

Before Hearing Commissioners  
at Christchurch

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*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*

Supplementary Evidence of Andrew William Just

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Dated: 8 October 2020

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

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**Wellington**  
**Christchurch**

## **SUPPLEMENTARY EVIDENCE OF ANDREW WILLIAM JUST**

- 1 This supplementary evidence outlines the changes that are proposed to the Youth Hub plans in response to the comments and suggestions by the Commissioner, submitters, and other experts during the first two days of the hearing.

### **Percentage of residential use**

- 2 A number of submitters commented on the percentage of the site that would be used for residential. For example, Robert Manthei calculated that the residential component of the Youth Hub only comprises 23% of the land area.
- 3 As the Youth Hub will be multi-story, it is important to take into account the entire residential area on all of the floors as compared to the other activities to get a real indication of what the size/proportion of the residential part of the Hub will comprise.
- 4 We have worked out that of the total useable area for the Youth Hub, 40% will comprise of the residential component.
- 5 I attach plans at **Appendix 1** of to demonstrate how this has been calculated and would be more than happy to take the Commissioner through these if required.

### **Amendments made to plans**

- 6 Attached at **Appendix 2** is a marked up version of the plans indicating the changes to be made in response to the feedback received so far.
- 7 These plans will be finalised and submitted with the Commissioner by Tuesday 13 October 2020. In addition, to assist the Commissioner, we will be provide the following documents:
- 7.1 An updated landscape plan including a tree schedule with indications as to minimum height at time of planting, and estimated height of trees at 3 and 5 years.
- 7.2 Example images of developments with greenhouse rooftops;
- 7.3 Still images from the Youth Hub 3D model to indicate some key views (such as views onto the greenhouses and images to and from the upper level terrace). These images will also include more accurate tree indications based on the landscape plan; and
- 7.4 Examples of what activities might be included in the art and recreation space.

- 8 The amendments that have been proposed to the plans are as follows:
- 8.1 Clarification of location of acoustic fence- note, there is no change to what was originally proposed in the application.
  - 8.2 Removal of one car parking space in the Gracefield Avenue car park, and a swap in density between the Salisbury Street and Gracefield Avenue covered cycle parking. This is in order to reduce the number of vehicle and cycle movements to and from the Gracefield Avenue car park.
  - 8.3 The café will be moved internally into the 'arts centre' area and will no longer have an outdoor courtyard. The previous café building will remain of the same size and the area where it was originally proposed will be an art centre/gallery, with the original gallery becoming a spiritual space. The previous spiritual space separated in the courtyard is proposed to be removed. The outdoor courtyard (previously café) will remain.
  - 8.4 Removal of the deck south of the basketball court and replacement with additional fence and trees. The trees will provide greater delineation to the south edge of the courtyard and occupants would not be in an elevated position.
  - 8.5 Change of description on First Floor Plan from "Entertainment / Event space" to "training / workshop spaces" for clarity.
  - 8.6 Increase in height of the window treatments proposed for the greenhouses from 1500mm to 1800mm to ensure no overlooking issues.
- 9 Finally, following further discussion with Cultivate, it has been decided that the roof for the greenhouse shall remain as per the application and therefore no amendments to this are proposed.
- 10 I would be happy to answer any questions the Commissioner may have.

Dated: 8 October 2020

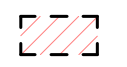


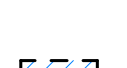
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Andrew William Just

**APPENDIX 1**



1. Use Diagram - Ground Floor 1:150

- BUILDING USES - GROUND**
-  Residential Unit (incl. outdoor area) 714m<sup>2</sup>
  -  Residential Activity (incl. outdoor area) 1108m<sup>2</sup>
  -  Support Services (offices) 185m<sup>2</sup>
  -  Other Activities (incl. outdoor area) 2243m<sup>2</sup>

