

Halo Media Ltd

Resource Consent for a Variable Image Advertising Display



Resource Consent Application to the Christchurch City Council

7 June 2017

Planz Consultants

Quality Assurance Statement:

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APPLICATION FOR RESOURCE CONSENT
SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: the Christchurch City Council

1. **Halo Media Ltd** applies for the following resource consent:
A land use consent to provide for the establishment of an LED billboard at 65-67 Victoria Street.
The proposal is more fully described in the attached AEE and plans which form part of this application.
2. The owners of the land to which the application relates are:
S W Jang Trustee Limited
The applicant has a lease agreement with the owners to utilise the subject land for advertising purposes.
3. The location of the proposed activity is as follows:
Address: 65-67 Victoria Street, Christchurch.
Legal Description: Lot 1 DP 484488
4. No other resource consents are necessary to establish the proposal.
5. In accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of the environment effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment is attached.
6. No other information is required to be included in this application by the district/regional plan, the Resource Management Act 1991, or any regulations made under that Act.

The required deposit of \$1,500 (incl GST) will be paid on receipt of Council's invoice.



Ella Shields

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On behalf of Halo Media Ltd

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Resource Management Act 1991
Fourth Schedule
Assessment of Effects on the Environment

1 Introduction

Halo Media Ltd (the applicant) seeks resource consent to allow for the establishment of an 9.6m x 4.8m LED variable display billboard at 65-67 Victoria Street. The billboard will comprise of a number of self-illuminated LED panels fixed together to form a single, one sided billboard as affixed to the north western exterior wall of an existing commercial building.

The purpose of this report is to provide the Council with the information required in order to obtain resource consent to construct and operate a new LED billboard.

A Certificate of Title for the site is attached as **Appendix 1**.

Photos of the site and the surrounding area are attached as **Appendix 2**.

A landscape assessment of the site is attached as **Appendix 3**.

Architectural Plans of the signage are attached as **Appendix 4**.

1.1 Background

There are no background issues that are considered relevant to this proposal.

2 Site Description

2.1 Application Site

The application site is 65-67 Victoria Street, as located approximately 50 metres south of the Victoria Street – Peterborough Street intersection. The site is occupied by a four-storey commercial building built in 2015. The ground floor is currently occupied by ‘Symrose’s Super Fresh,’ a food outlet, the three upper floors of the building, are currently unoccupied. These are being advertised to be leased as office spaces.

The proposed billboard is situated north of the CBD, facing north-west towards Victoria Street. The proposed billboard will be attached to the north-western elevation of the building and will consist of an LED display showing static images as displayed for a minimum of 8 seconds. A maximum of eight distinct images will be displayed in any one hour period. That is, from a folder of eight images over an hour-long period, the rate of transfer between those images will be a minimum of 8 seconds.

A locality plan showing the location of the site and the surrounding area is shown in in Figure 1 below. The site boundary is outlined in red.



Figure 1 – aerial photo of the site and surrounding area.

2.2 Surrounding Area

The surrounding area is predominately occupied by multi-storey commercial buildings, as is typical of the Central City Business Zone in which the site lies.

There are a number of buildings containing advertising signage located throughout Victoria Street, including:

- A 40m² digital LED billboard at 50 Victoria Street; and
- A 55m² static billboard at 83 Victoria Street

A two-storey commercial building known as the 'Calendar Girls' building adjoins the south-eastern boundary of the application site. Adjoining the north-eastern boundary is a single-storey building containing Café, Bar and Restaurant called 'Three Cows' and restaurant 'Kum Pun Thai.' The property to the south-west of the building is used for carparking for 65-67 Victoria Street and is accessed via a driveway off Kilmore Street. The area surrounding the application site has a night time economy, and is accordingly lit up and vibrant. In particular, the application site is located directly opposite the Christchurch Casino which is lit at night time with multi coloured flashing lights.

There are two heritage buildings proximate to the site; the 'Victoria Mansions' which is approximately 150 metres north-west of the proposed location at 91 Victoria Street, and the Victoria Street Clock Tower located 170 metres north-west the site also on Victoria Street. The proposed billboard is both not visible from either the Victoria Mansions or the Clock Tower, nor in any view that contains the Mansions and / or the Clock Tower, as identified in the assessment provided by Mr Andrew Craig (Appendix 3, Page 6).

Victoria Street, a local distributor street, adjoins the north-eastern boundary of the site and will be the main viewing point for the proposed digital display. The billboard will also be visible from the Peterborough – Victoria Street intersection, approximately 50 metres north of the site.

For the purpose of assessing the proposal in terms of s104(1)(a) two possible future developments have been considered as part of the ‘receiving environment’. These are:

- A multi-lot residential apartment development is proposed at 52 Peterborough Street; at the time of drafting this application, building consent had not been lodged with the Christchurch City Council.
- A two-storey commercial building at also proposed at 56-62 Victoria Street. Resource consent is currently being processed for this development, building plans are attached in **Appendix 5** of this application.

Both developments are shown in Figure 2 below.

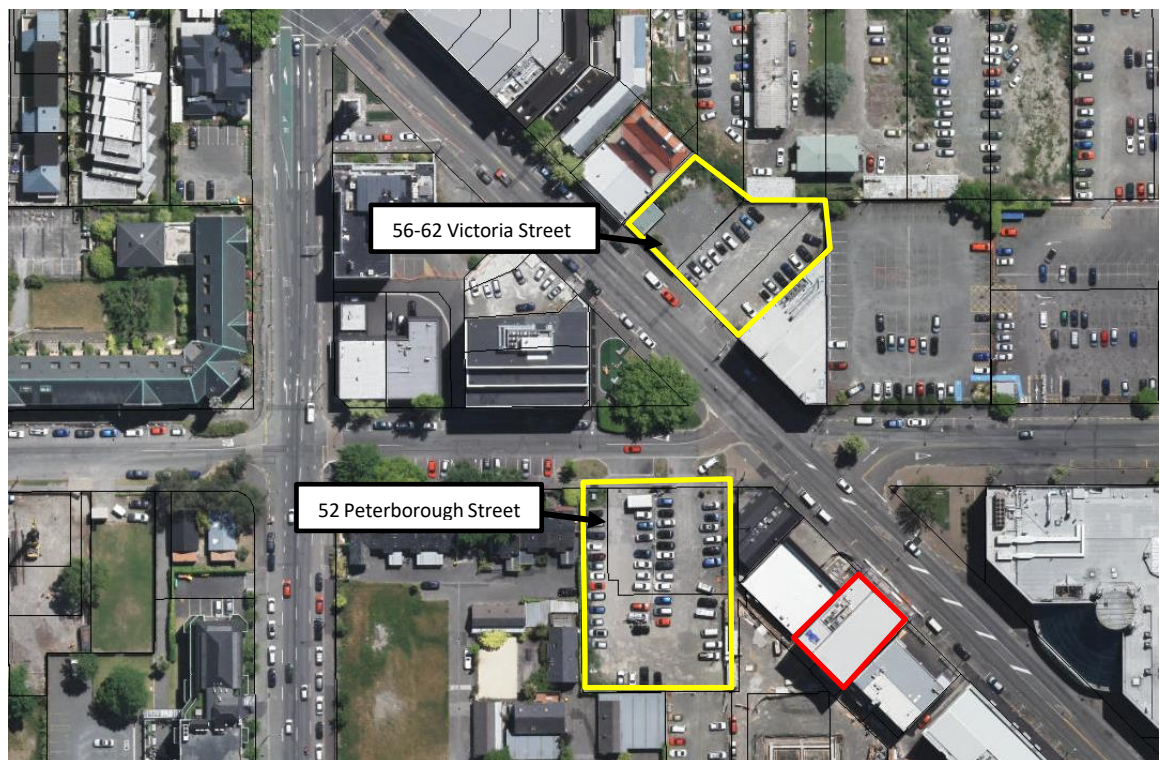


Figure 2 – aerial photo showing the proposed developments at 56-62 Victoria Street and 52 Peterborough Street.

3 Proposal Description

The applicant is seeking consent to allow for the establishment of a digital billboard on an existing lot at 65-67 Victoria Street.

In terms of the built form and operation of the digital sign, the sign will be fixed to the wall of the existing four-storey commercial building in the top north-western corner 6575mm above the ground. The digital billboard occupies a total area of 46.08m² with the proposed dimensions being 9600mm x 4800mm. Therefore, the total height of the digital billboard will be 16.175m above ground level. The architectural plans for the signage are contained in **Appendix 4**.

Traffic advice provided for similar applications, has determined a number of principles that are to be applied to this proposal, these are:

- Images shall not contain animation or emit flashing lights;
- Each image shall have a minimum time of display of eight seconds, (no maximum display time is necessary);
- Images shall transition from one to the next via a 0.5 second dissolve; and
- Images shall not use graphics, colours or shapes in combination in such a way that they would resemble or distract from a traffic control device.

The proposed digital display will be lit 24 hours each day, 7 days a week due to inherent LED properties requiring them to be powered to be effective and efficient.

The digital display will have an inbuilt daylight sensor that will be calibrated to meet the required luminance values for day and night time operation. The site will be equipped with automatic control that adjusts billboard luminance to match the surrounding ambient light environment, and to dim the LED panels to meet appropriate luminance levels during the hours of darkness. To this extent, the billboard will be controlled so that the luminance is limited to 500cd/m² during hours of darkness and 5,000cd/m² during daylight hours, as is common with other LED digital billboard installations that have been granted consent and conditioned. The applicant volunteers a condition explicitly requiring this.

4 The Proposed Christchurch Replacement District Plan Assessment

4.1 Zoning

All rules applicable to this application are operative in the proposed Christchurch Replacement District Plan (“CRDP”) sub-chapter 6.8 Signs.

The application site is zoned **Central City Business**. The following table illustrates the provisions of the operative plan that the proposal does not fully meet:

Rules	Assessment	Rule Status
Part 6 General Rules and Procedures		
6.8 - Signs		
<p>Rule 6.8.4.2.2 Traffic Safety – applies to all signs</p> <p>(a) Any sign shall be located so as not to obscure or to detract from the interpretation of any traffic sign or controls.</p> <p>(b) No sign shall be located adjacent to a state highway or arterial road where all of the following criteria are met:</p> <ol style="list-style-type: none"> i. the road has a speed limit of 70km per hour or greater; and ii. the sign is located within a road boundary building setback required by a built form standard for the relevant zone; and 	<p>The proposed billboard will not obscure or detract from traffic signs or controls. The proposal does not meet any of the criteria set out in (b) as Victoria Street is a local distributor street with a speed limit of 50km/h, setbacks do not apply to the Central City Business Zone, and it is not located within 100 metres of any regulatory sign or traffic signal.</p>	<p>Permitted</p>

Rules	Assessment	Rule Status
iii. the sign is located within 100 metres (in urban zones) or 200 metres (in rural or open space zones) in front of any official regulatory or warning sign or traffic signal.		
<p>Rule 6.8.4.2.3 Integration with building design</p> <p>(a) Any sign displayed on wall surfaces, including individual lettering, shall not obscure any window, door or architectural feature, visible from the exterior of the building.</p> <p>(b) Where a sign, including a flag, extends over part of the Transport Zone the lowest part of the sign shall be located a minimum of 2.6 metres above ground level.</p>	<p>The proposed billboard will not obscure any architectural features of the building. The north-western wall of 65-67 Victoria Street is a plain concrete wall with no visible architectural features.</p> <p>The billboard will not extend over a transport zone.</p>	Permitted
<p>Rule 6.8.4.2.4 Signs attached to buildings</p> <p>(b) The maximum area and height of signs shall be as follows:</p> <p>Central City Business Zone: The maximum total area of signs per building shall be calculated as the length along the primary building frontage (m) x 0.5m. The maximum height above ground level at the top of the sign is 9 metres or façade height, whichever is lower.</p>	<p>The proposed billboard is 46.08m² in area and thus exceeds the total allowable signage area for the site being 8.215m².</p> <p>The billboard will also exceed the 9 metre maximum height above ground level at the top of the sign. The maximum height above ground level will be 16.175 metres at the top of the sign.</p>	Discretionary
<p>Rule 6.8.4.2.5 Projecting signs and signs attached to or on verandas</p> <p>(c) Signs projecting from the face of a building</p> <p>Signs parallel to the face shall not project beyond 0.2 metres.</p>	<p>The billboard will project 0.4m from the face of the building.</p>	Discretionary

Based on the assessment of the proposed development against the applicable rules in the CRDP, the activity status of this application is a **Discretionary Activity** under **Rule 6.8.4.1.4 D1**:

“The following signs in all zones, other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1:

- a. Off-site signs, other than signs provided for by Rule 6.8.4.1 P2, P3, P4, P5, P6, P12, P13 or P16;*
- b. Illuminated signs, including intermittently illuminated signs;*
- c. Signs with moving components;*
- d. Signs with changing images/digital signs; and*
- e. Captive balloons or blimps.*

As the provisions currently stand, under Rule 6.8.4.1.3 RD2 signs in the Commercial Central City Business Zones are **not provided** for.

5 Statutory Framework

5.1 Part 2 of the RMA

Part 2 of the RMA sets out the purpose and principles of the Act, being “to promote the sustainable management of natural and physical resources”.

This application has been prepared immediately after the High Court Decision of *R J Davidson Family Trust v Marlborough District Council* [2017] NZHC 52 (Davidson). Under that decision, there is a constrained ability to consider Part 2 of the RMA and undertake an “overall broad judgement” under s104.

In summary, that Decision means that unless there is invalidity, incomplete coverage, or uncertainty of meaning in the statutory planning documents, the consent application and consent authority should generally not refer back to Part 2 in determining an application.

The relevant planning documents give substance to Part 2, therefore independent reference to Part 2 was not necessary, and “the overall broad judgement approach” is not appropriate.

Under this approach specific recognition is required in terms of provisions within the Regional Plan and District Plan as these represent Part 2 as applied to the regional and local circumstances. Specifically provisions that are viewed as directive, rather than descriptive require careful consideration as measured against the proposal.

It is understood that the Decision has been appealed to the Court of Appeal with a Hearing to be held in the last quarter of 2017; but until overturned is binding.

The orthodox approach to considering Part 2 is, briefly, set out below.

Achievement of Part 2, the purpose and the principles of the Act, must be considered when considering an application for resource consent. Section 104 sets out a number of matters to be had regard to, as *subject to Part 2*.

The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 imposes a duty to manage the use and development of physical resources in a manner that provides for economic and cultural wellbeing, and for health and safety, while avoiding, remedying or mitigating adverse effects of activities on the environment.

Section 6 sets out matters of National importance. In this instance, none of these matters are considered relevant. Similarly, matters relevant to Section 8 – ‘Treaty of Waitangi’ are not applicable.

Section 7 lists various matters to which regard shall be had in achieving the purpose of the Act. The matters of particular relevance to this application are:

- b) The efficient use of natural and physical resources;*
- c) The maintenance and enhancement of amenity values;*
- d) Maintenance and enhancement of the quality of the environment.*

The proposal is considered to represent the efficient use and development of the existing commercial building at 65-67 Victoria Street. The billboard maintains the amenity values of the surrounding area as well as the quality of the environment.

Overall, the proposal achieves the purpose and principles of Part 2 of the Act. There is no need to provide a broad overall judgement, as this proposal both furthers the wellbeing aims as enabled in the first part of Section 5; sustains the use of 65-67 Victoria Street as a physical resource to meet future demand; safeguards the life supporting capacity of soil and water as represented by the proposal; and lastly avoids adverse activities on the environment, including construction related activities.

6 Assessment of Effects on the Environment

6.1 Overview

This assessment has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991. The relevant potential effects of the proposed billboard relate to the context, prominence, cumulative and positive effects.

The proposal is for a Discretionary Activity, hence the ability for the Council to consider any matter is not constrained. However, the Christchurch District Plan provides at Section 6.8.5 the relevant matters of discretion, as would be applied to a restricted discretionary signage application. These are useful, in so far as they provide guidance as to the matters that the District Plan considers relevant for the consideration of specific breaches of the signage provisions. These are:

- 6.8.5.1 All signs
- 6.8.5.2 Illuminated displays
- 6.8.5.3 Digital billboards.

The relevant matters can readily be categorised in terms of four key matters:

- Context
 - 6.8.5.1(a) the ability of the context to absorb the effects of signage, and sensitivity (such as heritage items) to signage.
 - 6.8.5.2(a)(iii) the nature of surrounding activities
 - 6.8.5.3(a) the ability of the building and surrounds to accommodate signage, including the proximity of any residential activities.
- Prominence
 - 6.8.5.1(b) / 6.8.5.3(b) mitigation associated with the proposed signage.
 - 6.8.5.2(a) / 6.8.5.3(e) extent to which the signage through lighting will draw the eye, the likely effects of changing images.
- Cumulative effects
 - 6.8.5.1(c) – Issues of clutter or precedent
 - 6.8.5.3(c) – The combination of signage in terms of causing clutter.
- Positive effects
 - 6.8.5.1(d) / 6.8.5.3(e) – Ability for signage to provide vibrancy or interest in the area, or improve the building.

These matters are considered in the assessment below:

6.2 Context

The matters outlined above in relation to context seek to assess the appropriateness of the environment to accommodate the proposal.

The district plan is concerned with:

- The ability of the built form of the building to contain or absorb the sign;
- The sensitivity of the surrounding area to signage including anticipated changes;
- The presence of residential activities; and
- The presence of Heritage items.

With regard to this proposal it is considered that this is an environment and backdrop where the proposed billboard could be readily absorbed. As outlined by Mr Andrew Craig:

“As is always the case regarding any activity potentially affecting landscape and visual amenity, context is the key consideration. Fundamentally this comes down to whether a proposal is in keeping with its setting in terms of what people might reasonably expect to occur...It is concluded that the visual effects arising from its presence are significantly less than minor ...”

(Andrew Craig, Appendix 3, Conclusion, Page 12).

That view is concurred with. The proposal is considered against the backdrop of the commercial building at 65-67 Victoria Street where it would be fixed to a plain concrete wall and not project above the roofline, or the outer edge of the building. On this basis, the billboard will be subservient to the design and architectural integrity of the building.

The surrounding area is dominated by commercial activities, and contains several existing signs on both sides of Victoria Street. The majority of land surrounding the site is zoned Central City Business and is occupied by a variety of commercial activities, including night time activities associated with the Casino and Calendar Girls. The proposed location of the activity is considered to be in accordance with the amenity values, character and visual coherence of the area.

As it currently stands, there is no residential activity in the surrounding area. This will change when a development of high-rise residential apartments at 52 Victoria Street are constructed. While it is acknowledged that the proposed activity will be visible from these apartments, it is considered that the nature of the signage remains in keeping with the amenity values and character of the area as a central city location.

There are no heritage items or protected trees within the same viewshaft of the proposed billboard, therefore it is not necessary to consider these effects.

6.3 Prominence

The matters outlined above in relation to prominence seek to assess the appropriateness of the proposal in terms of visual dominance.

The district plan is concerned with:

- Visual mitigation;
- Lighting design and image transitions;
- Traffic Safety

In regard to the proposal it is considered that the proposed billboard will not dominate the surrounding environment. As outlined by Mr Andrew Craig:

“The proposed bill board will be prominent due to its illuminated nature...So while prominent, due to the sign’s setting on a large blank wall and given its elevation, it will not appear dominant. Dominance occurs when appreciation of surrounding landscape is usurped by the presence of the dominant object...”

(Andrew Craig, Appendix 3, Page 9).

The view of Mr Craig is agreed with. The extent of visual impact of the proposed billboard is lessened by the confined area that the billboard would be viewed from. The sign would be visible to traffic for 120 metres on Victoria Street travelling south east, and beyond this would only be partially visible on Victoria Street. The billboard will also be partially visible for 100 metres travelling east and 30 metres travelling west on Peterborough Street.

As noted in the proposal description in section 3 of this report, the billboard will be operated in accordance with the following council conditions in regard to lighting design and image transition:

- Images shall not contain animation or emit flashing lights;
- Each image shall have a minimum time of display of eight seconds, (no maximum display time is necessary);
- Images shall transition from one to the next via a 0.5 second dissolve; and
- Images shall not use graphics, colours or shapes in combination in such a way that they would resemble or distract from a traffic control device.

The billboard would be predominantly visible to traffic and pedestrians travelling south east along Victoria Street, so the receiving audience is predominantly transitory, and will view the billboard in the context of a commercial environment as they travel past the site. The site is located approximately 50 metres south of the Peterborough – Victoria Street intersection. The sign would be visible to traffic for 150 metres on Victoria Street travelling south, for 100m travelling east, and 30m travelling west on Peterborough Street. As a local distributor street, Victoria Street carries moderate traffic volumes, while Peterborough Street, a local road, carries low traffic volumes. As the proposal will adhere to the conditions listed above, the proposed digital display is not considered to create a distraction to drivers and will not impede the view of any traffic signals from any point on the road.

6.4 Cumulative effects

The matters outlined above in relation to cumulative effects seek to retain the coherence of the surrounding area.

The district plan is concerned with:

- Existing signage;
- Visual clutter;
- Precedent.

With regard to this proposal it is considered that the proposal will not cause cumulative effects. As outlined by Mr Andrew Craig:

“While there are other signs further north along Victoria Street, these cannot be seen collectively with the proposed sign to its full extent...Further contributing to the lessening of cumulative effects is the fact that

all signs in the vicinity are attached to buildings as opposed to free standing signs. This means that the physical fabric and integrity of the built environment remains coherent and visually intact."

(Andrew Craig, Appendix 3, Page 7).

The view of Mr Craig is concurred with. As previously described in the description of the surrounding environment in section 2.2, there are two existing billboards within the vicinity of the application site. This includes a 40m² LED billboard at 50 Victoria Street and a 55m² static billboard at 83 Victoria Street.

Within the vicinity of the proposal is one static billboard at 83 Victoria Street, and one LED billboard at 50 Victoria Street. Both existing billboards are located north west of the application site. All three billboards, including the proposed billboard, will not be able to be viewed at the same time unimpeded, from any one vantage point, minimising visual clutter. Visual clutter is further reduced as a result of the proposed construction of a two-storey commercial building at 56-62 Victoria Street. If consented, the development would obstruct the permitted LED billboard at 50 Victoria Street meaning it can be only half of the proposed size.

It is not considered the proposal will create a precedent for future signage applications. The purpose of the Central City Business Zone is to provide for a diverse mix of activities and create a vibrant place for residents, workers and visitors. The proposal has a discretionary status and is in keeping with the objectives and policies in the CRDP and therefore should be assessed based upon its individual merits.

6.5 Positive effects

The matters outlined above in relation to positive effects seek to identify whether the proposal will provide vibrancy or interest in the area, or improve the building.

The district plan is concerned with:

- Whether the space is enlivened;
- The quality of the display;
- Onsite advertising.

With regard to this proposal it is considered that the proposal will enliven the application site. As outlined by Mr Andrew Craig:

"It will definitely enliven what is currently a blank, grey, monolithic and featureless concrete wall. Currently this wall has no aesthetic merit at all and is entirely unrelieved by any feature of interest. The sign will counteract that effect in a positive manner. It will introduce colour, light and interesting images very much in contrast with the façade to which it is attached."

(Andrew Craig, Appendix 3, Page 8).

