

COLLETT'S CORNER DESIGN BRIEF

Ohu: Property development with a soul



May 2018

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1. Design Competition - Introduction

Ohu is hosting a design competition and inviting architects and graduates to submit ideas for the Collett's Corner development project. We are appealing to teams that strongly believe in building communities and that see architecture as a way to create places of connection and wellbeing. This is an innovative property development with a social purpose. The intention of this project is grounded in Ohu's purpose to build community by building buildings.

Ohu has been working with the community of Lyttelton over the last year to identify what activities they would like to see developed on the site. Through a series of conversations and studies, the community's preferred development for the site is the 'Attraction' option. Following the community feedback and financial modelling exercise, an option was developed that brings together a boutique cinema with bar at roof level, apart-hotel accommodation on the 1st floor, a shared working space/community restaurant and shop at ground floor and roman baths in the basement.

The intention for the development at Collett's Corner is to foster a sense of belonging within the community by creating places where people meet one another, develop meaningful relationships and shared memories. This is done through carefully curating the spatial arrangements to foster spaces that promote connection between people.

Furthermore, the intention of the building is to demonstrate a regenerative economic structure that promotes equitable distribution of wealth by creating a building that is collectively owned. This is a conscious move towards principles found in the sharing economy, and away from the extractive economy that we have been living in. In doing so we are creating places that look after one another's wellbeing, as well as the environment.

The site is commonly known by the Lyttelton locals as 'Collett's Corner' which honours the family that owned the pharmacy that once occupied the site. The Collett family still resides in Lyttelton and support the use of the name for the site.

The purpose of holding a design competition is, to host a public discussion about architecture and particularly how through spatial design we can support building places of belonging and thriving communities.

The first stage of the design competition is to seek innovative ideas and identify concepts that align to the purpose and could serve as a basis for further design development. The second stage is to identify the designer and a solution that will be the basis for design development and a design commission.

2. Competition Process and Programme

The design competition process and timeframe, are as follows:

Stage 1: Concept Ideas (4th June - 29th June, 4 weeks)

Who can apply: Any registered Architect, registered Architecture practice, NZIA member in New Zealand. International teams are welcome to enter, however they need to demonstrate how they would be able to work collaboratively with the local Ohu team, and their understanding of local Building Regulations.

Submission Requirements

A total of two A3 single sided pages:

- One A3 including site plan, massing concept, circulation, key concept diagrams and an explanation of how the proposed concept design creates connection within the community.
- One A3 providing details of the design team's skills and experience relevant to this project, and why they want to work on this project with Ohu.

Please provide both a digital and hardcopy. The hard copy submissions can be sent to Catalyst at Level 1, Building 3, 1 Show Place, Christchurch. All submissions need to be received by 4pm on Friday 29th June. The digital copy can be provided on a USB drive or via email to: collettscorner@ohu.co.nz

All design submissions will be exhibited to the public at the XCHC (376 Wilsons Road, Christchurch) for one day on Wednesday 4th July. The designs will be displayed from 10am - 5pm and the design teams may also be present from 5-7pm for public questions and answers. The designs will also be shared online and the public will be able to vote for their preferred concept. The public vote closes at 10pm Wednesday 4th of July. The selected teams will be announced on July 6th.

We invite questions to be submitted at anytime within the Concept Ideas period. All questions and answers will be posted to <https://ohu.nz/portfolio-item/colletts-corner/>.

Evaluation and Selection (2nd - 6th July 2018, 1 week)

Three concepts will be selected to proceed to the Concept Development stage. There will be a total of four official votes: each juror will select their top three candidates using the weighting system outlined below, and then the public will also choose their top three concepts. The public voting will be online, a link will be circulated via Facebook, Ohu's website and email. The public voting will be open from July 2nd 8am to July 4th 10pm.

Stage 2: Concept Development (9th July - 31st August 2018, 8 weeks)

The selected three respondents will develop their concept idea to a preliminary design level. Two weeks prior to the final submission date, respondents will have the opportunity to present their ideas to the Collett's Corner team for feedback. This will be given in writing to each respondent.

Final Submission Requirements

- Two x A3 single sided pages (1 hard copy laminated,) including site plan, concept floor plans and elevations and key sections through building and site.
- an A4 document explaining the design including how it meets the brief, the building's form, materiality, circulation, relationship to the context, total room areas, etc.
- A short video (approximately 5 mins) explaining the design. Please provide a link to the video so that it can be posted online with each submission. These can be youtube videos talking through your digital presentation, if your company does not have the technology to do these Ohu can help you with recording your presentation.

It is important that the designs are presented in such a way that members of the general public can understand them.