**NOTE:**  
This drawing is intended to be read in colour



RevID	CHD	Change Name	Date
01			24/02/20

**NOT FOR CONSTRUCTION**

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



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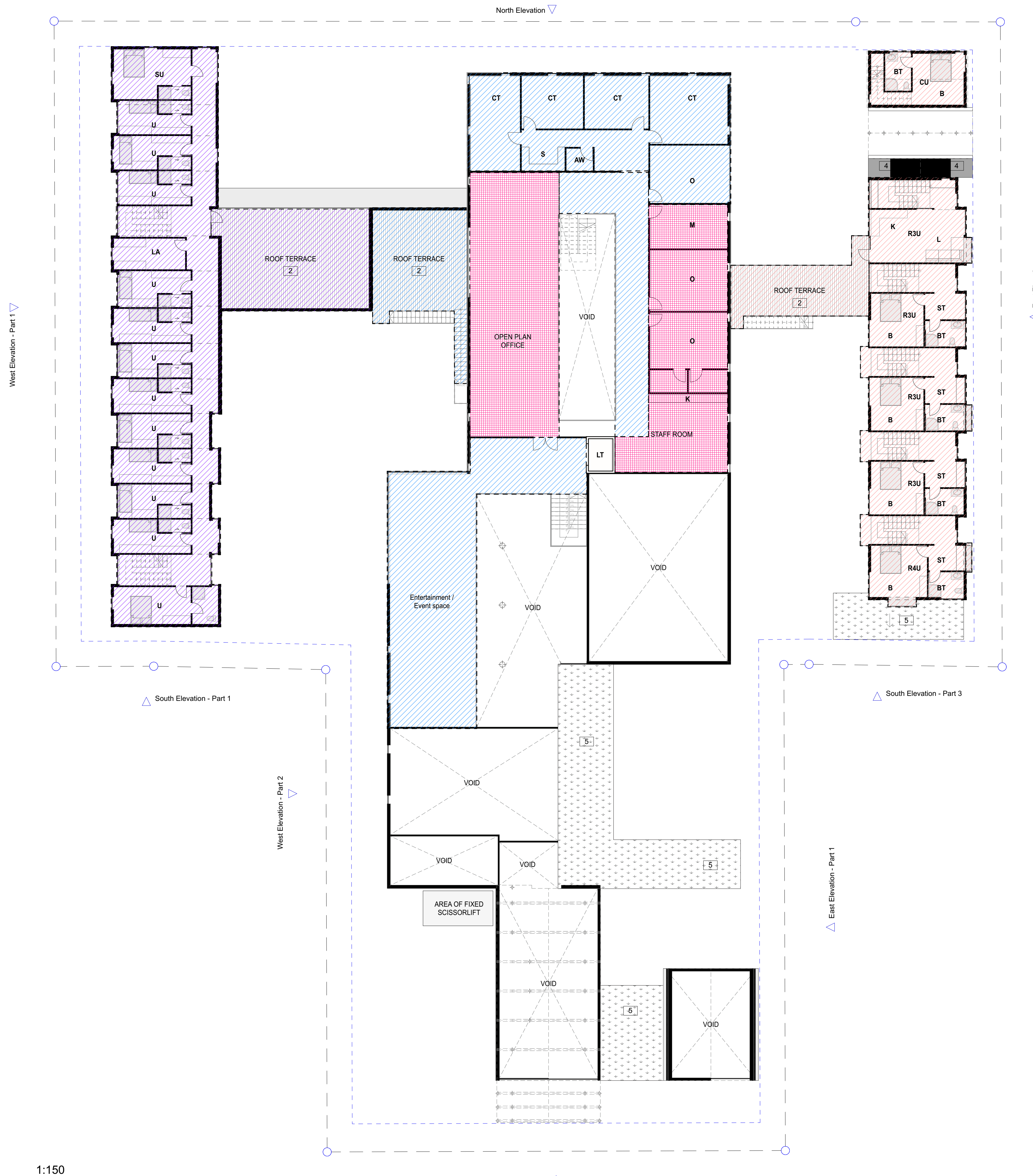
Client: The Youth Hub Trust  
Project: Te Hurihanga Ō Rangatahi - The Youth Hub  
109 Salisbury Street Christchurch New Zealand

Title: Use Diagram Ground Floor

Scale: 1:150 @ A1  
Drawn: IN/JK  
Checked: AK/AJ  
Publish Date: 7/10/20  
Issued for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	A907	01





**BUILDING USES FIRST FLOOR**

- Residential Unit (incl. outdoor area) 280m<sup>2</sup>
- Residential Activity (incl. outdoor area) 390m<sup>2</sup>
- Support Services (offices) 234m<sup>2</sup>
- Other Activities (incl. outdoor area) 419m<sup>2</sup>

**NOTE:**  
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01			24/02/20

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The Youth Hub Trust

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

**Use Diagram First Floor**

Scale  
1:150 @ A1

Drawn  
IN/JK

Checked  
AK/AJ

Project no.	Drawing no.	Rev.
18-008	<b>A908</b>	01

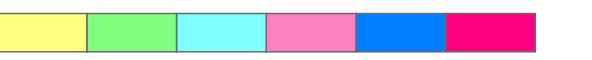


**BUILDING USES SECOND FLOOR**

- Residential Unit (incl. outdoor area) 211m<sup>2</sup>
- Other Activities (incl. outdoor area) 985m<sup>2</sup>

**NOTE:**

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01			24/02/20

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Client  
 The Youth Hub Trust

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

**Use Diagram Second Floor**

Scale  
 1:150 @ A1

Drawn  
 IN/JK

Checked  
 AK/AJ

Publish Date: 7/10/20  
 Issued for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	<b>A909</b>	01

**APPENDIX 2**





Resource Consent Application Rev. ~~4~~ 5

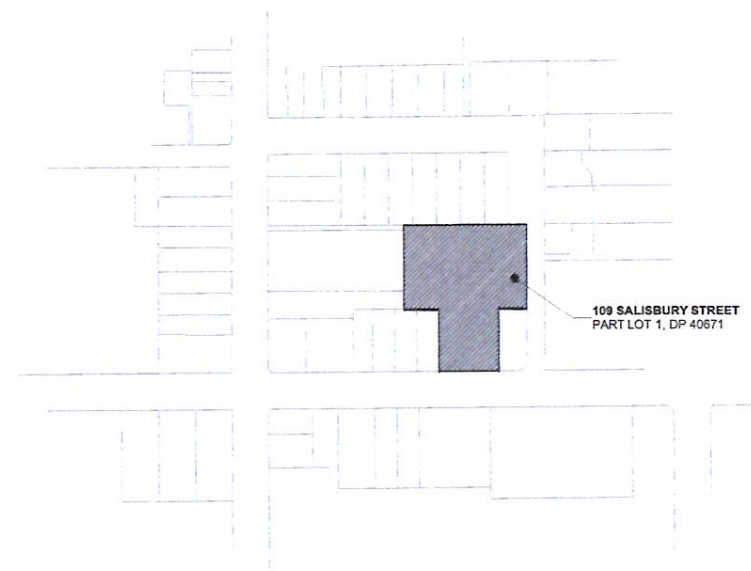
Andrew Just comments for revision 5, R.C.  
07/10/20

