, comprehensive care retirement village. In my opinion the configuration and distribution of accommodation types and communal facilities is appropriate within the inner city urban environment.
- 5.27 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.
- 5.28 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.
- 5.29 In my opinion, collectively the Proposed Village will make a positive contribution to the evolving urban character of this area as it recovers from extensive earthquake damage.

Street Interface

Bishopspark Site

- 5.30 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 terraces 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.
- 5.31 I consider 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 (see Figure 5 and Visual Simulation from Viewpoint 2-2).

- 5.32 Extending to five levels, Building B02 exceeds the 14m height standard by a maximum of 4.238m. 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. In my opinion, 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, I consider the vertical scale proposed will provide a suitable level of enclosure to the street.
- 5.33 The 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 14m permitted height standard (dimension of infringement 1.15m). As with Building B02, the upper level of the building is clearly differentiated and creates a positive vertical termination to the building. In my opinion, 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.
- 5.34 Overall, it is concluded that the Proposed Village will create a positive address to the streets adjacent to the Bishopspark Site in a manner that enhances the streetscape character.

Peterborough Site

- 5.35 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.
- 5.36 The boundary treatment along Park Terrace consists of mixed brick wall and open style aluminium fencing, with specimen trees and other planting (see Figure 6 and Visual Simulation from Viewpoint 1-5). In my opinion, the proposed 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.
- 5.37 The DP recognises the suitability of the Site to accommodate an increased scale of buildings with a 20m 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 steps down to a lower form along the eastern edge (the eastern wing of Building B07) and steps down to the south and the interface with the neighbouring dwelling. The western wing exceeds the height standard by a maximum of 4.976m, accommodating seven levels.

- 5.38 In my opinion, the Building B07 design 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.
- 5.39 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.
- 5.40 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.
- 5.41 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.
- 5.42 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.
- 5.43 The stepping of the primary frontage enables the retention of the prominent Common Lime tree adjacent to the street edge.
- 5.44 Overall, I consider 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.

On-Site Amenity

- 5.45 The Proposed Village has been designed to provide a premiere living environment that offers a range of accommodation options for differing requirements and preferences. This aligns well with the policy direction set out in the DP (Policy 14.2.1.3 and Policy 14.2.1.8).
- 5.46 Unlike most Ryman villages, 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 new signalised pedestrian crossing is proposed to facilitate easy pedestrian movement.
- 5.47 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.
- 5.48 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.
- 5.49 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 contains an avenue of specimen trees which will provide a vegetated outlook from apartments above.
- 5.50 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.
- 5.51 Overall, I consider the Proposed Village will provide a very high level of on-site amenity for its residents.

Amenity of Surrounding Properties – overlooking/privacy and shading

Bishopspark Site

- 5.52 With the Site currently disused and former buildings that were damaged by the earthquakes being removed, the Proposed Village will result in a considerable visual

change from the existing situation. However, the zone framework enables a change that is largely consistent with the scale and intensity proposed. There are a number of infringements to the built form standards set out in the DP. The extent of the proposed building envelope as it relates to these standards is shown in Sheets A0-070 and A0-071.

- 5.53 Building B02 projects through the height plane. The Site immediately to the north at 108 Park Terrace, is currently vacant and construction has begun for a consented 6-storey apartment building, with the upper level stepped back considerably from the primary building facades. That building has been designed to orient away from the Site with a relatively solid southern façade designed to avoid overlooking of the Site. In my opinion, the Proposed Village, with Building B02 extending to five levels and located slightly closer to the Park Terrace boundary and the upper level projecting through the recession plane off the boundary with 108 Park Terrace, will not adversely affect the amenity of this property. The western wing of Building B01 will also result in a small HRB infringement in relation to this property. In my opinion, this will not result in additional shading or overlooking that results in a reduced amenity for neighbouring apartments.
- 5.54 The northern ends of the Building B01 northern wings project through the HRB standard with the a portion of Level 3 and the roof top of Level 4 projecting closer to the boundary. These parts of Building B01 interface with a number of properties that front Dorset Street. 5/2A is a 3-level townhouse stepping down to a 2-level townhouse at 6/2A Dorset Street. The units are oriented to the north with primary outdoor living spaces to the north between the dwelling and Dorset Street opening from indoor living spaces. The dwellings have a generous setback from the Site boundary, accommodating vehicle manoeuvring and garaging. At the upper level, bedrooms with ensuites are located on the southern side of the dwelling. The third level contained in Unit 5 is towards the northern side of the Site with the roofline sloping down to the south.
- 5.55 Being located to the south, the additional building bulk resulting from the Proposed Village will not result in additional shading of these units. The area of building projecting through the HRB standard will look towards the roofline of the building rather than resulting in overlooking of the first floor bedrooms. In my opinion, the amenity of these units at **5/2A and 6/2A Dorset Street** will not be diminished by the Proposed Village.
- 5.56 The units at **2-16 Dorset Street** are configured over two levels in two buildings. As with the neighbouring units at 2A Dorset Street, these units have a primary orientation to the north with their outdoor living spaces (in the form of courtyards at ground level and balconies at the upper level) on the northern side of the property. The southern building facades are relatively solid with small scale windows. The additional building bulk resulting from the HRB infringement will not result in additional shading of this property. Given the orientation of units, I consider any overlooking will be negligible.
- 5.57 The property at **18 Dorset Street** contains a 3-level dwelling. Again the dwelling has a primary orientation to the north. A stairwell is located along the southern building

edge and carparking located adjacent to the Site. In my opinion, the additional building bulk proposed will not diminish the amenity of this property.

