

7 October 2020

MEMO

TO: Team
FROM: Anne Wilkins, Principal Urban Designer / Landscape Architect
PROJECT REF: 619-001

YOUTH HUB CHRISTCHURCH - URBAN DESIGN NOTES POST HEARING

1. The following outlines my summarised notes from the Hearing.

NB: The relevant urban design provisions and policies are listed in the Christchurch City District Plan (CCDP) in the **Residential Central City Zone, Design Principles 14.5.33**. I maintain these are met.

14.15.33	a) <i>In extent to which the development, while bringing change to existing environments:</i>
Urban Design in the Residential Central City Zone	i) <i>Engages with and contributes to adjacent streets, lanes and public open spaces.</i> ii) <i>integrates access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not dominate the development</i> iii) <i>has appropriate regard to:</i> A. <i>residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and;</i> B. <i>neighbourhood context, existing design styles and established landscape features on the site or adjacent sites;</i> iv) <i>provides for human scale and creates sufficient visual quality and interest</i>

2. There was a note from submission from Duncan Cotterill for Salisbury Group, noting my reference on 'comings and goings of people' affecting amenity. This is taken out of context, as I reference any increase or introduction of any activity on a site, *that is not currently used*, will increase movement. I also state its been mitigated by inwardly focusing activity as much as possible.

3. I note many submissions referenced the closeness, the 'bustle', proximity, and direct link to the CBD as a key feature yet simultaneously it was argued that the site is purely residential. The influence of boundaries and zoning lines is greatly up played, while ignoring the heavy influence created by the landscape within it sits. Much like the beach and coastal proximity heavily influences New Brighton (for example), the surrounding features dictates and shapes a landscape. The invisible 'lines' drawn 'across the road' raised by VNA is not an appropriate assessment of a landscape fabric. The importance of surrounding influence



and character cannot be downplayed and is an important part of a description of a site and its appropriateness for the proposal.

4. My original conclusions remain.

Changes / Amendments

5. The market garden form was included in the assessment of effects (urban). The glass form is consistent and streamlined, encasing the market garden and creating an interesting and aesthetically pleasing structure. Additionally, (change to conditions to include the weekend) everyday use will increase security through passive surveillance (be it only 4-6 people across the entirety of the space).
6. The relocation of bike parks and (any) parking to Salisbury Street will further increase the activation on this façade and will likely mitigate comings and goings on Gracefield Ave. This also supports CPTED (designing) to enhance clear and concise egress routes and have a hierarchy of entrances i.e. Salisbury St the key point.
7. The café change to a gallery space is supported. It will promote a more passive use and will be an interesting feature adjacent to the street, for passers-by and for visitors. I think this would be an important space to define its use, rather than have as more 'flexible'. A showroom of work and rotating display of artistic creativeness would be a nice passive use to mitigate some concerns for interfacing residents. Training (etc) to remain in mid-space to contain uses (as per the submitted layout).