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

Layout ID	Layout Name	Published	Issued Date	Current Revision ID
A000	Cover Sheet	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A001	Indicative 3D Images	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02
A002	Indicative 3D Images	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01
A101	Proposed Site plan	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	03
A200	Ground Floor Plan	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A201	First Floor Plan	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A202	Second Floor Plan	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A203	Roof Plan	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02
A300	Elevations	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A301	Elevations	<input checked="" type="checkbox"/>	28/09/2020 4:36 PM	04
A900	Project Zones	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02
A901	GFA - Ground Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01
A902	GFA - First Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01
A903	GFA - Second Floor	<input checked="" type="checkbox"/>	22/05/2020 5:21 PM	02
A904	Public Area - Ground Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01
A905	Public Area - First Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01
A906	Public Area - Second Floor	<input checked="" type="checkbox"/>	24/02/2020 9:57 AM	01

Distribution	
Client	X
Local Authorities	X
Structural Engineer	X
Landscape Architect	X
Planner	X
Urban Designer	X
Traffic Engineer	X
Acoustic Engineer	X

Distribution Format	
Electronic	X
Physical	



1. Site Location Plan 1:2000

RevID	ChgID	Change Name	Date
01			
02	CH-23	Cover sheet updated	22/05/2020
03	CH-26	Cover sheet updated	4/09/2020
04	CH-28	Cover sheet updated	28/09/2020

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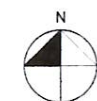


Client: The Youth Hub Trust  
Project: Te Hurihanga Ō Rangatahi - The Youth Hub  
109 Salisbury Street Christchurch New Zealand

