

Memorandum

To: Louisa Armstrong - Christchurch City Council

Date: 13 July 2020

Re: Further Information Response –78 Park Terrace and 100 Park Terrace, Christchurch

1. INTRODUCTION

The purpose of this memorandum is to provide Ryman Healthcare Limited's ("**Ryman**") response to the further information requested by Christchurch City Council on 4 June 2020, pursuant to section 92 of the Resource Management Act 1991 ("**RMA**"), and in relation to the resource consent applications for a comprehensive care retirement village ("**Proposed Village**") at 78 Park Terrace and 100 Park Terrace, Christchurch.

A number of the responses below have been informed by Ryman's meeting with the Christchurch City Council on 11 June 2020, which was beneficial in better understanding the context behind the questions / comments being posed in the further information request.

Responses to the further information request are provided in the following sections, with the relevant appendices noted as appropriate.

2. TRAFFIC

The further information request seeks the following with respect to traffic matters:

Please provide the number of car parking spaces that are allocated to staff and residents, and their locations. We have the overall numbers however we are wanting the allocation of spaces.

As previously advised, six on-grade carparking spaces and 138 basement carparking spaces will be provided at the Bishops Park site (of which four will be mobility spaces). This exceeds the carparking spaces required under the Christchurch District Plan – which requires 110 carparking spaces.

The allocation of carparking spaces for residents will vary over time depending on the demands of residents (i.e. some residents moving into the village also cease driving at this time, particularly those moving into the care units). As such, village management will continually monitor what parking is required for residents as new residents arrive at the Proposed Village – although no more than 110 carparks will be made available for residents at the Bishops Park site. The remaining 34 carparks will be divided between staff and visitors.

With respect to the Peterborough site, six on-grade carparking spaces and 77 basement carparking spaces will be provided (of which three will be mobility spaces). This also exceeds the carparking spaces required under the Christchurch District Plan – which requires 80 carparking spaces.

As with the Bishops Park site, the allocation of carparking spaces for residents at the Peterborough site will be determined based on the particular demands of residents over time. However, no more than 80 carparks will be made available for residents and this will be continually adjusted depending on the requirements made available for residents – with at least three carparks retained for visitors (staff parking at the Peterborough site is not considered a key demand given the configuration of the buildings as independent living units).

The previous further information response also noted that resident and staff parking will all be located within the basements at both sites, with the on-grade car parking spaces primarily being utilised by visitors to the Proposed Village (with additional visitor carparking provided in the basements).

Ryman have not yet determined the location of carparking for residents, staff and visitors in the basements of each site – and does not intend to do so in advance of detailed / operational design of the retirement village. This level of specificity in carparking design has not been required as part of any previous resource consent application by Ryman for retirement villages in Christchurch (including Riccarton in 2019), and it is unclear why it is being sought in this instance and what effects the Council are seeking to manage. The transportation assessment by Commute has demonstrated that there is sufficient manoeuvrability in the basements at both sites for vehicles (regardless of the purpose of the drivers visit).

Can you please confirm the number of cycle spaces for each site at basement and ground floor levels. There are variations between the plans.

The Bishops Park site will have 21 cycle spaces in the basement, while the Peterborough site will have 8 cycle parks in the basement.

3. HERITAGE MATTERS

The further information request seeks the following with respect to heritage matters:

Please show the heritage setting overlaid on the site plan and in relation to the basement location so we can identify where buildings and earthworks will be undertaken in the heritage setting.

Please correct the positioning of the heritage setting on the site plans and show dimensions to clarify distances of works from the heritage item. The heritage setting extends further west to the existing path and further east than shown - almost to the east boundary and includes the trees adjoining the east boundary (see heritage aerial map attached). The site plans need to accurately show the location in relation to the heritage item of the parts of the new buildings intruding into the heritage setting and the location of earthworks not covered by the earthworks exemption in 8.9.3 a) iv) that are within 5 metres of the heritage item.

Warren & Mahoney have updated Drawings S01.A0-020, S01.A0-030 and S01.A0-040, attached as **Appendix A** to this memorandum, to show the defined extent of the heritage setting on the Bishops Park site.

The engineering report and engineering drawings documenting options and selection of proposed approach for structural upgrade of the chapel.