The view of Mr Craig has been adopted. The proposal will enliven the space and provide a quality advertising display on an existing building in an environment that where signage is anticipated. While the billboard will not be providing advertising for onsite activities, it is not considered that this will create adverse effects.

6.6 Conclusion

On the basis of the preceding assessment, it is considered that the proposal will generate less than minor adverse effects on the environment. It is considered that the proposed billboard will not be visually obtrusive and will be absorbed into the receiving environment without creating adverse context, prominence or cumulative effects.

7 Objectives and Policies

The objectives and policies of the Proposed Christchurch replacement district plan that are considered to be the most relevance to the proposal are as follows:

Objective 3.3.5 and **3.3.6** seek to provide for a range of business opportunities and that the recovery and stimulation of commercial activities occurs in manner that expedites recovery and enables the rebuilding of existing business areas. It is considered that the proposed billboard provides for economic activity.

Objective 3.3.7 seeks to provide for high quality urban environments and amenity value outcomes. It is considered that the context and character of the surrounding environment will be able to absorb the proposed billboard with less than minor adverse effects on the amenity and design expectations anticipated in the area.

Objective 6.8.2.1 aims to ensure signs contribute to the Central City's vitality and recovery by supporting businesses and communities, and do not compromise public safety, visual amenity and the character of the surrounding area. Associated **Policy 6.8.2.1.1** focuses on maintaining appropriate built form and location of signs, whilst **Policy 6.8.2.1.3** seeks to ensure signage does not detract from neighbouring buildings. Additionally, **Policy 6.8.2.1.4** states that signs should not cause obstruction or distraction for motorists or pedestrians and other road users.

It is considered that the proposed sign supports businesses and communities by providing appropriate advertising. The sign does not compromise public safety or detract from surrounding buildings. The surrounding area is characterised by commercial and retail activities, and consequently advertising is already a component of the surrounding environment. Further, the proposed billboard's location will result in a confined view shaft, limiting its effects on the surrounding area.

Objective 15.2.6 aims to establish an attractive Central City Business Zone for businesses, residents, workers and visitors. Associated **Policy 15.2.6.1** seeks to ensure this includes a diversity of activities and the greatest concentration of built development in Christchurch. **Policy 15.2.6.3** states that a high standard of amenity should be promoted by controlling activities that may have adverse effects such as protecting the efficiency of the adjacent transport networks.

The proposed billboard is anticipated to be a vibrant addition to the Central City Business Zone and will contribute to the diversity of activities currently occupying the area. It is considered that the proposal will be in keeping with the desired high standard of amenity in the zone by avoiding effects of the surrounding transport network.

For these reasons, the proposed sign is considered to be generally in keeping with the relevant objectives and policies in the CRDP.

8 Other Matters

The applicant volunteers the following Conditions:

- 1) Images illuminated on the LED billboard shall adhere to the following:
 - a. Images shall not contain animation or emit flashing lights;
 - b. Each image shall have a minimum time of display of eight seconds, (no maximum display time is necessary);

- c. Images shall transition from one to the next via a 0.5 second dissolve; and
 - d. Images shall not use graphics, colours or shapes in combination in such a way that they would resemble or distract from a traffic control device.
- 2) Luminance is limited to 500cd/m² during hours of darkness and 5,000cd/m² during daylight hours.

9 Consultation/Notification

Under the provisions of the amended RMA there is now no presumption in favour of notification (section 95A). The requirement for the Council to be “*satisfied*” that the effects “*will be minor*” before proceeding on a non-notified basis has been removed. Instead, public notification is only required if the Council “*decides*” that the activity:

... will have or is likely to have adverse effects on the environment that are more than minor.

The nature of the proposal and resulting non-compliance with the PRCDP are such that it is considered that the effects of the proposal will be minor and as such no effected parties have been identified.

10 Conclusion

The proposed development is a Discretionary activity under the CRDP, due to the proposed size of the signage. On the basis that the proposal is compatible with the existing level of amenity in the surrounding locality of the site and that it will not interfere with traffic safety, any adverse environmental effects are considered to be no more than minor, as has been advised by the analysis provided by Mr Craig. The proposal is also considered to be consistent with the relevant objectives and policies relating to signage in the plan.

The consent can therefore be granted on a non-notified basis, without written approval from any party.

APPENDIX 1

Certificate of Title

APPENDIX 2

Photographs of site



View of the digital billboard facing south east on Victoria Street.



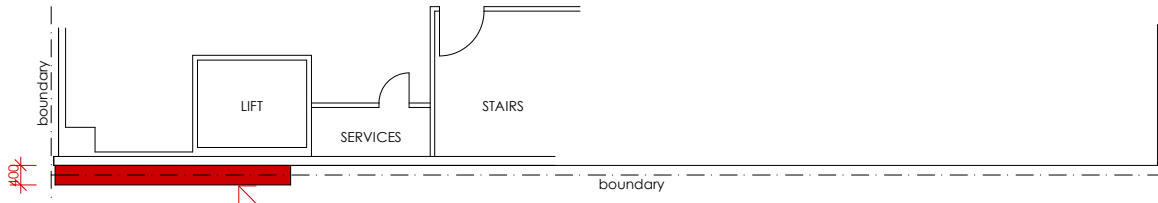
Partial view of the digital billboard facing east on Peterborough Street.



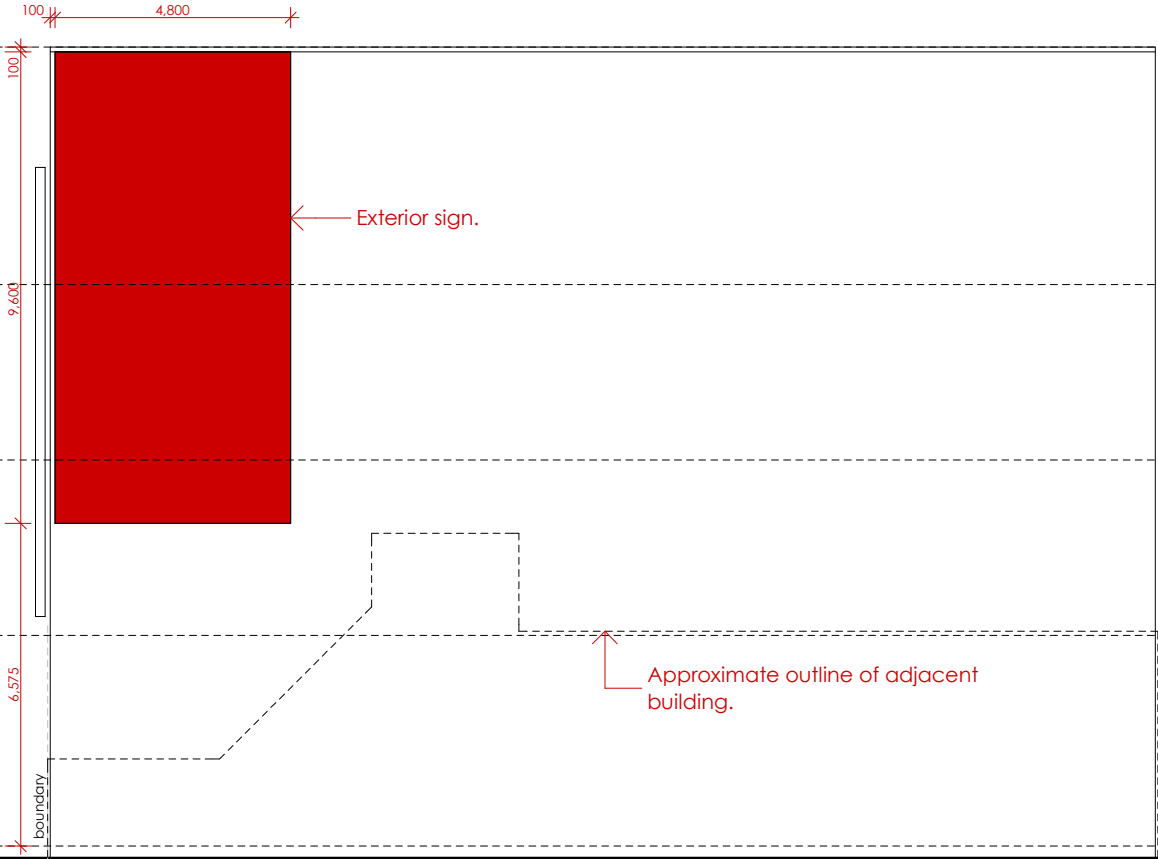
Views of the billboard facing west on Peterborough Street.



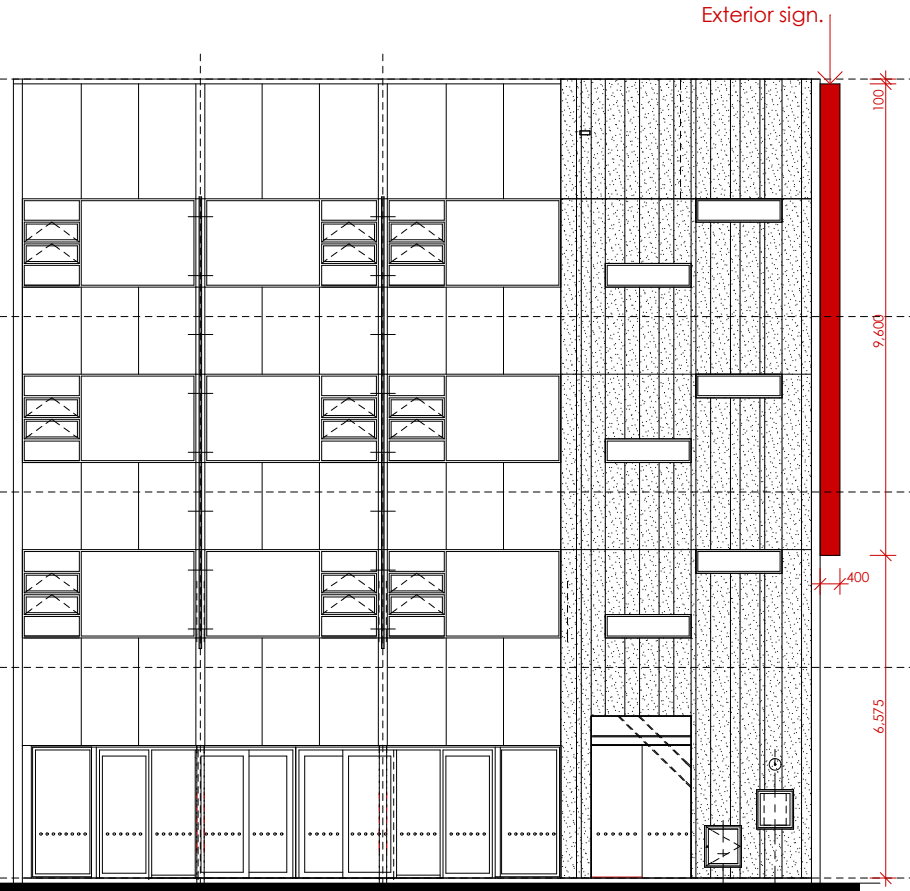
Image of the building frontage of 65-67 Victoria street facing south west as viewed from the Central City Community Park opposite the site.



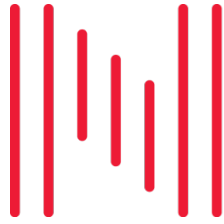
PART FLOOR PLAN



NORTH - WEST ELEVATION



VICTORIA STREET
NORTH - EAST ELEVATION



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Land Use Consent Application
prepared for

**THE ADVANCING
HOLDINGS LIMITED**

56-62 Victoria Street, Christchurch

April 2017

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prepared for

THE ADVANCING HOLDINGS LIMITED

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Form 9: Application for Resource Consent Under Section 88 of the Resource Management Act 1991

TO: The Christchurch City Council

We: The Advancing Holdings Limited ('the applicant'), apply for the Land Use Consent described below.

1. The activity to which the application relates (the proposed activity) is as follows:

Land use resource consent is sought for a new commercial development on the application site. The development will include a new building of two levels, accommodating food and beverage and retail activities.

The proposed activities for which consent is sought will be undertaken in accordance with the details, information and plans that accompany and form part of the application, including the Assessment of Effects on the Environment attached.

2. The site at which the proposed activity is to occur is as follows:

56-62 Victoria Street, Christchurch, which is legally described as:

Lot 2 DP 467520 contained within Certificate of Title 631184

Lot 1 DP 467520 contained within Certificate of Title 631183

Lot 2 DP 15810 contained within Certificate of Title CB554/96

(refer to Appendix 1 for Certificates of Title).

The natural and physical characteristics of the site and any adjacent uses that may be relevant to the consideration of the application is set out in further detail within the details, information and plans that accompany and form part of the application, including the attached Assessment of Effects on the Environment ('AEE').

3. The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

Owner: The applicant owns the site.

Occupier: The application site is not currently occupied.

4. There are no other activities that are part of the proposal to which this application relates.
5. No additional consents are required at this time in relation to this proposal.
6. I attach an assessment of the proposed activity's effect on the environment that—
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and



- (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
7. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
 8. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
 9. I attach an assessment of the proposed activity against the resource management matters set out in the relevant planning documents.
 10. I attach all necessary further information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.

DATED: 11 April 2017

Andrew Fitzgerald, Planner

(Signature of applicant or person authorised to sign on behalf)

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Assessment of Effects on the Environment (AEE)



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Introduction

1. This application seeks land use consent for a new commercial development on the application site. The development will include a new building of two levels, accommodating permitted activities.
2. Section 88 of the Resource Management Act 1991 ('the Act') sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment".

3. The following assessment is made in accordance with these requirements.

The Site and Surrounding Environment

4. The application relates to the properties known as 56-62 Victoria Street, which are legally described as Lot 2 DP 15810, Lot 1 & 2 DP 467520. The relevant Certificate of Titles are included in **Appendix 1**.
5. The site has an area of approximately 1,150m² and is located on the north-eastern side of Victoria Street, in the block between Peterborough Street and Salisbury Street as shown in Figure 1. The site has an irregular shape.
6. The site is currently vacant, and is used for informal car parking.
7. Under the Christchurch Replacement District Plan ('District Plan'), the site is located within the Commercial Central City Business Zone ('CCB'). The site adjoins a Transport Zone along its south-west boundary (Victoria Street). The north-western and south-eastern internal boundaries are shared with CCB zone. To the south-east at 50 Victoria Street is a three storey commercial building, which features The Bog bar and restaurant on the ground floor, and office / commercial services on the upper floors. To the north-west at 66 Victoria Street is a single storey building accommodating retail activities.
8. The northern internal boundary is shared with a CCB zone at 50-54 Salisbury Street. To the immediate east at 51 Peterborough Street the land is zoned CCB, and is currently used as car parking, although recent press releases have revealed that Christchurch Casino proposes a 200 room hotel for this site¹. This zoning is shown in Figure 2.
9. Further to the south-east along Victoria Street is Christchurch Casino, and various commercial activities (which also extend to the north-west along Victoria Street). Notably, on the opposite side of Victoria Street (on the corner with Peterborough Street) is Central City Community Park.

¹ <http://www.stuff.co.nz/business/86851591/christchurch-casino-to-build-85m-200room-hotel>



10. To the immediate north along part of the northern internal boundary is a Central City Residential Zone at 56 Salisbury Street. This land has been cleared.
11. Victoria Street is classified as a local distributor street in the District Plan and has a posted 30 km/h speed limit. The Council has scheduled upgrades to Victoria Street in the vicinity of the site. These upgrades primarily provide more pedestrian and cycle facility's including street furniture whilst retaining vehicle access, bus stops and some kerbside car parking.

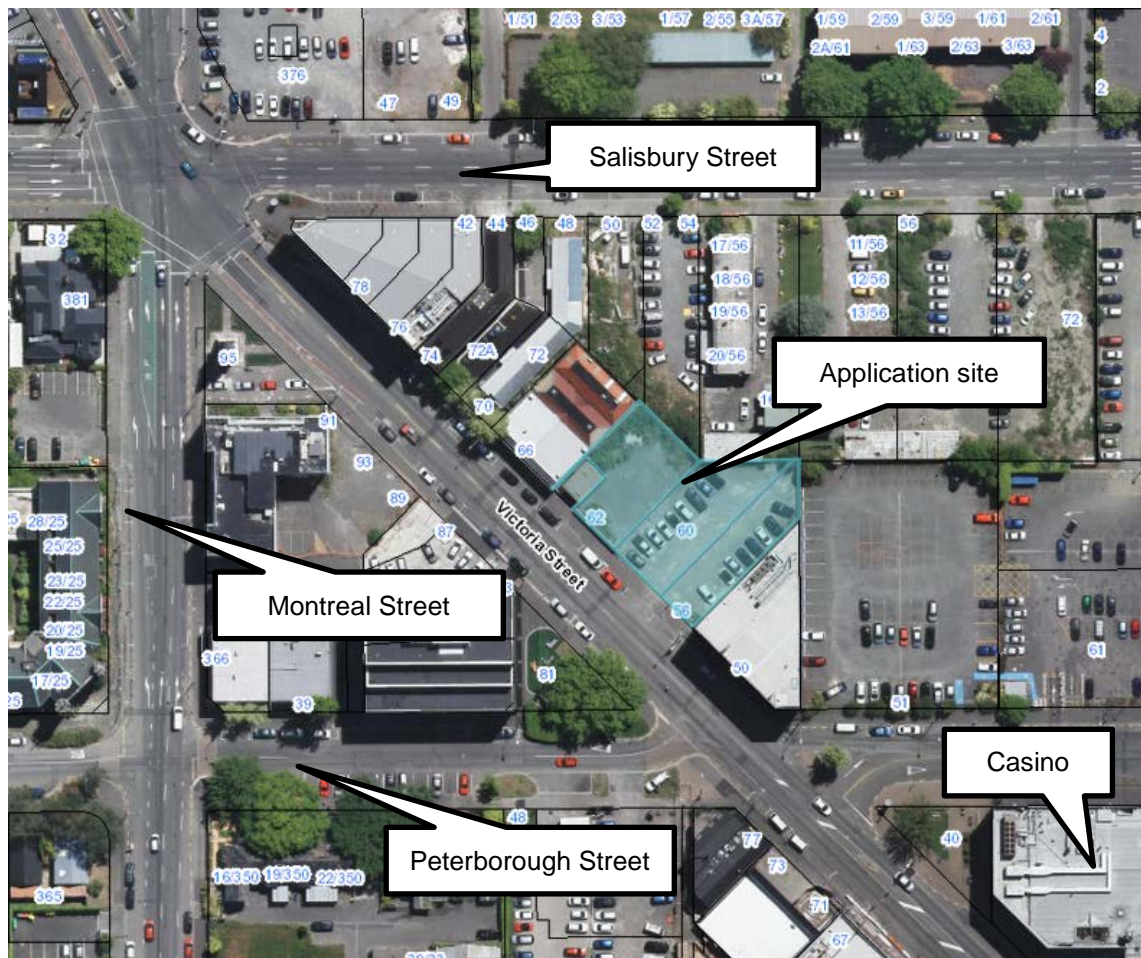


Figure 1: Site Location (Source: Canterbury Maps)

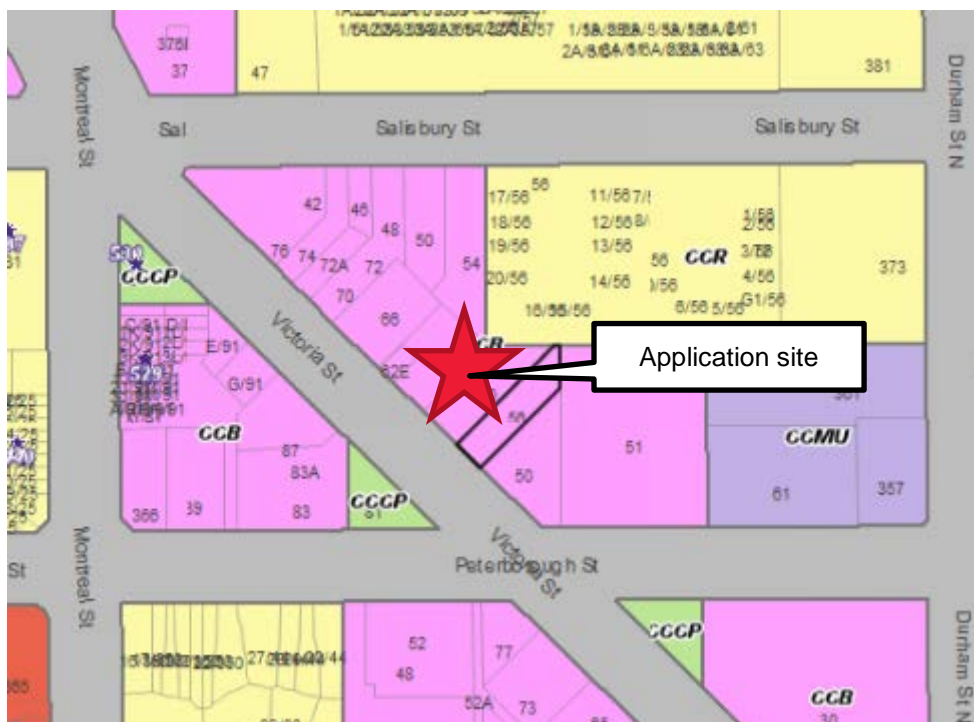


Figure 2: District Plan Map (Source: Proposed Christchurch Replacement District Plan)

The Proposal

12. This application seeks land use consent for a new two storey commercial development on the application site. The application plans are attached as **Appendix 2**.

Building

13. The ground floor (GLFA 649 m²) contains a retail shop and a large open plan food court restaurant and bar area, internal and external stairways to the first floor and access to an outdoor courtyard dining area behind the building. Additional outdoor seating is situated on the Victoria Street footpath².
14. The first floor (GLFA 670 m²) contains a large open plan restaurant with access via one of two entrance lobbies, a smaller private dining room, a small balcony (Balcony 1) that faces Victoria Street and a larger balcony (Balcony 2) to the rear of the building with stairway access to the courtyard below.
15. The first floor balcony will be shielded by a 1.8m high glazed wall. Three cycle spaces and a rubbish bin storage bin area is proposed within the building.
16. Details of signage have yet to be confirmed, and will be addressed in a future resource consent if it does not comply with the District Plan.

² The provision of outdoor seating in the Transport Zone is permitted by the District Plan under 7.4.2.1 P15 as street furniture. The rent of this space and the balcony will be subject to a rental agreement with CCC, as a process outside of this resource consent application.



17. The building includes two canopies and one balcony that overhang the road reserve (in this case being the footpath). The western most canopy has been designed (in consultation with Council staff) to cover the seating for the bus stop outside the site.

Landscaping / Courtyard

18. At the rear of the building at ground floor a courtyard is proposed. A 3m wide landscaping strip is proposed along the northern internal boundary shared with 56 Salisbury Street, and the eastern internal boundary shared with 51 Peterborough Street. The landscape strip will include four specimen trees (Norway Maple). A 2m high acoustic fence is proposed along the northern internal boundary, and the eastern boundary north of the building. The fence will have a surface mass of 8.0 kg/m² (for example 25 timber palings or 6mm glass)³.