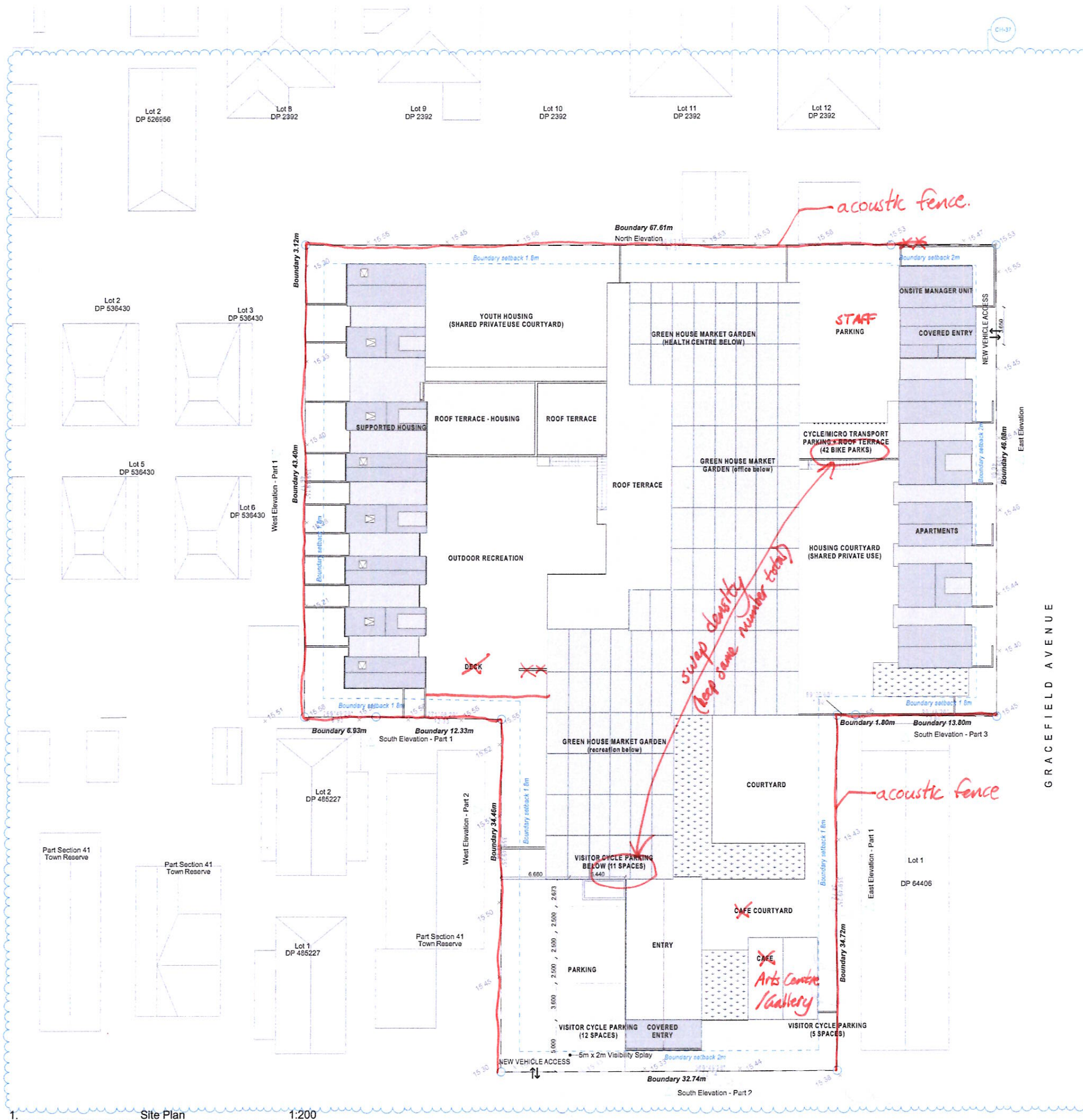
**Cover Sheet**

Scale: 1:2000 @ A1  
Drawn: IN/JK  
Checked: AK/AJ

Project no.	Drawing no.	Rev.
18-008	A000	04







**BUILDING FLOOR AREAS**

<b>Residential Units</b>	5 units: 4 x 3 bedroom unit 1 x 4 bedroom unit (includes 1 x accessible bedroom)
Gross floor area	503.55m <sup>2</sup>
<b>On site managers unit</b>	42.75m <sup>2</sup>
<b>Residential Activity (Youth hub housing):</b>	22 housing units 2 supervisor units
Gross floor area	452.31m <sup>2</sup>
<b>Food and Beverage (cafe)</b>	Gross floor area 68.32m <sup>2</sup> Public area 48.95m <sup>2</sup> Outdoor Courtyard 69.92m <sup>2</sup>
<b>Entertainment / Event space</b>	Gross floor area 741.24m <sup>2</sup> Public area 737.04m <sup>2</sup>
<b>Health Care / Counselling</b>	Gross floor area 213.67m <sup>2</sup> Public Area 195.41m <sup>2</sup>
<b>Support Services</b>	Gross floor area 419.33m <sup>2</sup>
<b>Basketball Court</b>	Gross floor area 132.92m <sup>2</sup>
<b>Farm</b>	Gross floor area 779.04m <sup>2</sup> Public floor area 190.66m <sup>2</sup>

**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:	Pl Lot 1 DP 40671
CCC Zone:	Residential Central City
Site Area:	4250m <sup>2</sup>
Building Footprint:	2236.5m <sup>2</sup>
Site Coverage:	52.62%

**BUILDING AREA**

Building Footprint:	2236.5m <sup>2</sup>	52.62%
Parking:	389.35m <sup>2</sup>	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

Rev	Chg	Change Name	Date
01			24/02/2020
02	Ch-01	Rearrangement to single 100mm clear pedestrian/void way, which entrance moved north accordingly and covered entrance roof arrangement adjusted.	22/05/2020
03	Ch-07	Survey updated	28/06/2020

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Client: The Youth Hub Trust

Project: Te Hurihanga Ō Rangatahi - The Youth Hub

109 Salisbury Street Christchurch New Zealand

Title: **Proposed Site plan**

Scale: 1:200 @ A1

Drawn: IN/JK

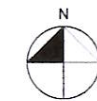
Checked: AK/AJ

Published: 29/09/2020

Issued for: Resource Consent

Project no.	18-008	Ordering no.	A101	Rev.	03
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- additional info:  
Landscape Architecture  
Tree schedule, indicating  
minimum height at time  
of planting, and estimated  
height at 3 and 5 years.







- 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	CHD	Change Name	Date
01	CH-01	Glazing added	
01	CH-02	Glazing added	
01	CH-03	Glazing added	
01	CH-04	Glazing added	
01	CH-05	Glazing added	
01	CH-06	Glazing added	
01	CH-07	Glazing added	
01	CH-08	Glazing added	
01	CH-09	Glazing added	
01	CH-10	Glazing added	
01	CH-11	Glazing added	
01	CH-12	Glazing added	
01	CH-13	Glazing added	
01	CH-14	Glazing added	
01	CH-15	Glazing added	
01	CH-16	Glazing added	
01	CH-17	Glazing added	
01	CH-18	Glazing added	
01	CH-19	Glazing added	
01	CH-20	Glazing added	
01	CH-21	Glazing added	
01	CH-22	Glazing added	
01	CH-23	Glazing added	
01	CH-24	Glazing added	
01	CH-25	Glazing added	
01	CH-26	Glazing added	
01	CH-27	Glazing added	
01	CH-28	Glazing added	
01	CH-29	Glazing added	
01	CH-30	Glazing added	
01	CH-31	Glazing added	
01	CH-32	Glazing added	
01	CH-33	Glazing added	
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01	CH-45	Glazing added	
01	CH-46	Glazing added	
01	CH-47	Glazing added	
01	CH-48	Glazing added	
01	CH-49	Glazing added	
01	CH-50	Glazing added	

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Client: The Youth Hub Trust

Project: Te Hurihanga Ō Rangatahi - The Youth Hub

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**Ground Floor Plan**

Scale: 1:150 @ A1

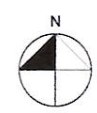
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Checked: AK/AJ

