

Qualifying Matter Central City Heritage Interface – New Regent Street and Arts Centre Heights Modelling and Sun Studies

New Regent Street

Modelling notes – New Regent Street:

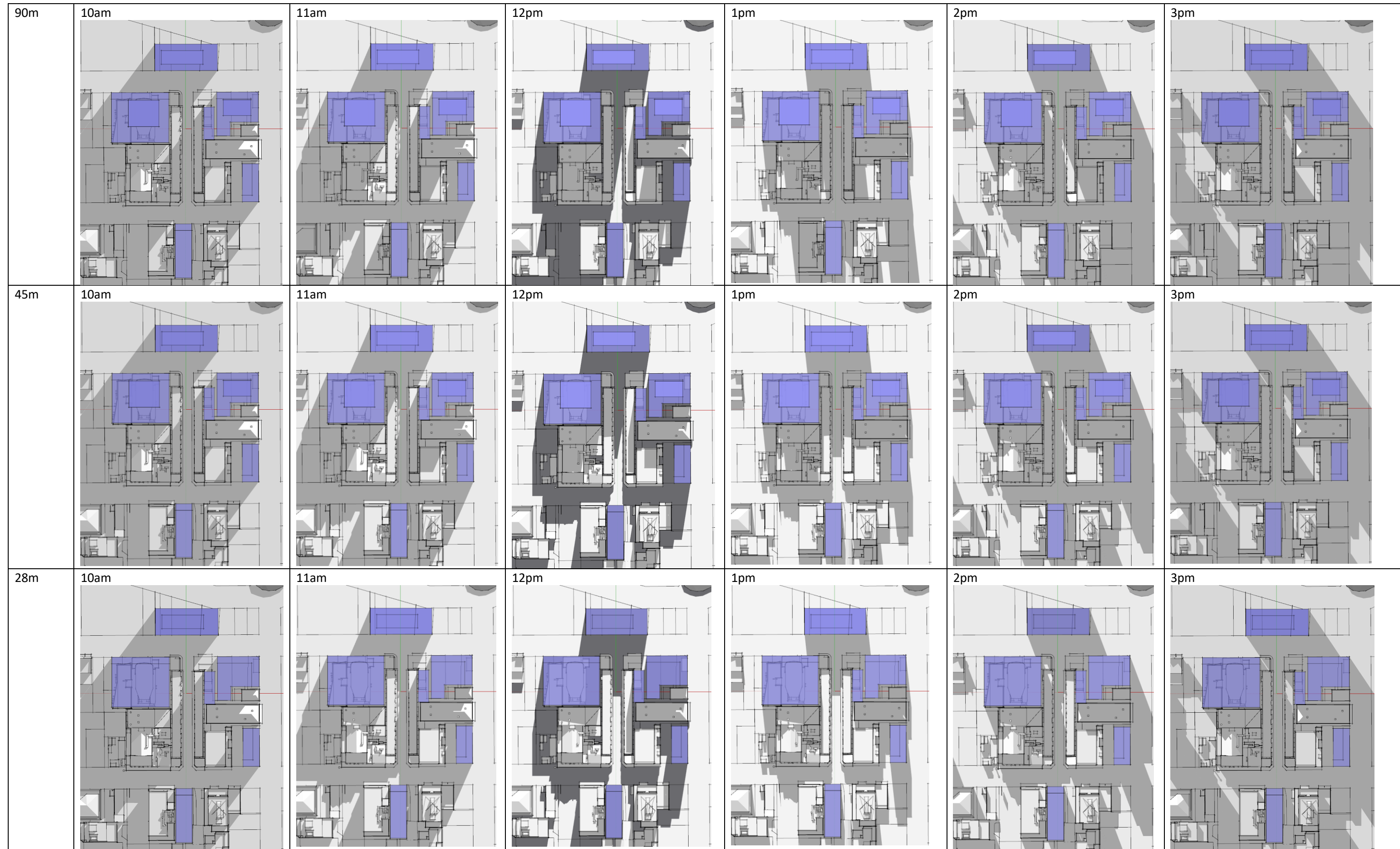
- The shading analysis illustrates the sunlight access during 10am to 3pm on both the spring equinox and the winter solstice.
- Narrow sites will have difficulty in developing tower over the 28m podium.
- Modelling include a few sites amalgamated to develop tower over podium.
- Some sites are unlikely to be redeveloped again in the medium term as they have been redeveloped since the Canterbury Earthquakes of 2010-11. For the purpose of this study, it assumes a scenario where these sites can be developed.
- South of New Regent Street – only an existing vacant car park is modelled at 28m height, limited opportunity to establish a tower over the podium. In addition, other existing buildings are unlikely to be redeveloped.

