

Before Hearing Commissioners
at Christchurch

under: the Resource Management Act 1991

in the matter of: application RMA/2020/405 for land use consent in relation to new buildings to accommodate facilities to provide services including healthcare, employment, education and housing to young people between 10 – 25

by: **The Youth Hub Trust – Te Hurihanga ō Rangatahi**
Applicant

Statement of Evidence of Andrew William Just

Dated: 8 September 2020

REFERENCE: J M Appleyard (jo.appleyard@chapmantripp.com)

L M N Forrester (lucy.forrester@chapmantripp.com)

chapmantripp.com
T +64 3 353 4130
F +64 3 365 4587

PO Box 2510
Christchurch 8140
New Zealand

Auckland
Wellington
Christchurch

STATEMENT OF EVIDENCE OF ANDREW [X] JUST

INTRODUCTION

- 1 My full name is Andrew William Just.
- 2 I am Director of Field Studio of Architecture and Urbanism and hold a Bachelor of Architecture (hons) from Victoria University of Wellington. I have 10+ years' experience working in architectural practice in Christchurch post the earthquake cycles. I have been involved in several public and community focused urban initiatives, including being a founding member of Gap Filler, the Christchurch-based world-recognised placemaking initiative. Field Studio has particular interest and experience working with community-minded and values-based organisations to generate architectural and urban outcomes of broad public benefit. This, along with commercial and residential architectural practice has given us experience working with a range of scales, contexts and stakeholder groups.
- 3 I am familiar with the application by the Youth Hub Trust – Te Hurihanga ō Rangatahi (the *Trust*) for land use consent in relation to new buildings (the *Youth Hub*) to accommodate facilities to provide services including healthcare, employment, education and housing to young people between 10 – 25 (the *Application*) at 109 Salisbury Street Christchurch (the *Site*).
- 4 I oversaw preparation of the architectural design, the preparation of the plans for the Youth Hub (the *Plans*) and the Design Statement that were submitted with the Application.¹

CODE OF CONDUCT

- 5 I have read the Environment Court's Code of Conduct for Expert Witnesses, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 6 My evidence will provide a summary of the Design Statement. It will then go on to provide specific responses to issues related to design matters raised by submitters, and then provide responses to matters raised in the section 42A report (the *Officer's Report*).
- 7 In preparing this evidence I have reviewed:

¹ Attached at Appendices 2 and 9 of the Application.

- 7.1 The Application;
- 7.2 Submissions lodged in relation to the Application; and
- 7.3 The Officer's Report.

SUMMARY OF DESIGN STATEMENT

Aims and Values

- 8 As explained in the Design Statement, the design team has worked closely with local youth and youth organisations to establish architectural aims and values for the Youth Hub which have subsequently been used to guide design decision making.
- 9 The aim of celebrating diversity and providing a sense of discovery has similarly helped to inform the character and arrangement of the buildings and spaces, informing a complex of varied buildings and outdoor spaces. Specifically these have driven the design proposal to be open and accessible, whilst ensuring privacy and sense of home and security. This has resulted in the layering of spaces that is inherent in the proposal, including engaging and public aspects facing on the two street facades and more private and introverted aspects of the Youth Hub being inwardly located.

Location and Context

- 10 The design process involved contextual analysis and the design proposal has sought to contribute positively to the location and context. This is clear in the treatment of the residential units on the eastern wing of the Youth Hub, which offer a high-quality set of row-houses to the streetscape, along with planted front gardens. The design includes a fine grain, and material and formal variation/modulation in a recognisably domestic language. This is to ensure it adds positively to the residential character and nature of Gracefield Avenue.
- 11 Similarly, the Salisbury Street frontage provides a prominent entry house and a smaller café building to the side, both of small scale and drawing on but varying an architectural language of pitched roofs, appropriate to the immediate context.
- 12 The internal boundaries are predominantly planted and have fences to ensure privacy for occupants and neighbours. The main western boundary has a smaller scale (two-storey) building with material and formal variation, and where the larger central building is closer to the boundaries there are more substantial trees proposed to be planted to help reduce the scale.

Functions and Programming

- 13 The varied functions and activities within the residential and other uses in the Youth Hub have been carefully arranged to appropriately establish public and private thresholds and interactions whilst also bringing the majority of non-residential activity to the interior of the site.

Connections and Circulation

- 14 The proposed site arrangement and circulation planning makes use of a primary entrance on Salisbury Street and a secondary entrance on Gracefield Avenue. This helps establish a clear and legible sequence of spaces that provide layers and richness of experience for occupants and helps manage privacy thresholds appropriately. Connections within the site and to the street are carefully arranged to afford a layering of engagement and interaction.

RESPONSES TO ISSUES RAISED

Bulk and Character

- 15 As noted at paragraph 20 of the Officer's Report, submissions in opposition included concerns about the scale and character of the proposed buildings.
- 16 The proposal has been designed to be within all of the built-form parameters of maximum building height, boundary set-backs and recession planes. This was an important design guideline in preparing the design in order to ensure against negative impacts associated with breaches of any of these aspects, for example inappropriate scale and massing or shading of neighbours.
- 17 The design sleeves the larger portions of the building with fine-grain residential uses, plantings/trees and the finer scale gabled greenhouse on the roof.
- 18 The proposal is not an 'object in a field', but rather a linked and delineated series of spaces, plantings and buildings. The proposed building design provides substantial amounts of planting, including trees, in order to help reduce overall massing. Given the nature of the layout and massing, from any vantage point it is difficult to see the full complex, which helps to reduce the bulk and scale.
- 19 The character, scale, material, massing and quality of the buildings on the street frontages have been carefully designed to sit comfortably within and contribute positively to the character of the existing context.

Damage during construction

- 20 Concern was raised in one submission about damage during construction of foundations. My understanding, based on initial feedback from structural engineers is that the proposed building

would not require foundation design/construction that would involve a high risk of damage to neighbouring properties.

- 21 It is also my understanding (and as per the recommended conditions in the Officer's Report) that a pre-works structural/condition assessment would be prepared for adjoining sites.

**Overlooking and Privacy
Greenhouses**

- 22 A number of submitters were concerned about the possible privacy and overlooking effects from the greenhouses of the Youth Hub. Ms Williams also covers this in her Urban Design Statement (at Appendix 3 of the Officer's Report), particularly at paragraphs 21 and 27, and recommendation 1. As a result, this aspect of the design has been revisited.

- 23 As covered in the evidence of Anne Wilkins, there will only be sporadic use of the greenhouse between the hours of 8am and 4pm weekdays as the greenhouse is not intended to be used for socialising, groups, or gathering. Nevertheless, to ensure no overlooking can occur it is proposed that some of the windows of the greenhouses are given a translucent treatment (this treatment is yet to be determined but could be provided by way of glazing type, film, or paint treatment). This will allow light transmittance yet provide sufficient opacity so that people standing in the greenhouse will not be able to see through into neighbouring properties. This treatment is proposed to a height no less than 1500mm from finished floor level as per Ms William's recommendation. See drawings A202 and A301 of the revised plans (revision 3) attached at **Appendix 1**.

- 24 I note that, along the south western facade, the greenhouse walls are set back over 4m from the boundary, with proposed substantial tree planting. Similarly to the north the set-back is over 3.5m and includes planting of large evergreen native beech trees as per landscape plans area G12. I consider these aspects, as well as reducing the effect of bulk of this portion of the building, adding to visual and ecological amenity, also reduce overlooking potential.

Sheltered Housing (western wing)

- 25 Paragraph 22 and Recommendation 2 of Ms Williams' Urban Design Assessment deals with concerns raised in submissions from 6/362 Durham Street North.
- 26 As noted, the proposal complies with the 4m set-back guidelines for windows. I further note, however, that the design of 6/362 Durham street (RMA/2017/508), builds up to the 1.8m set back on the eastern boundary and includes windows to living areas within the 4m set-back, though these are noted to be 'milk' glass.

- 27 Nevertheless, this aspect of the design has also been revisited to alleviate these concerns. As per Ms William's recommendations the amount of glazing of the two stairwells has been substantially reduced and raised up to allow daylight in but reduce overlooking potential to the properties along this boundary (refer to drawing A301 of the revised plans (revision 3) attached at **Appendix 1**). The proposed compliant glazing of the western façade of the bedroom units has not been changed, to maintain amenity for the occupants.
- 28 Further, as per Ms William's Recommendation 3, the size of the window in the northern elevation has been reviewed and reduced. Furthermore, translucent treatment has been specified for the lower panels of the two northern windows. Refer to drawing A301 of the revised plans (revision 3) attached at **Appendix 1**.
- Gracefield Housing (eastern wing)***
- 29 In response to paragraphs 24 to 26 and recommendation 4 of Ms Williams' Urban Design Assessment, along with associated concerns raised in submissions from 16 and 16a Gracefield Avenue, this aspect of the design has been reviewed.
- 30 The proposed residential units on the eastern wing are located 2.3m back from the road boundary, with the stairwells being 3m back from the boundary. As noted by Ms Williams, the road carriageway at this point is 10m wide. The dwelling at 16 Gracefield Avenue is set back 4.5m from the road boundary and the ground floor outdoor area is within a full-height fence. This results in a distance from the proposed residential units of at least 12m to the property edge of 16 Gracefield Avenue and 16.5m distance to the existing dwelling. The property at 16a Gracefield Avenue is set back substantially from the road with a driveway coming to the street edge.
- 31 The façade of the Youth Hub was designed to ensure visual interest and coherent architectural expression, amenity for the occupants and to provide visual interaction and 'eyes on the street' for increased engagement and safety. However as per Ms William's recommendation the glazing in the stairwells on the upper levels of this eastern façade have been reduced by 50% (refer to drawing A300 of the revised plans (revision 3) attached at **Appendix 1**), to reduce the perception of possible overlooking, increase privacy, but still afford daylight, views and connection with the street.
- 32 Further, I note it is expected the windows on this facade (and other such windows around the property) will have blinds or curtains to provide a layer of privacy.