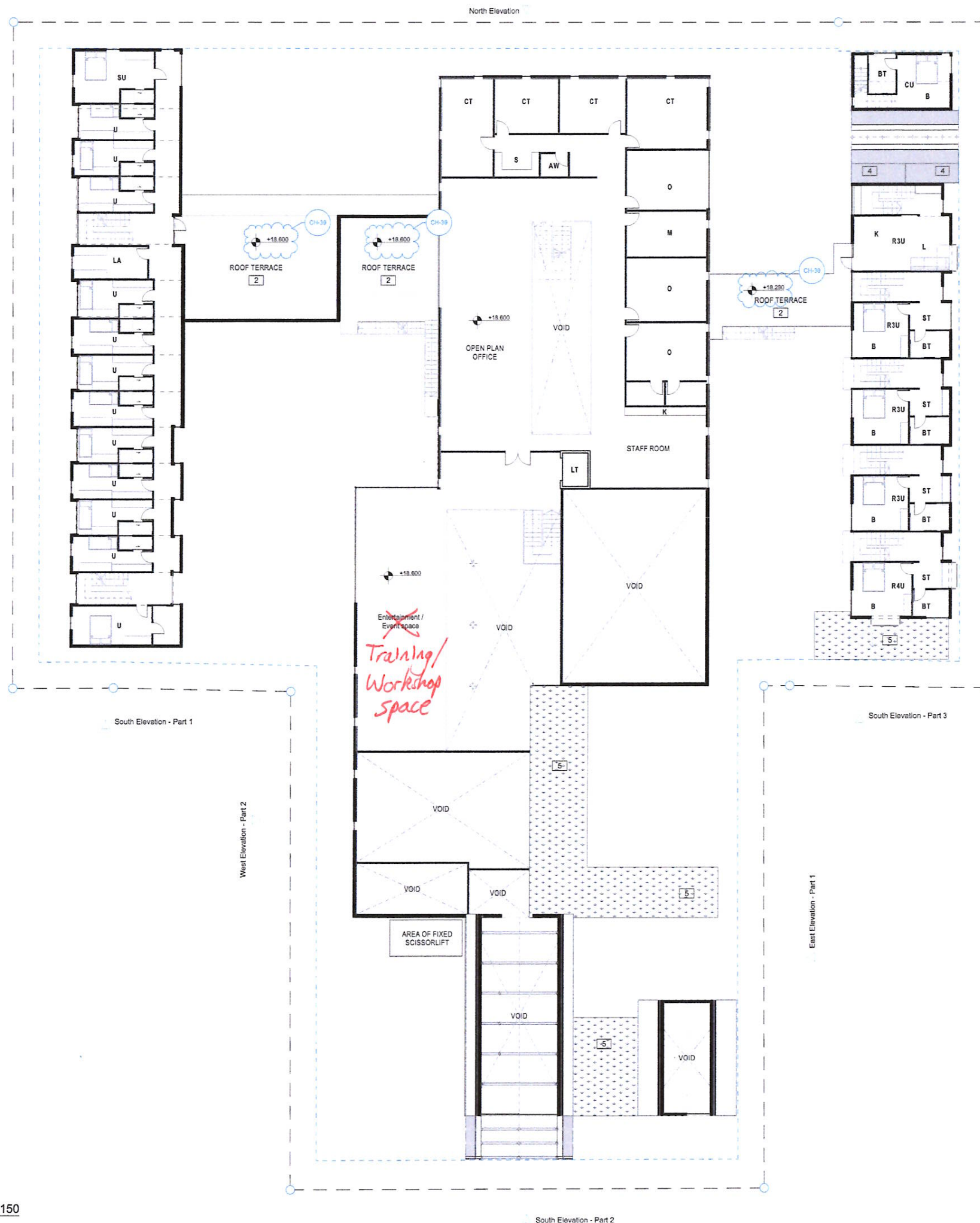
Project Date: 29/09/2020

Issued for: Resource Consent

Project no. 18-008	Drawing no. A200	Rev. 04
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- 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 route way, while entrance moved north accordingly and covered entrance roof arrangement adjusted	
CH-02		Glazing added	
CH-03		Window visibility updated for clarity	22.05.2020
CH-04		Wall moved north	
CH-05		Bin store moved adjacent	
CH-06		Bin store added	
CH-07		New bay window	
CH-08		Change indicated	
CH-09		Green waste composting added	4/09/2020
CH-10		Level and recessed plates situated	20/09/2020