New Regent Street surrounding heights - Equinox shading diagram:





Winter solstice shading diagram:



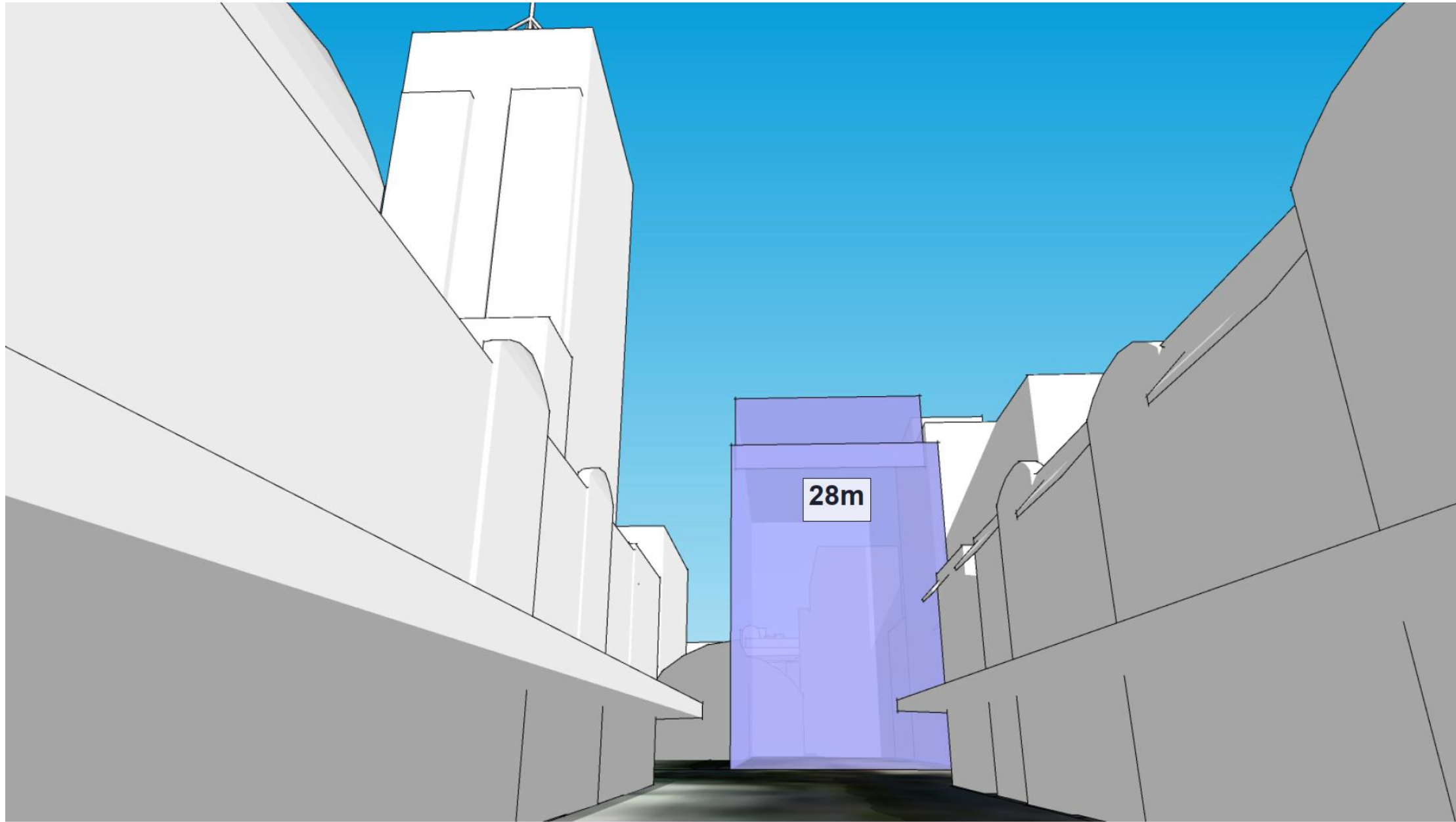
Existing -
Indicative



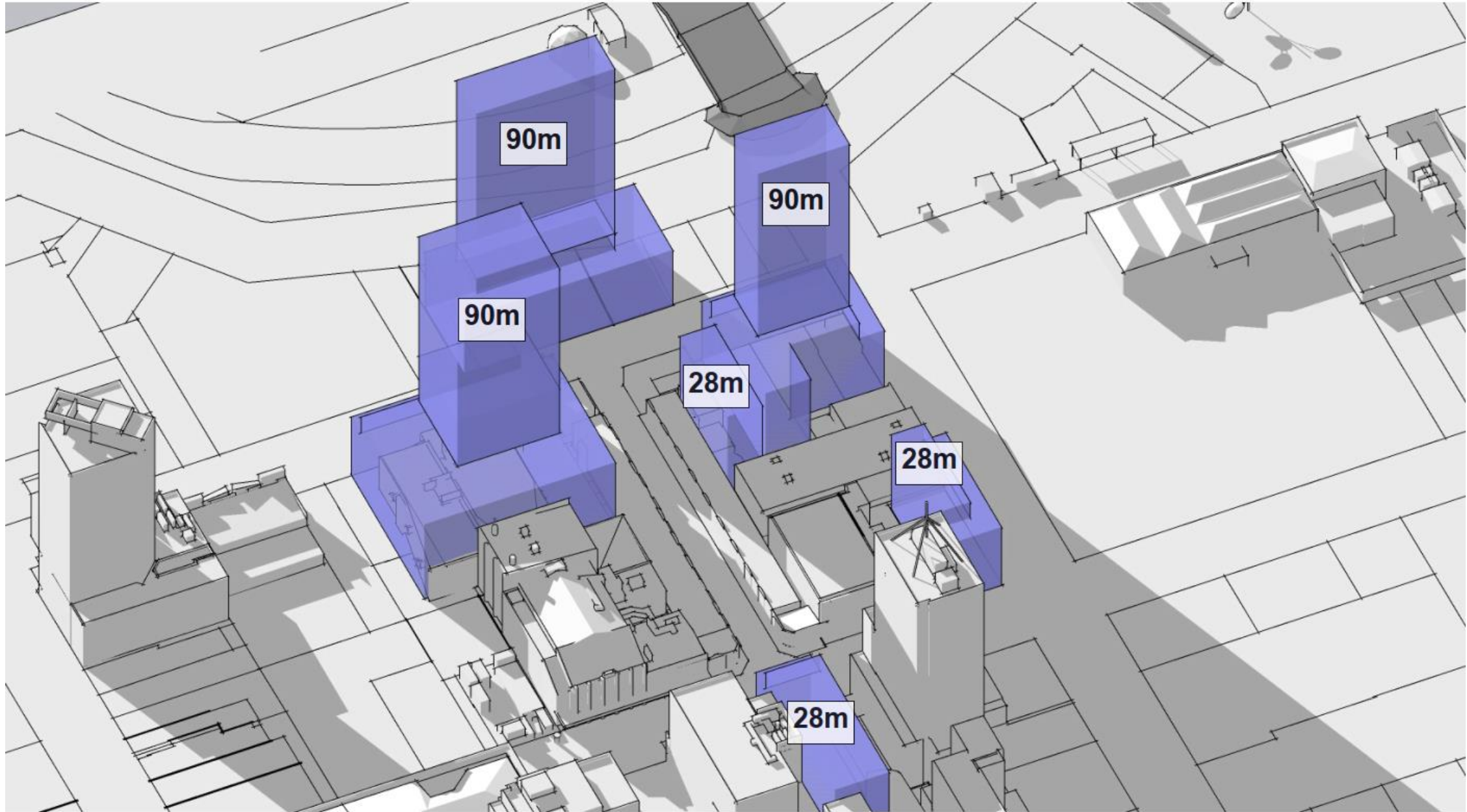


KEY:
This model shows shading at winter solstice 2pm.
The surrounding City Centre zone allows for up to 90m. Some smaller sites modelled at 28m to reflect a more realistic scenario given the limited opportunity to develop to 90m under the proposed rule set due to site constraints.