Waste Management

- 33 In response to paragraph 20 and Recommendation 5 of Ms Williams' Urban Design Assessment the management of the service areas for the apartments has been reviewed.
- 34 The proposal is for these areas to contain standard Christchurch City Council kerbside red and yellow bins (the 80 litre size). Green/food waste is to be dealt with within the site (in the shared courtyard area - refer to drawing A200 of the revised plans (revision 3) attached at **Appendix 1**) with guidance from Cultivate.
- 35 This will ensure the proposed bin areas, whilst smaller than District Plan recommendations, will be appropriate for waste management and can be run efficiently. This approach also helps increase awareness and management of waste and recycling for residents.

Basketball Court

- 36 Outdoor recreation and activity space was a common theme in early design workshops with young people, with basketball being a popular activity. A previous iteration of the Youth Hub design had a prominent basketball court located on the roof top. This was a very popular idea with young people involved in the design process, but concerns were raised about noise at a meeting with neighbours and at the urban design panel meeting. Consequentially the design was changed, with the market garden/greenhouses being brought up to the roof level and space allowed for a basketball court in the outdoor recreation courtyard on the ground floor.

CONCLUSIONS

- 37 The bulk and character of the proposal, including the buildings, outdoor spaces and plantings, have been carefully designed to contribute positively to the character of the existing context.
- 38 I am confident that the proposed revisions to the plans significantly mitigate the potential for overlooking from the higher levels of the proposal and will provide an appropriate level of privacy for both occupants and neighbours.
- 39 The further resolution of the waste management for the apartments ensures the areas as proposed are appropriate for effective and efficient management of waste.

Dated: 8 September 2020

Andrew William Just

APPENDIX 1



Resource Consent Application **Rev. 3** CH-36

Te Hurihanga Ō Rangatahi The Youth Hub

109 Salisbury Street Christchurch New Zealand

Layout ID	Layout Name	Published	Issued Date	Current Revision ID	Issue Name
A000	Cover Sheet	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A001	Indicative 3D Images	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02	RF11
A002	Indicative 3D Images	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent
A101	Proposed Site plan	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02	RF11
A200	Ground Floor Plan	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A201	First Floor Plan	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A202	Second Floor Plan	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A203	Roof Plan	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02	RF11
A300	Elevations	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A301	Elevations	<input checked="" type="checkbox"/>	4/09/2020 1:54 PM	03	RC Rev 03
A900	Project Zones	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02	RF11
A901	GFA - Ground Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent
A902	GFA - First Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent
A903	GFA - Second Floor	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02	RF11
A904	Public Area - Ground Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent
A905	Public Area - First Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent
A906	Public Area - Second Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01	Resource Consent

Distribution	
Client	<input checked="" type="checkbox"/>
Local Authorities	<input checked="" type="checkbox"/>
Structural Engineer	
Landscape Architect	
Planner	<input checked="" type="checkbox"/>
Urban Designer	
Traffic Engineer	
Acoustic Engineer	

Distribution Format		
Electronic	PDF	<input checked="" type="checkbox"/>
	ArchiCAD	
Physical	Paper	



RevID	CHID	Change Name	Date
01			24/02/2020
02	CH-23	Cover sheet updated	22/05/2020
03	CH-36	Cover sheet updated	4/09/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.

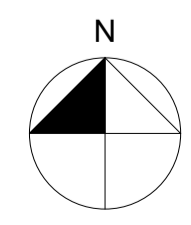


Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
Cover Sheet

Scale 1:2000 @ A1	Drawn IN/JK	Checked AK/AJ
Project no. 18-008	Drawing no. A000	Rev. 03





View of Salisbury Street entrance



View of Gracefield Ave. entrance

RevID	CHD	Change Name	Date
01			24/02/2020
02	CH-28	Image updated	23/05/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Indicative 3D Images

Scale
@ A1

Drawn
IN/JK

Checked
AK/AJ

Project no.	Drawing no.	Rev.
18-008	A001	02



Over view of site from south east



Over view of site from north west

RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.

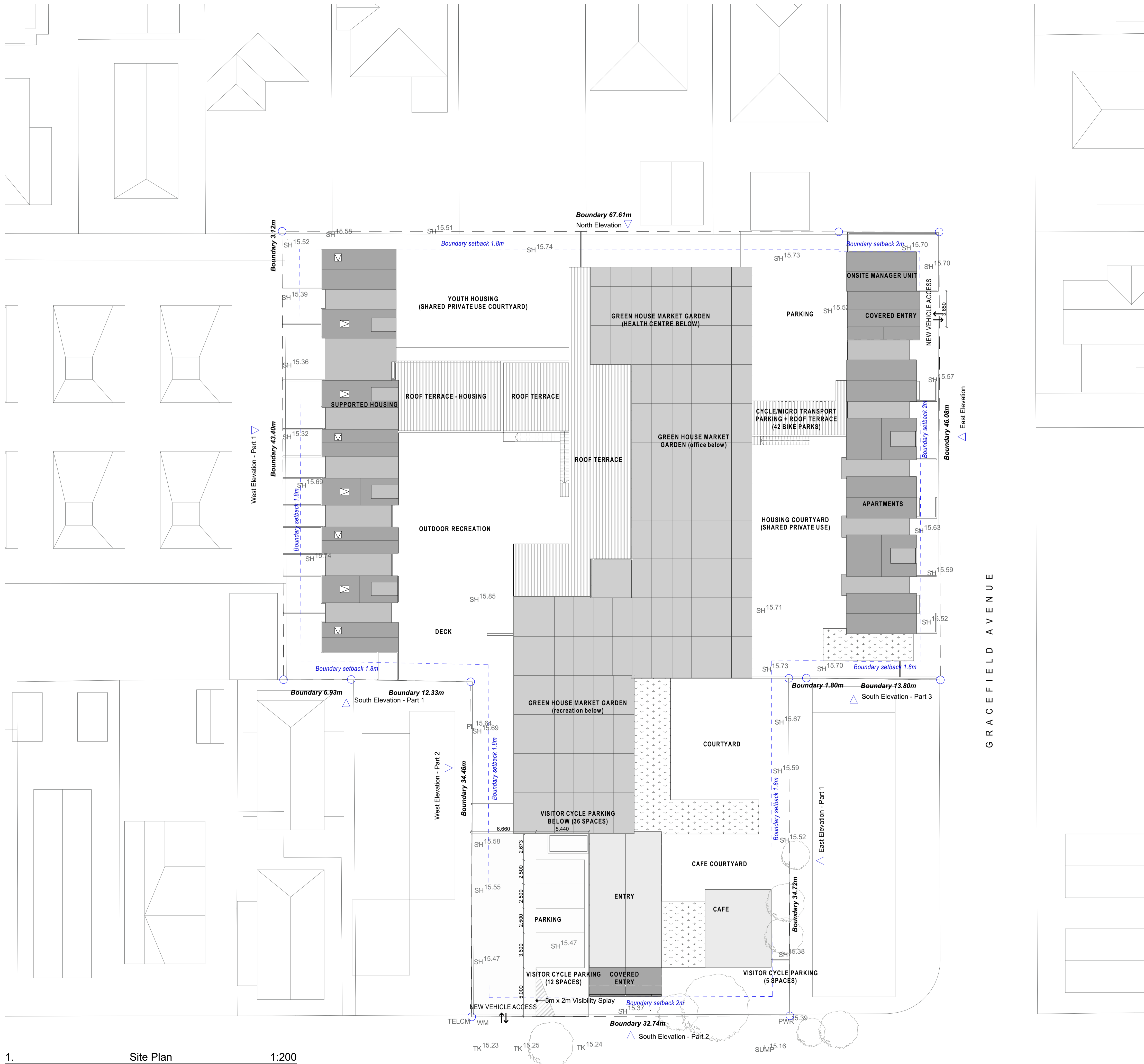

FIELD studio of architecture + urbanism
 www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
 The Youth Hub Trust
Project
Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Indicative 3D Images

Scale
 @ A1
Drawn
 IN/JK
Checked
 AK/AJ

Project no.	Drawing no.	Rev.
18-008	A002	01



BUILDING FLOOR AREAS

Residential Units	5 units: 4 x 3 bedroom unit 1 x 4 bedroom unit (includes 1 x accessible bedroom)
Gross floor area	503.55m ²
On site managers unit	42.75m ²
Residential Activity (Youth hub housing):	22 housing units 2 supervisor units
Gross floor area	462.31m ²
Food and Beverage (cafe)	68.32m ² Public area 48.95m ² Outdoor Courtyard 69.92m ²
Entertainment / Event space	741.24m ² Public area 737.04m ²
Health Care / Counselling	213.67m ² Public Area 195.41m ²
Support Services	419.33m ²
Basketball Court	132.92m ²
Farm	779.04m ² Public floor area 190.66m ²