Operational matters

19. The activities on-site propose to operate until 0100. In order to manage noise levels from the site, the following operational controls are proposed:
 - i. Between 1800 to 2300 hours:
 - a. After 1800 hours limit the opening of the doors to Balconies 1 and 2 to one 'leaf' or 'panel' only.
 - b. Close the rear ground floor outdoor dining area after 1800 hours. Ensure that this area is not occupied after this time by stacking or removal of dining furniture from this area, and closing the doors.
 - ii. Between 2300-0100:
 - a. Closing the outdoor dining area Balcony 2 after 2300 hours. Ensure that this area is not occupied after this time by stacking or removal of dining furniture from this area, and closing the doors
 - b. Close all doors on the northeast façade
 - c. Limit the opening of the sliding door to Balcony 1 on the first floor to one 'leaf' or 'panel'
 - d. Close the outdoor dining area on the footpath by removing or stacking tables and chairs.
20. These operational controls will be incorporated into a Noise Management Plan to be prepared for the site.

³ Full specifications are provided in section 3.1 of the Assessment of Environmental Noise Effects attached as Appendix 4.



Proposed Conditions

21. In addition to a standard consent condition requiring adherence to the application documents and plans, the applicant proposes the following condition:
 - i. Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies including the New Zealand Historic Places Trust and the Ngai Tuahuriri Runanga (on behalf of local Mana Whenua) shall be contacted immediately.
22. Additional volunteered conditions are outlined in the following assessment of noise effects.

Statutory Context

NES for Contaminants in Soil

23. Based on a review of the Listed Land Use Register held by Environment Canterbury, there is no evidence of ground contamination or of activities described on the Hazardous Substances and Industries List occurring or having occurred on the site. Accordingly, the NES does not apply to the activity.

Proposed Christchurch Replacement District Plan

24. The Independent Hearings Panel released decisions on the Central City Chapters on 21 September 2016, and these chapters are now considered as operative under s86F of the Act. These replace the relevant Operative City Plan zone provisions.
25. The application site is zoned **Central City Business** in the District Plan. A compliance assessment is provided in **Appendix 3**, and identifies the following non-compliances.
26. The proposal requires consent for non-compliances with the following matters under the Replacement Plan:
 - *6.1.5.1.3 RD1: Any activity listed in Rule 6.1.5.1.1 P1 or P3 that exceeds the noise limits in the activity specific standards by 10 dB or less.*

The proposal does not comply with the noise limits and the following times and locations (as detailed in Assessment of Environmental Noise Effects) under P3.

Before 2300: Breaches at 54 and 56 Salisbury Street (56 dB L_{Aeq}).

After 2300: Breaches at first floor level of 83 Victoria Street (51 dB L_{Aeq}).

- *6.9.4.2 RD1: Sale and/or supply of alcohol between the hours of 11pm and 7am from any site located within 75m of a residential zone, other than the sale and/or supply of alcohol: a. to any person residing on the premises; b. for consumption off the premises; c. authorised by a special licence; d. accompanying a meal served by a guest accommodation premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay*



Planning Map) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts.

The application site is located within a Category 2 Entertainment and Hospitality Precinct along Victoria Street, and within 75m of a residential zone. As such the sale of alcohol is restricted between 11pm to 7am. The applicant seeks to license the hospitality activities to 1.00am in the morning (the activities will not reopen before 7.00am).

- *15.10.1.3 RD5: Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to RD2 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.*

The proposed activities are compliant under Rule 15.10.1.1 P1 to P17. The proposal does not comply with the following built form standard under Rule 15.10.2:

- *15.10.2.1 Building setback and continuity – On sites outside the area identified as the Core on the planning map titled ‘Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map’, buildings (excluding fences for the purposes of this standard) shall be built:*
 - i. *up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and*
 - ii. *across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).*

The proposed building is not built up to the road boundary along at least 65% of the frontage. A setback of 0.8m is proposed.

Activity Status

27. Overall, land use consent is required for the proposal as a restricted discretionary activity under the District Plan.

Christchurch City Plan

28. The application site is zoned **Central City Business** in the Christchurch City Plan (‘City Plan’).
29. There are no rules under the City Plan that are relevant.

Activity Status

30. No resource consents are required under the City Plan.

Overall Activity Status

31. Overall the application requires resource consent as a restricted discretionary activity.



Resource Management Act 1991- s95-95E and s104-104D

32. In terms of notification considerations in sections 95A-95E of the Act the following matters are noted:
- i. public notification is not requested by the applicant;
 - ii. there are no special circumstances necessitating public notification;
 - iii. the District Plan states that any application arising from rule 15.10.2.1 shall not be limited or publicly notified.
33. As a restricted discretionary activity, the provisions in sections 104 and 104C direct the substantive determination of applications and the following sections of this AEE have regard to the relevant provisions referred to therein, including Part 2 of the Act. Consideration is also given to the relevant provisions in the Greater Christchurch Regeneration Act 2016.

Assessment of Actual or Potential Effects on the Environment

34. Having regard to the non-compliances identified in **Appendix 3** the environmental effects of the proposal warranting assessment principally relate to the following matters:
- i. Visual Amenity;
 - ii. Noise;
 - iii. Residential Amenity.
35. All of the matters above are addressed in turn below.

Visual Amenity

36. The proposal does not comply with the District Plan standard in respect of 'Building Setback and Continuity'. In this instance the exterior wall of the building will be setback 0.8m from the road boundary, while architectural features will be built to the road boundary e.g. building columns.
37. Given that the non-compliance relates to a small discrete section of the building, a detailed analysis against all the relevant assessment matters under the District Plan is not considered necessary.
38. As the building is constructed very close to the road boundary, and provides for extensive glazing for the ground floor tenants, the site will provide for active engagement to the street. It is considered that these non-compliance will have less than minor effects, and the proposal will provide an acceptable interaction with the street.



Noise

39. An Assessment of Environmental Noise Effects ('AENE') has been prepared by Acoustic Engineering Services and attached as **Appendix 4**. This report identifies the potential non-compliances with the District Plan standards. The following conclusions from this report are noted:

'Noise from all sources likely to be associated with the proposed development at 56 - 62 Victoria Street has been considered.

Based on our review of the relevant Christchurch District Plan noise limits, national and international guidance, and the ambient noise measurements undertaken on site, we consider that even if there is a small exceedance of the District Plan noise limits (1 - 2 dB), noise effects will be less than minor.

Based on the above analysis we conclude the following:

Daytime 0700 - 1800 hours

- *Noise due to music and patron conversation in all areas of the development is expected to comply with the District Plan daytime limits at all neighbouring boundaries except for a small exceedance (1 dB) at 54 and 56 Salisbury Street. Due to the existing elevated ambient noise we consider that this would have an effect that is less than minor.*

Evening 1800 - 2300 hours

- *Based on the adoption of managerial mitigation measures described above in sections 3.3.3, in the evening period between 1800 to 2300 hours we expect the noise level due to the operation of the hospitality venues to comply with the daytime District Plan limits at all Category 2 and 3 zoned neighbours and have an effect that is less than minor.*

Night-time 2300 - 0100 hours

- *Based on the adoption of managerial mitigation measures described above in section 3.3.4 we expect noise levels to comply with the District Plan limits at all neighbouring Category 2 and Category 3 noise zoned properties during the night-time, except for a minor exceedance at the First Floor of 83 Victoria Street opposite. In this location a noise level of 51 dB LAeq is expected. Considering the existing ambient environment and that a difference of 1 dB is inaudible we would expect the effects of this exceedance to be less than minor.*

To give confidence that noise emissions associated with the hospitality activity are maintained at appropriate levels, we recommend the following:

- ***An appropriately qualified Acoustic Engineer shall review the developed Mechanical Services design of all proposed external plant installations associated with the building, as part of the Building Consent process, to ensure***



that the noise emissions comply with the relevant noise limits, in particular during the night time period.

- **A Noise Management Plan shall be prepared for the activity prior to occupation of the building for approval by the Territorial Authority. This plan shall include provisions relating to the management of noise people and music from the activity, and complaints procedures.**
- **The erection of site facilities, earthworks and landscaping shall be conducted in accordance with the requirements of NZS 6803:1999 Acoustics – Construction Noise, and comply with the limits given in table 2 of that standard.**

Our analysis confirms that with the above measures in place, noise will comply with the criteria. On that basis we conclude the effects of the noise emissions will be less than minor.

40. The conditions recommended above (noted in **bold**) are volunteered by the applicant.
41. This assessment is accepted, the adverse noise effects are considered to be less than minor.

Residential Amenity

42. The applicant proposes the sale of alcohol up to 0100 hours, which requires resource consent under the District Plan where licensed premises are within 75 metres of a residential zone. In this instance there are residential zones located to the immediate north of the application site, and to the south-west (being the former Cranmer Courts site).
43. Prior to commencing this assessment, we understand that the venue will operate as a low key restaurant and not a late night venue and as such no music with a distinctive bass beat is expected.
44. The following relevant assessment matters are outlined in clause 6.9.5.1 (Amenity) of the District Plan:

The extent to which late-night licensed premises:

i. are of a character, duration, scale and intensity consistent with the anticipated residential amenity for the receiving environment particularly with regard to:

A. on-site and off-site noise;

B. traffic generation; and

C. anti-social behaviour;

ii. are consistent with other existing and/or permitted uses in the area;

iii. can be managed in a way that mitigates adverse effects by means such as the provision of screening, buffer areas, local topography, site layout including location of point of sale, or operational practices of activities.



45. Many of these matters have been assessed in detail in the AENE.
46. In respect of clause i.A and iii, based on the AENE (including the physical forms of mitigation recommended (e.g. acoustic fences and balustrades) and the operational measures outlined in the Noise Management Plan), it is considered that the on-site and off-site noise can be controlled to a level that is appropriate for the receiving environment.
47. In respect of clause i.B, no car parks are proposed within the application site and therefore there will be no traffic noise directly from the site. As such, the traffic movements associated with application site after 2300 will occur on the surrounding streets. Noting that the surrounding area is already characterised by other bars / restaurants activities which operate after 2300, any amenity effects from any additional traffic generation will be indistinguishable from the existing environment along Victoria Street and its adjoining side streets. It is noted that within the Noise Management Plan, Acoustic Engineering Services recommends that a specific taxi company should be endorsed by the premises, and their contact details advertised to customers. They also recommend that steps should be taken to ensure that this company understands the noise sensitivities of the area, and horns are not used, or engines left idling unnecessarily.
48. Anti-social behaviour will be principally controlled through the management of the bar, and in turn the liquor licensing, and Policing. As noted above, the application site is located in close proximity to other bars / restaurants in the area, and as such anti-social is expected to be controlled in a similar manner to these existing activities. AES recommends that the NMP includes the following provisions to assist in preventing anti-social behaviour:
- *Staff should discourage congregation of patrons in public areas directly adjacent to the premises.*
 - *Patrons should be requested to keep noise to a minimum as they leave the premises during the night-time period by means of appropriately worded notices adjacent to the exits.*
49. Based on this assessment (and noting the noise assessment previously provided), it is considered that this activity will avoid significant impact on the amenities of the surrounding residential zones / properties. Furthermore, its character and scale will be consistent with other similar types of activities in the area.

Summary of Effects

50. For the above reasons it is considered that the actual or potential effects of the proposal on the environment will be **less than minor** and acceptable having regard to the environmental outcomes anticipated by the Plan for the CCB zone.

Relevant Provisions of Planning Instruments

51. The planning documents of relevance to this application and the provisions therein are listed and assessed in turn below:



Christchurch Replacement District Plan

52. The Independent Hearings Panel have released decisions on the following chapters which are relevant to the proposal: Strategic Directions (Chapter 3), General Rules and Procedures (Chapter 6), Traffic (Chapter 7), and Commercial (Chapter 15). These chapters are now either fully operative or deemed operative under s86F of the RMA.
53. Chapter 3 of the Replacement District Plan (Strategic Directions) is operative and the following objectives from that chapter are considered relevant to the application:

3.3.1 Objective- *Enabling recovery and facilitating the future enhancement of the district*

The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:

- a. Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and*
- b. Fosters investment certainty; and*
- c. Sustains the important qualities and values of the natural environment.*

54. The proposal promotes 'the expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city' through a commercial redevelopment of the site.

3.3.5 Objective- *Business and economic prosperity*

The critical importance of business and economic prosperity to Christchurch's recovery and to community wellbeing and resilience is recognised and a range of opportunities provided for business activities to establish and prosper.

55. The proposal is consistent with Objective 3.3.5 insofar as it provides for the business needs and opportunities and economic prosperity of the applicant.

3.3.7 Objective- *Urban growth, form and design*

A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:

- a. Is attractive to residents, business and visitors; and...*
- b. Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and*
- e. Maintains and enhances the Central City, Key Activity Centres and Neighbourhood Centres as community focal points;*
- f. Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and*



g. Promotes the re-use and re-development of buildings and land; and

i. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure.

56. The proposal will promote the re-use of existing land, deliver an attractive development that maintains and enhances the Central City. Accordingly, it is consistent with this objective.

3.3.8 Objective - Revitalising the Central City

a. The Central City is revitalised as the primary community focal point for the people of Christchurch; and

b. The amenity values, function and viability of the Central City are enhanced through private and public sector investment.

57. The proposal is located within the Central City and contributes to its revitalisation and the enhancement of its amenity values, function and viability.

3.3.10 Objective – Commercial and industrial activities

The recovery and stimulation of commercial and industrial activities in a way that expedites recovery and long-term economic and employment growth through:

(a) Enabling rebuilding of existing business areas, revitalising of centres, and provision in greenfield areas; and

(b) Ensuring sufficient and suitable land development capacity

58. The proposal will enable the creation of new commercial activities within an existing business area.

3.3.14 Objective- Incompatible activities

a. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and

b. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.

59. For the reasons outlined in the assessment of effects, the proposal will not be incompatible with activities in the surrounding area or otherwise result in conflict or significant adverse effects.

60. In summary, the proposal is considered to be consistent with the objectives within the Strategic Directions chapter of the Replacement District Plan.

61. Decisions on the majority of the Central City chapter were released by the Independent Hearings Panel on 21 September 2016, and these provisions are now deemed effectively operative under s86F of the Act.



62. The following objectives and policies are considered of relevance to the proposal:

15.2.6 Objective - Role of the Commercial Central City Business Zone

A Commercial Central City Business Zone that re-develops as the principal commercial centre for Christchurch and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

15.2.6.1 Policy - Diversity of activities and concentration of built development

Ensure the Commercial Central City Business Zone provides for the widest range of commercial, community, cultural, residential and guest accommodation activities and the greatest concentration and overall scale of built development in Christchurch.

63. The proposal will contribute to the Central City being the principal commercial centre for Christchurch, and meet the Strategic Directions for the built environment.

64. The development will also provide for activities which are permitted and encouraged within this part of the central city.

15.2.6.2 Policy - Usability and adaptability Encourage

a. built form where the usability and adaptability of buildings are enhanced by:

i. enabling taller buildings than in other areas of the Central City;

ii. setting minimum ground floor heights;

iii. setting a minimum number of floors; and

iv. prescribing minimum residential unit sizes.

15.2.6.3 Policy - Amenity

Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City by:

i. requiring urban design assessment within the Core of the Commercial Central City Business Zone;

ii. setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone;

iii. prescribing setback requirements at the boundary with any adjoining residential zone;

iv. ensuring protection of sunlight and outlook for adjoining residential zones;

v. setting fencing and screening requirements;



vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging such activities to locate in these precincts;

vii. protecting the efficiency and safety of the adjacent transport networks; and

viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.6.5 Policy - Pedestrian focus

a. Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:

i. identifying a primary area within which pedestrian orientated activity must front the street;

ii. requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, height, sunlight admission, and the location of car parking;

iii. establishing a slow street traffic environment; and

iv. ensuring high quality public space design and amenity.

65. For the reasons outlined in the AEE, the proposed is considered to provide a quality urban design, and contribute positively to the amenity values of the area.

66. Matters related to noise and late-night licensed premises are addressed in Chapter 6 (General Rules and Procedures) and are addressed in turn below:

6.1.2.1 Objective - Adverse noise effects

a. Adverse noise effects on the amenity values and health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

(Decision 56 & 57)

6.1.2.1.1 Policy - Managing noise effects

a. Manage adverse noise effects by:

i. limitations on the sound level, location and duration of noisy activities;

ii. requiring sound insulation for sensitive activities or limiting their location relative to activities with elevated noise levels.

(Decision 56 & 57)

6.1.2.1.2 Policy - Noise during night hours



a. Achieve lower noise levels during night hours to protect sleep, and the amenity values of residential and other sensitive environments, so far as is practicable.

(Decision 56 & 57)

6.1.2.1.3 Policy - *Entertainment and hospitality activities in precinct areas and key locations in the Central City*

a. Enable entertainment and hospitality activities, and temporary events including those at identified facilities (refer to Rule 6.1.5.2.4 Temporary activities), that contribute to Christchurch's economic, social, and cultural well-being to occur in the Central City Entertainment and Hospitality Precincts while ensuring the adverse noise effects of activities on the surrounding community and environment are managed to levels consistent with the anticipated outcomes for the receiving environment.

67. Based on the noise assessment prepared by Acoustic Engineering Services, it is considered that the noise from the proposal is appropriate, and therefore are consistent with these objectives and policies.

6.9.2.1 Objective - *Late-night licensed premises*

a. Late night licensed premises are provided for in a manner that:

i. encourages Central City late night licensed premises to locate in entertainment and hospitality precincts to support Central City recovery and vitality;

ii. manages adverse effects from late night licensed premises located within, or in close proximity to, residential zones to a level consistent with the intended residential amenity within that environment.

68. The proposal is in support of the clause a. i. For the reasons outlined in the AEE, it is considered that the effects of the proposal will be consistent with residential amenity in the surrounding environment and therefore consistent with clause ii.

(Decision 56 & 57)

6.9.2.1.1 Policy - *Late-night licensed premises*

a. Provide for late night licensed premises in the Central City to support the economic success, continued investment and vitality of the area, by:

i. encouraging late night licensed premises to locate in identified entertainment and hospitality precincts; and

ii. requiring additional acoustic insulation for sensitive activities within, or in proximity to entertainment and hospitality precincts.

b. Discourage late night licenced premises from establishing, or operating in a manner, where adverse effects on late night amenity, including noise, would conflict with or undermine intended residential amenity within residential zones.



69. In respect of clause i., the application site is located within an identified entertainment and hospitality precinct.
70. Clause ii., the is not strictly relevant to the proposal as it applies to sensitive activities outside of the application site.
71. Based on the preceding AEE, it is considered that the proposal will be consistent with the amenity of the surrounding residential zones.
72. Given the level of compliance with the transport rules of the District Plan, a full analysis of Chapter 7 (Transport) is not considered necessary. In brief however, it is considered that the use of the road reserve for customer seating will be consistent with Policy 7.2.2.2 (Activities within the Transport Zone).

Other matters

73. Other policy provisions are considered to be of limited or peripheral relevance to the proposal so have not been considered further.

Summary

74. To summarise, it is concluded that the proposal will be generally consistent with the relevant provisions in the Plan, and in particular the objectives and policies that are relevant to the proposal.

Other Statutory Planning Documents

75. The Canterbury Regional Policy Statement and regional plans have not been considered further in this assessment, noting the more specific direction set out in the District Plan which gives effect to other relevant planning documents as relevant.

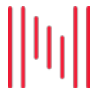
Relevant Other Matters (s104(1)(c))

Mitigation Measures & Conditions

76. Based on the assessment of effects and relevant plan provisions above, no additional mitigation is considered necessary for this proposal. Conditions proposed by the applicant have been set out earlier in the description of the proposal.

Consultation

77. Prior to submission of this resource consent application, the applicant representatives have undertaken consultation with Council staff (Gemma Dioni, Brenda O'Donoghue, and Stefan Jermy) about the location of the bus stop and the road layout on Victoria Street. This has informed the design of one of the canopies on the building.



Consideration of Alternatives

78. The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment. Therefore an assessment of alternatives is not required.

Resource Management Act 1991- Part 2

Sections 5-8 (Part 2)

79. In considering an application for resource consent, pre-eminence must be given to Part 2, the purpose and principles of the Resource Management Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 imposes a duty on consent authorities to promote sustainable management while avoiding, remedying or mitigating adverse effects of activities on the environment. In this respect, the proposal is consistent with the enabling provision of section 5 in that the proposal will provide for the efficient and sustainable use of the site and for the wellbeing of the existing and future community. Importantly, the activity will not result in any adverse effects that would be in conflict with section 5(2)(a) – (c).
80. There are no section 6 (matters of national importance) or section 8 matters (Treaty of Waitangi) which need to be taken into account.
81. Section 7 lists various matters to which regard shall be had in achieving the purpose of the Act. The matters of particular relevance to this application are:
- (b) *the efficient use and development of natural and physical resources:*
 - (c) *The maintenance and enhancement of amenity values; and*
 - (f) *The maintenance and enhancement of the quality of the environment.*
82. In respect of subsections (c) and (f), based on the assessment of effects provided earlier in this assessment, the proposal will maintain and enhance amenity values and the quality of the environment. In terms of subsection (b), the proposal entails efficient use and development of the physical land resource.
83. In summary, the proposal is in keeping with Part 2 of the Act.

Greater Christchurch Regeneration Act 2016

84. The Greater Christchurch Regeneration Act 2016 ('GCRA') provides a new legal framework to support the regeneration of greater Christchurch, following the expiry of the Canterbury Earthquake Recovery Act 2011 on 18 April 2016. The purposes of the GCRA are as follows:
- (3) *Purposes*



(1) This Act supports the regeneration of greater Christchurch through the following purposes:

(a) enabling a focused and expedited regeneration process:

(b) facilitating the ongoing planning and regeneration of greater Christchurch:

(c) enabling community input into decisions on the exercise of powers under section 71 and the development of Regeneration Plans:

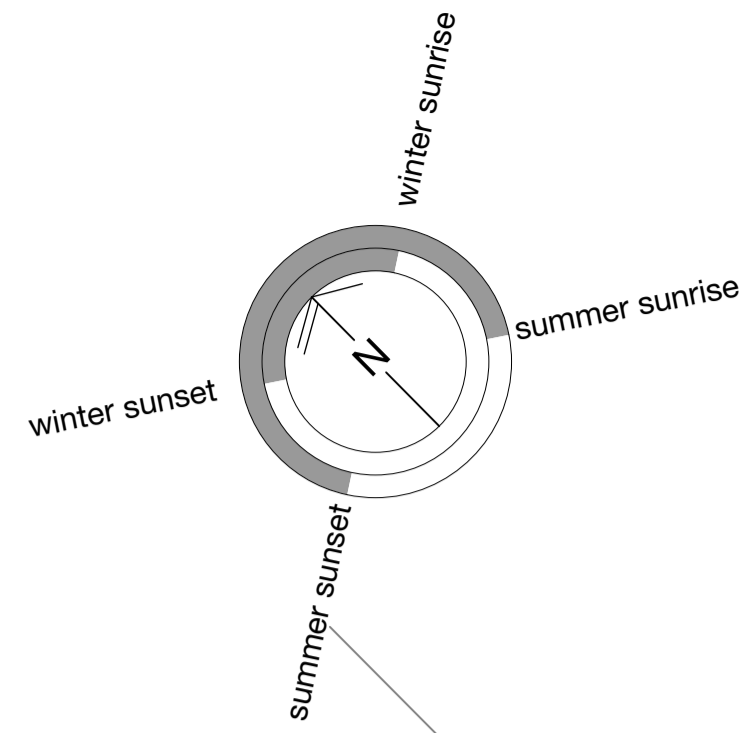
(d) recognising the local leadership of Canterbury Regional Council, Christchurch City Council, Regenerate Christchurch, Selwyn District Council, Te Rūnanga o Ngāi Tahu, and Waimakariri District Council and providing them with a role in decision making under this Act:

(e) enabling the Crown to efficiently and effectively manage, hold, and dispose of land acquired by the Crown under the Canterbury Earthquake Recovery Act 2011 or this Act.