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**First Floor Plan**

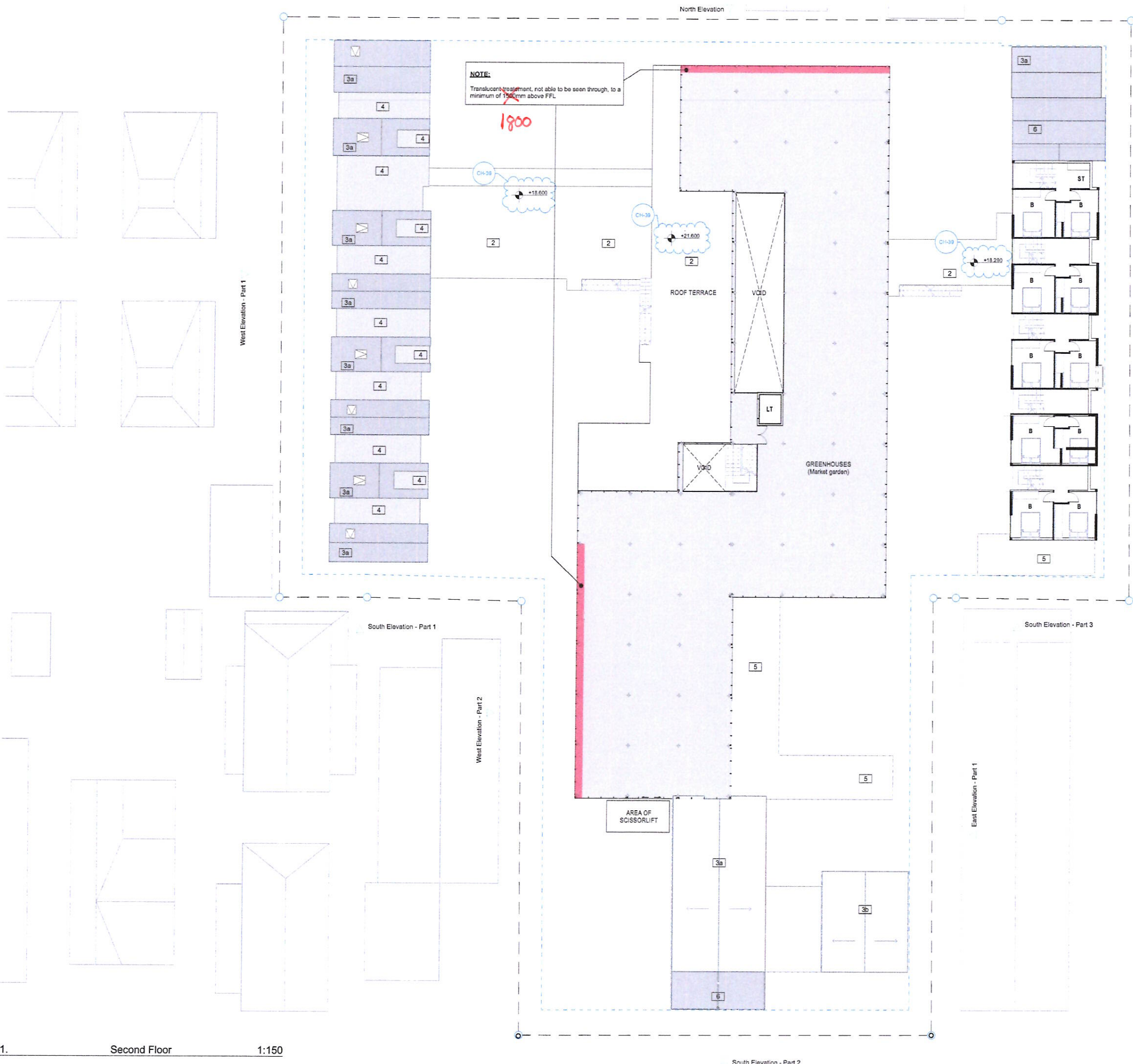
Scale: 1:150 @ A1

Drawn: IN/JK  
Checked: AK/AJ

Issue Date: 29/09/2020 Issue for: Resource Consent

Project no.	Drawing no.	Rev.
18-008	A201	04





- 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**
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  - LA Laundry facilities
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  - 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	CHD	Change Name	Date
01			24/02/2020
02	CH-01	Rearrangement to single 1200mm clear pedestrian/cycle area, whilst entrance raised from secondary and covered entrance roof arrangement adjusted.	
	CH-02	Cladding added	20/06/2020
	CH-03	Window visibility updated for clarity	
	CH-04	Surface texture removed for clarity	
	CH-19	Sign store added	
	CH-25	Study added	
	CH-31	Translucent treatment added	
	CH-32	Cladding released	4/09/2020
	CH-33	Green waste composting added	
	CH-34	Levels and recessed status adjusted	28/09/2020

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109 Salisbury Street Christchurch New Zealand