Please provide the engineering drawings by Mitchell Vranjes referenced in the DPA heritage assessment to support the structural upgrade work described in the DPA heritage assessment.

The original structural drawings prepared by Mitchell Vranjes are attached as **Appendix B** to this memorandum.

The previous further information response confirmed, based on advice from Mitchell Vranjes and Tonkin & Taylor, that palisade walls are no longer proposed in order to protect the Bishops Chapel during the construction of the basement of Building B01. The retaining walls proposed for the three sides of the basement will be sufficient to ensure the overall stability of the ground around the Bishops Chapel. As such, the palisade walls shown on the structural drawings in **Appendix B** do not form part of the proposal.

Please provide details, assessment and plans for any building code upgrade proposed for the chapel in relation to fire and access, including details of the location and dimensions of the ramp described in the application (DPA Architects' heritage assessment p11).

Please confirm the appearance of the ramp adjoining the north elevation of the chapel. Is the depiction on the visualisation of the chapel which shows it with a permeable handrail accurate (as this is not shown on the DPA drawings)? Please confirm that it is not fixed to the chapel. Please confirm materials and colour of ramp and handrail. Alternatively, would the applicant accept a condition agreeing details, materials and finish? The chapel is a Highly Significant heritage item, so we are concerned that the design of the ramp is carefully considered.

Further details of the design of the ramp and handrail that are proposed at the Bishops Chapel are set out in **Appendix C** to this memorandum. Ryman also accepts that a consent condition requiring the details, materials and finish of the ramp and handrail to be certified by the Christchurch City Council, prior to construction works on the chapel commencing, would be appropriate.

A Temporary Protection Plan (TPP) identifying hazards and associated measures for protecting the chapel during the works (per recommendation in DPA Architects' heritage assessment p15).

Please provide a TPP with the application that demonstrates that the chapel will be protected from damage during the key aspects of the work programme including construction of the basement and the new buildings, earthworks for the village square, and works to the chapel. Proposed works to construct multi-storey buildings partially within the small heritage setting have the potential for more than minor adverse effects on the heritage values of this Highly Significant heritage item if adequate protection measures are not designed and implemented, particularly in relation to potential vibration effects. The conclusion of minor effects on heritage values is contingent on the consideration of appropriate TPP measures.

We consider that there should be a sufficient understanding of the aspects of the proposal at this stage to enable the Heritage Professional to develop the TPP framework which identifies at minimum the general nature of the protection measures for the heritage building which will need to be taken into account when developing details of the construction methodology.

Subject to submission of a TPP with the application, Council's heritage advice would then propose a condition that the TPP is amended to reflect details of the construction methodology when it is available and submitted again for agreement prior to works commencing. In conjunction with this, the heritage advice would also seek conditions that a Heritage Professional oversees the implementation of the TPP and the aspects of the work programme on the heritage item and in the heritage setting.

A Temporary Protection Plan for the Bishops Chapel, prepared by Dave Pearson Architects, is attached as **Appendix D** to this memorandum. Ryman also accepts that the Temporary Protection Plan should be reviewed and potentially updated once the final construction methodology for the chapel is confirmed – and that this should form part of the consent conditions.

4. EARTHWORKS

The further information request seeks the following with respect to earthworks matters:

Please provide cross boundary/ground level details with 90 Park Terrace. This is required so we can assess the height differences between the two sites.

The Peterborough site has a proposed FFL of 16.70m and the reports state the site will be retained around the boundary to achieve this level. However, there are no details of these retaining structures or if they will result in a height difference with neighbouring sites. There are also no levels shown on the internal boundaries and therefore potential cross boundary issues cannot be properly assessed.

Drawings from Beca with contours and spot levels for each site are provided in **Appendix E** to this memorandum.

With respect to the height differences along the northern and western boundaries of the Peterborough site, these will be retained primarily by a terrace of landscaped walls / raised planter beds incorporated into the landscape design along these frontages.

The application states the Bishopspark site will achieve the FFL of 16.7m and that conventional overland flow paths are provided within the site margins, discharging to the legal road frontages. The west end of the overland flowpath into Westwood Tce appears to be higher than the FFL in the site, so discharging to the road frontage would be difficult.