South-facing perspective view from
New Regent Street



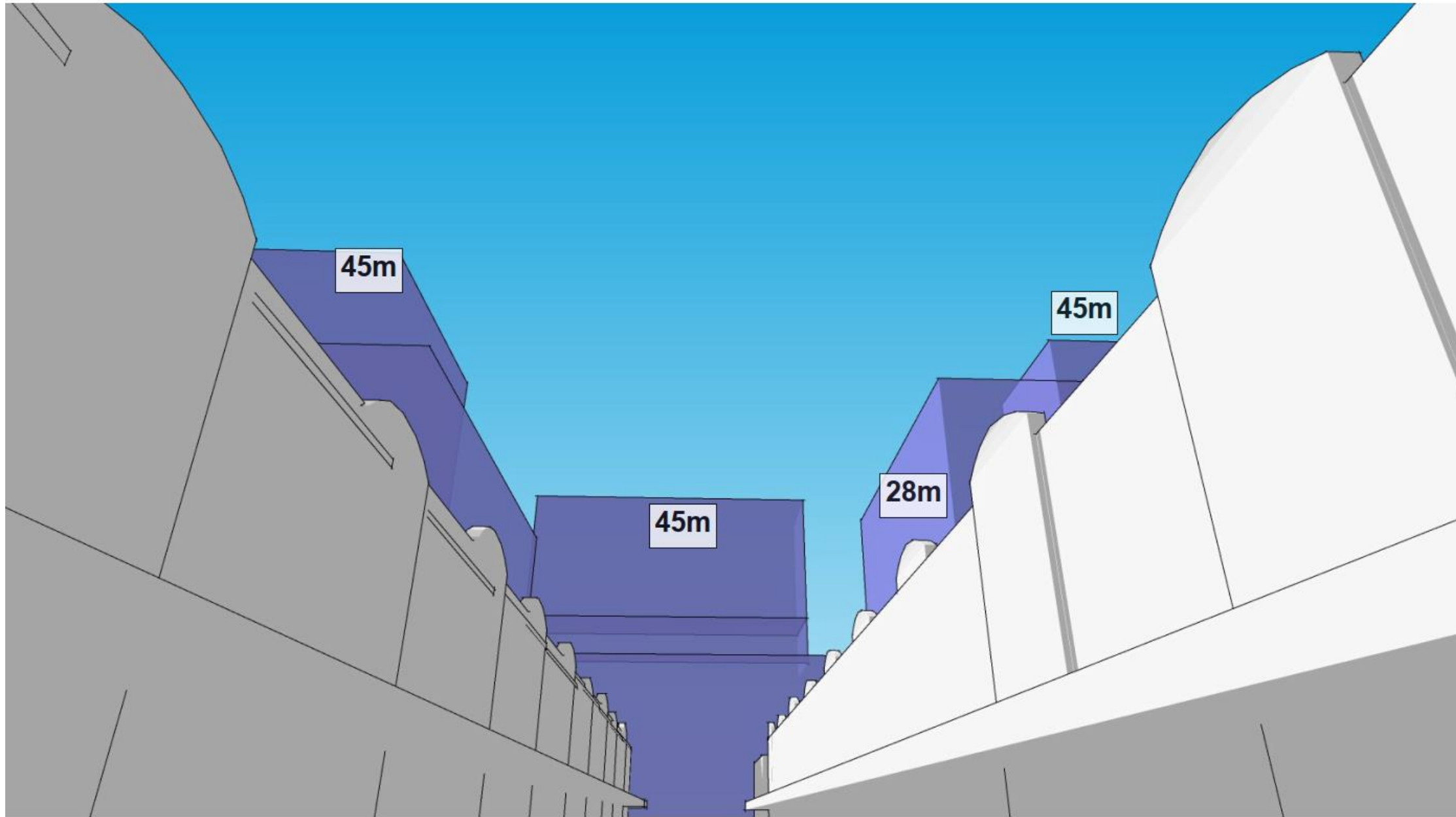
New Regent Street surrounds
model at 90m