SITE PLAN LEGEND

- Boundary
- Proposed Tree (Refer to landscape architects documents to planting details)
- Vehicle Access
- Surveyed levels
- Greenhouse (glass) roofs
- Walk-on terrace with membrane below
- Possible green roof with membrane below
- Long-run steel roofing (Kowhai Glow)
- Membrane roof

SITE INFORMATION

Site Description: Pt Lot 1 DP 40671
 CCC Zone: Residential Central City
 Site Area: 4250m²
 Building Footprint: 2236.5m²
 Site Coverage: 52.62%

BUILDING AREA **SITE COVERAGE**

Building Footprint: 2236.5m² 52.62%
 Parking: 389.35m² 9.16%

Refer to Landscape Architects documents to Hardscaping and Landscaping coverage information

CYCLE PARKING

Covered Visitor: 36 spaces
 Uncovered Visitor: 17 spaces
 Staff: 42 spaces

SURVEY INFORMATION:

Budget Setouts LTD
 28-06-19
 Heights in terms of Chch Drainage Datum

RevID	CHD	Change Name	Date
01			24/02/2020
02	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	22/05/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client: The Youth Hub Trust
 Project: Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Proposed Site plan

Scale: 1:200 @ A1	Drawn: IN/JK	Checked: AK/AJ
Project no: 18-008	Drawing no: A101	Rev: 02
Issue Date: 4/09/2020	Resource Consent	



FLOOR PLAN LEGEND

- Boundary
- Setback Line
- Roof Above/Below
- Void

SPACE DESIGNATIONS

- AW** Accessible toilet
- AWS** Accessible toilet with shower
- AU** Accessible single sleeping unit with ensuite
- B** Bed room
- BS** Bin store
- BT** Bathroom
- CT** Consult room
- CU** On-site manager unit
- D** Dining
- GW** Green waste composting
- K** Kitchen
- KT** Kitchenette
- L** Living
- LA** Laundry facilities
- LT** Lift
- M** Meeting
- O** Office/Breakout
- PC** Private courtyard
- R3U** Residential 3 bedroom unit
- R4U** Residential 4 bedroom unit
- S** Storage
- ST** Study
- SU** Supervisor sleeping unit
- U** Single sleeping unit with ensuite
- W** Unisex toilet

RevID	CHID	Change Name	Date
CH-01		Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	
CH-02		Glazing added	
CH-03		Doors added	
CH-07		Glazing adjusted	
CH-12		Glazing moved	
CH-17		Wall moved south	22/05/2020
CH-18		Interior layout adjusted	
CH-19		Bin store added	
CH-24		Dimension added	
CH-25		Shown for clarity	
CH-26		Door arrangement changed	
CH-30		Door moved south and bike parking altered	4/09/2020
CH-35		Green waste composting added	

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



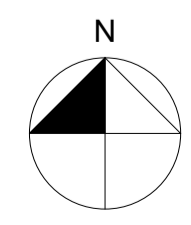
www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

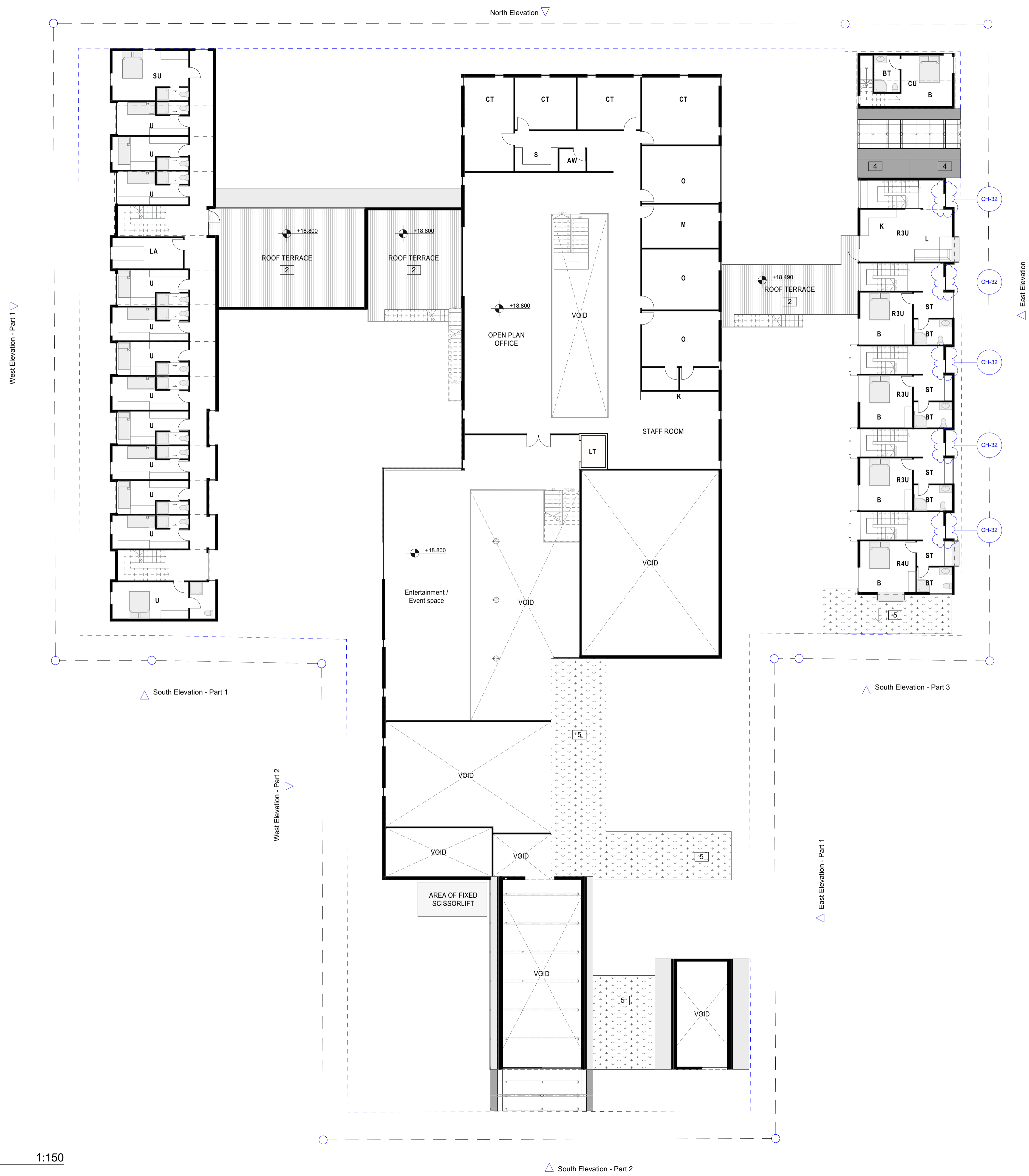
Client
The Youth Hub Trust
 Project
Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Ground Floor Plan

Scale
1:150 @ A1
 Drawn
IN/JK
 Checked
AK/AJ

Project no.	Drawing no.	Rev.
18-008	A200	03





- ROOF PLAN LEGEND**
- Roof Pitch
 - 1 Greenhouse (glass) roofs
 - 2 Walk-on terrace with membrane below
 - 3a Long-run steel roofing (Kowhai Glow)
 - 3b Long-run steel roofing (galvanised)
 - 4 Membrane roof
 - 5 Possible green roof with membrane below
 - 6 Translucent profiled roofing
 - 7 Timber Decking

- FLOOR PLAN LEGEND**
- Boundary
 - - - Setback Line
 - - - Roof Above/Below
 - ⊠ Void
- SPACE DESIGNATIONS**
- AW Accessible toilet
 - AWS Accessible toilet with shower
 - AU Accessible single sleeping unit with ensuite
 - B Bed room
 - BS Bin store
 - BT Bathroom
 - CT Consult room
 - CU On-site manager unit
 - D Dining
 - GW Green waste composting
 - K Kitchen
 - KT Kitchenette
 - L Living
 - LA Laundry facilities
 - LT Lift
 - M Meeting
 - O Office/Breakout
 - PC Private courtyard
 - R3U Residential 3 bedroom unit
 - R4U Residential 4 bedroom unit
 - S Storage
 - ST Study
 - SU Supervisor sleeping unit
 - U Single sleeping unit with ensuite
 - W Unisex toilet

RevID	CHID	Change Name	Date
01			24/02/2020
	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	
	CH-02	Glazing added	
	CH-03	Window visibility updated for clarity	
	CH-16	Wall moved north	22/05/2020
	CH-18	Interior layout adjusted	
	CH-19	Bin store added	
	CH-27	New bay window	
	CH-32	Glazing reduced	
	CH-35	Green waste composting added	4/09/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
 The Youth Hub Trust

Project
 Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Title
First Floor Plan