The drainage philosophy, as detailed in the Civil Design Report by Beca, is to store stormwater up to the 50-year event in attenuation storage tanks – as shown in Figure 1 below (being a replicate of Figure 15 in Civil Design Report). Therefore, the primary pipe network has been sized to convey the 50-year peak flow to the attenuation storage tanks. Some additional measures have been provided in the design to provide overland flow relief to the proposed buildings for events greater than the 50-year event.

As per the drawings attached as **Appendix E**, the vertical tie in point along the boundary with Westwood Terrace varies - but is approximately RL 16.80 to 16.85 m. This is a little higher than the floor level of the proposed buildings at the Bishops Park site. On the western side of Westwood Terrace the grading takes this height out and contains the 50-year event flow within the site and discharges through the permeable pavers in the pipe network (as per Figure 1 below). A modular trench drain adjacent to Westwood Terrace, sized for the 50-year peak flow, is proposed in front of Building B01. Another drain is proposed along the eastern boundary to discharge the 50-year peak flow to the attenuation storage tank.

Consequently, the 50-year peak flow does not discharge as overland flow to Westwood Terrace.

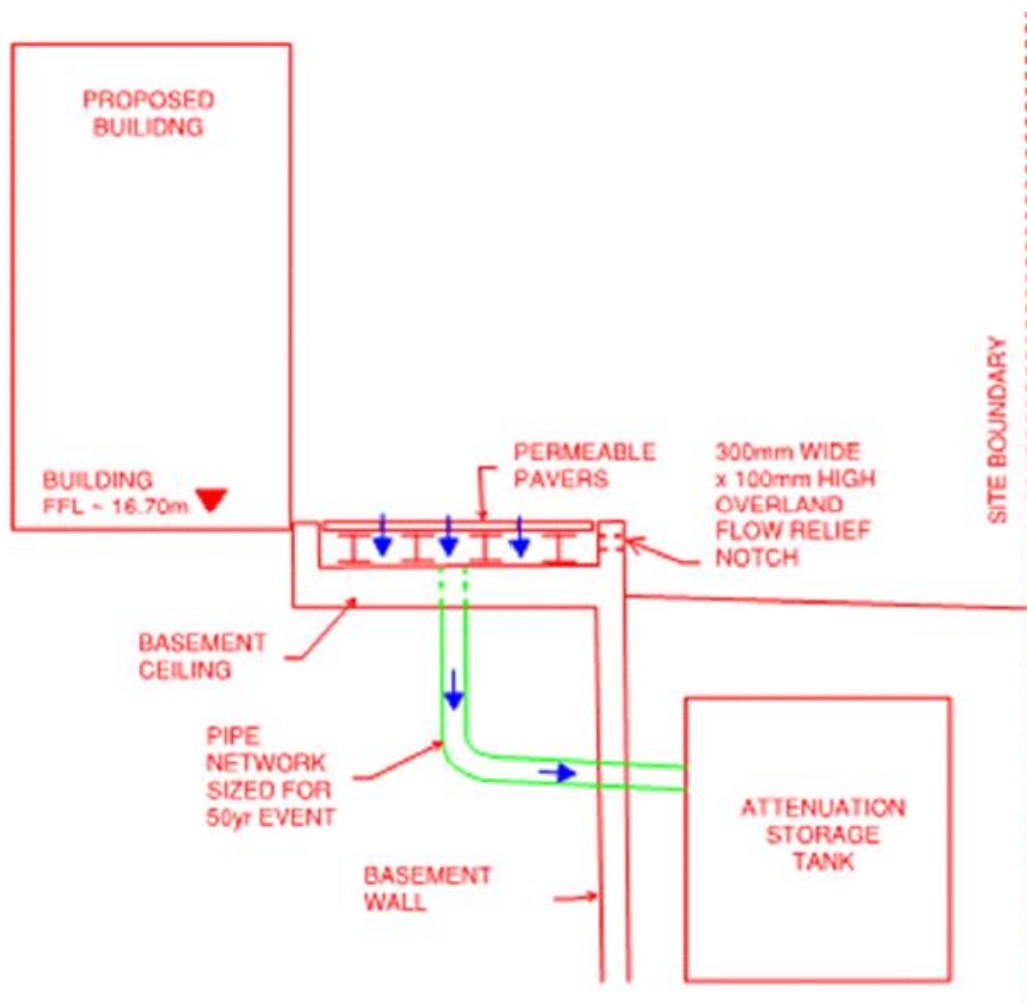


Figure 1: Bishops Park Typical Cross-Section of Stormwater Overland Flow Philosophy

For events greater than the 50-year event, a sump is provided at the eastern boundary of the site with Westwood Terrace. This sump provides overland flow relief for events greater than the 50-year event should the stormwater tank fill up and overflow through connection to the boundary ACO Drain. These flows will subsequently discharge to Westwood Terrace and Salisbury Street by overland flow.