- 5.58 The commercial uses of properties to the east of the Site are not sensitive to change. In my opinion, the very small projections of Building B03 and B04 through the HRB envelope along this boundary will not be readily perceptible and will not adversely affect the amenity of the adjacent commercial properties.
- 5.59 Properties at 13, 15 and 17 Salisbury Street adjoining the Site's southern boundary in the vicinity of the southern wings of Building B01.
- 5.60 **17 Salisbury Street** is currently vacant but consent has been granted for a row of 6 two-level town houses, with each dwelling accessed from Westwood Terrace. Outdoor living spaces are located on the western side of units. The northern wall of Unit 6, facing the Site, is solid with no windows.
- 5.61 Small portions of the southern end of the eastern dementia wing of Building B01 project through the HRB envelope and an area of the feature roof form projects through the 14m height plane. The increased building mass will only result in a very limited extent of additional shading of the Unit 6 outdoor living court in the late afternoon around the equinox. The reduction in amenity is considered to be negligible. It will not result in increased overlooking.
- 5.62 The property at **15 Salisbury Street** contains a two-level dwelling. This property is located adjacent to the garden courtyard between the two dementia wings of Building B01. It is considered that the proposed site configuration will maintain the residential amenity of this property.
- 5.63 The property at **13 Salisbury Street** is adjacent and to the south of the western dementia wing of Building B01. It contains a two-level building set back from the rear boundary. A large carport/garage is located adjacent to the boundary. The increased building mass resulting from small portions of the southern end of the eastern dementia wing of Building B01 projecting through the HRB envelope and an area of the feature roof form projects through the 14m height plane will not result in increased overlooking or additional shading that diminishes the amenity of this property.
- 5.64 The property at **90 Park Terrace** contains a single-level dwelling set in an established garden. It has a generous set-back from the street with a large Oak tree providing considerable street presence. The dwelling wraps around an outdoor living court in the north western portion of the property. This property is located immediately to the south of the Site in the vicinity of the proposed main entrance off Park Terrace with Building B02 beyond this.
- 5.65 The Site layout has been configured to provide a generous separation off the northern boundary of this property. Building B02 is set back by approximately 9.65m. The additional height of Building B02 above 14m will result in a small amount of additional

shading in the middle of the day around the equinox. However, this is cast in an area influenced by the Oak tree on the property. It is considered that it will result in insignificant reduced amenity.

- 5.66 The southern façade of Building B02 has limited areas of glazing that will not result in undue overlooking of the adjacent property. The more extensive glazing of the southern wall of the living room of the upper level apartment is recessed back from the primary building façade and has enough vertical separation that the primary view will be over the adjacent property at 90 Park Terrace rather than down into the property. It is considered that the additional overlooking created by the additional building height will result in a very low reduction in amenity for the adjacent property.

Peterborough Site

- 5.67 The Peterborough Site has an increased height standard (20m). As noted above, the Proposed Village has been designed to respond at a finer grain to the qualities of the Site and its surrounding context. This results in an increased vertical scale towards the northern portion of the Park Terrace frontage and a reduced building height to the eastern and southern area of the Site.
- 5.68 While the eastern wing of Building B07 sits well below the 20m height plane, small portions of the projecting wing walls project through the HRB plane off the eastern boundary. The neighbouring property at **18 Salisbury Street** contains two rows of two storey townhouses. These have solid end walls facing the Site. In my opinion, the proposed scale of Building B07 will not result in reduced amenity for this property.
- 5.69 Building B08 only extends to four storeys. However, the narrow dimension of this part of the Site connecting through to Peterborough Street means the building results in projections through the HRB planes off neighbouring properties.
- 5.70 The property to the east at **15 Peterborough Street** contains an apartment building comprising four connected blocks with Blocks C and B extending to 6 levels (with a mezzanine on the 6th level). The units have balconies off the living spaces that face west towards the Site. The Proposed Village will result in some shading of this property in the late afternoon. In most instances this will not be greater than could be achieved within the built form standards. However, in the summertime, there will be some additional shading in the afternoon. In my opinion, for units where the additional shading will fall on indoor and balcony living spaces, albeit for a limited time, this will result in a minor adverse amenity effect.
- 5.71 Building B08 is configured with a primary orientation away from this property, with relatively narrow windows on the western façade. In my opinion any sense of overlooking will be negligible.
- 5.72 The property to the west of Building B08 at **62 Park Terrace** is currently vacant. While the proposed building projects through the HRB plane, it is considered that the

configuration and scale of this building will not diminish the current amenity enjoyed by the property. Collectively proposed Building B07 and B08 will result in some shading of this property. However, this only extends beyond that which is anticipated by the built form standards towards the middle of the day during winter. Given that the Site is not currently used for residential purposes, the adverse amenity effects of this shading are considered to be negligible.