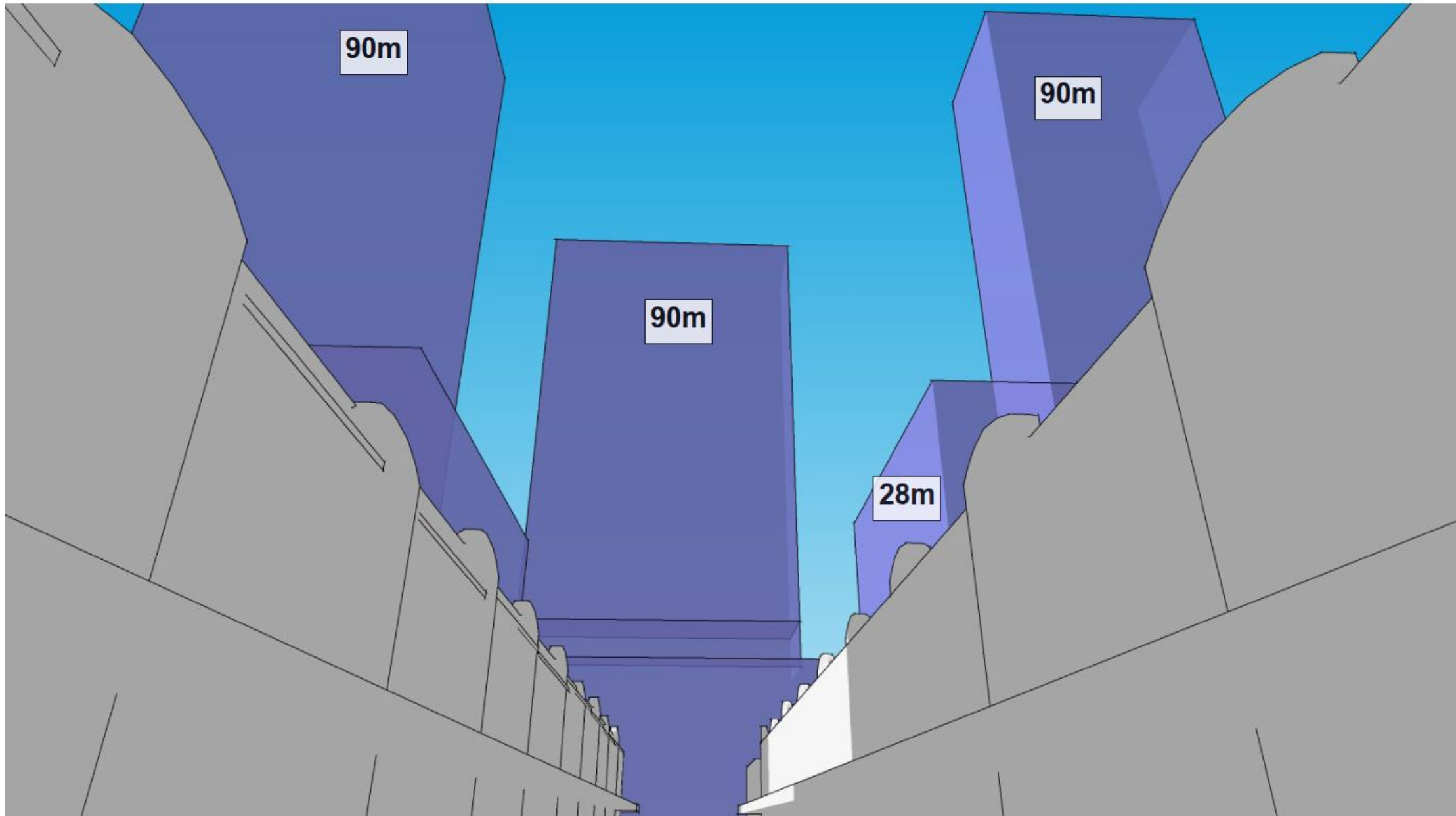
North-facing perspective view from
New Regent Street