5. ARBORICULTURAL MATTERS

The further information request seeks the following with respect to arboricultural matters:

78 Park Terrace – Peterborough Street

Corners are raised regarding the size of the planter boxes and their ability to enable the proposed trees to reach their full maturity/potential. The sizes proposed are considered to be too small for this to be achieved.

It is suggested that a less mono cultural approach to planting is adopted throughout the site and some well know larger species which complement the Hagley Park Trees should be considered.

100 Park Terrace – Salisbury Street

In terms of the Fastigate Oaks, a 2metre width for these trees is considered too small and at least 4m would be a more realistic space for their canopies to grow within.

An updated tree planting plan for the Peterborough site, along with details on the tree planters and planting methodology, is provided in **Appendix F** to this memorandum. The same information for the Bishops Park site is provided in **Appendix G** to this memorandum.

Further commentary from Design Squared on the design volumes of the various planters is provided in **Appendix H** to this memorandum.

Common Lime Tree – The closest point from the tree base to the building is approximately 5.8m however this does not include the area for basement construction. Concern is raised that this is too close for the size and age of the tree. Further details is also required regarding the basement construction and how this will impact on the Lime Tree.

A response from AP Consulting regarding the management of the Common Lime Tree during the construction of the basement of Building B08 is attached as **Appendix I** to this memorandum.

Corners are raised regarding the size of the planter boxes and their ability to enable the proposed trees to reach their full maturity/potential. The sizes proposed are considered to be too small for this to be achieved.

As noted above, further detail on the tree planters and planting methodology for the Bishops Park site has been prepared by Design Squared and is provided in **Appendix G** and **H**.

6. URBAN DESIGN

The further information request seeks the following with respect to urban design matters:

The shading diagrams are difficult to decipher in the way that they have been illustrated. Could the light green layer please be more transparent to see what is underneath and the shadowing created by the proposals be as an outline so they don't get confused with the shadowing of other buildings shown.

Updated shading diagrams of both sites by Warren & Mahoney are attached as **Appendix J** to this memorandum, and R. A Skidmore Urban Design Limited has undertaken additional analysis of

potential shading effects on adjacent properties in response to these diagrams (which is attached as **Appendix K** to this memorandum).

If there are additional 3D illustrations to give more visual depth to the proposal and to address the visual density across the site, particularly in conjunction with the over-height elements they would be very useful. Currently a number of the side elevations are reading as quite visually dominant, with the buildings having a significant visual bulk (see comments below). An isometric of the sites in their entirety would be useful to illustrate the building bulk and form across the sites, perhaps noting that 3D models have been provided in respect of the recession plane intrusions. Any additional visual material will always be appreciated.

Additional isometric views of each site from the north-east, north-west, south-east and south-west have been prepared by Warren & Mahoney, and are attached as **Appendix L** to this memorandum. These isometric views include consideration of the landscaping concept proposed by Design Squared for each site.

Could the basement perimeter for each of the sites be overlaid on the Design Squared Tree Planter Set Out to ascertain the extent of in-ground area for trees, noting the concerns above.

Updated tree planter plans for each site have been prepared by Design Squared, and these are attached as **Appendix F** and **G**. The tree planter plans illustrate which trees will be planted 'in ground' and which will be planted over the podium in a planter medium.

Some of the visualisations appear a bit off in their perspective/scale – Below appears as a walkway but is actually driveway access to the basement – could this be checked please.



Ryman confirms that the perspectives of the visualisations is accurate. The access shown above is a single lane vehicle exit – it is not a pedestrian walkway.

7. LANDSCAPING

The further information request seeks the following with respect to landscape matters:

Site sections – please add a drawn scale or a dimension to be able to scale from. Appears from SK102 that the overall height of the frontage treatment is 1.8m (800mm brick base and 1000mm open style aluminium fencing) for the Bishopscourt site – can this be confirmed.