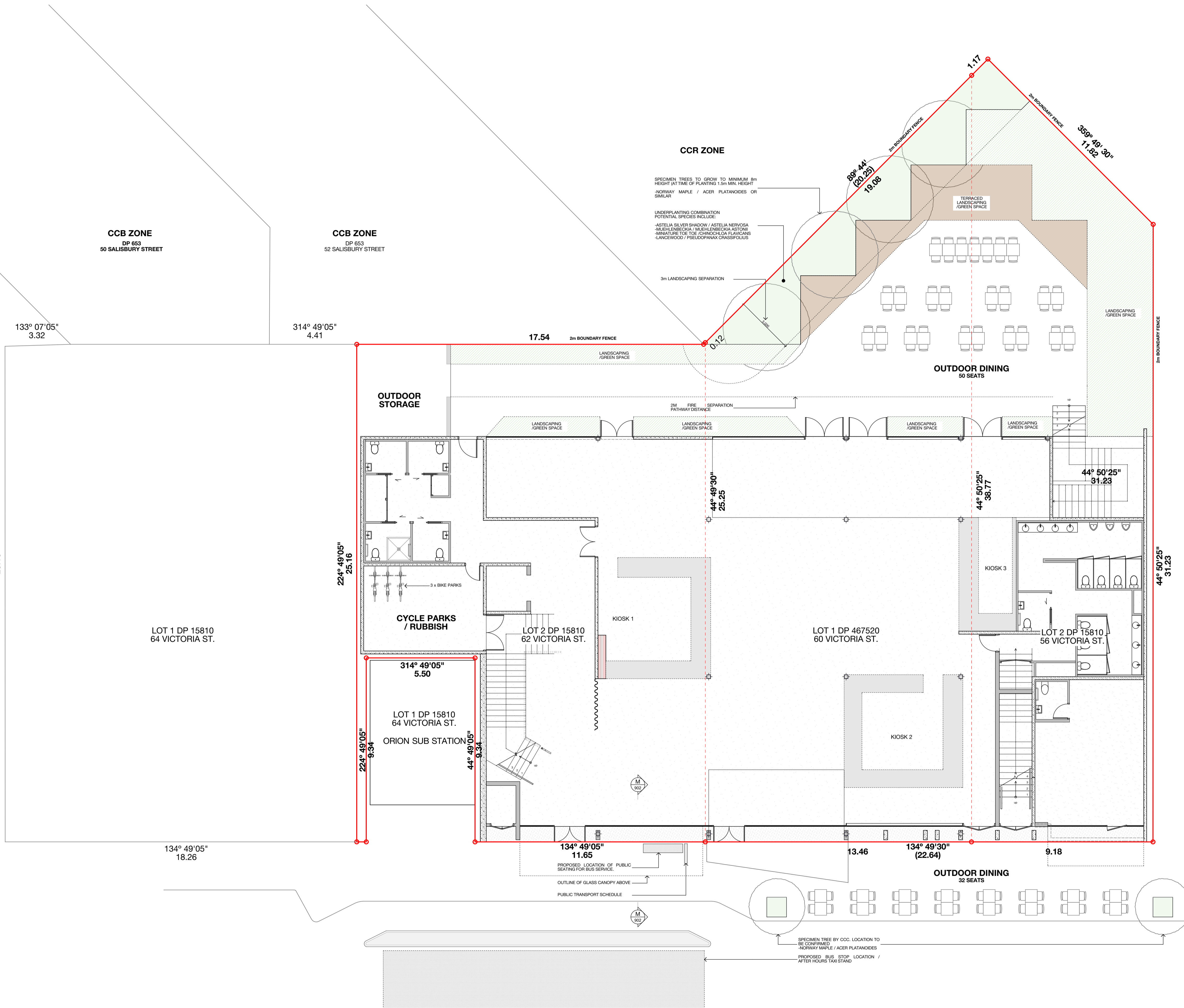
85. Amongst other things, the GCRA provides for the continuation of existing Recovery Plans (such as the Christchurch Central Recovery Plan and the Land Use Recovery Plan). The proposal is considered to be consistent with these plans.

Conclusion

86. In conclusion, it is considered that the proposal is consistent with the purposes of the Greater Christchurch Regeneration Act 2016, and the Christchurch Central Recovery Plan.
87. The proposal is also consistent with the purpose and principles of the Resource Management Act 1991 in that it enables people to provide for their economic and social well being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.
88. In terms of section 104, it is considered that the proposal will be consistent with the relevant provisions of the District Plan and will have actual or potential effects on the environment which are acceptable and consistent with the environmental outcomes envisaged by the relevant statutory planning framework. There are no other matters which tell against the proposal.
89. Accordingly, it is concluded that consent should be granted to the activity on a non-notified basis in accordance with sections 104, 104C and Part 2 of the Act, subject to appropriate conditions in accordance with section 108.



- LEGEND**
- 150 THICK REINFORCED PRECAST STRUCTURAL CONCRETE PANELS. REFER TO ENGINEERS DOCUMENTS.
 - LIGHTWEIGHT TIMBER FRAMED CONSTRUCTION INTERNAL WALLS TO BE LINED AS PER FIRE ENGINEERS REPORT AND FROST PLANS. EXTERNAL WALLS TO BE CLAD AS PER ELEVATIONS.
 - REINFORCED CONCRETE RAFT OVER GRAVEL RAFT WITH GEORGRID AS PER ENGINEERS / GEOTECH DOCUMENTS.
 - 200x150mm ACC DRAIN WITH CAST IN-SITU STAINLESS STEEL LEVEL THRESHOLD GRATE.



Notes:
 All dimensions shall be verified on site by the contractor before starting any work or ordering any materials.
 All work must comply with NZS 3604 2011 and the New Zealand Building Code.

Rev: 02 Date: 7/04/2017 Issue: Resource Consent

Three Sixty Architecture



VICTORIA STREET DEVELOPMENT
 56,60,62 VICTORIA ST.
 CHRISTCHURCH

GROUND FLOOR LAYOUT

Scale @ A1 1:100
 File No. C16004
 Date 7/04/2017
 Revision 02

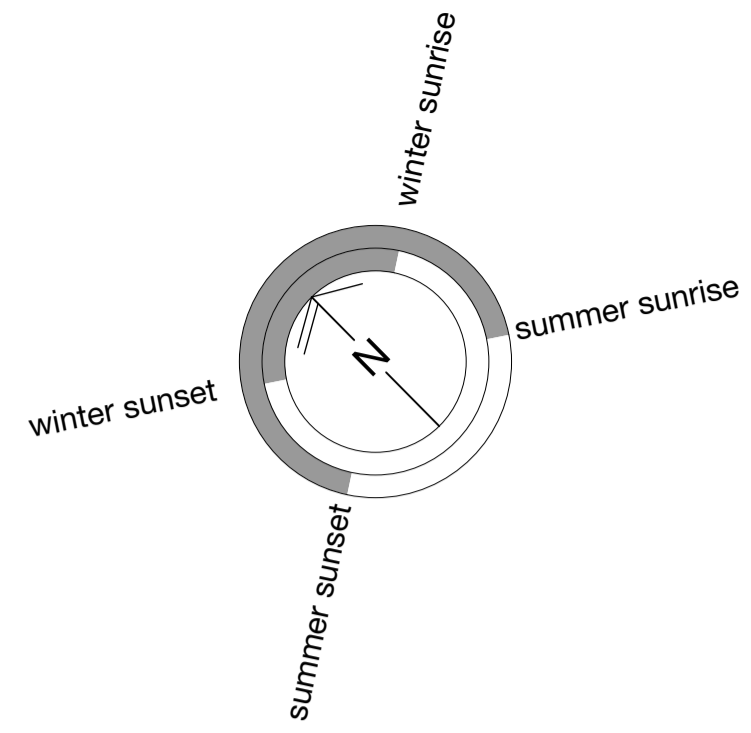
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Three Sixty Architecture
 AEQ House, Level 1
 61 Cambridge Terrace
 Christchurch 8013

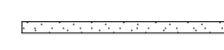



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GROUND FLOOR OUTDOOR SEATING
 Scale 1:100

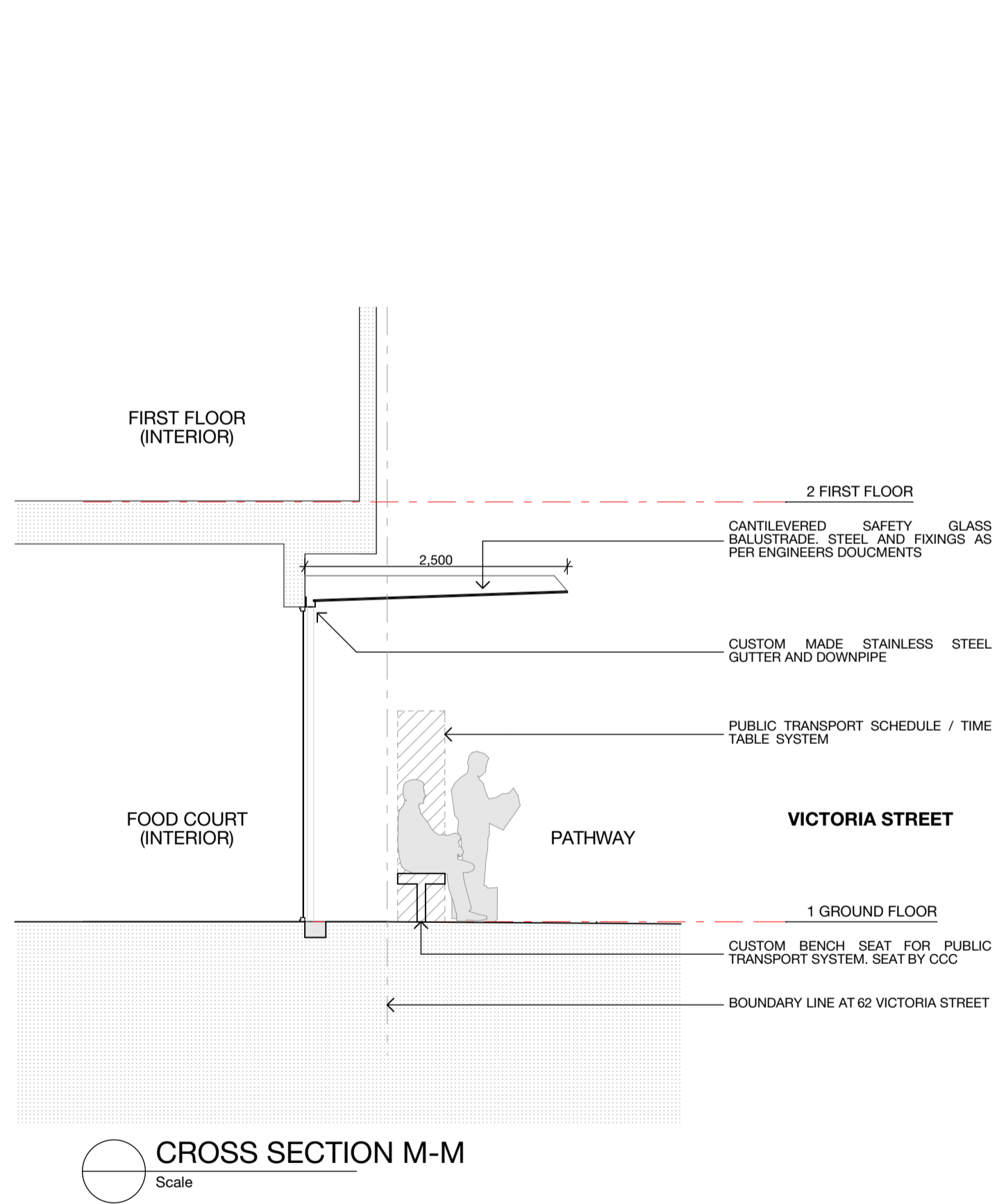


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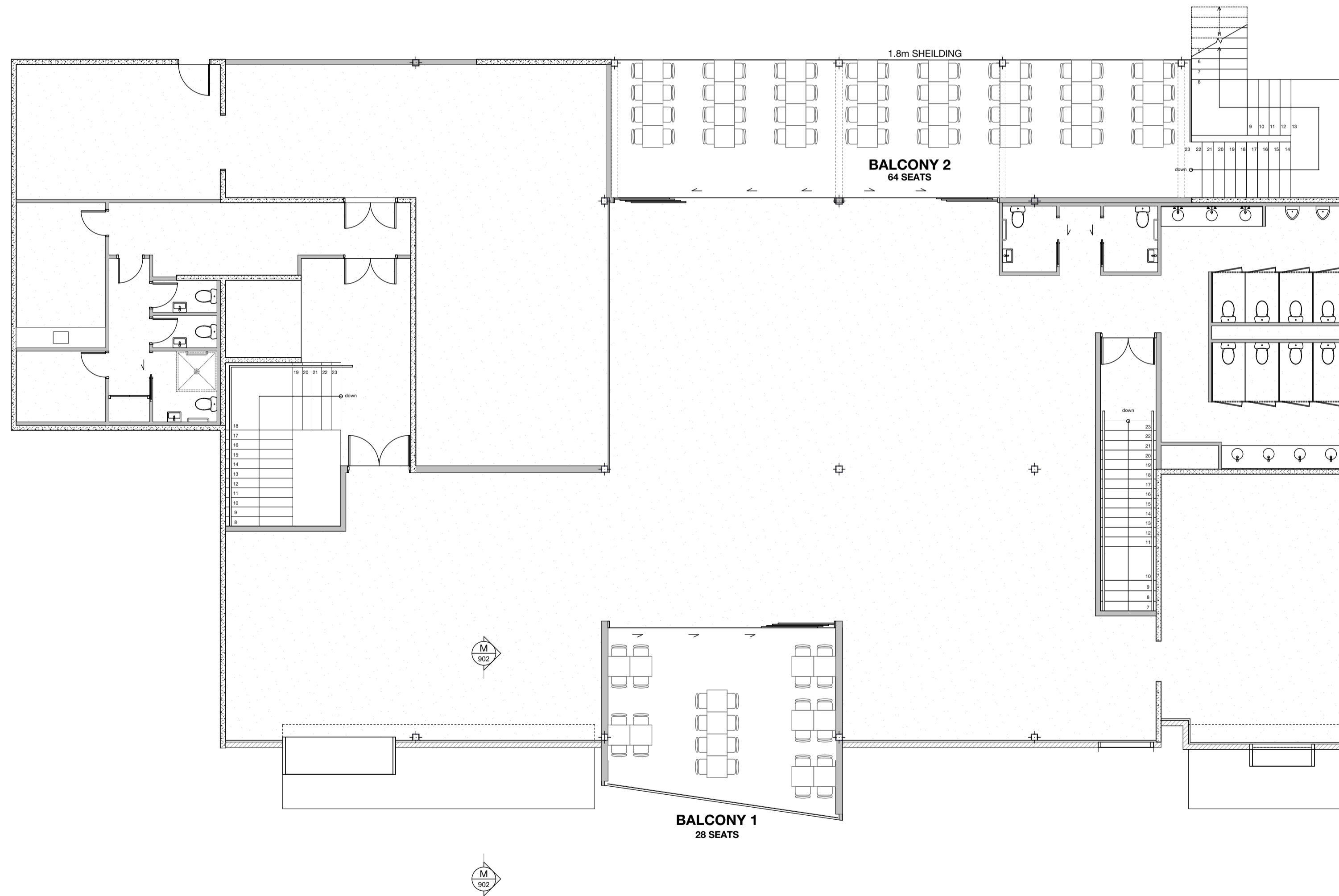
-  150 THICK REINFORCED PRECAST STRUCTURAL CONCRETE PANELS. REFER TO ENGINEERS DOCUMENTS.
-  LIGHTWEIGHT TIMBER FRAMED CONSTRUCTION. INTERNAL WALLS TO BE LINED AS PER FIRE ENGINEERS REPORT AND F100/F101 PLANS. EXTERNAL WALLS TO BE CLAD AS PER ELEVATIONS.
-  REINFORCED CONCRETE RAFT OVER GRAVEL RAFT WITH GEOGRID AS PER ENGINEERS / GEOTECH DOCUMENTS.
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Rev: 02 Date: 7/04/2017 Issue: Resource Consent



FIRST FLOOR OUTDOOR SEATING
 Scale 1:100



Three Sixty Architecture



VICTORIA STREET DEVELOPMENT
 56,60,62 VICTORIA ST.
 CHRISTCHURCH

FIRST FLOOR LAYOUT

Scale @ A1 1:100
 File No. C16004
 Date 7/04/2017
 Revision 02

Sheet No. **902**

Three Sixty Architecture
 AEQ House, Level 1
 61 Cambridge Terrace
 Christchurch 8013

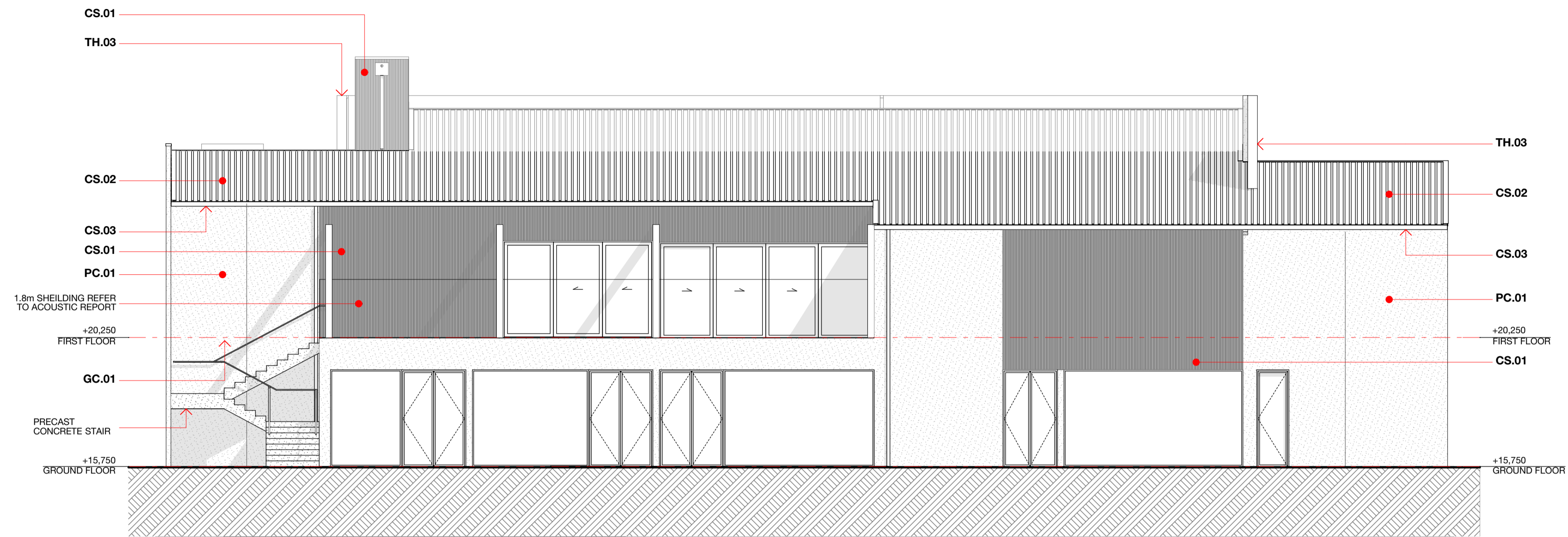
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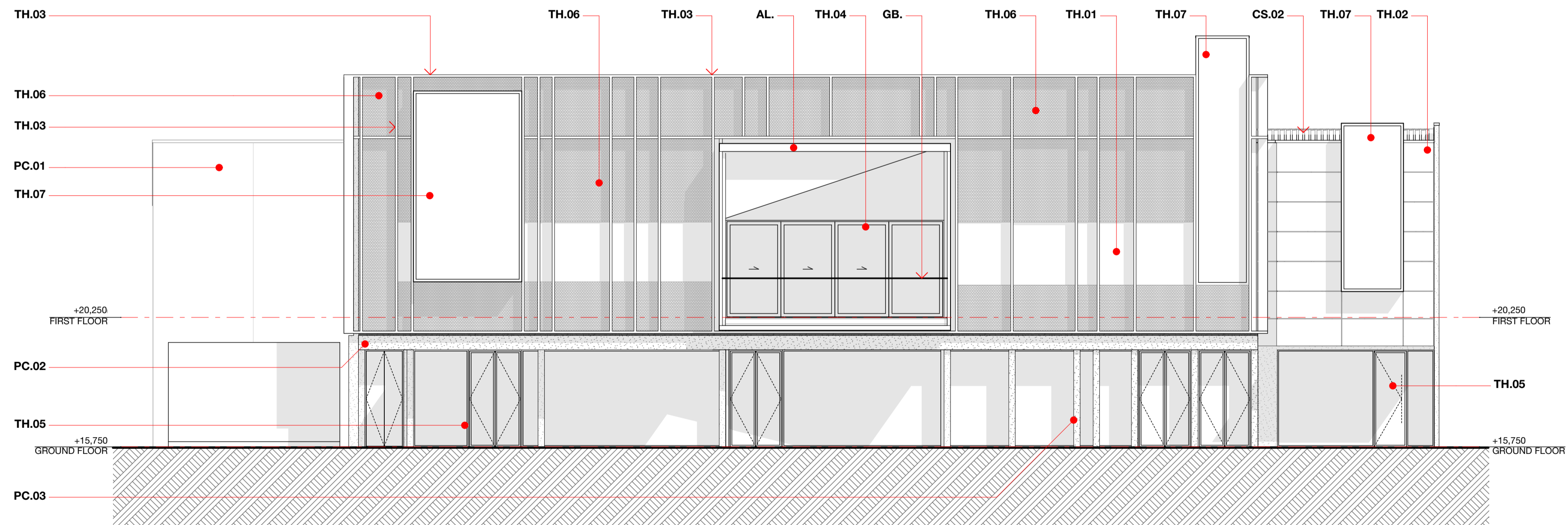
ELEMENT KEYS

- PC.01 PRECAST 150mm THICK REINFORCED STRUCTURAL CONCRETE PANELS AS PER ENGINEERS DOCUMENTS WITH MARKHAM WATERPROOFING ADDITIVE AND NATURAL CLEAR FINISH.
- PC.02 PRECAST CONCRETE BEAM WITH XXX FINISH. REFER TO ENGINEERS DOCUMENTS.
- PC.03 PRECAST CONCRETE COLUMNS WITH XXX FINISH. REFER TO ENGINEERS DOCUMENTS.
- SHS. SHS COLUMNS AS PER ENGINEERS DOCUMENTS WITH PAINT FINISH.
- AL. ALPOLIC FR CLADDING OVER RAB BOARD. FINISH TO BE CUDDO BLACK IN G15 MATTE FINISH. JOINT SEALANT TO BE COLOUR MATCHED TO CLADDING PANELS.
- CS.01 COLORSTEEL 0.55 BMT VERTICAL LONGRIN CLADDING OVER 20mm CAVITY BATTENS AND SELECTED PAB BOARD UNDERLAY. COLOUR TBC.
- CS.02 COLORSTEEL METALCRAFT 'T-RIB' LONGRIN ROOFING OVER SELECTED ROOFING UNDERLAY, SISALATION AND WIRE NETTING OVER DHS STEEL PURLINS WITH 20mm TIMBER THERMAL BREAK AT TOP. COLOUR TBC.
- CS.03 COLORSTEEL METALCRAFT BOX175 SPOUTING WITH INTERNAL SNOW STRAPS. COLOUR TBC.
- DP. 100mm DIA DOWNPIPE
-PVC INSIDE WALL FRAMING
-COLORSTEEL ON EXTERIOR. COLOUR TBC.
- TH.01 THERMOASH CURTAIN WALL PW1000 ANODISED WINDOW SUITE. SUITE TO BE DOUBLE GLAZED IN SEISMIC FRAME.
- TH.02 THERMOASH CURTAIN WALL FRAMES WITH LARGE FORMAT MARBLE TILES INSET. INSULATION INCLUDED IN FRAME.
- TH.03 THERMOASH BOX FRAMES INTEGRATED WITH CURTAIN WALL SYSTEM FRAMES TO BE CUSTOM GOLD ANODISED FINISH.
- TH.04 THERMOASH DELTA0 HEAVY DUTY COMMERCIAL DOUBLE GLAZED WINDOWS WITH SEISMIC FRAME IN ANODISED FINISH.
- TH.05 THERMOASH 50mm ALUMINIUM SHEPPHART CHANNEL GLAZING IN ANODISED FINISH WITH VERTICAL GLASS SUPPORT FINS AND FRAMELESS DOORS.
- TH.06 ALUMINIUM EXPANDED MESH SCREENS FIXED IN BETWEEN THERMOASH BOX FRAMES WITH CUSTOM GOLD ANODISED FINISH.
- TH.07 THERMOASH EXTRUDED WINDOWS AS PART OF CURTAIN WALL SYSTEM WITH DARK ANODISED FINISH.
- GC.01 TOUGHENED GLASS CANOPY HUNG FROM POWDERCOATED STEEL OUTRIGGERS.
- GC.02 TOUGHENED GLASS CANOPY HUNG FROM POWDERCOATED STEEL OUTRIGGERS.
- GB. FRAMELESS GLASS BALUSTRADE COMPLETE WITH HANDRAIL.