- 5.73 The property at **76 Park Terrace** is located immediately to the south of the western wing of proposed Building B07 and to the west of Building B08. This property contains a two-level dwelling. At ground level, the western end of the dwelling contains a living space opening to a porch/sunroom to the north. At the eastern end, a family room opens onto an outdoor living space to the north and east. At the upper level bedrooms have windows to the north. Dense vegetation is located along the northern boundary with the Site.
- 5.74 The Site layout has been configured with the main entrance off Park Terrace located adjacent to this property, setting the western wing of Building B07 back from the boundary. While this wing does extend above the height plane by up to 5.09m it steps down to a four storey element at its southern end. A corner of this building element projects slightly through the HRB plane. The southern wall of the higher building form projects more substantially through the HRB plane. At the upper levels of the building, windows at the southern end of the corridors provide light to this space. Given the intermittent use of corridors, undue overlooking of the neighbouring property will be avoided and the adverse effect is considered to be very low.
- 5.75 The Proposed Village will result in considerable shading of the property at 76 Park Terrace during the winter. However, this will not affect this property to a greater extent than shading that would be generated within the built form envelope for the Site for most of the year. Around the Equinox, the proposed building will result in some additional shading of the driveway. In my opinion, the adverse effect of this additional shading on the amenity of the property will be negligible. In summer, there will be additional shading to a smaller area of the rear of the neighbouring property. This is in the vicinity of the garage and vehicle manoeuvring area and will not diminish the residential amenity to any noticeable extent.

Summary

- 5.76 The following table provides a summary of the assessment of amenity effects on immediately surrounding properties. My assessment has been made using an 7 point scale of effects of change: very high adverse, high adverse, moderate adverse, low adverse (minor in terms of RMA test), very low adverse (less than minor in terms of RMA test), negligible, positive.

Table 1: Summary – Bishopspark Site

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

Table 2: Summary – Peterborough Site

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 Low overlooking	

Crime Prevention Through Environmental Design

- 5.77 As part of their commitment to the New Zealand Urban Design Protocol, in 2005 the Ministry of Justice published “National Guidelines for Crime Prevention Through Environmental Design In New Zealand”. The Guidelines describe CPTED as “a philosophy based on proper design and effective use of the built environment leading

to a reduction in the incidence and fear of crime, as well as an improvement in quality of life.”² The Guidelines identify four key overlapping CPTED principles. They are:

- **Surveillance** – people are present and can see what is going on;
- **Access Management** – methods are used to attract people and vehicles to some places and restrict them from others;
- **Territorial Reinforcement** – clear boundaries encourage community ‘ownership’ of the space; and
- **Quality Environments** – good quality, well maintained places attract people and support surveillance.

5.78 Part 1 of the Guidelines sets out seven qualities of well-designed, safer places. It notes that the seven qualities are not rules or universal solutions for every situation. Instead, they are intended to focus attention on key issues to consider in relation to the needs of each local setting. The 7 qualities are:

- Access – safe movement and connections;
- Surveillance and sightlines: see and be seen;
- Layout: clear and logical orientation;
- Activity Mix: eyes on the street;
- Sense of Ownership: showing a place is cared for;
- Quality Environments: well designed, managed and maintained environments;
- Physical Protection: using active security measures.

5.79 The principles and qualities set out above have been used to guide the following assessment. I note that the Crime Prevention Through Environmental Design Guidelines by Safer Canterbury (2004) are consistent with the fuller framework provided by the National Guidelines.

5.80 Ryman are very aware of the importance of creating safe environments for their residents and CPTED principles are critical to the design of their villages. In my opinion, the principles set out above have been addressed in the Proposed Village design. A key aspect of the retirement village model that sets it apart from a more traditional suburb, is the creation of a shared living environment that includes a range of communal spaces and facilities. This sense of shared ownership and overarching

² P.5, Pt 1 of National Guidelines for CPTED, Ministry of Justice, 2005

management and maintenance makes a particular contribution to the safety of the Village.

- 5.81 As noted above, the layout of the Proposed Village provides safe and legible connections through the Village with clear sightlines to key destinations.
- 5.82 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.
- 5.83 At the detailed design phase, lighting of communal outdoor spaces will further contribute to the safety of the Village environment.

Landscape Effects

Bishopspark Site

- 5.84 As set out in the Heritage report, the Site has a long and rich history. For some time prior to its current vacancy, it accommodated a retirement village in a range of buildings. As many sites along the Park Terrace sustained considerable earthquake damage, the corridor has seen considerable deconstruction and some redevelopment since the quakes. In my opinion, the proposed Site layout, configuration of building forms and architectural expression is responsive to the characteristics of this primary street corridor and its other boundary interfaces.
- 5.85 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.
- 5.86 An overall design cohesion is adopted across the Site to reinforce an architectural style that is grounded in the Christchurch vernacular and referencing the former heritage of the Site (see Figures 7 and 8 in Attachment 5).
- 5.87 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.
- 5.88 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

- 5.89 The distinctive characteristics of the Site and its suitability to accommodate taller buildings than the immediately surrounding area is described in Section 3 above and reflected in the higher height standard applying to the Site.
- 5.90 In my opinion, 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.
- 5.91 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.
- 5.92 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

- 5.93 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.
- 5.94 As noted above, I consider 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.
- 5.95 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.