**Second Floor Plan**

Scale: 1:150 @ A1

Drawn: IN/JK

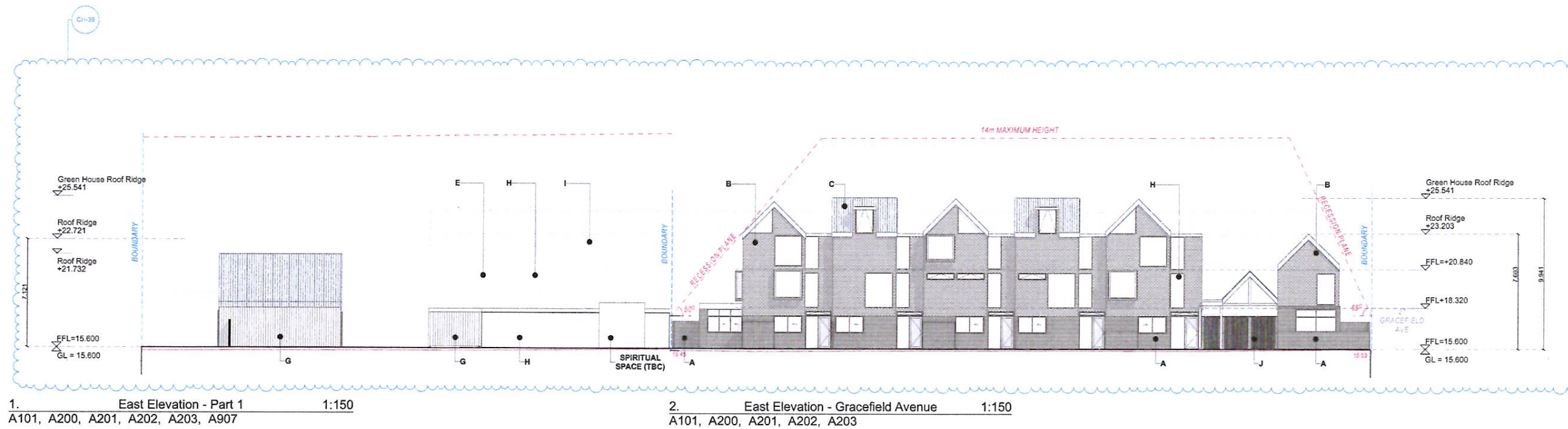
Checked: AK/AJ

Issue Date: 29/09/2020

Issued for: Resource Consent

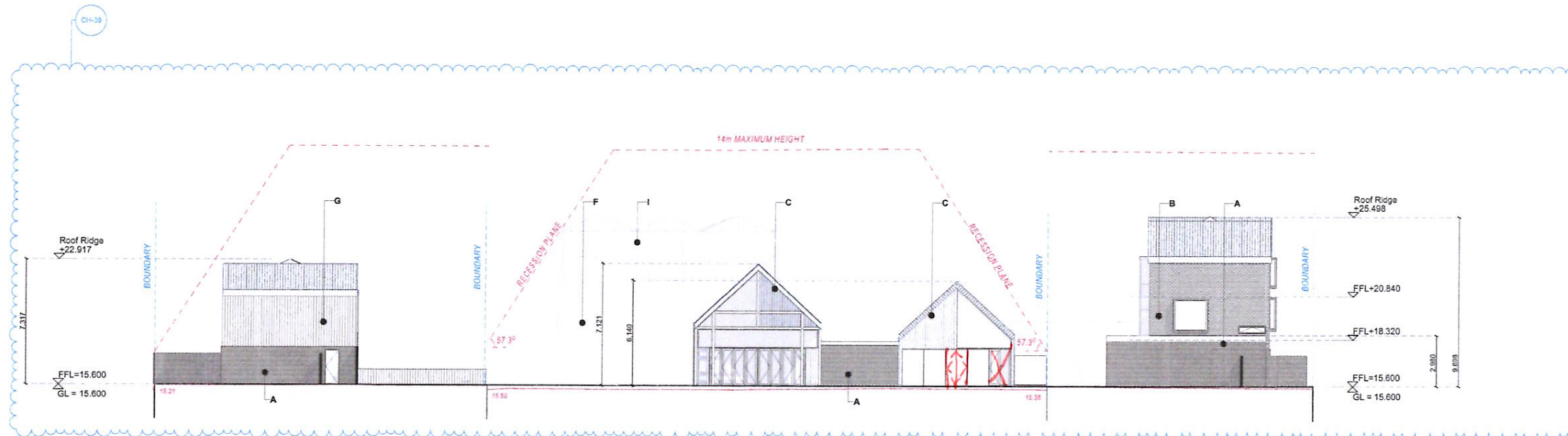
Project No: 18-008	Drawing No: A202	Rev: 04
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1. East Elevation - Part 1 1:150  
A101, A200, A201, A202, A203, A907

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

**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	CHD	Change Name	Date
01			24/02/2020
02	CH-01	Rearrangement to single 1200mm clear pedestrian cycle way, while entrance moved north accordingly and covered entrance not arrangement altered	
03	CH-02	Building heights added + Building levels corrected	22/05/2020
04	CH-03	Fence height reduced to 1200mm	
05	CH-04	Final glazing arrangement	
06	CH-05	Porch of building moved south	
07	CH-06	Glazing revised	4/09/2020
08	CH-07	translucent treatment introduced to bottom panel	
09	CH-08	Level and recession planes adjusted	26/09/2020

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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