- NOTES:**
- ALL STRUCTURAL ELEMENTS AS PER ENGINEERS DOCUMENTS.
 - INTUMESCENT PAINT TO ALL STRUCTURAL STEEL BEAMS / CONCRETE FILL STEEL COLUMNS.
 - TREATED TIMBER TO BE SEPARATED FROM ANY METAL SURFACE WITH DPC OR SIMILAR.
 - R5.0 PINK BATTS TO CEILINGS BETWEEN PURLINS.



NORTH ELEVATION
 Scale 1:100



SOUTH ELEVATION
 Scale 1:100

Three Sixty Architecture



VICTORIA STREET DEVELOPMENT
 56,60,62 VICTORIA ST.
 CHRISTCHURCH

ELEVATIONS

Scale @ A1	1:100
File No.	C16004
Date	7/04/2017
Revision	02

Sheet No. **903**

Three Sixty Architecture
 AEQ House, Level 1
 61 Cambridge Terrace
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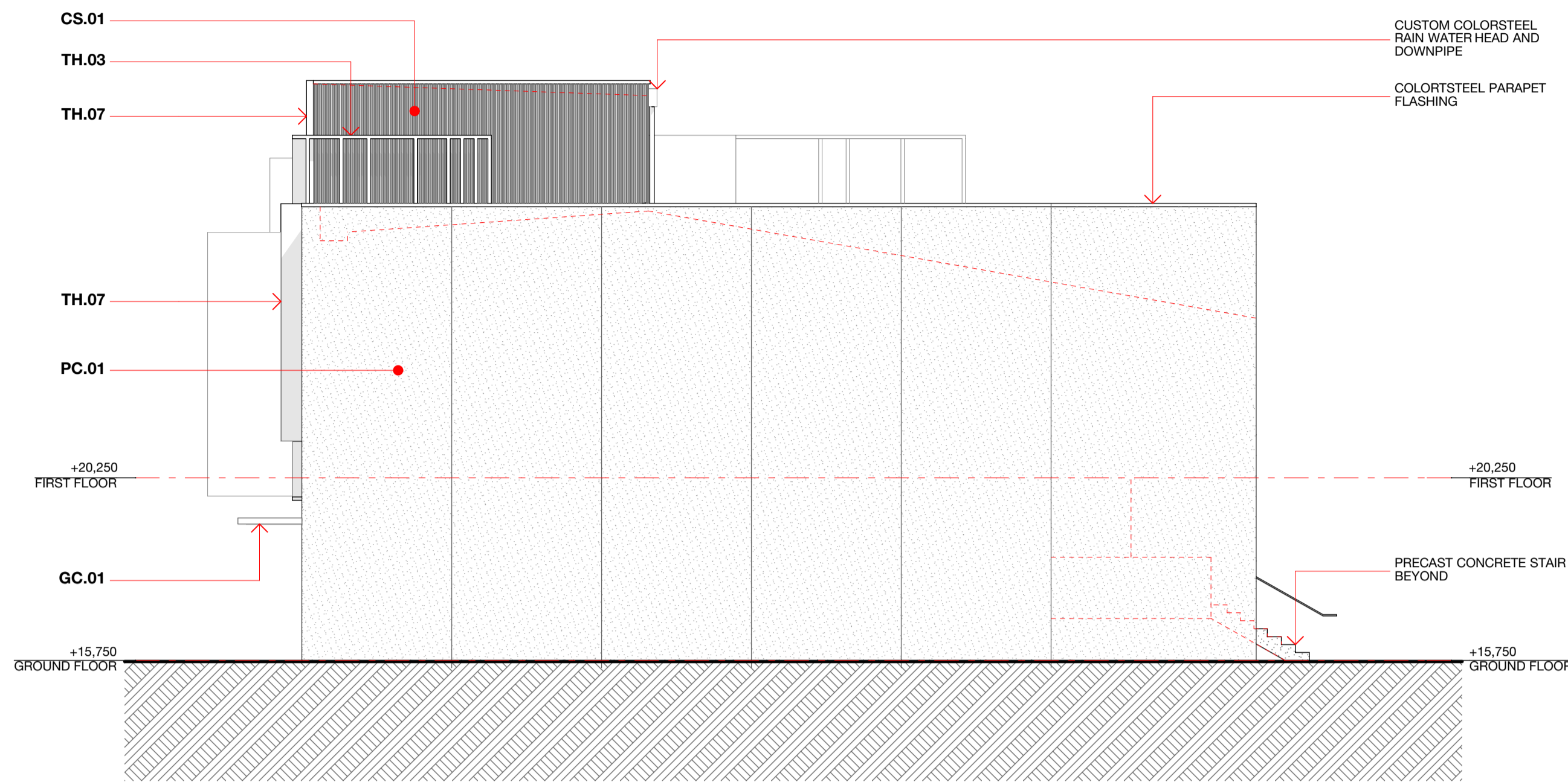
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Rev	Date	Issue
01	10/02/2017	Redesign Issue
02	7/04/2017	Resource Consent

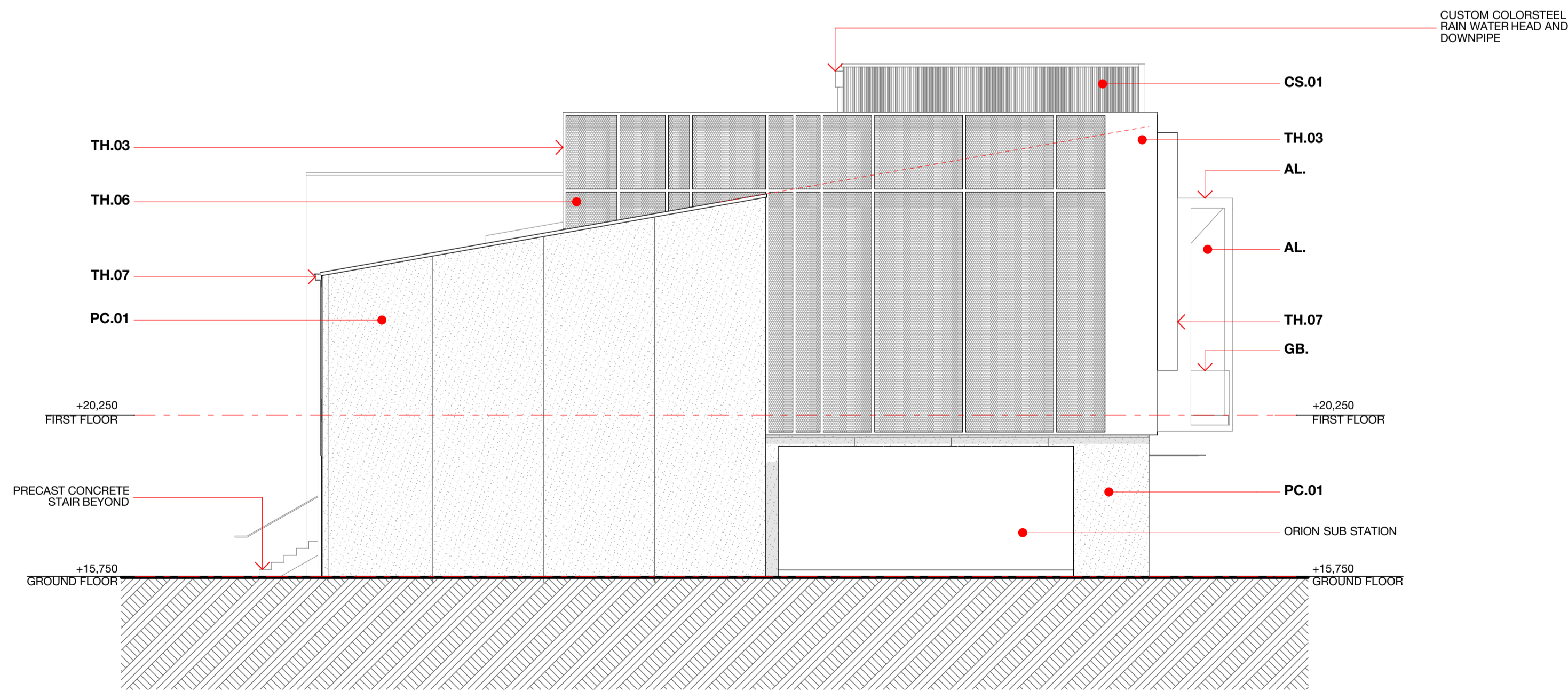
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EAST ELEVATION
 Scale 1:100



WEST ELEVATION
 Scale 1:100

Three Sixty Architecture



VICTORIA STREET DEVELOPMENT
 56,60,62 VICTORIA ST.
 CHRISTCHURCH

ELEVATIONS

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Date	7/04/2017
Revision	02

Sheet No. **904**

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 AEQ House, Level 1
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Appendix 3

District Plan Compliance Assessment



Christchurch Replacement District Plan

6.1 Activity Status Tables – Noise		
6.1.5.1.1 Permitted activities		
Activity	Activity Specific Status	Compliance / Comment
P3	In the Central City, any activity that generates noise and which is not exempt by Rule 6.1.4.2.	Does not comply (see below)
6.1.5.1.2 Restricted discretionary activities		
Activity		Compliance / Comment
RD1	Any activity listed in Rule 6.1.5.1.1 P1 or P3 that exceeds the noise limits in the activity specific standards by 10 dB or less	Does not comply
6.1.5.2 Noise Standards		
Rule	Comment	Complies
6.1.5.2.2 Noise limits in the Central City In the Central City, any activity that generates noise shall meet the Noise standards in Table 2 below at any site receiving noise from that activity, as relevant to the Category of Precinct in which the site receiving the noise is located (as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map)	See Assessment of Environment Noise Effects The proposal does not comply with the noise limits and the following times and locations (as detailed in Assessment of Environmental Noise Effects) under P3. Before 2300: Breaches at 54 and 56 Salisbury Street (56 dB LAeq). After 2300: Breaches at first floor level of 83 Victoria Street (51 dB LAeq).	No
6.9 Activity Status Tables – Late Night Licensed Premises		
6.9.4.1 Permitted activities		



Activity	Activity Specific Status	Compliance / Comment
RD1	<p>Sale and/or supply of alcohol between the hours of 11pm and 7am from any site located within 75m of a residential zone, other than the sale and/or supply of alcohol:</p> <ul style="list-style-type: none"> a. to any person residing on the premises; b. for consumption off the premises; c. authorised by a special licence; d. accompanying a meal served by a guest accommodation premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts. 	<p>Does not comply. The application site is located within a Category 2 Entertainment and Hospitality Precinct along Victoria Street, and within 75m of a residential zone. As such the sale of alcohol is restricted between 11pm to 7am. The applicant seeks to license the hospitality activities to 1.00am in the morning (the activities will not reopen before 7.00am).</p>

Part 7 Transport		
Rule	Comment	Complies
7.4.1.3 Restricted Discretionary Activities		
RD1 Any activity that does not meet any one or more of the standards in Rule 7.4.2 or any activity that requires a resource consent in accordance with Rule 7.4.2.10 – High trip generators except where otherwise provided for by Rule 7.4.1.2 C1.	N/A – compliance with all standards in Rule 7.4.2 is achieved	N/A
7.4.1.5 Non-Complying Activities		



NC3 Any activity within the Central City Business zone (Core) that does not comply with 7.4.2.1 d (N/A as outside of core)	N/A – no car parking provided	N/A
7.4.2 Standards - Transport		
7.4.2.1 (d) No on-site car parking is required within the Central City, however if car parking is provided any car parking and associated manoeuvre area shall be no greater than 50% of the GLFA of the buildings on the site. (e) Any car parking spaces provided shall have the min. dimensions in Appendix 7.1, Table 7.4 (f) the minimum number of mobility spaces in accordance with Appendix 7.1 shall be provided on the same site as the activity	Complies – no car parking provided. The building has a gross floor area less than 2500m ² and therefore no mobility parking is required.	Complies
7.4.2.2 At least the min. amount of cycle parking facilities in accordance with Appendix 7.2 shall be provided on the same site as the activity.	A total public floor area of 1089m ² requires 3 covered and secured staff cycle parking spaces. These are provided within the building. No visitor cycle parking is required in the central city where buildings are built up to the road boundary.	Complies
7.4.3.3 Any activity where standard car parks are provided. 7.4.2.3 At least the min. amount of loading spaces in accordance with Appendix 7.3 shall be provided on the same site as the activity.	No car parks are provided therefore loading is not required	Complies
7.2.2.4 On-site manoeuvring	N/A	N/A



<p>7.4.2.5 Gradient of surfaces at 90 degrees to the angle of parking shall be <math><1:16</math> Gradient of surfaces parallel to the angle of parking shall be <math><1:20</math> and <math>1:50</math> for mobility spaces.</p>	N/A	N/A
<p>7.4.2.6 Lighting of parking areas shall be maintained at a minimum level of two lux with high uniformity, during the hours of operation and the surface of all car parking, loading and associated access areas shall be formed, sealed and drained and car parking spaces permanently marked.</p>	N/A	N/A
<p>7.4.2.7 (a) Access shall be provided in accordance with Appendix 7.7 (b) Queuing space shall be provided in accordance with Appendix 7.8 (c-e) An audio and visual method of warning pedestrians of the presence of vehicles shall be provided</p>	N/A	N/A
<p>7.4.2.8 A vehicle crossing shall be provided from the property boundary to the road carriageway. The maximum number of vehicle crossings shall be in accordance with Table 7.15b in Appendix 7.11 The minimum distance between a vehicle crossing and an intersection shall be in accordance with Table 7.16b in Appendix 7.22</p>	N/A	N/A
<p>7.4.2.9 location of buildings and access to road / rail level crossings</p>	N/A	N/A



<p>7.4.2.10 (ii) Permitted activities within the Central City are exempt from this rule. (permitted activities are those listed in the permitted activity tables in the zone chapters and are generally anticipated in the zones. For the purpose of this rule permitted activities must comply with the built form standards for the maximum building height for activity in the zone, any site coverage standards for the activity in the zone, and all the activity specific standards for the activity in the zone. Non-compliance with any other built form standards or being subject to an urban design assessment does not trigger the need to be subject to this rule.</p>	<p>N/A permitted activity in zone</p>	<p>N/A</p>
<p>7.4.2.11 Vehicle Access to sites fronting more than one street.</p>	<p>N/A</p>	<p>N/A</p>
<p>7.4.2.12 Lane Formation</p>	<p>N/A</p>	<p>N/A</p>

15.10.1 Activity Status Tables – Central City Business Zone

15.10.1.1 Permitted activities

Activity	Activity Specific Status	Compliance / Comment
<p>P1 Retail activities</p>	<p>Nil</p>	<p>Complies: Retail activities (including food and beverage activities are proposed.</p>



15.10.1.3 Restricted discretionary activities		
Activity		Compliance / Comment
RD1	<p>Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is within the Central City Core area; and ii. is visible from a publicly owned and accessible space, and iii. is not a controlled activity under Rule 15.10.1.2 C1. <p>This rule does not apply to activities requiring consent under Rule 15.10.1.2 C2 or Rule 15.10.1.3 RD9. Any application arising from this rule shall not be publicly or limited notified.</p>	N/A as the site is not within the Central City Core.
RD2	<p>The erection of any new buildings within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map). Any application arising from this rule shall not be limited or publicly notified.</p>	N/A as the site is not within the Central City Retail Precinct
RD5	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to RD2 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.</p>	<p>The proposed activities are compliant under Rule 15.10.1.1 P1 to P17. The proposal does not comply with the following built form standard under Rule 15.10.2: 15.10.2.1 as the proposed building does not extend up to the road boundary across the whole length of the site. The proposal otherwise complies with the other Built form standards under 15.10.2.</p>



15.10.2.1 Built form standards – Commercial Central City Business Zone		
Rule	Comment	Compliance
<p>15.10.2.1 Building setback and continuity b. On sites outside the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map', buildings (excluding fences for the purposes of this standard) shall be built:</p> <p>i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and</p> <p>ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).</p>	<p>The proposed building is not built up to the road boundary along at least 65% of the frontage. A setback of 0.8m is proposed.</p>	<p>No</p>
<p>15.10.2.2 Verandahs a. In the areas shown on the 'Central City Active Frontages and Verandas and Building Setback Planning Map' as Central City Active Frontage and Veranda, every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.</p>	<p>N/A</p>	
<p>15.10.2.3 Sunlight and outlook for the street</p>	<p>The building complies</p>	



<p>a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site, except that this rule shall not apply to access ways, service lanes, or to New Regent Street</p>		
<p>15.10.2.4 Minimum numbers of floors a. The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map' shall be two.</p>	<p>The building complies</p>	<p>Yes</p>
<p>15.10.2.5 Flexibility in building design for future uses The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.</p> <p>This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.</p>	<p>The building complies (4.5m is proposed)</p>	<p>Yes</p>
<p>15.10.2.6 Location of onsite parking areas</p>	<p>No car parking is proposed.</p>	<p>Yes</p>



<p>a. Parking areas within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.</p>		
<p>15.10.2.7 Fences and screening structures a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be: i. 2 metres, where at least 50% of the fence structure is visually transparent; or ii. 1.2 metres, where less than 50% of the fence structure is visually transparent. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Central City Business.</p>	<p>No fence are proposed along the road boundary, or in the other specified locations</p>	<p>Yes</p>
<p>15.10.2.8 Screening of outdoor storage and service areas or spaces a. Any outdoor storage area or service spaces shall be:</p>	<p>The service space is located to the rear of the building is screened to 1.8m in height.</p>	<p>Yes</p>



<p>i. located to the rear of the principal building on the site; and ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.</p>		
<p>15.10.2.9 Sunlight and outlook at boundary with a residential zone a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, as indicated in Appendix 15. 15.9 as though the site were zoned the same residential zone.</p> <p>The level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.</p> <p>Note: There is no recession plane requirement for sites located in the Commercial Central City Business Zone that adjoin sites also zoned Commercial Central City Business.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>The building will comply with the recession planes from the residential zone boundary to the rear.</p>	<p>Yes</p>



<p>15.10.2.10 Minimum setback from the boundary with a residential zone or from an internal boundary The minimum setback from the boundary with a residential zone, or in the case of residential activities from an internal boundary, shall be as follows:</p> <p>a. Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required.</p> <p>b. For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.</p> <p>c. Any required building setback under a. shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a</p>	<p>a. The building is setback >3m from the residential zone boundary. b. N/A c. The proposed landscaping complies with these requirements. d. Complies</p>	<p>Yes</p>
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<p>minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.</p> <p>d. All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.</p>		
<p>15.10.2.11 Building height The maximum and minimum height of any building shall be as follows: 17m</p>	<p>The building has a maximum height of 12.75m.</p>	<p>Yes</p>
<p>15.10.2.12 Maximum road wall height</p> <p>a. The maximum height of the road wall of any building shall be:</p> <p>i. 21 metres in the area subject to a 28 metre height limit on the 'Central City Maximum Building Height Planning map' unless specified below.</p> <p>ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street.</p>	<p>The proposal will comply</p>	<p>Yes</p>
<p>15.10.2.13 Water supply for fire fighting</p> <p>a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system in accordance with the New Zealand</p>	<p>The water supply is presumed to comply.</p>	<p>Yes</p>

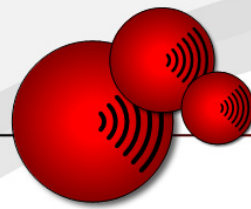


<p>Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).</p> <p>Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission (absent its written approval).</p>		
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Appendix 4

Assessment of Environmental Noise Effects



Report Number: AC16206 – 03 – D2

Hospitality Development, 56 - 62 Victoria Street, Christchurch: Assessment of Environmental Noise Effects

Prepared for:

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7 April 2017

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On behalf of Acoustic Engineering Services Limited
7 April 2017

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1.0 BACKGROUND

Acoustic Engineering Services (AES) have been engaged by Andrew Fitzgerald of Novo Group on behalf of the Applicant (The Advanced Holdings Ltd) to provide acoustic engineering advice in relation to an application for Resource Consent (RC) for a proposed hospitality development to be located at 56 - 62 Victoria Street in Christchurch. The Applicant requires an assessment of the environmental noise emitted by this activity, with regard to section 104 (1) of the Resource Management Act (RMA), which requires the actual and potential effects of the activity on the environment to be considered.

We have based our analysis on the following:

- Architectural Drawings titled *Victoria Street Development, 56, 60, 62 Victoria St. Christchurch*, sheets 201, 202, 501 - 503, 601, 602, 701 and 702 as prepared by Three Sixty Architecture, and dated the 9th of February 2017.
- Architectural Resource Consent Plans *Victoria Street Development, 56, 60, 62 Victoria St. Christchurch*, sheets 900 - 902 as prepared by Three Sixty Architecture, and dated the 28th of March 2017.
- Email correspondence titled *RE: AENE - new layout* received from Dean Cowell of Three Sixty Architecture, and dated the 28th of March 2017.