- 5.96 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.
- 5.97 Overall, I consider the landscape effects of the Proposed Village will be positive.

Visual Effects

- 5.98 The assessment of visual effects has been informed by a number of visual simulations from representative public viewpoints. It should be noted that, while technically accurate, visual simulations are a tool for understanding the way a proposal sits in its context. They do not replicate reality and should be viewed in combination with field observations. The method for viewing the full visual simulation images, is set out in the technical statement accompanying the images.
- 5.99 For both the Bishopspark and Peterborough Sites the primary viewing audience will comprise four groups:
- 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;
 - Users of Hagley Park.
- 5.100 An assessment in relation to each of these groups follows.

Users of the Surrounding Street Network

Bishopspark Site

- 5.101 For those travelling in the surrounding street network by foot, bicycle or car, views towards the Site will be transient. Therefore, this viewing audience is less sensitive to change than those that experience a static view.
- 5.102 Park Terrace is an important route into the City Centre and carries relatively high volumes of vehicles, cycles and pedestrians. With its direct relationship to the Avon River and Hagley Park it has a high amenity and distinctive character. The built edge on the eastern side of the street exhibits a diverse built character. The earthquakes caused considerable damage along the corridor and many sites have been recently redeveloped or remain vacant.
- 5.103 It is Building B02 that provides the primary interface with this street (see Visual Simulation from Viewpoint 2-1 and 2-3). In my opinion, the proposed building is of a

scale and form that complements other buildings along the street. While the building exceeds the height standard and infringes the front yard standard, I consider it provides a suitable enclosure to the wide street corridor. The setback of the upper level and its distinctive treatment to create a roof profile that is differentiated from the primary building façade avoids an effect of inappropriate visual dominance. As the proposed specimen trees along the street edge mature, they will make a positive contribution to the visual amenity of the streetscape, particularly for pedestrians walking along the street.

- 5.104 A visual connection to the heart of the Village is also provided down the main entrance to the highly glazed reception area. In my opinion, this assists to create a visual link between the Proposed Village and the adjacent public realm. While Building B01 has a large footprint, it is divided into a number of wings and the whole building will not be seen from the adjacent street.
- 5.105 Dorset Street is the other location where the Proposed Village has a direct relationship to the street (see Visual Simulation from Viewpoint 2-5). From this street and from Dublin Street to the north (see Visual Simulation from Viewpoint 2-4) the three-level primary frontage of Building B03 that steps back to a recessed fourth level will not appear incongruous with the scale of buildings in the surrounding context.
- 5.106 The Proposed Village is separated from Salisbury Street and Victoria Street. Glimpses will be obtained to various built elements (see Visual Simulation from Viewpoint 2-6). These will be viewed in the context of larger building forms primarily along the Victoria Street commercial corridor. In my opinion, the Proposed Village will appear subservient to these elements.
- 5.107 In summary, I consider that when viewed from the surrounding streets the visual change from the Proposed Village will range from low to moderate and the resulting effects will be positive.

Peterborough Site

- 5.108 The Peterborough Site is in a prominent location at the broad and open intersection of Park Terrace and Salisbury Street. The current vacant nature of the Site contributes little to the visual quality of the neighbourhood. The DP framework acknowledges the potential of this Site to accommodate increased building scale to define the corner with an increased permitted height limit. From both these streets the Proposed Village will result in very high visual change. An analysis of the appropriateness of the design and its relationship to the neighbourhood character is set out in the urban design assessment above. In my opinion, the Proposed Village will act as a suitable landmark when viewed from these primary street corridors and will result in positive visual effects (see Visual Simulations from Viewpoints 1-1, 1-5, and 1-6).

- 5.109 As with the specimen tree planting for the Bishopspark site, I consider that as the trees mature, they will make a positive contribution to the visual quality of the immediately adjacent streetscape, reinforcing the widened corner as a 'pocket park'.
- 5.110 From the intersection of Salisbury Street and Victoria Street, the Proposed Village will be prominent (see Visual Simulation from Viewpoint 1-7). Given the viewing distance, it will not appear incongruous with the varied scale and form of the foreground built environment.
- 5.111 From Peterborough Street, the lower Building B08 has a direct relationship to and fronts the street. The scale of building will be subservient to other buildings in the street corridor. The retention of the protected tree adjacent to the street, will provide a visual foil to the building and will continue to contribute to the vegetated quality of the streetscape.
- 5.112 Overall, I consider that when viewed from the surrounding streets as identified above, the visual change from the Proposed Village will range from moderate to very high and the resulting effects will be positive.