SK102 and SK103 are scaled at 1:50 at A1 (or 1:100 at A3).

The height of the fence along the frontage of the Bishops Park site is between 1.8 and 2 m, while the height of the fence along the frontage of the Peterborough site is between 1.8 and 2.3 m. The differences in height are due to undulations in the existing ground level.

Vehicle entry/exit - What is the distance between the boundary and the gate (or could a dimension be added to the Park Terrace Entrance Plan) and are these proposed to remain open? If not what material are they proposed to be.

The distance between the boundary of the Bishops Park site and the gate is approximately 5.7 m.

The gates to the Proposed Village will typically remain open throughout the day and night, as the site is staffed 24 hours per day and is patrolled at night by a security company employed by Ryman. The gates are typically only shut when there is a specific need to keep visitors from coming to the Proposed Village (e.g. as part of the recent pandemic response).

On a recent site visit it was noted that there were a number of existing trees on the site that have not been identified in terms of a context analysis or similar for assessment noting 14.15.33 Urban design in the RCC Zone iii has appropriate regard to B. neighbourhood context, existing design styles and established landscape features on the site or adjacent sites. Could these please be marked on the landscape plan and noting if they are to be removed.

As noted in the previous further information response, all of the existing trees on both sites will be removed as part of the construction of the Proposed Village, with the exception of the Copper Beech Tree at the Bishops Park site (which will be relocated) and the Common Lime Tree on the Peterborough site (which will be retained in situ). As such, these trees have not been illustrated on any of the drawings.

It is also noted that the Proposed Village is not subject to Rule 14.15.33 (Urban Design in the Residential Central City Zone). As documented in the Assessment of Environmental Effects, resource consent is required for the Proposed Village in accordance with Rule 14.6.1.3 (RD5) – which does not include Rule 14.15.33 as one of the matters of discretion available to decision-makers.

Initial comments – continuing areas of concern:

Potential overshadowing issues noted above.

As already noted, updated shading diagrams have been prepared by Warren & Mahoney (attached as **Appendix J**). R. A Skidmore Urban Design Limited has also undertaken additional analysis of

potential shading effects on adjacent properties in response to these diagrams (which is attached as **Appendix K**).

There is a good level of articulation and modulation in the buildings individually, with contextual elements included. However, concerned that the similarity in form and material across the two sites, in combination with the change in scale, will not reflect the level of variation of the neighbourhood context. Rather the two sites may read as dominant elements within Park Terrace, particularly as both are over-height, with tree planting of a limited scale and buildings in close proximity to their boundaries, further exacerbating the buildings' dominance within the neighbourhood.

R. A Skidmore Urban Design Limited provides comment on the uniformity of building forms and building materials between the two sites in **Appendix K**. The response notes that as the two sites will operate as a single retirement village, it is important to strike a balance between ensuring cohesion between the two sites (so that they are understood as a single village) with creating visual interest and a grain that respects the surrounding context.

Warren & Mahoney have also commented that the existing reserve in front of 78 Park Terrace provides a significant landscape setback and buffer to the front of the building. There are several existing trees that will reduce the impact of the building. This reserve naturally sets the building back a significant distance from the road, which is unique along Park Terrace with all other buildings being located on the street edge. This setback also prevents the buildings from being read together as one development from the road.

Warren & Mahoney have also noted that while there are some material similarities between the buildings on the two sites, there are also significant differences. The buildings at the Bishops Park site consist of a Roman brick on the first three to four levels, with a metal profile roof to the recessed top floor. The same brick is used on the bottom two floors at the Peterborough site, however, the significant proportion of building above is a terracotta rain screen (which is only used at this site).

Generally quite a significant density across the sites with limited visual relief, key question is the level of appropriateness to the existing residential context.

As noted above, Warren & Mahoney have prepared isometric diagrams from a number of angles to demonstrate the distribution of buildings across the two sites (which are attached as **Appendix L**). These diagrams assist in providing an understanding of how the building elements relate to each other and the spaces within the Proposed Village.

Both sites are located in the Christchurch Central City Zone in the Christchurch District Plan, which is intended to provide for a range of housing types, including attractive, high density living opportunities. Furthermore, Policy 14.2.18 of the District Plan recognise the need to:

- Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older persons and those requiring care or assisted living, throughout all residential zones; and

- That housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.