Please find our analysis and recommendations below.

1.1 Site and surrounding area

The proposed site is located at 56 to 62 Victoria Street, with legal descriptions Lots 1 & 2 DP 467520 and Lot 2 DP 15810, and is located in a Central City Business (CCB) zone, within the Central City Category 2 noise precinct. The properties immediately to the east, south, west and northwest, are also zoned CCB - Category 2, as indicated on Planning Maps 39C and 39H of the Christchurch District Plan.

The property immediately to the northeast is zoned Central City Residential (CCR) and is within the Category 3 noise precinct, as are the residential dwellings on the property to the southwest, across two roads and beyond the city park Conservation 2 (C2) zone, on Peterborough Street.

The site and surrounding area are shown in figure 1.1 below.



Figure 1.1 - Site and surrounding area (excerpt from Canterbury Maps)

1.2 Proposed operation

The proposed development consists of a two storey building, total GFLA 1325 m², with street frontage to Victoria Street.

The Ground Floor (GLFA 649 m²) contains a retail shop and a large open plan food court / restaurant and bar area, internal and external stairways to the first floor and access to an outdoor courtyard dining area behind the building. Additional outdoor seating is situated on the Victoria Street footpath.

The First Floor (GLFA 670 m²) contains a large open plan restaurant with access via one of two entrance lobbies, a smaller private dining room, a small balcony (Balcony 1) that faces Victoria Street and a larger balcony (Balcony 2) to the rear of the building with stairway access to the courtyard below.

We understand that the venue will operate as a low key restaurant and not a late night venue and as such no music with a distinctive bass beat is expected.

We understand that the latest closing time will be 0100 hours and operations are not expected to start before 0700 hours.

2.0 ACOUSTIC CRITERIA

Section 104 of the Resource Management Act requires consideration of the significance of any adverse effects associated with the proposal. Guidance as to the significance of the noise effects in this case may be obtained from several sources.

2.1 District Plan noise standards

On the 22nd of February 2017 the sections of the Christchurch District Plan relating to noise within the Central City were made operative. The noise standards which apply at the boundary of neighbouring Category 2 and 3 zoned properties are given in *Table 2 – Central City Noise Standards* as outlined in the *Christchurch District Plan, Chapter 6 General Rules and Procedures, Part 6.1.5.2.2 Noise - Zone Specific Noise Rules - Noise standards - Noise limits in the Central City*, and are as follows:

The noise rules which apply at the neighbouring Category 2 zoned sites are as follows:

<i>Daytime (0700 to 2300 hours)</i>	<i>55 dB L_{Aeq}</i>	<i>85 dB L_{Amax}</i>
<i>Night-time (2300 to 0700 hours)</i>	<i>50 dB L_{Aeq}</i>	<i>75 dB L_{Amax}</i>

And, at the boundary of Category 3 zoned sites:

<i>Daytime (0700 to 2300 hours)</i>	<i>55 dB L_{Aeq}</i>	<i>85 dB L_{Amax}</i>
<i>Night-time (2300 to 0700 hours)</i>	<i>45 dB L_{Aeq}</i>	<i>75 dB L_{Amax}</i>

We note that for the purposes of this Rule, where a site in the Central City on which an activity is located adjoins a road, open space or conservation zone, or any combination of these zones, the measurement and assessment point for noise shall be at the premise or site at the far side of the road, open space or conservation zone, or combination of these zones.

The plan also states that the above limits shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol between 0700 hours and 2300 hours. However, for this exclusion to apply outdoor areas must meet the specified setback (25 metres) from any site zoned Category 3 - Central City Residential. The plan states that any licenced premises with an outdoor area within 25 metres of a Category 3 - CCR noise zone is a restricted discretionary activity in terms of noise.

Rules 6.1.5.1.2 and 6.4.5.1.4 state that any activity that exceeds the permitted standards by 10 dB or less is a restricted discretionary activity and it is a non-complying activity where it exceeds the permitted standard by more than 10 dB.

The District Plan states noise shall be measured and assessed in accordance with *NZS 6801:2008 Acoustics – Measurement of environmental sound* and *NZS 6802:2008 Acoustics - Environmental noise*, which recommends a 15 minute measurement interval for fluctuating continuous sound.

Whilst the District Plan refers to NZS 6802:2008 which describes adding a 5 dB penalty for noises with Special Audible Characteristics (SAC), Rule 6.1.4.1 a, specifically excludes the use of an SAC penalty, because, as stated in points [304] of Decision 57 *there are currently no definitive objective methods for determining whether or not the adjustment should be applied* and in point [306] that *the specified noise levels are conservatively set such that they already take sufficient account of SAC influences*.

As noted in the *Christchurch District Plan, Chapter 6 General Rules and Procedures, Part 6.1.4.2 Noise - General Noise Rules - Exempt Activities*, these standards do not apply for traffic noise generated within a Transport Zone and spontaneous social activities and children's play. For these excluded activities, noise is controlled by Section 16 of the RMA or by civil law (unruly behaviour).

2.2 Existing noise levels

The noise standards outlined above should not be interpreted as those found within all areas of Central City Residential and Business zones in Christchurch at all times. Ambient noise measurements have been undertaken on the site and surrounding area during the night-time period. The results of this monitoring, along with notable noise sources observed, are presented below.

Rewa Satory and Aaron Zhao of AES visited the site on a typical Saturday night in the early hours of the morning on Sunday the 20th of November 2016 to observe and measure the existing ambient noise in the night-time in general accordance with *NZS 6801:2008 Acoustics - Measurement of Environmental Sound*.

Noise sources audible in the area included:

- Traffic on Victoria Street (mostly taxis)
- Noise from groups of pedestrians on both Victoria and Peterborough Streets
- Music noise from bars on Victoria Street
- Noise from people waiting outside or in outdoor areas of bars on Victoria Street

Noise sources not observed in the measurement period but which may be audible from time to time in the night-time period:

- Sirens from emergency vehicles
- Horns sounding

During our visit between 0020 and 0100 hours the noise from people, music and traffic were constant and no particular component dominated the sound. Traffic flow on Victoria Street was observed to be moderate with between 6 and 10 cars passing per minute, with a large proportion of cars being taxis and an occasional large tour bus. Several bars in the area were operating and music could be clearly heard at all site boundaries. Groups of pedestrians travelled in both directions on Victoria Street and also to and from the bars to the east on Peterborough Street. The following noise levels were observed:

- Measurements carried out on Victoria Street were between 65 and 69 dB L_{Aeq} in the vicinity of the site with 62 dB L_{Aeq} measured further north on Victoria Street.
- Noise levels measured on Peterborough Street were up to 66 dB L_{Aeq} at the intersection with Victoria Street, with 58 dB L_{Aeq} measured adjacent to the residential properties zoned CCR - Category 3 at 44 Peterborough Street.

Based on the above measurements we expect noise in the vicinity of the site to be elevated well into the evening and night-time period with noise comprised of pedestrian, traffic and hospitality venues with no one component dominating.

2.3 New Zealand Standard 6802

NZS 6802:2008 Acoustics – Environmental noise offers a guideline daytime limit of 55 dB L_{Aeq} (15 min) and a night-time noise limit of 45 dB L_{Aeq} (15 min) for “the reasonable protection of health and amenity associated with the use of land for residential purposes”. The Standard also describes how a 3 dB adjustment may be applied to sound received for less than 50 % of the daytime period, and a 5 dB adjustment may be applied to sound received for less than 30 % of the daytime period.

For town centres and mixed use areas NZS 6802:2008 offers a guideline day and night-time limit of 60 dB L_{Aeq} for non-residential receivers.

2.4 World Health Organisation Guidelines for Community Noise

*Guidelines for Community Noise*¹, a document produced by the World Health Organisation based on extensive international research recommends a guideline limit of 55 dB L_{Aeq} (16 hours) to ensure few people are seriously annoyed in residential situations. A guideline limit of 50 dB L_{Aeq} (16 hours) is recommended to prevent moderate annoyance. A guideline night-time limit of 45 dB L_{Aeq} is recommended to allow occupants to sleep with windows open.

For commercial and shopping areas a guideline limit of 70 dB L_{Aeq} (24 hour) is recommended.

2.5 Proposed limits of acceptability

Based on the above, considering the existing noise levels in the vicinity of the site, it is concluded that even with a small exceedance (1 - 2 dB) of the District Plan noise limits during both the day and night-time, noise effects will be less than minor for residential or commercially zoned neighbours.

¹ Edited by Berglund, B et al. *Guidelines for community noise. World Health Organization 1999*

3.0 NOISE GENERATED BY THE ACTIVITY

Potential noise sources associated with the operation of 56 - 62 Victoria Street are expected to be:

- Noise from peak occupancy of the facility, including patron and music noise
- Noise from external plant associated with the activities
- Noise from patrons arriving and departing the premises

The expected noise levels and any resulting adverse effects from each source are now considered.

3.1 Proposed site mitigation

During our site visits we noted that there is some existing fencing to the site. However, where fencing exists it is not acoustically effective due to large gaps and cracks.

Based on discussions with the architect we understand that acoustic fencing will be installed on the boundary of the site, with additional 1.8 metre high glazed screening and surrounding Balcony 2. These mitigation measures are shown in figure 3.1 below. Acoustic fencing shall conform to the following minimum standards:

- Surface Mass – 8.0 kg/m^2 (for example, 25 mm timber, 6 mm glass)
- The fences must be continuous, and maintained with no gaps or cracks. This will require timber palings to be well overlapped (25 mm minimum) or a “board and batten” system, and a sleeper rail connecting the base of the palings to the ground.

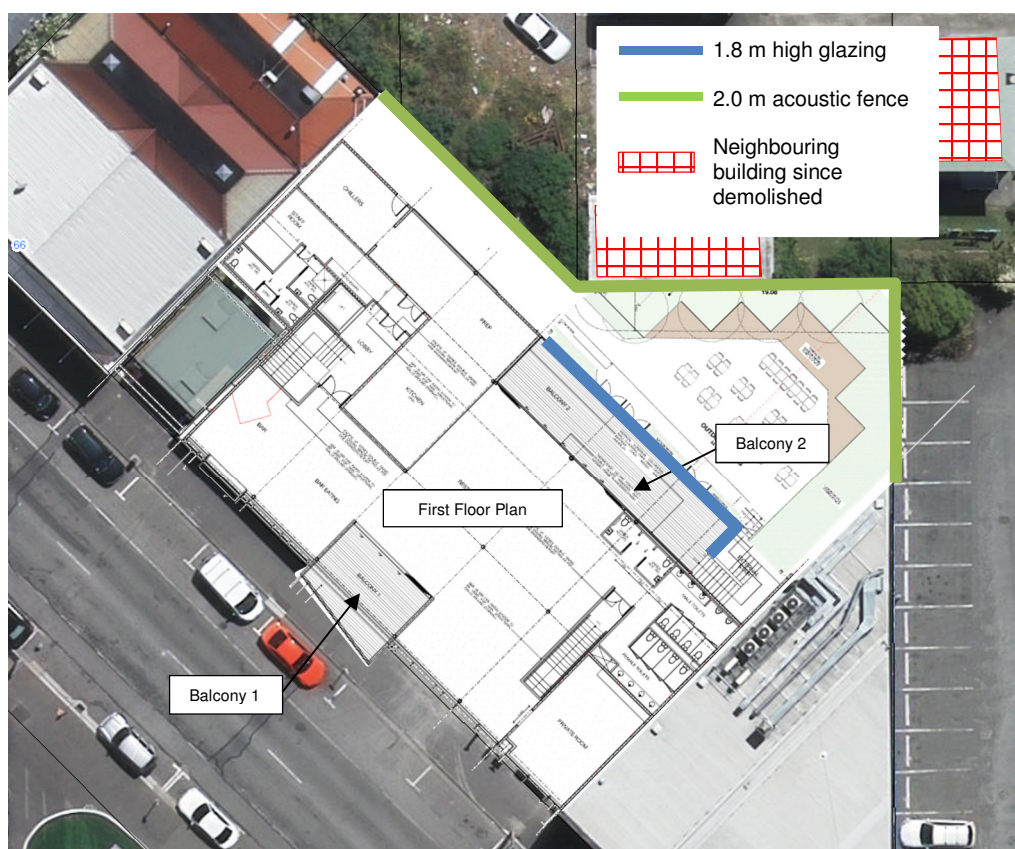


Figure 3.1 - Proposed acoustic mitigation (excerpt from Canterbury Maps)

3.2 Affected parties approval

If owners and occupiers of immediately adjoining properties provide affected parties' approvals, effects on these properties do not need to be considered. In the situation that it is the preference of the applicant and affected parties to have fencing differing from that outlined here, then it is reasonable for such parties to reach agreement on alternative options, provided they are aware that the omission of such mitigation will result in higher noise levels received on the property than those predicted here.

3.3 Noise from people and music

SoundPlan computational modelling based on ISO 9613 *Acoustics – Attenuation of sound outdoors – Part 2: General method of calculation* has been used to calculate the propagation of noise from the site, taking into account the topography of the area, screening to the outdoor area, worst-case downwind conditions, and sound power levels for each of the noise sources.

3.3.1 Noise sources

Expected noise levels due to the conversation of customers in the outdoor areas have been based on the American National Standards Institute Standard ANSI S3.5 – 1997 *Methods for calculation of the Speech Intelligibility Index*, which contains information on the typical speech levels for both male and female speakers. Based on average values, for a normal voice effort, the sound power of a speaker may be deduced to be 71 dB L_{WA} and for a raised voice a sound power of 78 dB L_{WA} .

Significant noise sources within the development are expected to be customer conversation and music at 'background' levels. On this basis, and also based on noise measurements undertaken at similar establishments, we have assumed in our analysis that the following internal noise levels may be experienced on occasion.

- Ground Floor - high occupancy, patron conversation and background music (described below) 85 dB L_{Aeq}
- First Floor - high occupancy, patron conversation and background music (described below) 75 dB L_{Aeq}

Based on this level of activity the following may be able to be accommodated inside each venue:

- Ground Floor - Amplified pre-recorded music or live music which makes use of electrical amplification provided this music is limited to a background level. A 'background level' is defined as that where a conversation at normal voice levels can be held one metre from the sound source.
- First Floor - Music such as unamplified string quartets, acoustic guitarists and unamplified vocalists and the like.

3.3.2 Operation during daytime period of 0700 to 1800 hours

The expected maximum cumulative noise level has been calculated within the worst affected neighbouring property boundaries during the daytime period. We have considered a lower level of activity during office hours to reflect the expected situation. The following level of activity is expected on site:

- Maximum occupancy of the outdoor areas with half patrons speaking in normal voices
- Internal noise levels of 5 dB less than as described above (moderate occupancies, patron conversation, and background music)
- All doors fully open

- Noise associated with the outdoor seating on the footpath has not been considered as this area is less than 50 m² and is located further than 25 metres from the CCR zone to the northeast of the site.

Based on these levels of occupancy, the expected maximum cumulative noise level has been calculated to the worst affected neighbouring property boundaries. Based on the current site layout, the resulting noise contour is shown below in figure 3.2, with all areas receiving noise less than the Central City daytime limit of 55 dB L_{Aeq} shown outside the coloured area. This analysis indicates that compliance with the District Plan daytime noise standards would be achieved at all neighbouring boundaries except for a minor exceedance at the common boundary with 54 and 56 Salisbury Street where the noise level is expected to be 56 dB L_{Aeq}.

We note that these properties are not currently occupied and therefore the effects are inconsequential. In addition, considering the existing ambient environment and that a change of 1 dB is inaudible to the human ear we would expect the effects of this exceedance to be less than minor for future residential or commercial receivers on these sites.

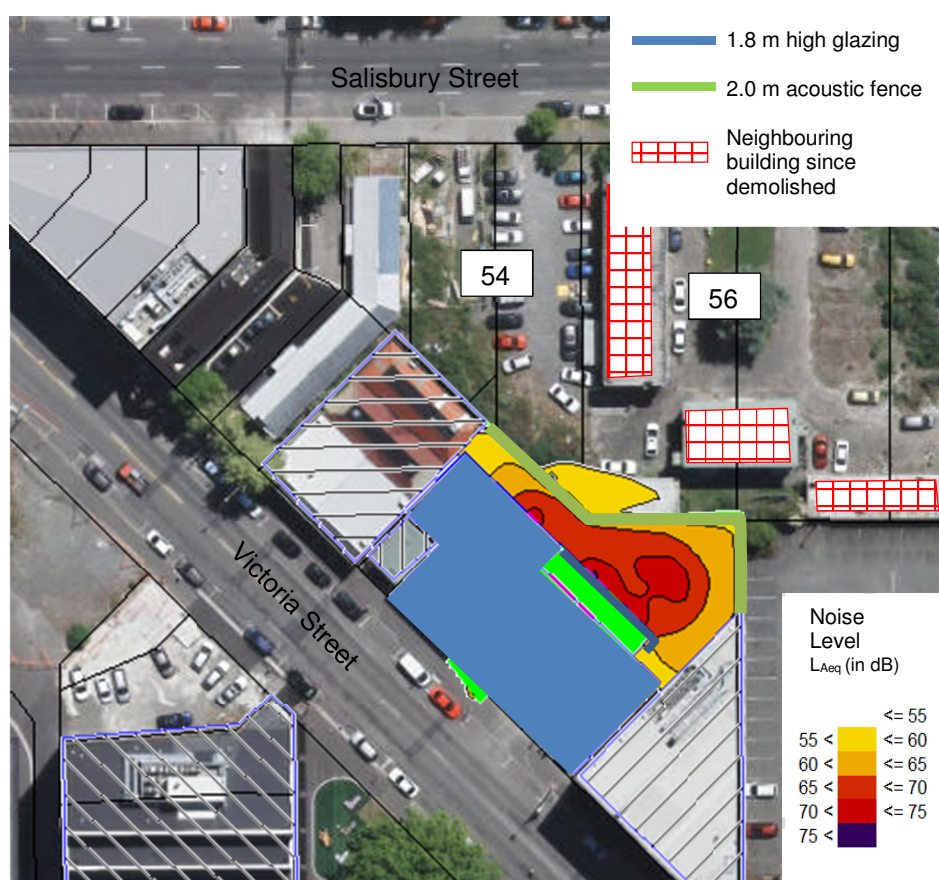


Figure 3.2 – Daytime noise emissions

3.3.3 Operation during the evening period 1800 to 2300 hours

We note that after 1800 hours we expect the noise levels on site may increase. People may be more inclined to speak in raised voices and activity inside the premises can also be expected to increase. We have therefore considered noise levels inside as stated in section 3.3.1 above, and maximum occupancy of the outdoor areas, with half the patrons speaking in raised voices. Therefore in order to reduce the noise level at nearby properties the applicant has proposed the following additional mitigation

- After 1800 hours limit the opening of each set of doors to one 'leaf' or 'panel' only

- Close the Ground Floor outdoor dining area after 1800 hours. Ensure that this area is not occupied after this time by stacking or removal of dining furniture from this area, and closing the doors.

Based on full occupancy of both the First Floor balconies with half the patrons speaking in raised voices and doors limited to one 'leaf' or 'panel' open we expect the noise to comply with the daytime District Plan noise limit of 55 dB L_{Aeq} at all neighbouring Category 2 and Category 3 zoned boundaries as shown in figure 3.3. This noise is expected to have an effect that is less than minor.

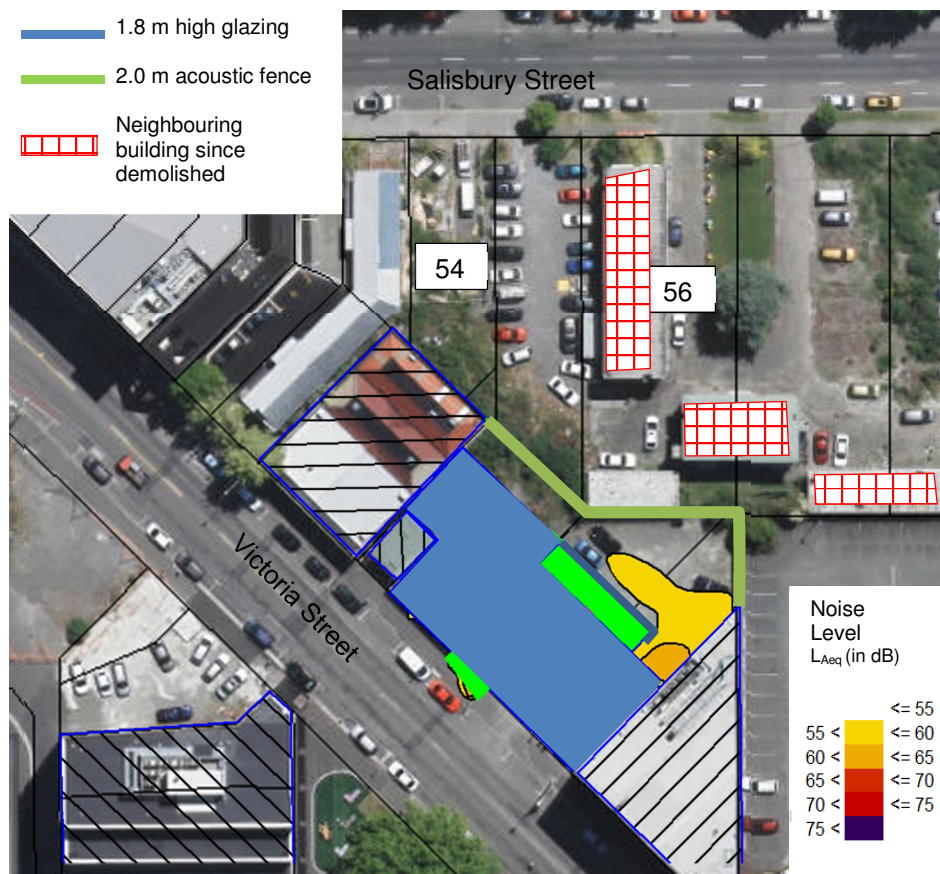


Figure 3.3 – Evening noise emissions 1800 - 2300 hours

3.3.4 Operation during the night-time period 2300 to 0100 hours

If we consider the above worst-case level of activity extending into the night-time period (2300 - 0100 hours) with no particular management measures in place we expect the night-time noise limits would be exceeded at a number of nearby residential and commercial boundaries. Therefore in order to reduce the noise levels we recommend that the following additional mitigation is adopted during the night-time period:

- Closing the outdoor dining area Balcony 2 after 2300 hours. Ensure that this area is not occupied after this time by stacking or removal of dining furniture from this area, and closing the doors
- Close all doors on the northeast façade
- Limit the opening of the sliding door to Balcony 1 on the First Floor to one 'leaf' or 'panel'
- Close the outdoor dining area on the footpath by removing or stacking tables and chairs

In order to ensure these noise mitigation strategies are adopted we recommend a Noise Management Plan is formulated for the development as outlined below in section 5.0.

For this scenario the expected maximum cumulative noise level has been calculated within the worst affected neighbouring property boundaries during the night-time, with the following level of activity on site:

- Full occupancy of Balcony 1 on the First Floor
- Balcony 2 on the first floor closed
- Ground Floor outdoor dining area closed
- On-street outdoor dining area closed

Based on the above restrictions, we have calculated the expected maximum cumulative noise level from the use of the outdoor and indoor areas of the development during the night-time period. The resulting noise contour is shown below in figure 3.4 with coloured areas exceeding the CCR - Category 3 night-time limit of 45 dB L_{Aeq} and a bold line at the 50 dB L_{Aeq} noise contour representing the CCB - Category 2 night-time noise limit.