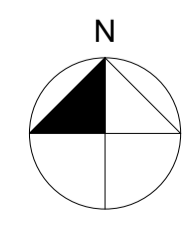
Scale
 1:150 @ A1

Drawn
 IN/JK

Checked
 AK/AJ

Published Date: 4/09/2020
 Issued for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	A201	03





ROOF PLAN LEGEND

- Roof Pitch
- 1 Greenhouse (glass) roofs
- 2 Walk-on terrace with membrane below
- 3a Long-run steel roofing (Kowhai Glow)
- 3b Long-run steel roofing (galvanised)
- 4 Membrane roof
- 5 Possible green roof with membrane below
- 6 Translucent profiled roofing
- 7 Timber Decking

FLOOR PLAN LEGEND

- Boundary
 - - - Setback Line
 - - - Roof Above/Below
 - ⊠ Void
- SPACE DESIGNATIONS**
- AW Accessible toilet
 - AWS Accessible toilet with shower
 - AU Accessible single sleeping unit with ensuite
 - B Bed room
 - BS Bin store
 - BT Bathroom
 - CT Consult room
 - CU On-site manager unit
 - D Dining
 - GW Green waste composting
 - K Kitchen
 - KT Kitchenette
 - L Living
 - LA Laundry facilities
 - LT Lift
 - M Meeting
 - O Office/Breakout
 - PC Private courtyard
 - R3U Residential 3 bedroom unit
 - R4U Residential 4 bedroom unit
 - S Storage
 - ST Study
 - SU Supervisor sleeping unit
 - U Single sleeping unit with ensuite
 - W Unisex toilet

RevID	CHID	Change Name	Date
01	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	24/02/2020
02	CH-02	Glazing added	22/05/2020
	CH-03	Window visibility updated for clarity	
	CH-04	Surface texture removed for clarity	
	CH-19	Bin store added	
	CH-22	Study added	
03	CH-31	Translucent treatment added	4/09/2020
	CH-32	Glazing reduced	
	CH-35	Green waste composting added	

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



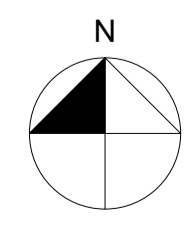
www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust
 Project
Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Second Floor Plan

Scale
1:150 @ A1
 Drawn
 IN/JK
 Checked
 AK/AJ

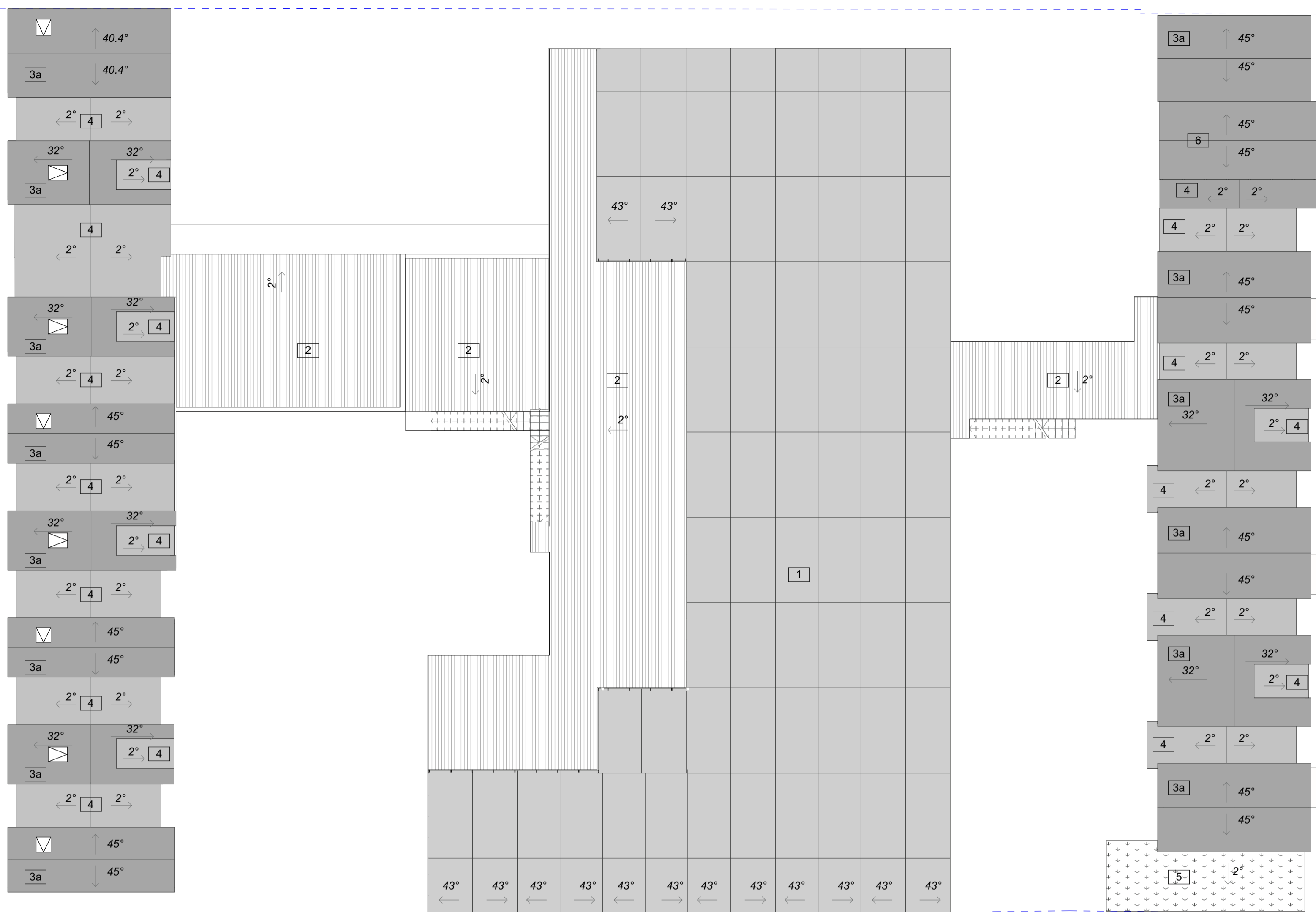
Project no.	Drawing no.	Rev.
18-008	A202	03



North Elevation

West Elevation - Part 1

East Elevation

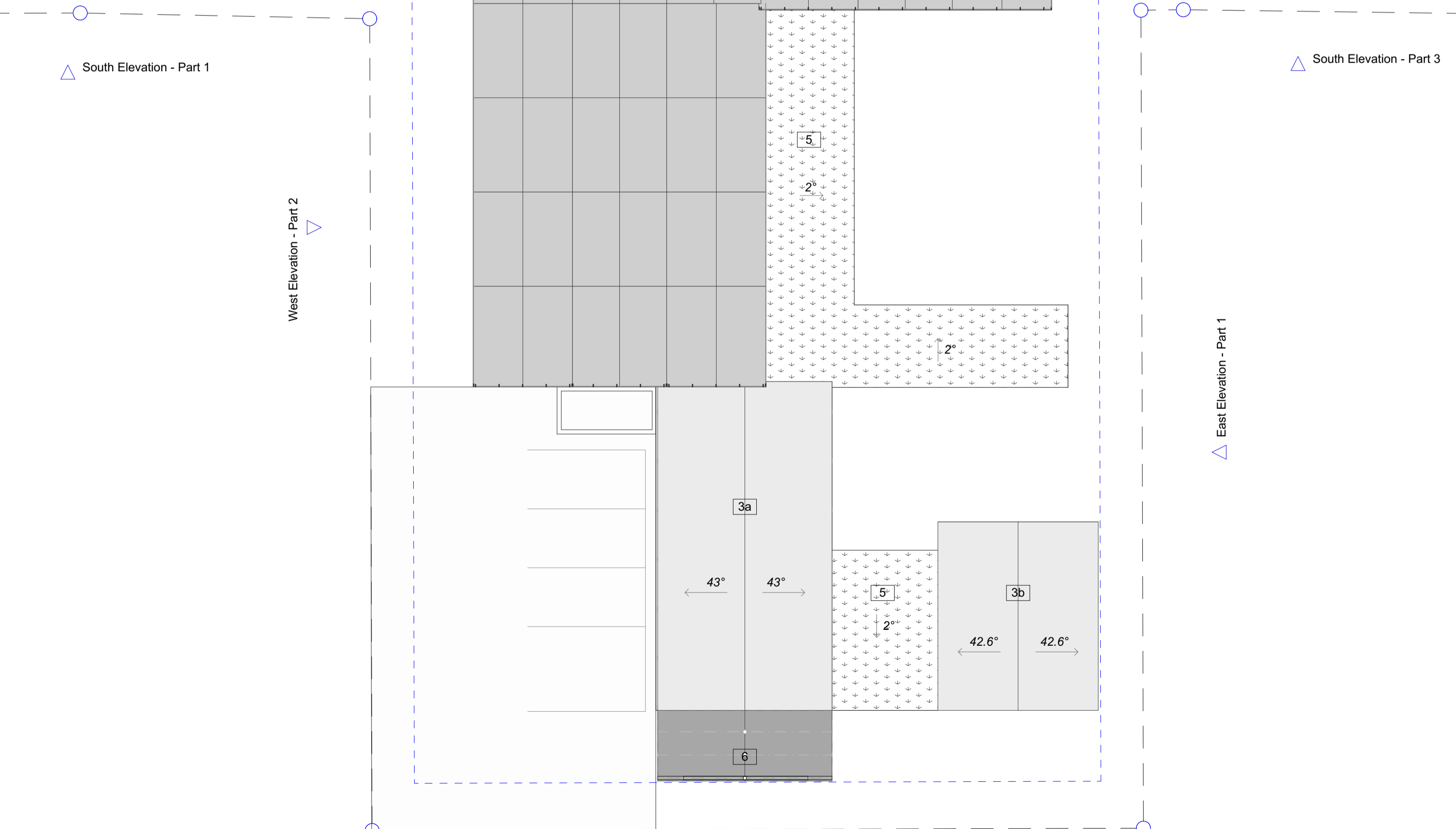


South Elevation - Part 1

South Elevation - Part 3

West Elevation - Part 2

East Elevation - Part 1



South Elevation - Part 2

- ROOF PLAN LEGEND**
- Roof Pitch
 - 1 Greenhouse (glass) roofs
 - 2 Walk-on terrace with membrane below
 - 3a Long-run steel roofing (Kowhai Glow)
 - 3b Long-run steel roofing (galvanised)
 - 4 Membrane roof
 - 5 Possible green roof with membrane below
 - 6 Translucent profiled roofing
 - 7 Timber Decking