R.A Skidmore Urban Design Limited also comments in **Appendix K** that the sites are located at the periphery of the city centre and are suitable to be used efficiently. The configuration of buildings and their massing has been determined in response to an analysis of the differing conditions of the surrounding context. R.A Skidmore Urban Design Limited concludes that the distribution of building mass, and the form and design of the various built elements, respects the differing edge conditions and interface with surrounding properties.

Reliance on planting at site boundaries for visual mitigation, but trees will be of a limited scale, and also have the potential to further overshadow neighbouring properties.

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

As noted in regard to further information, concerned at the visual dominance of side/end walls (primarily north facing elevations) on both sites as read beyond the site.

The response by R.A Skidmore Urban Design Limited (attached as **Appendix K**) comments that the various buildings have been deliberately configured and designed to avoid overlooking of neighbouring residential properties. Where this results in solid walls, Warren & Mahoney have punctuated these with vertical glazing to provide modulation and reduce the horizontal emphasis. In places, the walls are also angled to provide a drama to the building form that contributes to the visual interest and character of the Proposed Village.

R.A Skidmore Urban Design Limited also notes that from the public realm, the northern walls referred to will primarily be viewed with a foreground of other buildings and will not appear as overly prominent.

Salisbury street interface is both squeezed in terms of setback and the planting proposed, with a substantive façade height in close proximity to the street. This is exacerbated by the over height elements and will likely read as visually dominant when viewed by neighbours opposite.

Three additional visual simulations along Park Terrace and Salisbury Street have been prepared by Ryman in order to further illustrate the interface of buildings with Salisbury Street. These are attached as **Appendix M** to this memorandum.

The response by R.A Skidmore Urban Design Limited (attached as **Appendix K**) also comments that the Peterborough site has been deliberately configured, and building mass distributed, to embrace the street corner and step down away from the corner to the eastern wing of Building B07. In addition

to the stepping down, the two wings are physically separated with a primary axis through the site leading from Salisbury Street right through to the entry pavilion.

While the end walls of the two building wings are located to create a strong street edge, R.A Skidmore Urban Design Limited consider that with the physical break, the associated planting of specimen trees and the articulation of the end walls, a positive street interface will be created.

All Vehicle Accesses

Consider threshold treatments are needed to differentiate between driveway access and the footpath at each of the sites, with the pedestrian movement taking precedence over driveway in terms of movement.

The landscape concept plans for both sites clearly illustrate a difference in surface material and / or finish providing clear definition between pedestrian and vehicle movement – with pedestrian spaces typically being surfaced in asphalt and driveways surfaced with concrete or paving. This is further communicated by the legend provided for each landscape concept plan.

Difficult to get some of the bikes out of the basement area in the arrangement shown for the Bishops court site.

The bike parking in the basement of the Bishops Park site has been intentionally located close to the entry / exit ramp so that cyclists do not have to navigate through the basement and carparking areas to get to their parking area. The width of the space available to access the bike parking is approximately 2.25 m – and it needs to be recognised that is more likely that staff, rather than residents, will use this bike parking.

8. AFFECTED PARTIES

The final matter in the further information request is a list of properties whom Ryman should seek to obtain written approval from the owners and occupiers in order for the resource consent applications to potentially be considered on a non-notified basis. Based on the meeting held on 11 June 2020, Ryman understands that the various properties have been identified due to potential shading and dominance effects from the proposed buildings.

R. A Skidmore Urban Design Limited has undertaken additional analysis of potential shading effects on adjacent properties in response to the updated shading diagrams prepared by Warren & Mahoney (attached as **Appendix K**). This analysis takes into account the layout of neighbouring properties and how any potential shading may affect the use of these properties.

In light of the analysis by R. A Skidmore Urban Design Limited, and the assessment of potential visual / dominance effects in the AEE, Ryman considers the following properties may be adversely affected to a minor extent for the purposes of section 95E(1) of the RMA:

- 15 Peterborough Street – shading and visual effects for some units;
- 76 Park Terrace – shading and visual effects; and

➤ 90 Park Terrace – visual effects.

Ryman would welcome a further discussion with the Christchurch City Council on the potentially affected parties once the Council has had an opportunity to review the updated shading diagrams from Warren & Mahoney, as well as the analysis undertaken by R. A Skidmore Urban Design Limited.