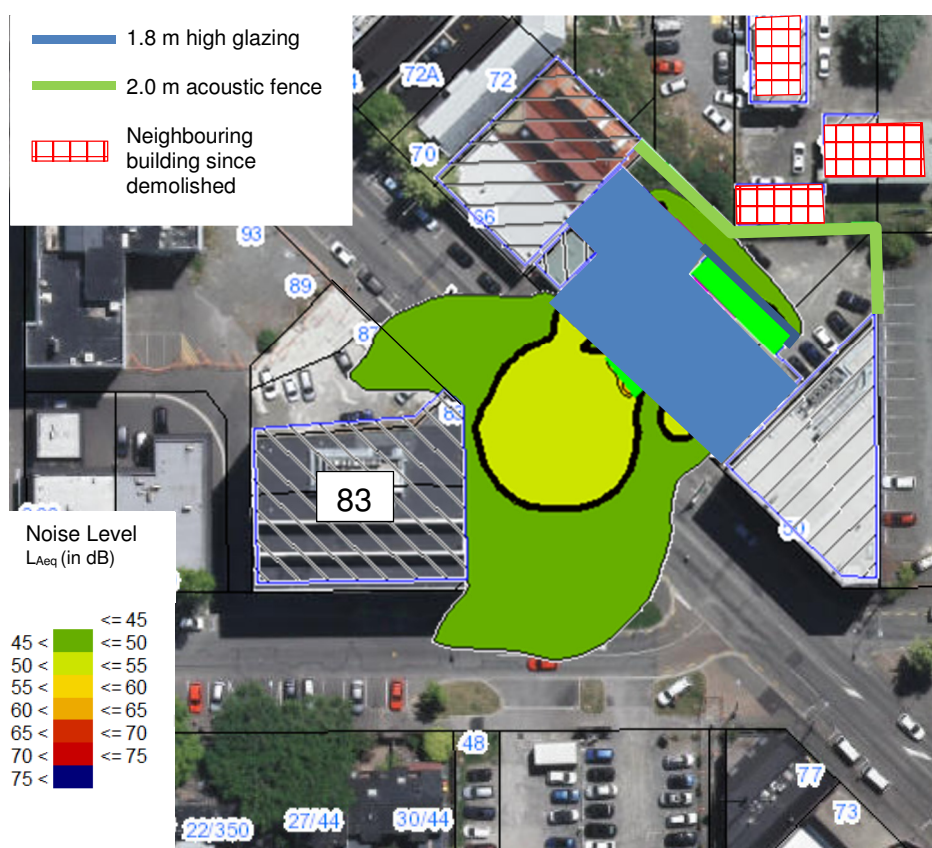


Figure 3.4 - Noise levels during the period 2300 to 0100 hours

Based on this analysis, we would expect worst case noise levels from the development to comply with the District Plan noise limits at all neighbouring Category 2 and 3 zoned properties.

Additionally we note that the building opposite at 83 Victoria Street is several stories high. We have therefore considered the noise level received at the upper levels. We would expect the noise level at the First Floor to be up to 51 dB L_{Aeq} which marginally exceeds the District Plan night-time limit. However considering the existing ambient environment and that a change of 1 dB is inaudible to the human ear we would expect the effects to be less than minor. Noise levels at the Second Floor and above would be expected to comply with the District Plan noise limits.

3.4 Noise from external plant associated with the building

External plant associated with the development is likely to include mechanical supply and extraction systems for the commercial kitchens, extract from the toilets, refrigeration systems associated with the freezer and chiller systems, and external air-conditioning condenser units. It is reasonable to expect that these systems can be designed, installed and operate in compliance with the acoustic criterion using standard good practice.

A mechanical ventilation system for the development will assist in controlling breakout noise from the building during the night time period, removing any reliance on opening windows and doors for fresh air and temperature control, which could otherwise be problematic.

Ultimately noise levels will depend on final plant selections and location, and which physical and operational mitigation are implemented. Mitigation options include the use of lower noise or silenced equipment, the use of varying noise operational modes at different times of day or night and physical screening by the facility, and dedicated acoustic screens and barriers around plant areas and roof mounted fans. Noting that there is a plant deck located on the Roof Deck adjacent to 50 Victoria Street we expect compliance with the District Plan limits can be realistically achieved with the adoption of appropriate mitigation.

Based on the above, we recommend the following is adopted, as a condition of, or as an advice note to, the resource consent:

- *An appropriately qualified Acoustic Engineer shall review the developed Mechanical Services design of all proposed external plant installations associated with the building, as part of the Building Consent process, to ensure that the noise emissions comply with the relevant noise limits, in particular during the night time period.*

3.5 Noise from patrons outside the establishment

In addition to the noise generation within the site, noise from patrons as they arrive and depart from establishments within the development, may also contribute to the ambient noise environment. Based on the design and the nature of the operation, we do not anticipate patrons to linger at entrances to the building. We therefore do not expect noise from this type of activity to be problematic.

However, we note that once the patrons have left the venue it could be difficult for the applicant to control such behaviour outside of the immediate vicinity of the premises. Generally, we consider that a Noise Management Plan (NMP) will form the most effective framework for monitoring patron behaviour, and also for the handling of any feedback from neighbours. Typically a NMP may address the following:

- Staff should discourage congregation of patrons in public areas directly adjacent to the premises.
- Patrons should be requested to keep noise to a minimum as they leave the premises during the night-time period by means of appropriately worded notices adjacent to the exits.
- A specific taxi company should be endorsed by the premises, and their contact details advertised to customers. Steps should be taken to ensure that this company understands the noise sensitivities of the area, and horns are not used, or engines left idling unnecessarily.

A NMP which includes similar conditions will form a reasonably practicable solution to control noise from patrons external to the premises, and this noise mitigation strategy is recommended as a condition of consent.

4.0 CONSTRUCTION NOISE

Noise generated by construction activities associated with the development of the proposed hotel development has the potential to adversely affect adjoining properties, especially if carried out during the early morning or evening hours.

The Christchurch District Plan specifically excludes construction activities from the noise standards for all zones, *Rule 6.1.6.1.1 Activity Specific Noise Rules - Permitted activities* states that Construction activities shall meet relevant noise limits in Tables 2 and 3 of *NZS 6803:1999 Acoustics - Construction Noise*, when measured and assessed in accordance with that standard.

We therefore recommend that the applicant adopts best practice procedures to reduce the likelihood of annoyance, nuisance and adverse health effects to people in the vicinity of construction work, and that these activities are planned and managed in accordance with *NZ 6803:1999 Acoustics – Construction Noise*, and that construction is undertaken to ensure noise does not exceed the sound levels specified in Table 2 of the Standard.

In order to ensure noise emissions are reduced during the construction phase, an advice note could be adopted ensuring that the acoustic boundary fencing is in place before works on site begin.

5.0 NOISE MANAGEMENT PLAN

We consider that a number of operational and management strategies could be adopted by the Applicant to control and further reduce noise emissions from the activity. Therefore we recommend the Applicant establishes a Noise Management Plan outlining the measures which will be employed to ensure that noise impacts on neighbouring properties are minimised as far as practicable.

The Noise Management Plan would be expected to address:

- The purpose of the NMP and the requirement for staff to be made familiar with the Plan.
- Requirements for the regular review and update of the NMP.
- Description of the acoustic criteria (noise rules) that apply at the site, highlighting the additional sensitivity of the residential properties/activity located in the vicinity of the site.
- Description of the adopted physical mitigation strategies on site, including acoustic fencing, screening to outdoor areas and the like. Regular inspection and maintenance is required to ensure acoustic integrity is maintained.
- Discussion of each of the noise generating activities associated with the site, and best practice for minimising each source, which is likely to include the following:

Ground Floor

- Installing signage reminding patrons that the facility is located in near proximity to residential activities (where applicable), and discouraging them from engaging in anti-social/noisy behaviour.
- The background level of any in-house music system shall be set so as to not require raised voices above a normal level at 1 metre from any speaker.
- Ensuring that the outdoor dining area is closed after 1800 hours by closing doors and stacking or removing tables.
- Ensuring that the outdoor dining area on the footpath is closed after 2300 hours by stacking or removing tables.

First Floor

- Installing signage reminding patrons that the facility is located in near proximity to residential activities (where applicable), and discouraging them from engaging in anti-social/noisy behaviour.
- Ensure doors to Balconies 1 and 2 are limited to one 'leaf' or panel open after 1800 hours
- Ensuring that Balcony 2 is not occupied after 2300 hours by closing doors and stacking or removing tables.
- The background level of any in-house music system shall be set so as to not require raised voices above a normal level at 1 metre from any speaker.
- Management and staff procedures including:
 - Ensure all management and staff personnel are aware of the instructions contained in the Noise Management Plan and of their responsibilities to control noise emitted from the premises.

- Ensure all service and goods deliveries and collections should be made between 0700 and 2300 hours only. This includes glass recycling, which should only be placed outside during the daytime period (before 2300 hours).
 - Ensure the timely and orderly departure of customers and staff at the closure of business, and that they should clean up, lock up and leave as quietly as possible.
 - Regular sound system calibration and review.
 - Host Responsibility protocol associated with liquor licencing requirements including free taxi dialling service.
- Details of complaints procedures and the need for and responsibilities of a Noise Liaison Officer for the community.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Noise from all sources likely to be associated with the proposed development at 56 - 62 Victoria Street has been considered.

Based on our review of the relevant Christchurch District Plan noise limits, national and international guidance, and the ambient noise measurements undertaken on site, we consider that even if there is a small exceedance of the District Plan noise limits (1 - 2 dB), noise effects will be less than minor.

Based on the above analysis we conclude the following:

Daytime 0700 - 1800 hours

- Noise due to music and patron conversation in all areas of the development is expected to comply with the District Plan daytime limits at all neighbouring boundaries except for a small exceedance (1 dB) at 54 and 56 Salisbury Street. Due to the existing elevated ambient noise we consider that this would have an effect that is less than minor.

Evening 1800 - 2300 hours

- Based on the adoption of managerial mitigation measures described above in sections 3.3.3, in the evening period between 1800 to 2300 hours we expect the noise level due to the operation of the hospitality venues to comply with the daytime District Plan limits at all Category 2 and 3 zoned neighbours and have an effect that is less than minor.

Night-time 2300 - 0100 hours

- Based on the adoption of managerial mitigation measures described above in section 3.3.4 we expect noise levels to comply with the District Plan limits at all neighbouring Category 2 and Category 3 noise zoned properties during the night-time, except for a minor exceedance at the First Floor of 83 Victoria Street opposite. In this location a noise level of 51 dB L_{Aeq} is expected. Considering the existing ambient environment and that a difference of 1 dB is inaudible we would expect the effects of this exceedance to be less than minor.

To give confidence that noise emissions associated with the hospitality activity are maintained at appropriate levels, we recommend the following:

- An appropriately qualified Acoustic Engineer shall review the developed Mechanical Services design of all proposed external plant installations associated with the building, as part of the Building Consent process, to ensure that the noise emissions comply with the relevant noise limits, in particular during the night time period.
- A Noise Management Plan shall be prepared for the activity prior to occupation of the building for approval by the Territorial Authority. This plan shall include provisions relating to the management of noise people and music from the activity, and complaints procedures.
- The erection of site facilities, earthworks and landscaping shall be conducted in accordance with the requirements of *NZS 6803:1999 Acoustics – Construction Noise*, and comply with the limits given in table 2 of that standard.

Our analysis confirms that with the above measures in place, noise will comply with the criteria. On that basis we conclude the effects of the noise emissions will be less than minor.

Assessment of Environmental Effects
Landscape

Land use resource consent application

To establish a LED billboard at 65-67
Victoria Street, Christchurch

Report prepared by:	Andrew Craig	<i>Landscape Architect</i>
For:	Halo Media Ltd	<i>Applicant</i>
Date:	May 2017	

ANDREW CRAIG
LANDSCAPE ARCHITECT LTD



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1 INTRODUCTION

The purpose of this report is to assess the landscape and visual effects arising from a proposal to establish a LED billboard at 65 – 67 Victoria Street Christchurch.

It is understood that:

- a) The proposed 9.6m x 4.8m LED sign will be 46.08m².
- b) That under the Christchurch District Plan¹ zoning is Central City Business.
- c) The Christchurch District Plan applies, as all of the related signage and zoning provisions are operative.
- d) The relevant development standards breached are:
 - *Rule 6.8.4.2.4 (b) Signs attached to buildings:* The proposed sign will exceed the maximum 8.215m² size permitted by 37.865m².
 - *Rule 6.8.4.2.5 (c) Projecting signs and signs attached to or on verandas:* The proposed sign will exceed the maximum permitted projection of 0.2m from the face of a building by a further 0.2m.
- e) On account of the above breaches activity status is therefore discretionary. Consideration is therefore given to the landscape / amenity relevant District Plan assessment matters and objectives and policies.

Prior to the preparation of my evidence I read that of Ms Ella Shields. In it she comprehensively describes the site and its setting. She also refers to and addresses the design recommendations incorporated in the 'LED Billboard Research' technical review². In an effort to avoid repetition I will not cover these matters, although I will make some brief additional comments regarding the landscape character and amenity of the application site setting.

The focus of my evidence will therefore be on the now largely operative Christchurch District Plan assessment matters where they are relevant to character and amenity.

As the relevant assessment matters are comprehensive where they prompt consideration of overall site character and detailed descriptions of the proposal and its effects. Consequently these matters are addressed separately prior to consideration of the assessment matters and relevant objectives and policies.

¹ It is understood that this proposal is to be assessed under the Christchurch City Plan as the provisions for the Central City in the replacement district plan are not operative.

² Boffa Miskell Partners: *LED Billboard Research - Technical Review of Visual Effects* Prepared for Christchurch City Council, 10 August 2016

ASSESSMENT MATTERS

In the discussion to follow the operative District Plan³ assessment matters are addressed prompted by the aforementioned plan standard departures. Only those matters affecting landscape and visual amenity outcomes are addressed. It is also evident that some of the assessment matters are repetitive due to the various headings they come under.

6.8.5.1 All signs and ancillary support structures

a. *Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of:*

i. *the building and the veranda on which the signage is displayed and its ability to accommodate the signage;*

The size of the building upon which the sign will be located best informs proportion or scale⁴. It is estimated that the sign will occupy approximately 14% of the building's north western façade. While this is a reasonably high proportion, it is still significantly less than the overall extent of the building façade. It would be even less if the street façade is taken account of, as appreciation of the sign will invariably involve the two facades – see **Graphic Attachment Photo – montage 1**.

The architectural style of the receiving façade is simple and generally free from any significant modulation. It has no door and window openings and is essentially a two dimensional concrete surface. It is evident that a yet to be constructed neighbouring building is to occupy the space and therefore obscuring the façade. As a consequence, the relatively simple and unadulterated façade is favourable to the relative size of the sign. That is, the façade comprises just two design elements: the façade itself and the proposed sign. Notwithstanding its 400mm depth, the sign will

³ The replacement Christchurch District Plan

⁴ Scale is synonymous with proportion which is the comparative size of one element with another – in this case a sign with the building. Scale is not the same as size. Size arises from the dimensions of an object or element – in this case the size of the sign.

appear to the viewing public as being essentially two dimensional. As a result it will appear part and parcel of the façade.

So in this sense the physical sign is fundamentally an architectural feature. The only distinction therefore, arises from the sign's content. Or to put it another way, if there were no content, would the structure of the sign board offend architectural integrity of the building on which it is placed? The answer is clearly no, as in its rectilinear form, proportions and materials it is consistent with the modern design of the building whose composite elements exhibit similar traits.



ii. the surrounding area (including anticipated changes in the area);

The surrounding area is entirely made up of commercial buildings of a similar size and scale as that receiving the proposed sign. Most of these buildings accommodate signs of various sizes. There are no existing residential buildings in the vicinity, although a high rise apartment block is proposed nearby – see **Graphic Attachment Map 1**. It is understood that no building consent has yet been issued for this building, and so it is not possible to accurately assess how residents might be affected. Business activity in the area is varied where it includes offices, retail, and hospitality. More or less directly opposite the application site is Christchurch Casino.

Most of the buildings are of a similar size, although that immediately north of the application site building is relatively low – see **Graphic Attachment Photograph 4**. Generally all buildings in the vicinity are modern in character, although further afield there exist some heritage buildings – namely Victoria Mansions and Victoria Clock Tower. Apart from these, the overall built environment is largely consistent in its character, particularly in the immediate vicinity of the application site.

Other features contributing to overall site character are empty lots, two of which are located in the immediate vicinity of the application site. One is the proposed residential apartments. And across the road from the site is a very large expanse of open space devoted to car parking. This occupies most of the block between Peterborough, Salisbury and Durham Streets – see again **Graphic Attachment Map 1**.

The roading environment is also a prominent contributing feature of the application site setting. As the **Graphic Attachment Map 1** shows, the site is located alongside

and in proximity to Victoria and Peterborough Streets. Allied to these is a triangular reserve adjoining the Casino directly opposite the sign site. Within this and other similar reserves along Victoria Street are reasonably large trees. Their presence contributes significant amenity to the overall street environment.

Further afield is the high rise backdrop of the central city. As the sign can only be seen from vantage points toward the city centre, this forms part of the visual environment that includes the proposed sign – see **Graphic Attachment Photograph 2**.

Overall the character of the surrounding is variable, although buildings are reasonably similar. Amenity is also variable. Apart from the trees in the reserves, the street amenity is low to moderate. Currently empty lots in the vicinity of the diminish amenity quite significantly. Aesthetically therefore, the surrounding environment is not especially significant compared to others in the Central City such as Worcester Boulevard, Cashel Mall and New Regent Street.

iii. residential activities; and

As mentioned there are currently no residential activities potentially affected by the proposed sign's presence. The high rise apartments will however introduce residential activity. Judging from the publicity photograph of these - **Graphic Attachment Photograph 9** - future residents are likely to see the proposed sign when looking eastward. But as mentioned, it not yet possible to assess this in any detail as the apartment has not yet been granted building consent. In any event it should be noted that their views will likely comprise the mixed commercial environment in which they are located. Given this context, a 'natural' part of this are the presence of signs. So in this regard views of signs as an expected feature of setting, and notwithstanding the issue of size, views of that proposed are not going to be out of keeping with residents' expectations of the setting in which they are located. The large size of the sign may however be an issue, but as mentioned the effects of this is difficult to ascertain at this stage without building plans and elevations.

iv. heritage items or heritage settings, open spaces, protected trees or areas possessing significant natural values.

There do not appear to be any heritage buildings in the immediate setting (within 50 metres) of the application site. The nearest heritage buildings and features are Victoria Mansions and Victoria Clock Tower located on the corner of Montreal, Victoria and Salisbury Streets. As **Graphic Attachment Photograph 7** and **Map 1** shows however, it will not be possible to see the proposed sign in association with these heritage features.

There do exist the aforementioned reserves with their trees. As mentioned these contribute amenity to the Victoria street environment. It is noted that these trees are not shown to be protected⁵. The presence of the proposed sign will not directly affect these reserves, although people will be able to see the sign from them – see **Graphic Attachment Photograph 10**. From this vantage point it is evident just part of the proposed sign will be visible and due to the presence of an inventing foreground building. The large plane tree also contributes screening, although this varies depending on the time of year.

There are no natural sites or features of significance in the vicinity of the proposed sign.

b. Whether the extent of the impacts of the signage are increased or lessened due to:

i. the design, dimensions, nature and colour of the sign or support structure;

Refer to previous discussion concerning assessment matter *a (i)*.

ii. the level of visibility of the sign; and

Graphic Attachment Photographs 1- 8 show the visibility of the proposed sign when viewed from multiple vantage points along Victoria Street. As mentioned the sign can only be seen when approaching the City and when travelling westward along Peterborough Street at the point where it nears Victoria Street.

⁵ Christchurch District Plan Chapter 9 *Appendix 9.4.7.2 Schedule of significant trees in road corridors, parks, reserves and public open space*

As evident in these photographs, visibility of the sign is highly variable. Generally, the sign will only be visible when viewers are in proximity to it – at most around 120m from the east side of Victoria Street - see again **Graphic Attachment Photograph 2**. Beyond that the sign will be either partially or fully obscured by trees and intervening buildings as is evident in a number of the photographs. The visual catchment therefore is quite confined and small – see **Graphic Attachment Map 1**. Most of this involves the public realm of Victoria and Peterborough Streets.

iii. vegetation or other mitigating features.

See preceding discussion and **Graphic Attachment Photographs 1- 8**.

c. Whether the signage combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.

As the **Graphic Attachment Photograph 2** shows, there is one vantage point involving a similar sign that can be seen simultaneously within full view of that proposed. While there are other signs further north along Victoria Street, these cannot be seen collectively with the proposed sign to its full extent – see for example, **Graphic Attachment Photograph 5** where two bill boards are evident in the fore and middle grounds but not the proposed sign. This is due to the presence of an intervening tree. The further one travels north on Victoria Street the less visible the sign becomes – again due to the presence of the intervening tree - see **Graphic Attachment Photograph 6**.

Conversely, while travelling south along Victoria Street views of the sign are confined to the envelope shown on **Graphic Attachment Map 1**, which represents a relatively small visual catchment. **Graphic Attachment Photograph 3** shows best the visual cumulative effects, where three signs are simultaneously visible. It is apparent from this however, that it is not possible to see the entirety of all these signs as one or more are partially obscured by intervening vegetation or parts of buildings. Further contributing to the lessening of cumulative effects is the fact that all signs in the vicinity are attached to buildings as opposed to free standing signs. This means that the physical fabric and integrity of the built environment remains coherent and visually intact.

e. *Whether the signage:*

i. *enlivens a space or screens unsightly activities;*

While the sign will not screen unsightly activity, it will definitely enliven what is currently a blank, grey, monolithic and featureless concrete wall. Currently this wall has no aesthetic merit at all and is entirely unrelieved by any feature of interest. The sign will counteract that effect in a positive manner. It will introduce colour, light and interesting images very much in contrast with the façade to which it is attached.

Further, the sign is located in an area where at night there is a reasonably high level of illuminated interest, namely from the Casino and nearby restaurants and bars. The proposed sign will not be out of keeping with this. But during the day this is quite a drab environment, which the LED sign will enliven.

6.8.5.3 Static and digital billboards

a. *Whether the scale, design, colour, location and nature of the billboard will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of:*

i. *the building and the veranda on which the billboard is displayed and its ability to accommodate the signage;*

ii. *the surrounding area (including anticipated changes in the area);*

ii. *residential activities; and*

iv⁶. *heritage items or heritage settings, open spaces, protected trees or areas possessing significant natural values.*

b. *Whether the extent of the impacts of the billboard are increased or lessened due to:*

i. *the design, dimensions, nature and colour of the sign or support structure;*

ii. *the level of visibility of the billboard; and*

iii. *vegetation or other mitigating features.*

⁶ Item iii is not included as it is not relevant to landscape and visual amenity matters

- c. *Whether the billboard combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.*
- d. *Whether the billboard:*
 - i. *enlivens a space or screens unsightly activities; and*

These matters repeat those addressed earlier in response to assessment matter 6.8.5.1.