North-facing perspective view from
New Regent Street



North-facing perspective view from
New Regent Street



The Arts Centre

Modelling notes – The Arts Centre:

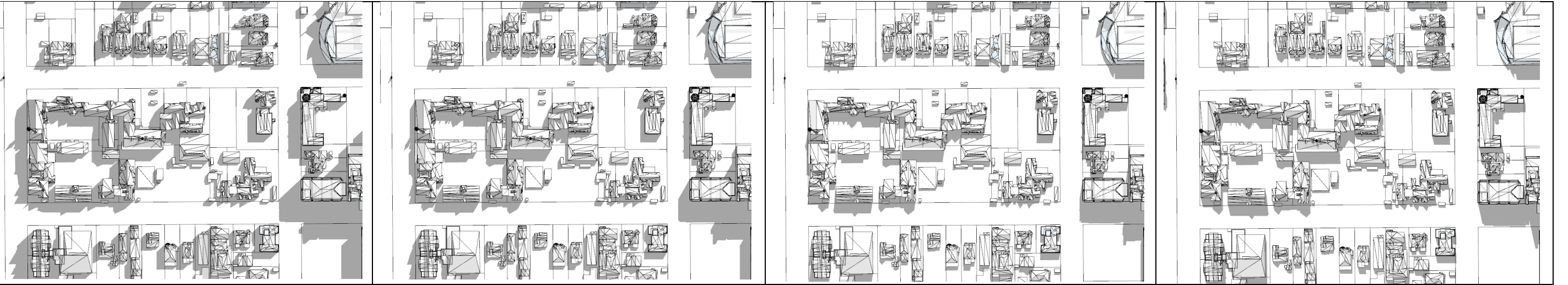
- The shading analysis illustrates the sunlight access during 10am to 1pm on both the spring equinox and the winter solstice, as the buildings east of the Arts Centre will not have an impact on the afternoon sun access.
- Some sites identified east of the Arts Centre block are amalgamated to illustrate a realistic outcome in redevelopment.
- Some sites are relatively unlikely to be redeveloped again in the medium term as they have been redeveloped since the Canterbury Earthquakes of 2010-11. For the purpose of this study, it assumes a scenario where these sites can be developed.