Residents and Users of immediately adjoining properties

Bishopspark Site

- 5.113 The Site has a direct relationship to a number of residential properties. An assessment of amenity effects in relation to these properties is set out in the urban design assessment above.
- 5.114 The apartment building at **108 Park Terrace** has been designed to orient away from the Site. In my opinion, the Proposed Village, and particularly the elements that project above the height standard, will result in low visual change and negligible adverse visual effects.
- 5.115 Adjoining Dorset Street properties (**2A, 16 and 18 Dorset Street**) are generally oriented away from the Site with primary living spaces (both indoor and outdoor) facing north away from the Site. The Proposed Village will result in moderate visual change. In the context of development enabled by the zone provisions, I consider that the adverse visual effects resulting from the Proposed Village will be very low.
- 5.116 **Properties to the east** accommodate commercial uses which are less sensitive to visual change than residential uses. From these properties, visual change will be low to moderate. In the context of development enabled by the zone provisions, I consider that adverse visual effects from the Proposed Village will be negligible.
- 5.117 Having regard to the site layout of existing and consented development on the adjoining properties along Salisbury Street (**13, 15 and 17 Salisbury Street**), I consider that while the magnitude of visual change will be moderate, the Proposed Village will result

in negligible increased visual dominance. Therefore adverse visual effects are considered to be negligible.

- 5.118 When viewed from the residential property at **90 Park Terrace**, the visual change experience from the Proposed Village 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 will be prominent. The upper level which exceeds the 14m height standard, will be clearly differentiated from the primary façade, creating a clear vertical termination to the building. In my opinion, 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. In my opinion, the adverse visual effects resulting from the Proposed Village at this property will be low.

Peterborough Site

- 5.119 Given the orientation of units on the property at **18 Salisbury Street**, with solid walls facing the Site, I consider the magnitude of visual change experienced from this property will be low-moderate, primarily being experienced when moving to and from units within the property. In the context of the visual change that is anticipated by the zone, I consider the Proposed Village will not result in increased visual dominance. In my opinion, adverse visual effects will be negligible.
- 5.120 While proposed Building B08 is lower than the height standard, it does project through the HRB 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. In my opinion, when viewed from this property the visual change will be moderate – high. For units where the lounge and balconies are oriented directly towards Building B08, the proximity of the building will result in some increased visual dominance over and above that which could be anticipated within the built form standard envelope. In my opinion the adverse visual effects from the Proposed Village will be low.
- 5.121 The property at **62 Park Terrace** has frontage to both Park Terrace and Peterborough Street. It is currently vacant. The Proposed Village will result in moderate visual change and Building B08 projects through the HRB plane in relation to the neighbouring property's eastern boundary. I consider the adverse visual dominance effects from the Proposed Village will be very low.
- 5.122 The western wing of Building B07 is located to the north of the property at **76 Park Terrace**. Given the current undeveloped nature of the Site, the Proposed Village will result in very high visual change when viewed from this property. However, the zone provisions anticipate a fundamental change in the visual character of the Site. While Building B07 exceeds the height standard, careful consideration has been given to the way it interfaces with the neighbouring property, with the street front portion of the

building stepping down to four levels at its southern end. In my opinion, together with the proposed planting of specimen trees along the boundary, this provides a sensitive transition.

- 5.123 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, I consider 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. In my opinion, the adverse visual effects when viewed from this property will be minor.

Residents and Users of properties in the wider neighbourhood

- 5.124 Residents of dwellings in the wider neighbourhood will variously obtain views towards the Sites. As noted above, the area has undergone and will continue to undergo considerable visual change since the earthquakes, so change is an anticipated quality of the living environment.

Bishopspark Site

- 5.125 The Bishopspark Site has a limited viewing catchment outside the immediately adjoining properties.
- 5.126 For properties on the northern side of Dorset Street, the scale and configuration of Building B03 and Building B01 behind dwellings on the southern side of Dorset Street will integrate well with its surrounding context and will not appear incongruous. In my opinion, the visual change experienced will be low-moderate and the effect of that change will be positive.

Peterborough Site

- 5.127 The surrounding streets provide a level of separation from the Peterborough Site.
- 5.128 The property at **82 Park Terrace** contains a four-level apartment building. The Proposed Village will be clearly visible from this property and the magnitude of visual change will be high. This will be viewed in the context of the lower form of the eastern wing. Given the change anticipated by the DP provisions and the separation provided by the broad intersection, I consider adverse visual effects resulting from the overall scale of the western wing of Building B07 will be very low.
- 5.129 For properties further along the northern side of Salisbury Street (**5, 13, 15, 17 Salisbury Street**), the relationship between the western and eastern wings of Building B02 and the separation between the two wings will be more readily apparent. In my

opinion, the configuration of building mass creates a well-ordered configuration. Together with the associated planting along the street edge, I consider that when viewed from these properties, the visual effects will be negligible adverse to positive.