- e. *Whether the extent of the impacts of the billboard are increased or lessened due to:*⁷

- iii. *the prominence of the billboard due to its illuminated or animated nature and ability to draw the eye;*

The proposed bill board will be prominent due to its illuminated nature – where the degree of luminosity will be addressed by Conditions of consent. Other than that, the very purpose of a bill board is to catch the eye. In design terms this is achieved via the combination of illumination, considerable size and contrast with its support – in this case the blank concrete wall. Elevation – between 6.575m and 9.6m also contributes prominence.

So while prominent, due to the sign's setting on a large blank wall and given its elevation, it will not appear dominant. Dominance occurs when appreciation of surrounding landscape is usurped by the presence of the dominant object. It is largely a function of proximity of viewers to an object, whether it is a building or a tree or some other feature in the landscape. As viewers cannot get overly close to the bill board and given its setting on a much larger wall, they will not experience dominance. But as stated, the sign will appear prominent, albeit within a relatively small visual catchment.

- iv. *the nature of surrounding land use activities;*

This matter is also a repeat of that addressed earlier in response to assessment matter 6.8.5.1.

⁷ Items i and ii are not relevant to landscape matters

OBJECTIVES AND POLICIES

A number of objectives and policies (Christchurch District Plan) are relevant to landscape and amenity outcomes. These are addressed as follows.

Objective 6.8.2.1 Signage

- a. *Signage collectively contributes to Christchurch's vitality and recovery by:*
 - iii *enhancing the visual amenity values and character of the surrounding area, building or structures.*

Clearly this objective recognises that signage can be positive and is necessary to the liveliness and wellbeing of the city. Notably the objective refers to collective effects. As discussed, the proposed sign will contribute enlivenment to a setting already informed by entertainment and hospitality. Such enlivenment is prerequisite to such activity as it signals vitality that in turn draws people to the area. In this regard the proposed sign is entirely in keeping with its setting where it will contribute and underscore its character. In so doing, the proposed sign is consistent with the outcomes anticipated by the objective.

Policy 6.8.2.1.3 - Managing the potential effects of signage

- a *In considering Policies 6.8.2.1.1 and 6.8.2.1.2, ensure that the size, number, height, location, design, appearance and standard of maintenance of signs:*
 - i *do not detract from, and where possible contribute to, the character and visual amenity of the surrounding area and public realm;*
 - ii *integrate within the building façade, do not detract from the integrity of the building design, and maintain the building as the primary visual element;*
 - iii *are in proportion to the scale of buildings and the size of the site; and*
 - iv *enhance the Central City*

All of the above policy matters have been addressed in response to the assessment matters. To reiterate, the proposed sign:

- i is in keeping with its currently commercial setting, where existing signs and those otherwise permitted inform the character and amenity of the existing environment,
- ii will integrate well with the building upon which it is attached, where the building is modern, incorporates rectilinear elements, and is considerably larger than the sign and as such will remain the primary visual element,
- iii will be in proportion⁸ to the surrounding built environment in that it will not materially alter these proportions, especially given that it is essentially a two dimensional element incorporated into a much larger wall,
- iv will enhance the Central City given that the presence of signs are encouraged by Objective 6.8.2.1

CONCLUSION

As is always the case regarding any activity potentially affecting landscape and visual amenity, context is the key consideration. Fundamentally this comes down to whether a proposal is in keeping with its setting in terms of what people might reasonably expect to occur. Additionally congruity is informed by the character and amenity of the existing environment where this comprises the landscape of the moment, that permitted by the District Plan provisions and any consented but as of yet implemented activity. The residential apartments are an example of the latter.

As described, the built environment is varied in both character and amenity. Also as described, signs are relatively common in the area where virtually all are attached to buildings. The proposed sign will be consistent in this regard and so the possibility of clutter is minimised. While large signs are not especially common in the area, most businesses display them. Apart from Council banners attached to lamp posts, there are no free standing signs in the area. The proposed sign will not therefore detract from this established pattern and so is in keeping with it.

As discussed, the proposed sign will be located on the simple north façade of the building that supports it. Essentially the proposed sign is a two dimensional feature

⁸ Note that the policy nor assessment matters do not indicate what appropriate proportion is in terms of the ratio between sign dimensions and those of buildings

attached to a building. Strictly speaking with regard to landscape and visual effects, content is the only thing distinguishing the sign from any other architectural feature affixed and integrated with the building that supports it. In effect the sign therefore appears as an integrated component of the building fabric. As a result it contributes very little to building bulk, fundamentally being an illuminated graphic.

If the architectural feature involved a graphic, as is reasonably common in the city, then there is little to differentiate that from sign content. That is, content is not going to be offensive within the context of this particular setting where existing signage informs character.

The environment in which the sign is located also mitigates by way of circumstance any potential adverse cumulative effects and those arising from excess size. Like all signs in the area, it will be affixed to a building where the proportions are very much in favour of the latter. The integrity of the building's visual bulk and form upon which the sign is attached will clearly be maintained. This is especially so given that the space occupied by the sign is less than 14%.

Finally with regard to context and as the **Attachment Photographs** show, combined views of the signs are highly variable depending on vantage point location and the presence of intervening trees and buildings. As a result the cumulative effects threshold of acceptability will not be breached. Additionally, the visual effects of the sign will be confined to a relatively small area of the view catchment. Overall I therefore conclude that the proposed sign will not be inconsistent with the outcomes inherently anticipated by the assessment matters and that as a result the proposed sign will be in keeping with environment of its setting. It is further concluded that the visual effects arising from its presence are significantly less than minor as is demonstrated on the Graphic Attachment photo-montages.

Andrew Craig *Landscape Architect*



May 2017

Graphic Attachment - Landscape

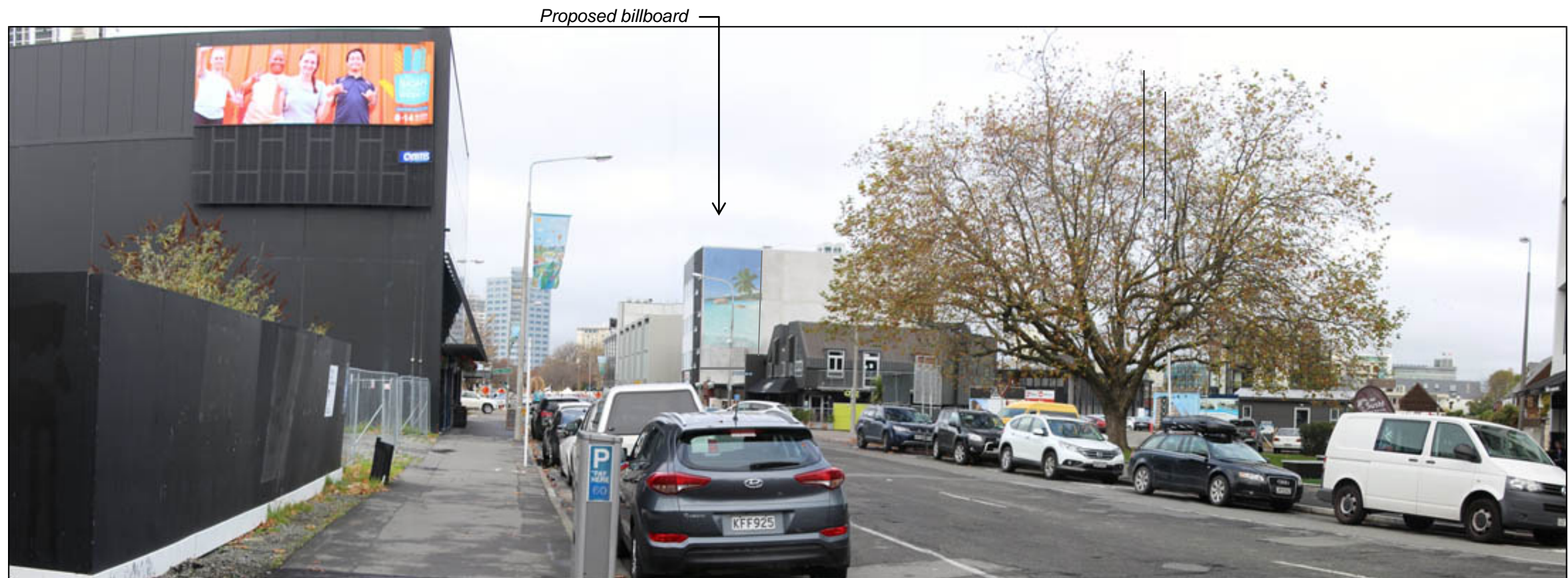
Prepared by: Andrew Craig *Landscape Architect*

For: Halo Media Ltd *Applicant*

Date: May 2017



Photograph 1 From the west side of Victoria Street the proposed sign is fully apparent. Note that it occupies a relatively small portion of the façade to which it is attached.



Photograph 2 As seen from Victoria Street in combination with an existing LED billboard



Photograph 3 From the east side Victoria Street near Salisbury Street intersection. From this vantage point the presence of the sign is dominated by foreground buildings



Photograph 4 View from west side Victoria Street at Peterborough Street intersection



Photograph 5 View from the corner of Peterborough Street



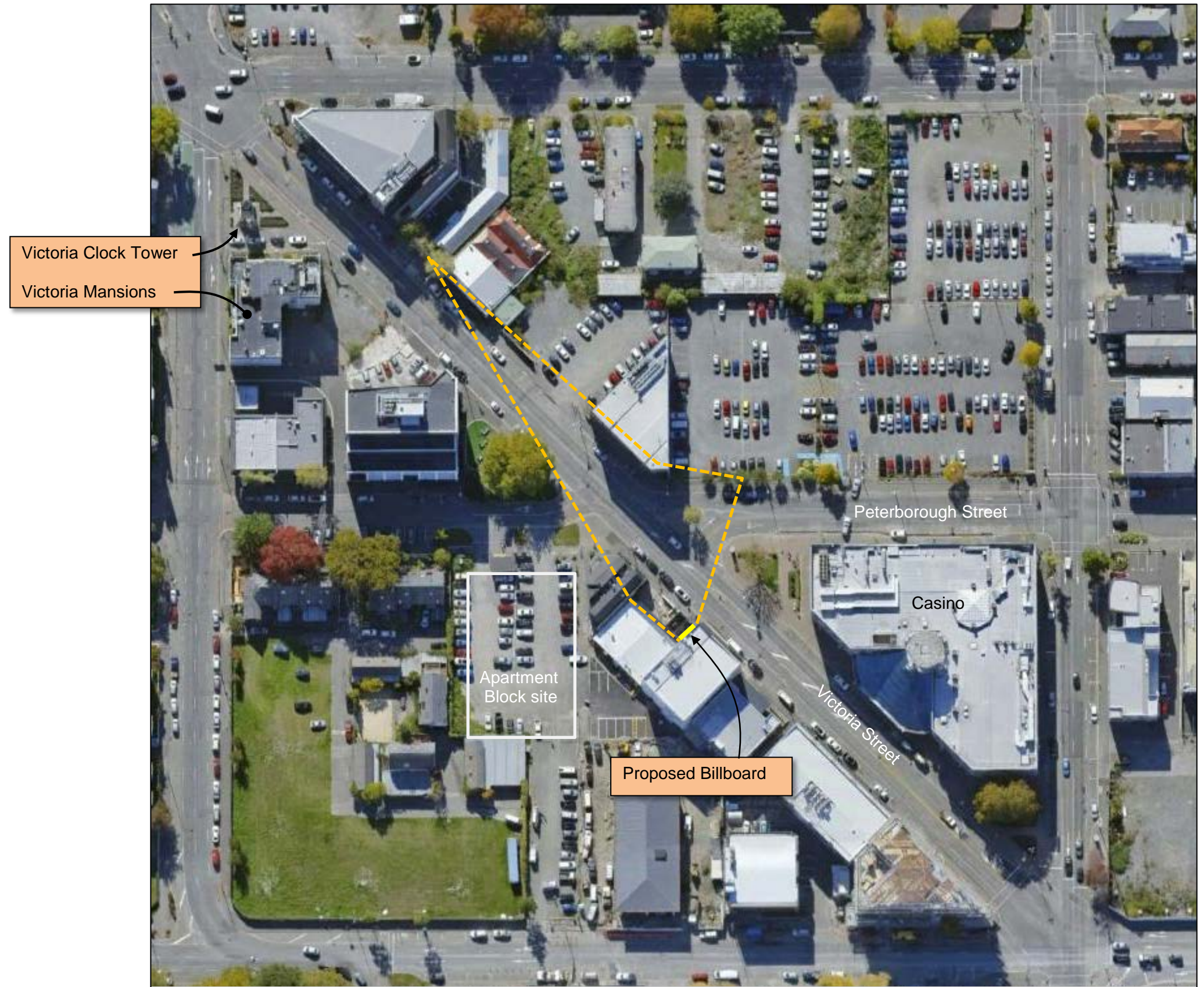
Photograph 6 From the south bound lane on Victoria Street the sign is barely visible behind trees.



Photograph 7 A driver's eye view of the sign looking toward the central city backdrop where the sign is largely obscured by trees



Photograph 8 View from Victoria Street west where the proposed billboard is fully obscured by foreground buildings and trees. Note the presence of two existing billboards.



Map 1 Showing the full un-obscured visible extent of the proposed billboard within dashed yellow line.



Photograph 9 *The yet to be constructed apartment block located in the vicinity of the proposed billboard.*

Proposed billboard – behind tree



Photograph 10 *The application site as viewed from the park and café opposite.*



Map 2 Photo-point locations



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **686690**
Land Registration District **Canterbury**
Date Issued 27 February 2015

Prior References

CB415/213 CB43A/30

Estate Fee Simple
Area 412 square metres more or less
Legal Description Lot 1 Deposited Plan 484488

Original Proprietors

S W Jang Trustee Limited

Interests

Appurtenant to the part formerly contained in Lot 1 DP 9174 is a right of way created by Conveyance 25397 (37/851) and 38231 (63/584)

Appurtenant to the part formerly contained in Lot 1 DP 74628 is a right of way granted by Application 4467 10171946.1 Mortgage to Killarney Capital Limited - 28.8.2015 at 3:36 pm



Title Plan - DP 484488

Survey Number DP 484488
Surveyor Reference 11979
Surveyor Craig William Hurford
Survey Firm Survus Contracting Ltd
Surveyor Declaration I Craig William Hurford, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 10 Feb 2015 11:51 AM

Survey Details

Dataset Description Lot 1 being amalgamation of Lot 1 DP 74628 and Lot 1 DP 9174
Status Deposited
Land District Canterbury **Survey Class** Class A
Submitted Date 10/02/2015 **Survey Approval Date** 26/02/2015
Deposit Date 27/02/2015

Territorial Authorities

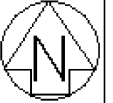
Christchurch City

Comprised In

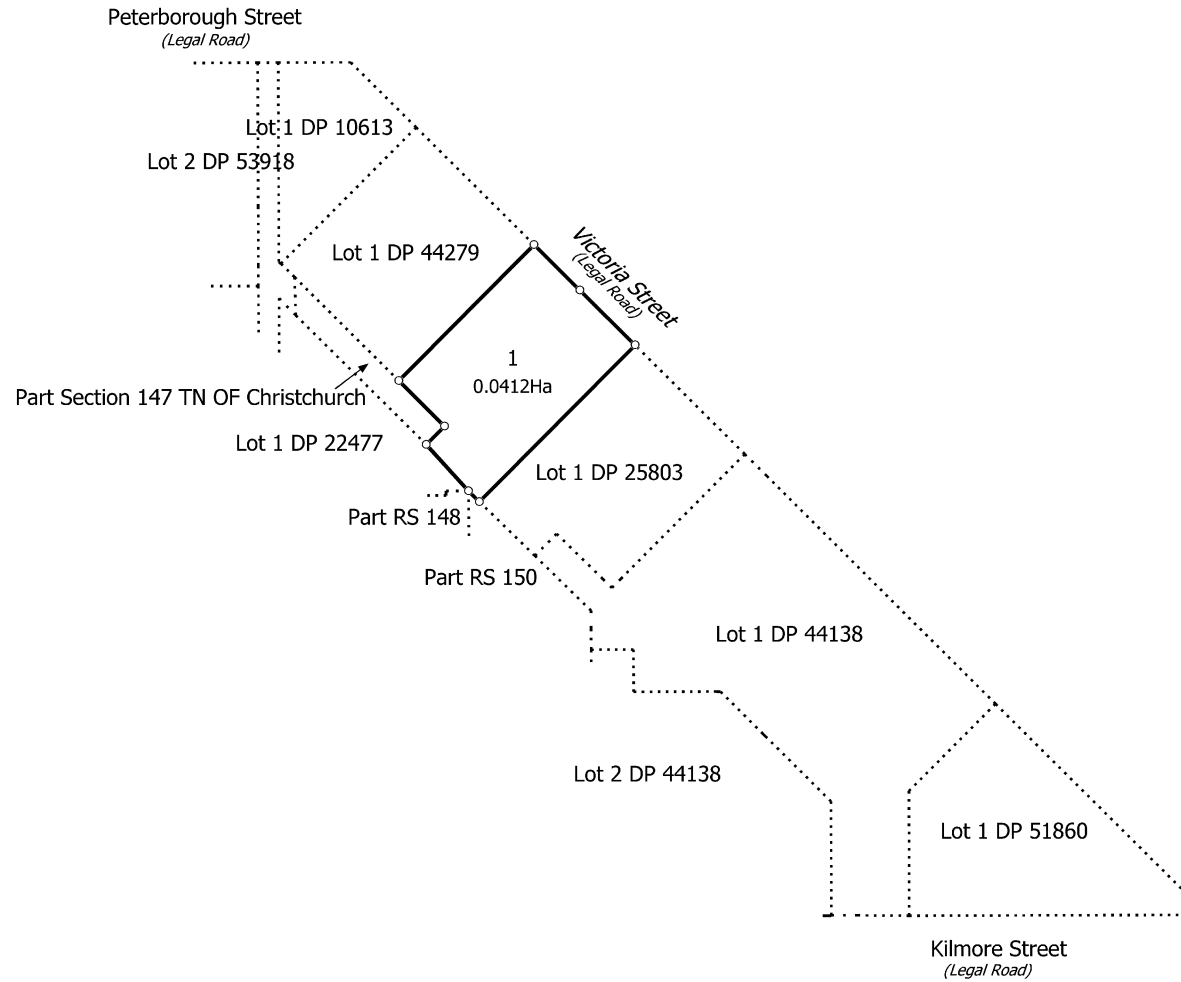
CT CB43A/30
CT CB415/213

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 484488	Fee Simple Title	0.0412 Ha	686690
Total Area		0.0412 Ha	



Diag. A
DIAGRAM OF PARCELS



Surveyor Ref: 11979

T 1/2

Land District: Canterbury
Dataset Type: Parcels without Survey Information

Lot 1 being amalgamation of Lot 1 DP 74628 and Lot 1 DP 9174

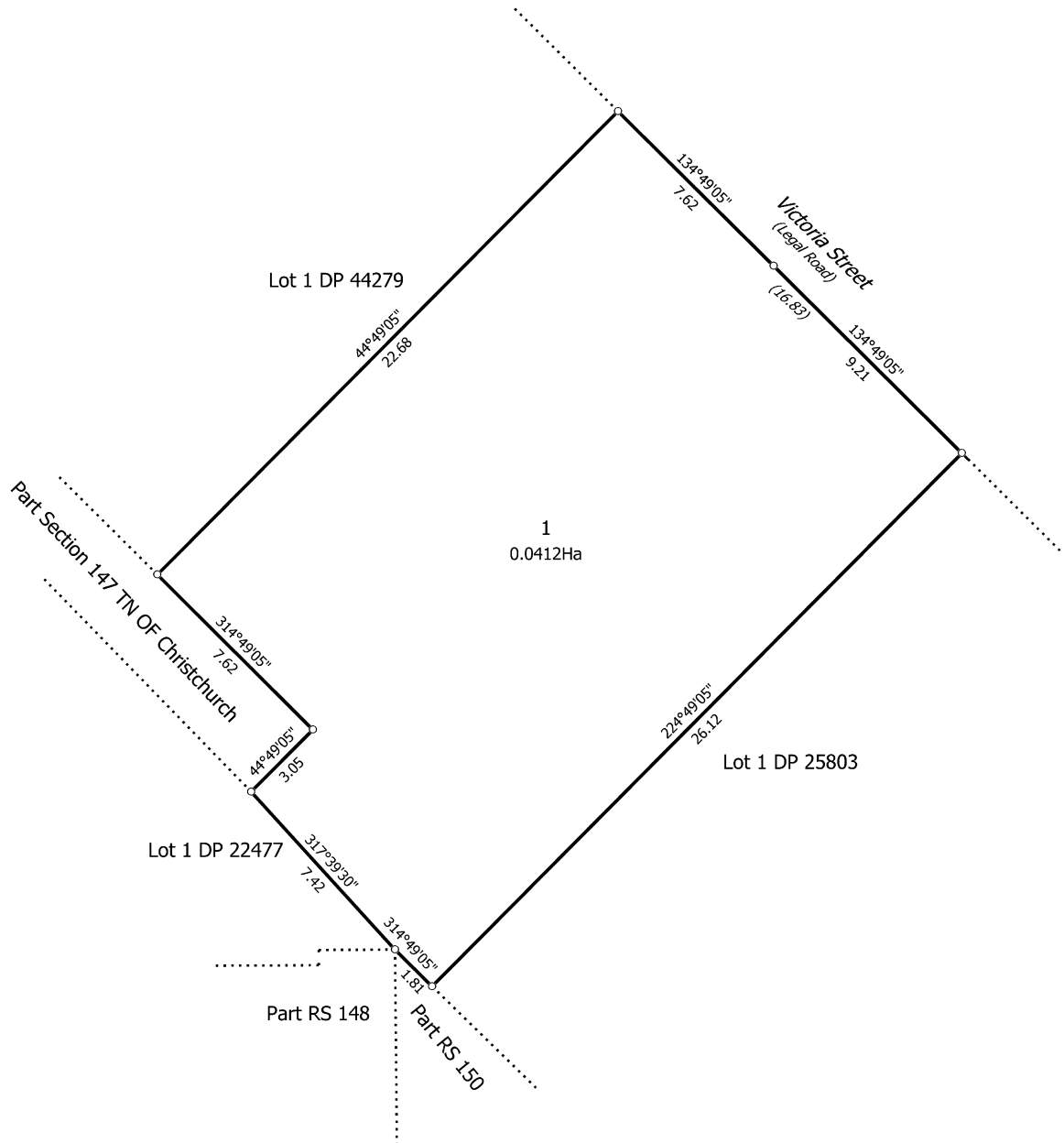
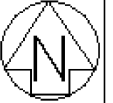
Surveyor: Craig William Hurford
Firm: Survus Contracting Ltd

Title Plan
DP 484488

Digitally Generated Plan

Generated on: 06/03/2015 09:34am Page 2 of 3

Deposited on: 27/02/2015



Surveyor Ref: 11979

T 2/2

Land District: Canterbury
Dataset Type: Parcels without Survey Information

Lot 1 being amalgamation of Lot 1 DP 74628 and Lot 1 DP 9174

Surveyor: Craiq William Hurford
Firm: Survus Contracting Ltd

Title Plan
DP 484488

Digitally Generated Plan
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