RevID	CHD	Change Name	Date
01			24/02/2020
02	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	22/05/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
 The Youth Hub Trust

Project
 Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Roof Plan

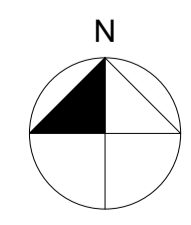
Scale
 1:150 @ A1

Drawn
 IN/JK

Checked
 AK/AJ

Published Date
 4/09/2020

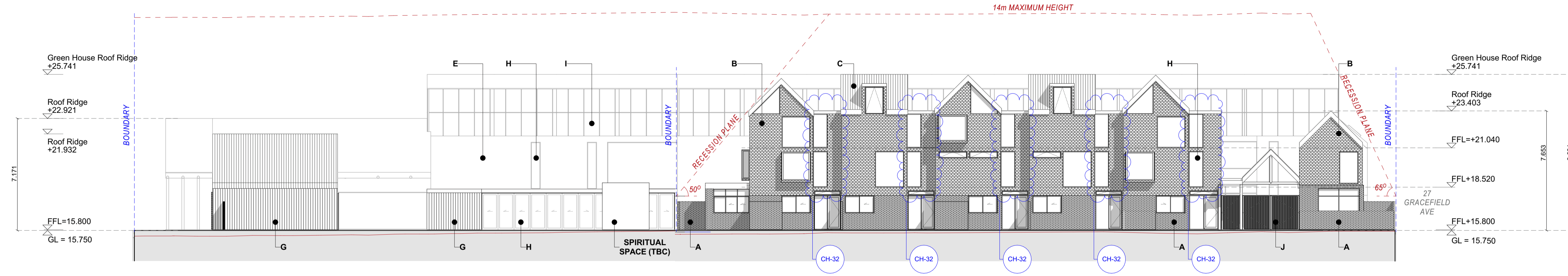
Issued for
 Resource Consent



FINISHES LEGEND

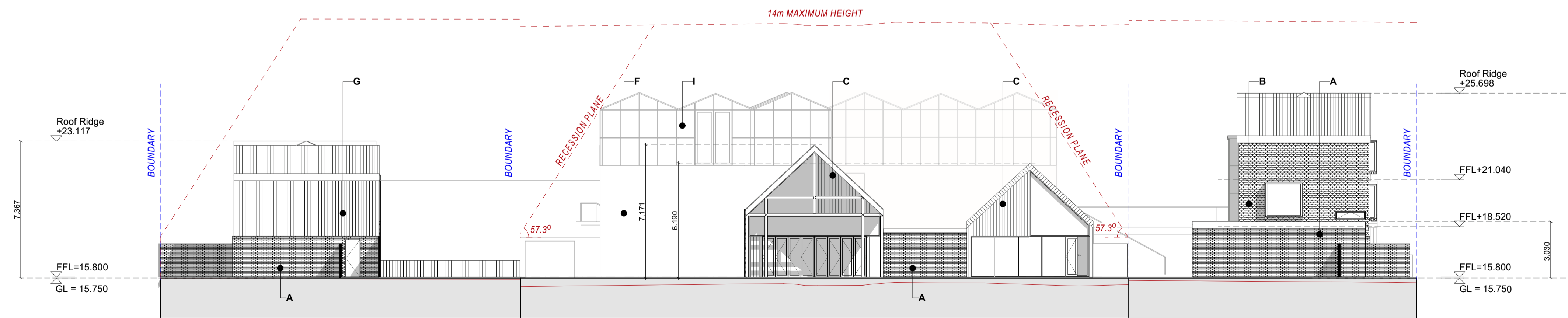
Refer to 3D images on sheet A001 and A002 for indicative colour and materials

- A Brick (type & colour TBC)
- B Timber Shingles
- C Colorsteel Cladding in 'Kowhai Glo'
- D Galvanised Steel Cladding
- E Concrete with teal paint finish
- F Concrete with maroon paint finish
- G Vertical Timber Cladding
- H Glazing
- I Green House (Glazing)
- J Timber Gate
- K translucent treatment
- Existing ground levels
- Proposed ground levels



1. East Elevation - Part 1 1:150
A101, A200, A201, A202, A203, A907

2. East Elevation - Gracefield Avenue 1:150
A101, A200, A201, A202, A203



3. South Elevation - Part 1 1:150
A101, A200, A201, A202, A203

4. South Elevation - Salisbury Street 1:150
A101, A200, A201, A202, A203

5. South Elevation - Part 3 1:150
A101, A200, A201, A202, A203

RevID	CHD	Change Name	Date
01			24/02/2020
	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	
	CH-08	Building heights added + Building levels corrected	22/05/2020
	CH-09	Fence height reduced to 1200mm	
	CH-20	Facade glazing rearranged	
	CH-21	Portion of building moved south	
	CH-32	Glazing reduced	
	CH-34	translucent treatment introduced to bottom panel	4/09/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
Elevations

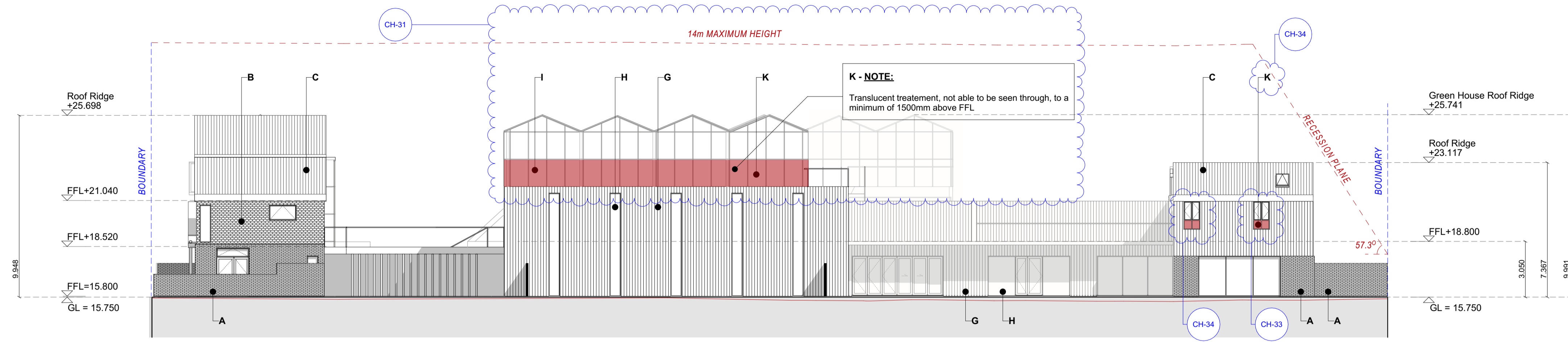
Scale
1:150 @ A1

Drawn
IN/JK

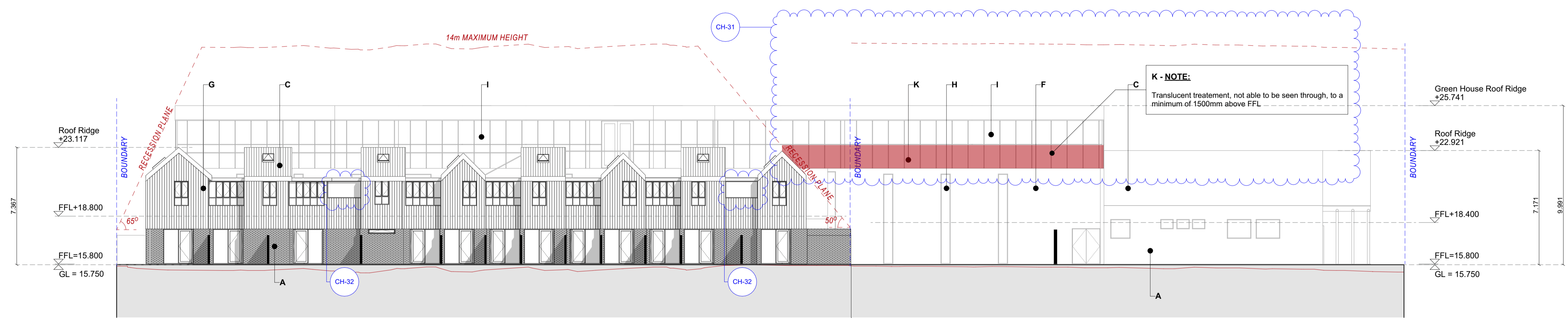
Checked
AK/AJ

Project no. 18-008 Drawing no. **A300** Rev. 03

Resource Consent



1. North Elevation 1:150
A101, A200, A201, A202, A203



2. West Elevation - Part 1 1:150
A101, A200, A201, A202, A203

3. West Elevation - Part 2 1:150
A101, A200, A201, A202, A203

- FINISHES LEGEND**
- Refer to 3D images on sheet A001 and A002 for indicative colour and materials
- A Brick (type & colour TBC)
 - B Timber Shingles
 - C Colorsteel Cladding in 'Kowhai Glo'
 - D Galvanised Steel Cladding
 - E Concrete with teal paint finish
 - F Concrete with maroon paint finish
 - G Vertical Timber Cladding
 - H Glazing
 - I Green House (Glazing)
 - J Timber Gate
 - K translucent treatment
- Existing ground levels
Proposed ground levels