Users of Hagley Park

Bishopspark Site

- 5.130 The Site is separated from Hagley Park by the wide street corridor of Park Terrace and the Avon River corridor. A pathway runs alongside the River and is a popular recreational route. This pathway affords views to the Bishopspark Site, variously obscured by intervening mature trees. From this walkway views are primarily obtained to Building B02 (see Visual Simulation from Viewpoint 2-2). The building is well articulated to create a visual organisation of a series of vertical elements, terminated by a distinctive roofline. As the street front specimen tree planting matures, it will complement the planting within Hagley Park to reinforce the vegetated quality of the neighbourhood. In my opinion, the Proposed Village will result in moderate to high visual change from this location and make a positive contribution to the visual richness of the varied built edge to Park Terrace.
- 5.131 From locations further within Hagley Park, the layering of mature trees in the foreground will variously obscure the building so that it will not be a prominent feature.
- 5.132 In summary, I consider that the visual change will be moderate to high (primarily from the path along the eastern edge of Hagley Park in the immediate vicinity of the Site) and the resulting effect will be positive.

Peterborough Site

- 5.133 Similarly, the eastern path through Hagley Park affords views to the Peterborough Site, variously obscured by intervening mature vegetation. The large, mature trees within Hagley Park and on the street side of the River provide a visual foil to the building. From this pathway, in the immediate vicinity of the Site, intermittent views will be obtained of the western wing of Building B07 creating a strong definition to the Park Terrace / Salisbury Street corner (see Visual Simulations from Viewpoints 1-2, 1-3 and 1-4). In my opinion, the building façade is well articulated and organised to visually breakdown the horizontal extent of the building form. The setback of the upper level and its distinctive roofline treatment will create an effective vertical termination to the building. As specimen trees along the street front mature, they will complement the tree planting within the adjacent road reserve and will assist to provide a vegetated foundation to the building form.
- 5.134 From locations further within Hagley Park, the layering of mature trees in the foreground will variously obscure the building so that it will not be a prominent feature.

- 5.135 In summary, I consider that the visual change will be moderate to high (primarily from the path along the eastern edge of Hagley Park in the immediate vicinity of the Site) and the resulting effect will be positive.

Summary

- 5.136 The following table provides a summary of the magnitude of change and the resulting effect of that change when viewed by the various groups identified as comprising the viewing audience for each Site (see Appendix 1 for a list of factors that contribute to the magnitude of visual change and the effects arising from that change) using the following terminology:

- Magnitude of change: extreme, very high, high, moderate, low, very low, negligible.
- Effect of change: very high adverse, high adverse, moderate adverse, low adverse (minor in terms of RMA test), very low adverse (less than minor in terms of RMA test), negligible, positive.

Bishopspark Site	Magnitude of Change	Visual Effect	Notes
Users of surrounding street network	Low to moderate	Positive	Transient nature of views reduces the sensitivity to change
Residents of immediately adjoining properties			Varies for different properties depending on locational relationship to different components of the Village, site layout and configuration of dwellings and location of intervening vegetation
108 Park Terrace	Low	Negligible adverse	
Dorset Street (2A, 16 and 18 Dorset Street)	Moderate	Very low adverse	
Commercial properties to the east	Low to moderate	Negligible adverse	
Salisbury Street (13, 15 and 17 Salisbury Street)	Moderate	Negligible adverse	
90 Park Terrace	Very high	Low adverse	
Residents of wider residential neighbourhood	Low to moderate	Positive	Depends on distance and location of intervening buildings and vegetation
Users of Hagley Park	Moderate to high	Positive	Mature trees within Hagley Park and the adjacent river corridor variously obscure views towards the Proposed Village

Peterborough Site	Magnitude of Change	Visual Effect	Notes
Users of surrounding street network	Low to moderate	Positive	Transient nature of views reduces the sensitivity to change
Residents of immediately adjoining properties			Varies for different properties depending on locational relationship to different components of the Village (including elevation), site layout and configuration of dwellings and location of intervening vegetation
18 Salisbury Street	Low-moderate	Negligible adverse	
15 Peterborough Street	Moderate-high	Low adverse	
62 Park Terrace	Moderate	Very low adverse	
76 Park Terrace	Very high	Low adverse	
Residents of wider residential neighbourhood	High	Very low to positive	Depends on distance and location of intervening buildings and vegetation
Users of Hagley Park	Moderate-high	Positive	Mature trees within Hagley Park and the adjacent river corridor variously obscure views towards the Proposed Village

Urban Design Panel Feedback

- 5.137 As the Proposed Village was being developed, an early concept was presented to the Council's Urban Design Panel (at the meeting on the 2nd October 2019). The meeting minutes are contained in the AEE. 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.
- 5.138 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

- 5.139 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 750mm plinth, together with well-designed fencing and landscaping would help to ameliorate any security concerns.
- 5.140 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

- 5.141 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.
- 5.142 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

- 5.143 The Panel suggested reducing the scale and dominance of the building fronting Park Terrace.
- 5.144 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 its dominance in relation to the adjacent street.

Peterborough Site - relationship to Salisbury Street

- 5.145 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.
- 5.146 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

- 5.147 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.
- 5.148 While the primary building façade complies with the 4m setback, the ground level terraces and upper level balconies project into the setback by up to 1m. Direct access from the ground level units is provided to Park Terrace. In my opinion, 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.