Arts Centre surrounding heights

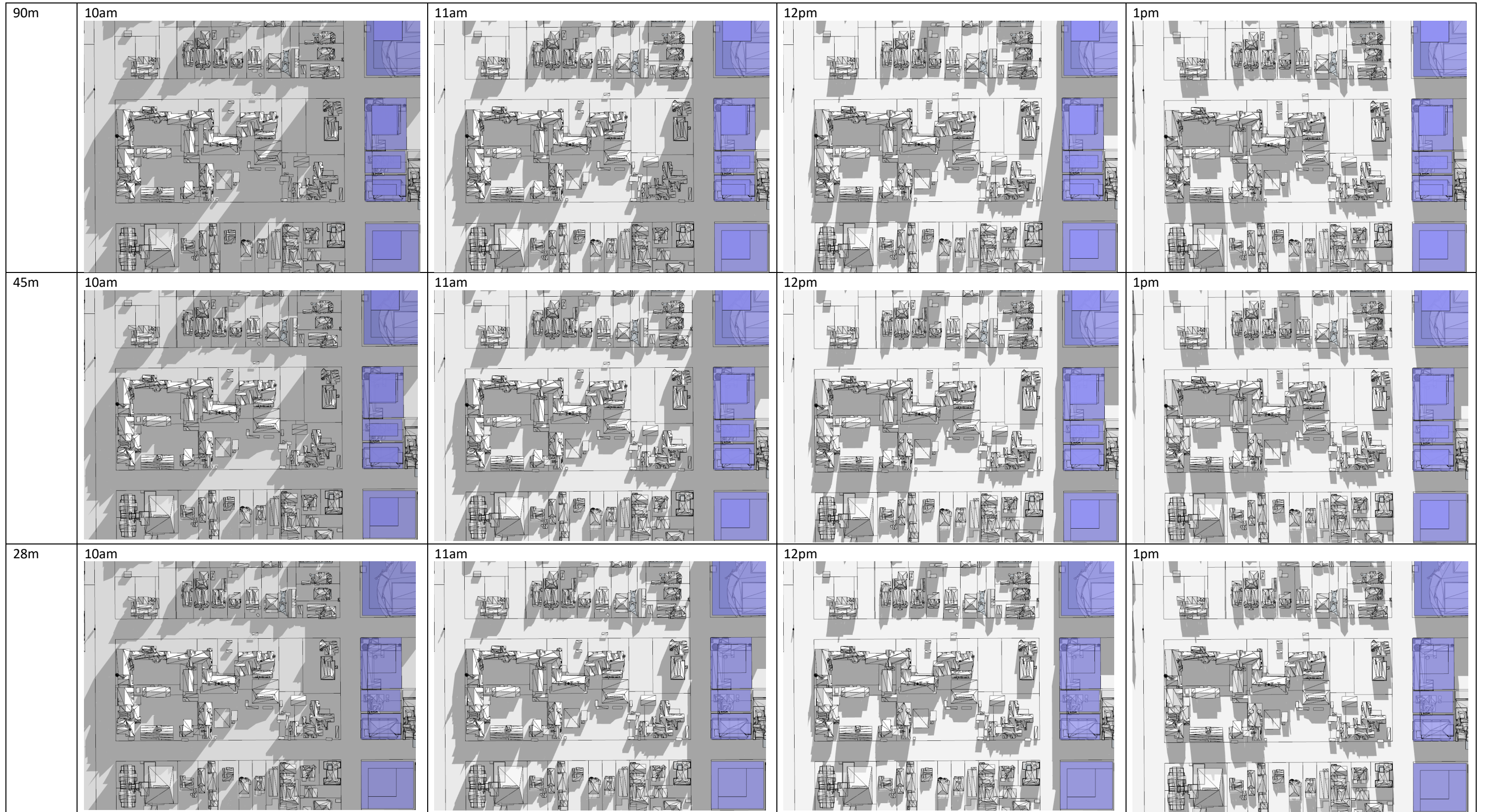
– Equinox shading diagram



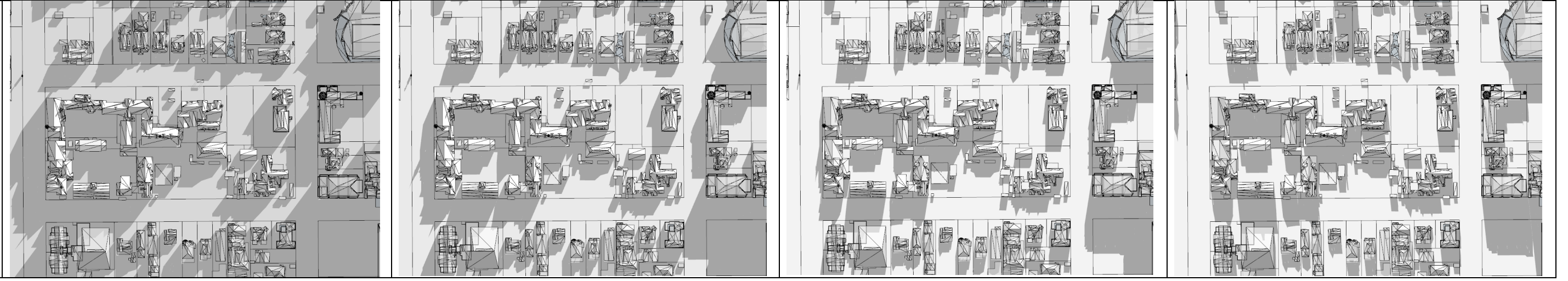
Existing -
Indicative

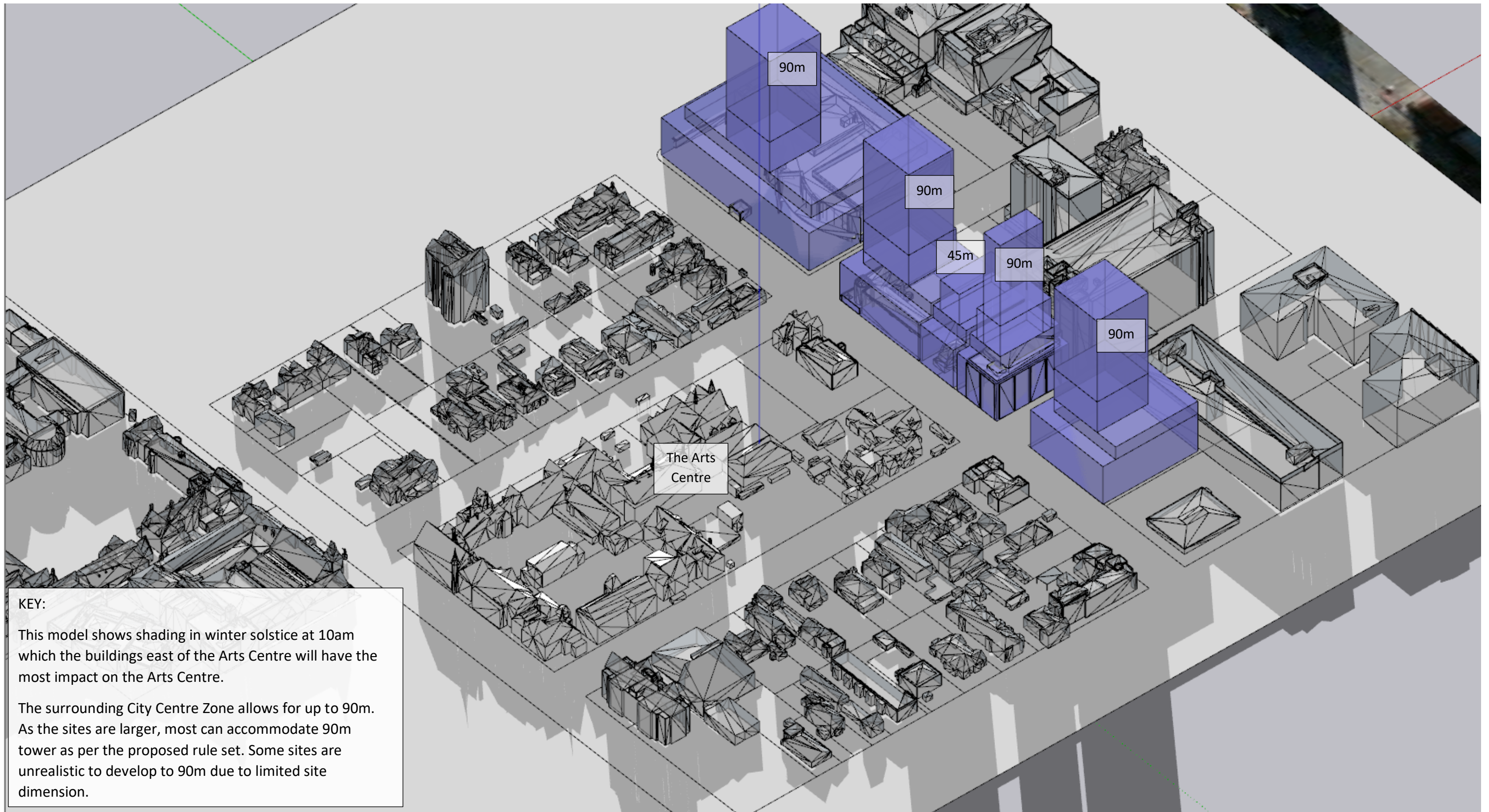


- Winter solstice shading diagram



Existing -
Indicative





KEY:

This model shows shading in winter solstice at 10am which the buildings east of the Arts Centre will have the most impact on the Arts Centre.

The surrounding City Centre Zone allows for up to 90m. As the sites are larger, most can accommodate 90m tower as per the proposed rule set. Some sites are unrealistic to develop to 90m due to limited site dimension.

Perspective view from Worcester Street, north of Arts Centre



Perspective view from Worcester Street, north of Arts Centre



Perspective view from Worcester Street, north of Arts Centre