RevID	CHID	Change Name	Date
01			24/02/2020
	CH-06	Building heights added + Building levels corrected	
	CH-07	Glazing adjusted	
	CH-08	Bike storage separation added	22/05/2020
	CH-09	Fence height reduced to 1200mm	
	CH-31	Translucent treatment added	
	CH-32	Glazing reduced	
02	CH-33	Glazing reduced and translucent treatment introduced to bottom panel	4/09/2020
	CH-34	translucent treatment introduced to bottom panel	

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

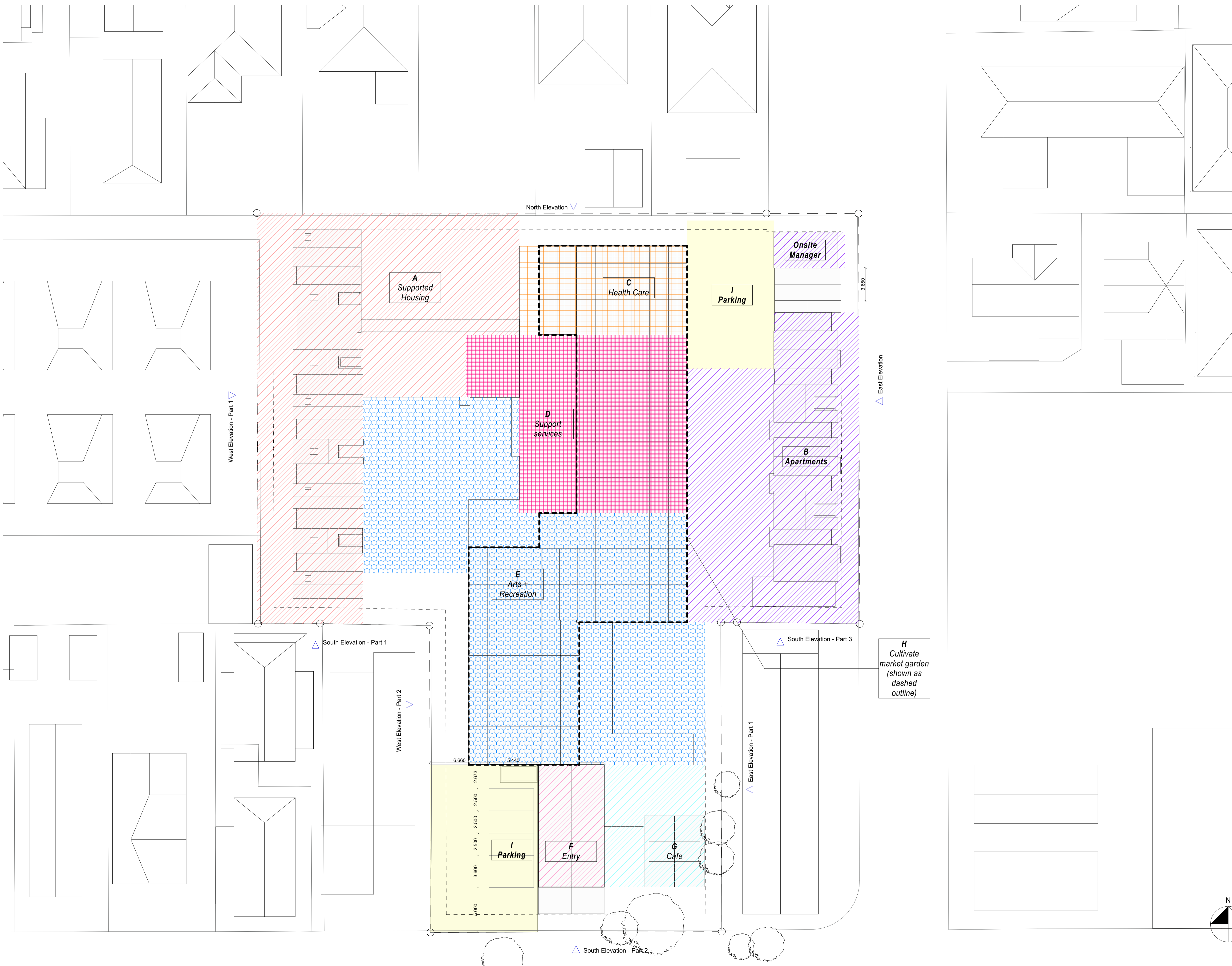
Elevations

Scale
1:150 @ A1

Drawn
IN/JK

Checked
AK/AJ

Project no.	Drawing no.	Rev.
18-008	A301	03



PROJECT ZONES

- A Supported Housing
- B Apartments
- C Health Care
- D Support services
- E Arts + Recreation
- F Entry
- G Cafe
- H Cultivate market garden
- I Parking

NOTE:

This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/2020
02	CH-29	Zone name updated	23/05/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
 | 021 184 5191 | info@fieldstudio.co.nz |
 Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client: The Youth Hub Trust

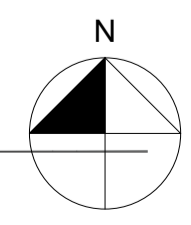
Project: Te Hurihanga Ō Rangatahi - The Youth Hub
 109 Salisbury Street Christchurch New Zealand

Project Zones

Scale: 1:200 @ A1
 Drawn: IN/JK
 Checked: AK/AJ

Publish Date: 4/09/2020 Issued for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	A900	02





GROSS FLOOR AREA - GROUND FLOOR

- Zone of gross floor area
- Residential Units
179.93m²
- On site managers unit
24.23m²
- Residential Activity
290.72m²
- Food and Beverage (cafe)
68.32m²
- Entertainment / Event space
551.29m²
- Health Care / Counselling
103.80m²
- Support Services
185.16m²
- Basketball Court
132.918m²

NOTE:

This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

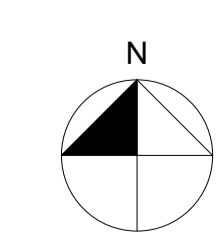
Client
The Youth Hub Trust
Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