6 Conclusions

- 6.1 The Proposed Village will extend across two sites. They both have primary frontage to Park Terrace, which is one of Christchurch's premier streets that lead into the City centre. The street interfaces with the Avon River and Hagley Park, two landscape features that make a particular contribution to Christchurch's sense of place.
- 6.2 To the east of Park Terrace, the surrounding context has a diverse built character that reflects the long and rich history of the area. Extensive damage by the earthquakes has exacerbated change in the area. While some sites remain vacant, there has also been considerable re-development.

- 6.3 The proposal to establish a comprehensive care retirement village across the two sites has been through a rigorous and iterative design process that has been guided by a series of design principles and DP provisions.
- 6.4 The urban design assessment considers the following:
- The appropriateness of the Site to accommodate the Proposed Village;
 - Effects on the wider environment in terms of urban structure and character;
 - Street interface;
 - On-site amenity;
 - Amenity of surrounding properties (shading and overlooking); and
 - CPTED.
- 6.5 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.
- 6.6 In terms of landscape effects, I consider 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.
- 6.7 In terms of visual effects, the 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;
 - Users of Hagley Park.
- 6.8 While the Proposed Village will result in moderate to high visual change from many locations, the assessment finds that, in the context of the DP framework, from most

locations the visual effects will be from very low adverse to positive. Low/minor adverse visual effects are identified for the following properties:

- 90 Park Terrace (in relation to the Bishopspark Site);
- 15 Peterborough Street (in relation to the Peterborough Site); and
- 76 Park Terrace (in relation to the Peterborough Site).

Recommendations

6.9 Based on the above assessment, is recommended that the following matters are considered as the Proposed Village progresses to the detailed design phase. These should be addressed by the conditions of the resource consent:

- Detailed design of lighting of accessways and communal open spaces in accordance with CPTED principles;
- A final schedule of building materials and colours that is generally consistent with the concept set out in the architectural drawings contained in the Assessment drawings;
- Detailed planting plans are prepared that are consistent with the landscape concept set out in the Resource Consent Drawing, together with an implementation and maintenance strategy to ensure good growth and on-going health of planting;
- Any amendments to plant currently depicted on the architectural drawings is screened from public view.



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Appendix 1

Factors Informing Visual Assessment

Magnitude of Change

1. Geographical extent/proportion of view – from a small proportion of a wider view (low) to a high proportion of a view obtained (high).
2. Distance from viewer – far (low) to close (high).
3. Duration of view – transient and fleeting (low) to static (high).
4. Contrast between the proposal and the existing view from similar (low) to highly contrasting (high)

The summary contained in Section 6 combines a consideration of these factors and applies a 7-point scale of magnitude from negligible to extreme.

Effects of Change

1. Sensitivity of view to change including its visual quality, and visual absorption capability.
2. Number of viewers affected by the change.
3. Characteristics of the viewing group. For example, residents and people visiting an area to enjoy its visual characteristics will likely be more affected by visual change than people passing through an area or working in an area.
4. Viewer's values and attitudes towards the proposed activity (this may be negative, benign or positive).

The assessment contained in Section 6 considers these factors in combination and the summary at the end of the section applies a 7-point scale from very high adverse to positive.



Figure 1: The Two Sites in Context



Figure 2: The Site in its Wider Context



Figure 3: Christchurch District Plan Zone Map



Figure 4: The Two Sites in Context



Photograph 1: Looking South down Park Terrace in Vicinity of Peterborough Street



Photograph 2: Looking South down Park Terrace in Vicinity of Bishops Park Site



Photograph 3: Pocket Park at Intersection of Park Terrace and Salisbury Street



Photograph 4: Looking East along Peterborough Street



Photograph 5: Looking West down Dorset Street at intersection with Dublin Street



Figure 5: Bishops Park Site Layout (credit Design Squared)



Figure 6: Peterborough Site Layout (credit Design Squared)