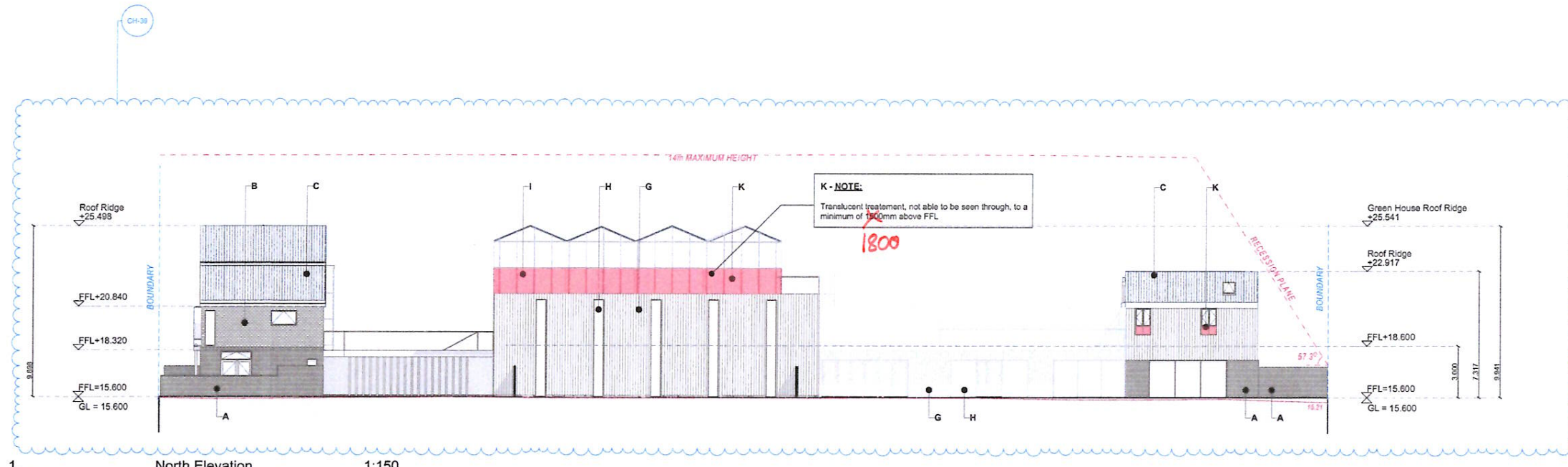
**Elevations**

Scale  
1:150 @ A1

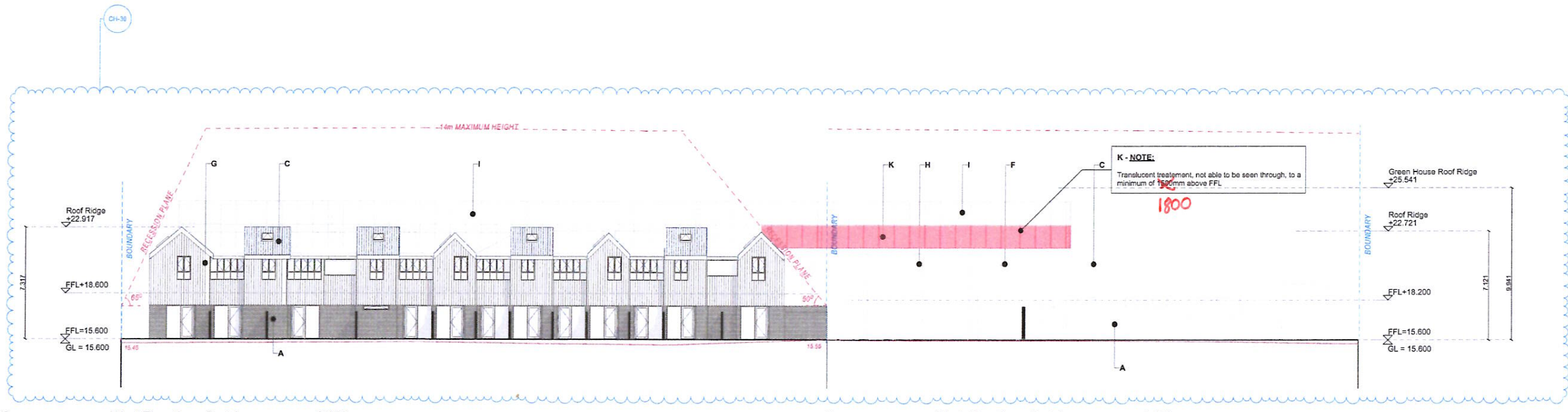
Drawn  
IN/JK  
Checked  
AK/AJ

Project No.	Drawing No.	Rev.
18-008	A300	04

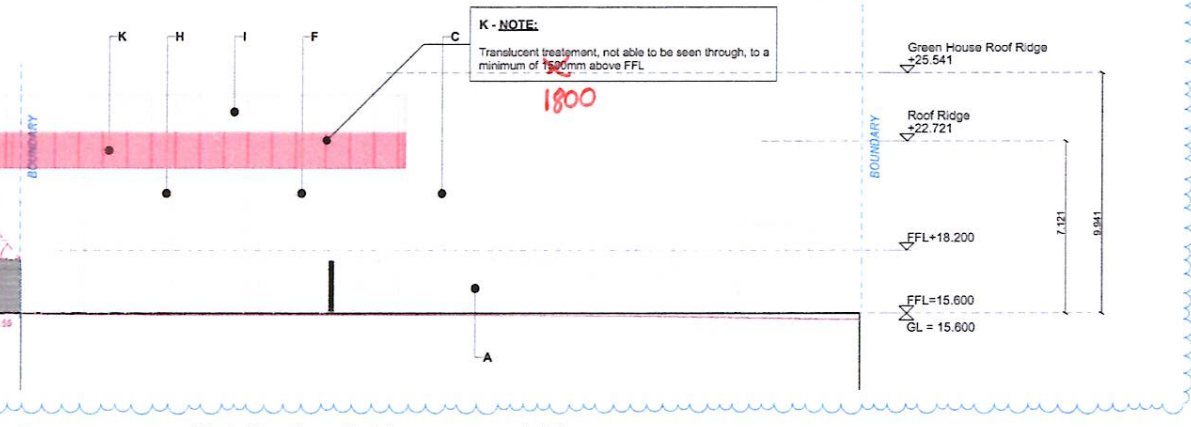




1. North Elevation 1:150  
A101, A200, A201, A202, A203



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

Rev#	Ch#	Change Name	Date
01	Ch-06	Building height added + Building levels corrected	24/02/2020
02	Ch-07	Glazing updated	
02	Ch-08	Blue across separation added	22/05/2020
02	Ch-09	Panel height reduced to 1200mm	
02	Ch-11	Translucent treatment added	
02	Ch-12	Glazing updated	
03	Ch-16	Glazing reduced and translucent treatment introduced to bottom panel	4/05/2020
04	Ch-18	Translucent treatment introduced to bottom panel	
04	Ch-19	Level and marker names added	25/09/2020

**NOT FOR CONSTRUCTION**

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Title  
**Elevations**

Scale  
**1:150 @ A1**

Drawn  
**IN/JK**

Checked  
**AK/AJ**

Issue Date  
**29/09/2020**

Issue for  
**Resource Consent**

Project No.	Drawing No.	Rev.
18-008	A301	04