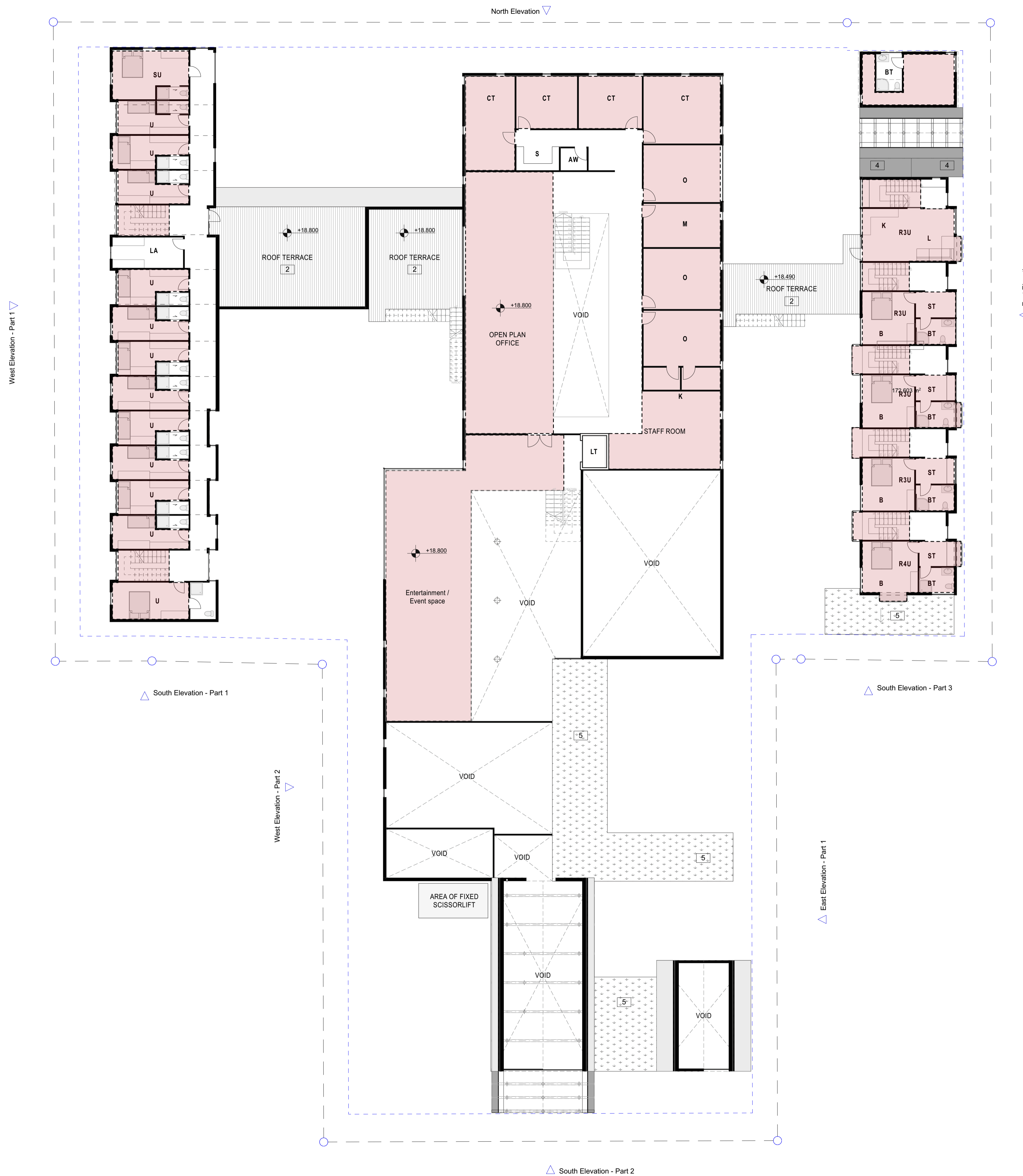
Title
GFA - Ground Floor

Scale
1:150 @ A1
Drawn
IN/JK
Checked
AK/AJ

Project no. 18-008
Drawing no. A901
Rev. 01

Published for: Resource Consent





GROSS FLOOR AREA - FIRST FLOOR

	Zone of gross floor area
	Residential Units 170.72m ²
	On site managers unit 18.52m ²
	Residential Activity 171.59m ²
	Food and Beverage (cafe) Nil
	Entertainment / Event space 189.95m ²
	Health Care / Counselling 109.87m ²
	Support Services 234.17m ²
	Basketball Court Nil

NOTE:

This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
GFA - First Floor

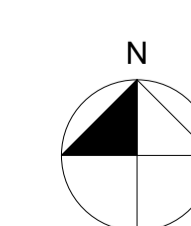
Scale
1:150 @ A1

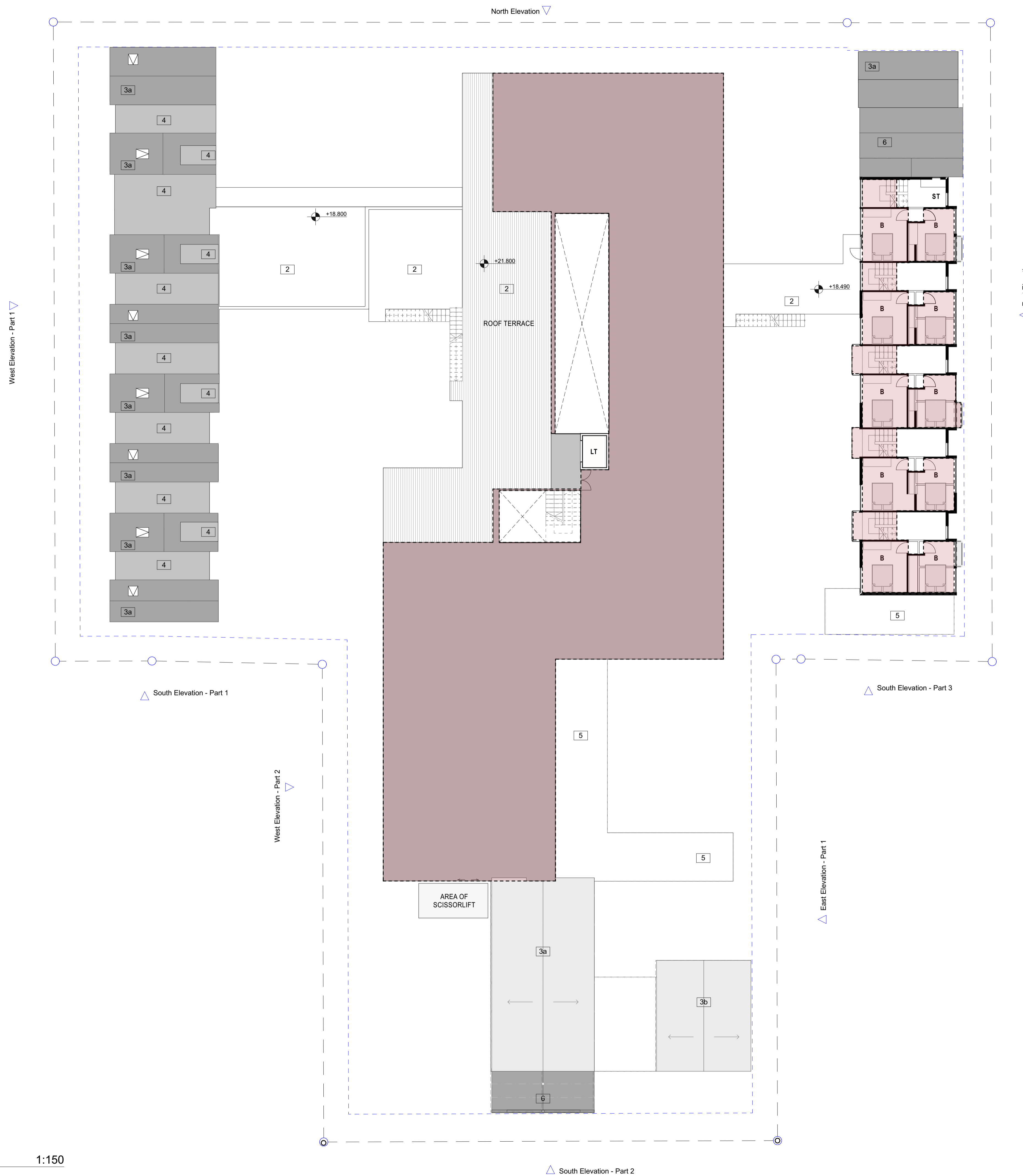
Drawn
IN/JK

Checked
AK/AJ

Published Date: 4/09/2020
Issued for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	A902	01





GROSS FLOOR AREA - SECOND FLOOR

	Zone of gross floor area
	Residential Units 152.89m ²
	On site managers unit Nil
	Residential Activity Nil
	Food and Beverage (cafe) Nil
	Entertainment / Event space Nil
	Health Care / Counselling Nil
	Support Services Nil
	Basketball Court Nil

NOTE:

This drawing is intended to be read in colour



RevID	CHID	Change Name	Date
01			24/02/2020
	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle way, vehicle entrance moved north accordingly and covered entrance roof arrangement adjusted.	
02			22/05/2020
	CH-03	Window visibility updated for clarity	
	CH-04	Surface texture removed for clarity	

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
GFA - Second Floor

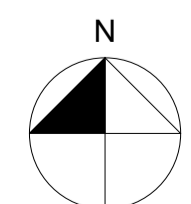
Scale
1:150 @ A1

Drawn
IN/JK

Checked
AK/AJ

Published Date: **4/09/2020** Issued for: **Resource Consent**

Project no. 18-008	Drawing no. A903	Rev. 02
------------------------------	----------------------------	-------------------





PUBLIC FLOOR AREA - GROUND FLOOR

- Zone of public floor area
- Residential Units
Nil
- On site managers unit
Nil
- Residential Activity
Nil
- Food and Beverage (cafe)
48.95m²
(Outdoor Courtyard = 69.92m²)
- Entertainment / Event space
589.09m²
- Health Care / Counselling
103.80m²
- Support Services
91.34m²
- Basketball Court
134.19m²

NOTE:
This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

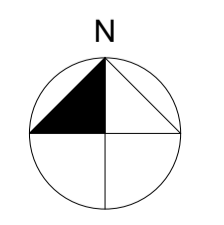
Client
The Youth Hub Trust
Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
Public Area - Ground Floor