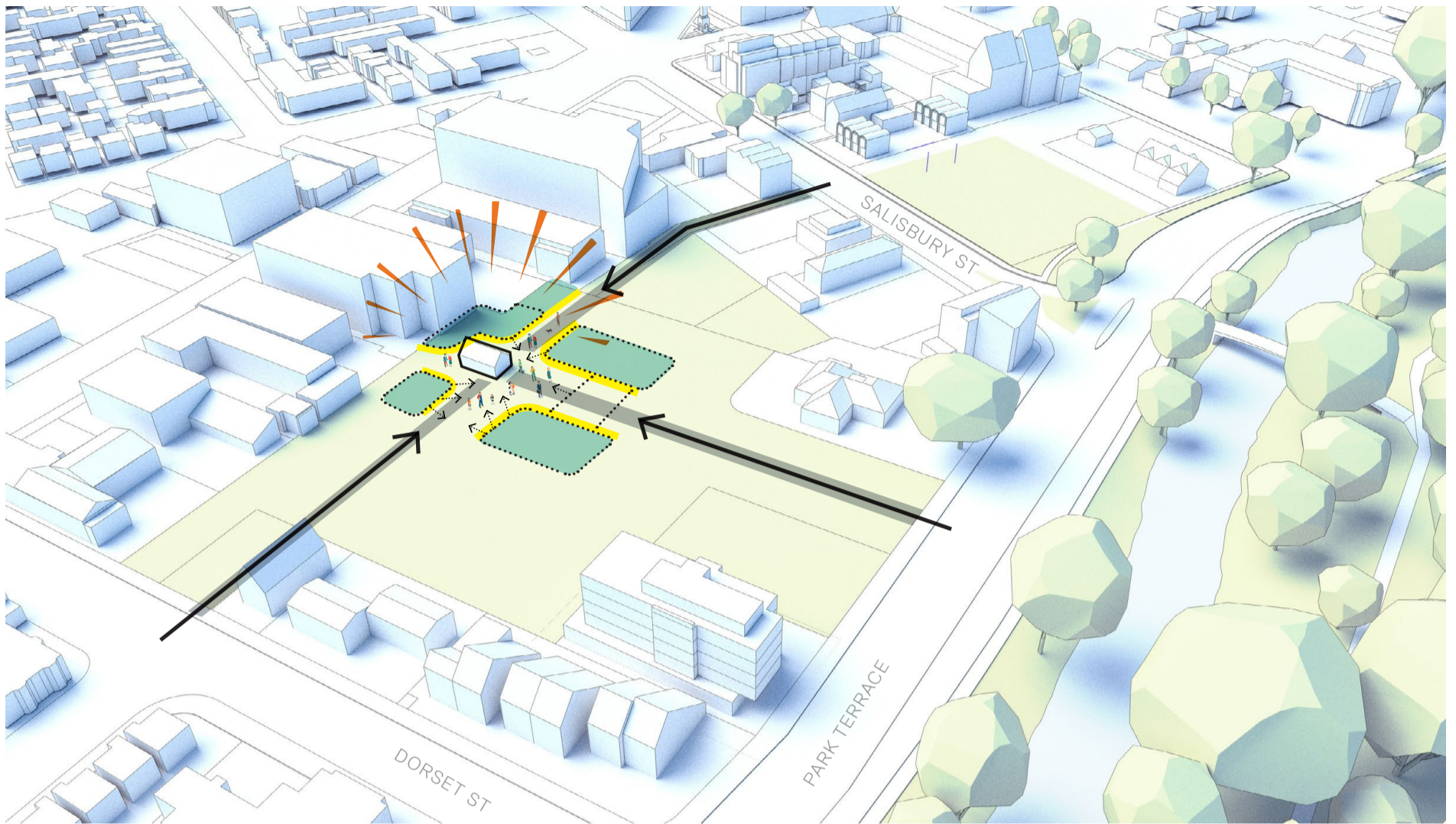
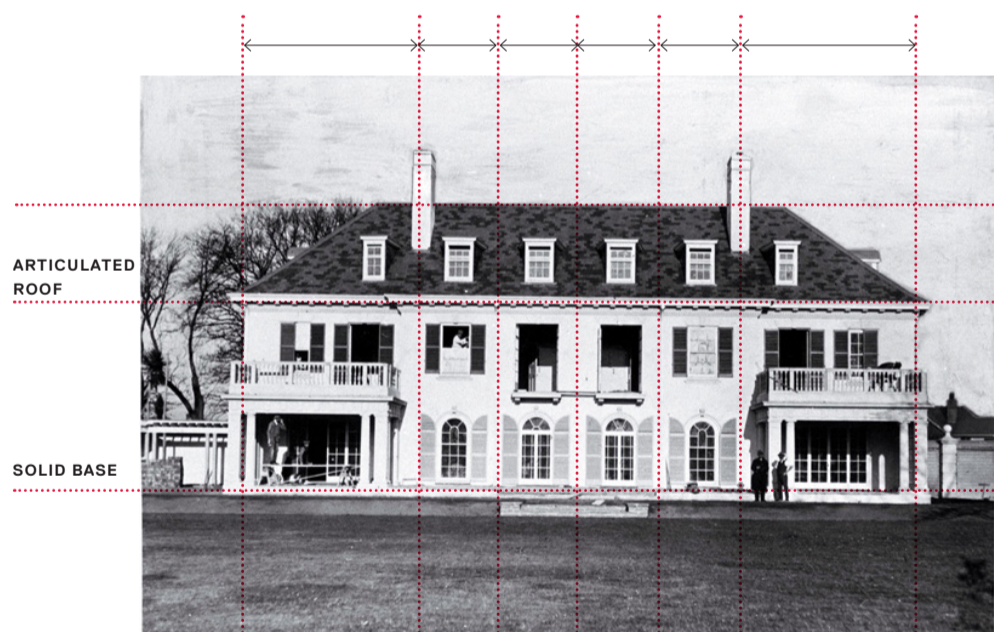


Figure 7: Key Design Concept to Create Axes Centring on the Historic Chapel as the Heart of the Village



- The former dwelling was of Georgian revival style, with a solid brick base with cement facing and an articulated slate roof with dormer windows
- The proposed new buildings seek to reference this history with the buildings having a solid brick base with a dark, articulated roof
- The proposed new buildings are proposed to be of timeless quality that references the principles of symmetry, repetition and proportion that can be observed in the former dwelling.

Figure 8: Approach to Materiality and Modulation Drawn from Design of Former Bishop's Residence