Scale
1:150 @ A1
Drawn
IN/JK
Checked
AK/AJ

Project no.	Drawing no.	Rev.
18-008	A904	01

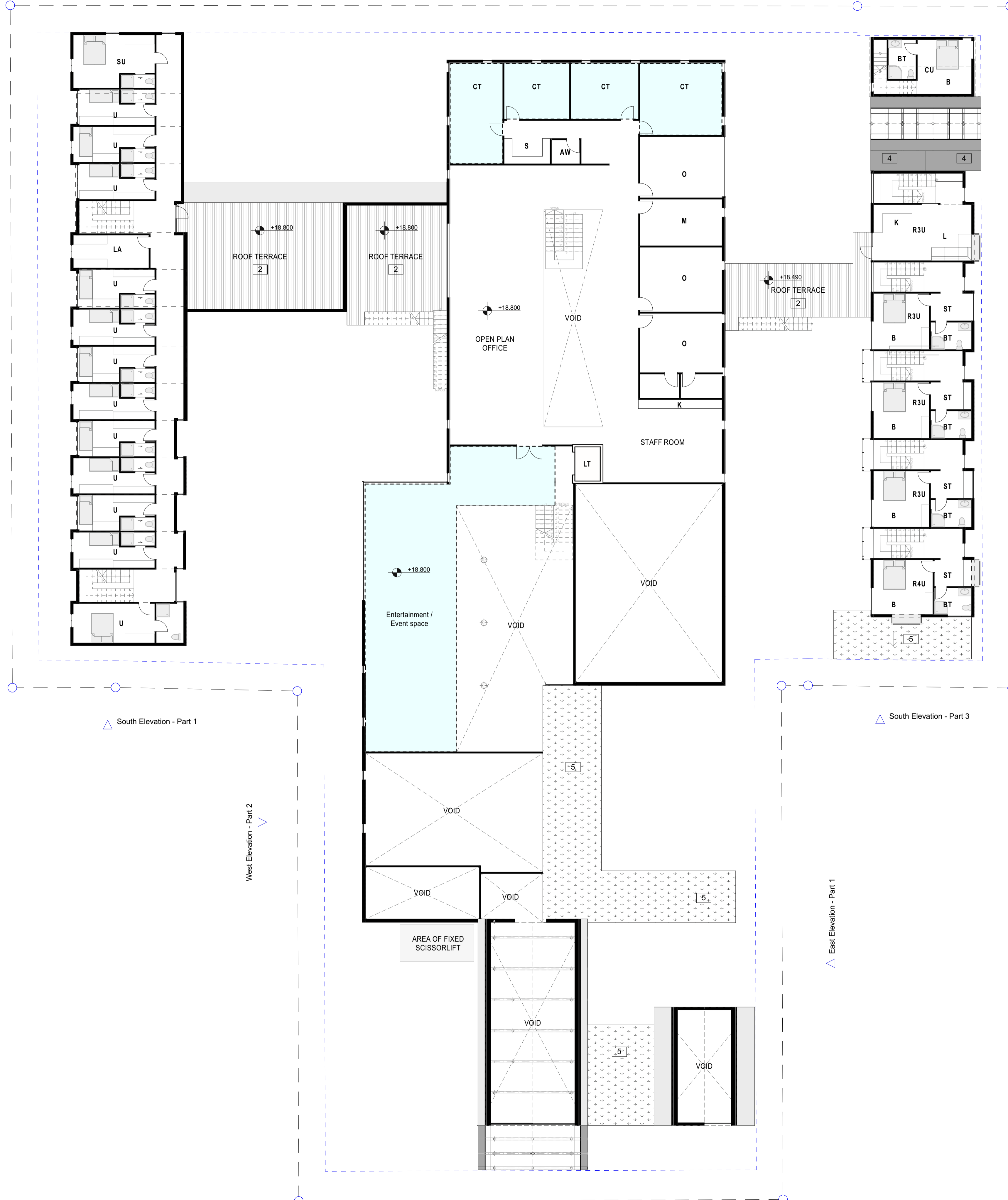
1. Ground Floor - Public Area Zones 1:150



North Elevation ▽

West Elevation - Part 1 ▽

East Elevation ▽



South Elevation - Part 1 ▽

South Elevation - Part 3 ▽

West Elevation - Part 2 ▽

East Elevation - Part 1 ▽

South Elevation - Part 2 ▽

PUBLIC FLOOR AREA - FIRST FLOOR

- Zone of public floor area
- Residential Units
Nil
- On site managers unit
Nil
- Residential Activity
Nil
- Food and Beverage (cafe)
Nil
- Entertainment / Event space
138.95m²
- Health Care / Counselling
91.61m²
- Support Services
Nil
- Basketball Court
Nil

NOTE:

This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



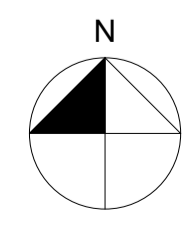
www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

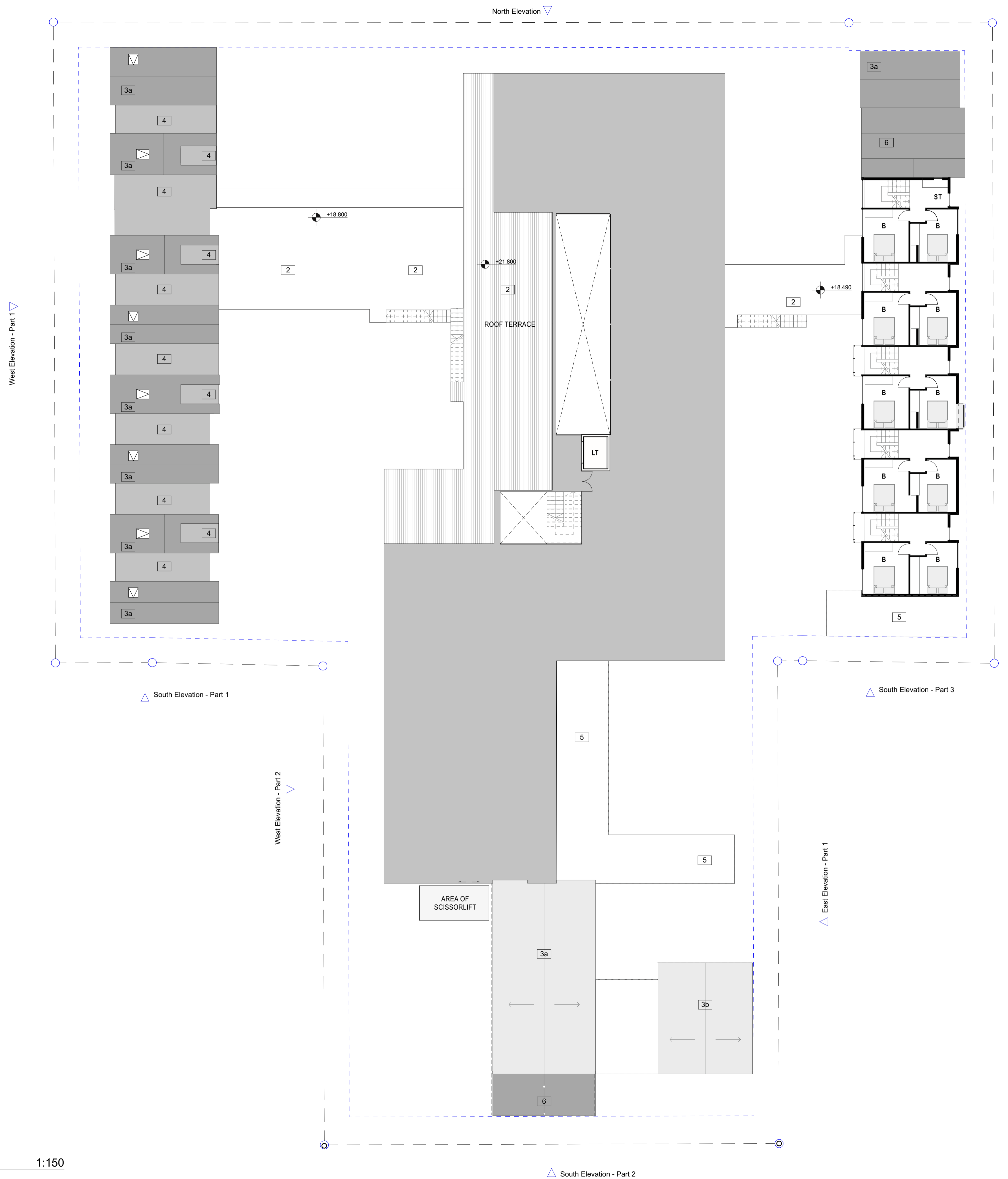
Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
Public Area - First Floor

Scale 1:150 @ A1	Drawn IN/JK	Checked AK/AJ
Project no. 18-008	Drawing no. A905	Rev. 01
Published Date 4/09/2020	Issued for Resource Consent	





PUBLIC FLOOR AREA - SECOND FLOOR

- Zone of public floor area
- Residential Units
Nil
- On site managers unit
Nil
- Residential Activity
Nil
- Food and Beverage (cafe)
Nil
- Entertainment / Event space
Nil
- Health Care / Counselling
Nil
- Support Services
Nil
- Basketball Court
Nil

NOTE:
This drawing is intended to be read in colour

RevID	CHD	Change Name	Date
01			24/02/2020

NOT FOR CONSTRUCTION

Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



www.fieldstudio.co.nz
| 021 184 5191 | info@fieldstudio.co.nz |
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
The Youth Hub Trust

Project
Te Hurihanga Ō Rangatahi - The Youth Hub
109 Salisbury Street Christchurch New Zealand

Title
Public Area - Second Floor

Scale
1:150 @ A1
Drawn
IN/JK
Checked
AK/AJ

Published for: Resource Consent
Project no.: 18-008
Drawing no.: A906
Rev: 01