The designs will need to be within the stated construction budget. The final construction cost of the Collett's Corner building and associated site works is expected to be no more than \$7m.

Please also include details of your team's skills and experience relevant to this project, as well as a statement of why you want to work with Ohu.

Submissions can be sent to Catalyst at Level 1, Building 3, 1 Show Place, Christchurch. All submission need to be received by 4pm on Friday 31st August. Please also include a digital copy of the design and video on a USB drive or via email to: collettscorner@ohu.co.nz

Remuneration

1st place - \$10,000. Second and third place respondents will receive \$5,000 each.

Final Evaluation and Selection of winner (3rd - 14th September, 2 weeks)

The design submissions will be exhibited at the site at Collett's Corner (3-11 London St) and posted online via social media. The public will be able to vote online for their preferred concept.

On Thursday 6th September from 6-8pm there will be a public presentation by each of the design teams followed by a discussion. The location will be announced closer to the date. The public vote closes on Thursday 6th September at 10pm. The jury will meet on Friday 7th September and an announcement of the appointed team will be made on Friday 14th September.

Following selection of the winning Architect, an engagement will be set in place between Ohu Ltd. and the Architect using a standard form of agreement.

Details regarding appointment of the rest of the design team and early contractor involvement will be further outlined during Stage 1 of the Competition period.

Evaluation Criteria

The panel will assess the concept designs at Stage 1 and Stage 2 using a weighted criteria method (see Section 3) based on the following categories:

- Purpose - Alignment to purpose
- Concept - Architecture quality and guiding principles
- Function - meeting the accommodation brief, organisation, logistics and accessibility
- Execution - buildability and ability to demonstrate that the building design can meet consenting requirements and the construction budget
- Innovation - technology, materiality, sustainability
- Team's skills - capability, combined experience

3. Evaluation Criteria and Competition Conditions

Evaluation Criteria

The panel will assess the concept designs at Stage 1 and Stage 2 on the basis of the design requirements using a weighted criteria method. The requirements are summarised in the following categories:

Criteria	Stage 1 Weighting	Stage 2 Weighting
<u>Purpose</u> - Alignment to purpose	20%	10%
<u>Concept</u> - Architecture quality and guiding principles	40%	10%
<u>Function</u> - meeting the accommodation brief, organisation, logistics and accessibility	10%	20%
<u>Execution</u> - buildability and ability to demonstrate that the building design can meet consenting requirements and the construction budget	10%	30%
<u>Innovation</u> - technology, materiality, sustainability	10%	10%
<u>Team's skills</u> - capability, combined technical professional experience	10%	20%

Independent Evaluation Panel

The evaluation panel is autonomous in its decisions or opinions. The panel consists of the following people:

- Design professional tbc (We will announce the third juror prior to July 4th)
- Andrew Turner - Deputy Mayor, Councillor - Banks Peninsula Ward, Christchurch City Council
- Camia Young - Founding Partner Ohu Ltd, former Architect
- Public Vote

The panel will record its ranking of entries in a report, signed by its members. This report will contain the merits of the projects and a clear recommendation as to the winner or winners of the competition.

The purpose of the panel is to examine all design submissions and to recommend a final design.

There will be a public vote on the preferred design. The designs will be published via social media and the Ohu website, as well as an outline of the brief and the evaluation criteria. The public will be able to vote and this will make up one of the four casting votes.

In the event of a tie, the final decision rests with Ohu Ltd.

Copyright and Licence of Concept design

The author's copyright for a competition entry remains with the author.

The organiser (Ohu Ltd.) is entitled to make use of the winning entries under the conditions that are laid down in the brief or agreed between the parties.

Ohu Ltd. acknowledges and agrees that the Concept Design Materials may be used in relation to the Project only. Any use outside of the Project shall only be permitted with the written consent of the Architect (which may be provided at the Architect's absolute discretion and subject to such conditions as the Architect may require, including a requirement for payment of additional licence fees).

Ohu Ltd. agrees that it shall not be entitled to modify or alter the Concept Design Materials unless: (a) the Architect is appointed to provide the services associated with such modification or alteration; or (b) the organiser has first obtained the Architect's written consent.

Any modification or alteration not undertaken by the Architect will mean that the organiser shall not be entitled to reference the Project as being "architecturally designed" and the Architect shall not be liable for any damage, loss, or expense incurred by the organiser as a consequence of any such modification or alteration. The organiser may request for the Architect to provide services (including, for clarity, the Agreed Services) to develop the Concept Design Materials further into the Preliminary Design, Developed Design and/or Detailed Design Documentation.

4. About Ohu and Project Purpose

Ohu is a community minded property development company. We are working to create a future where property is collectively planned and owned, and where the social and financial returns create thriving places to live, work, play and learn together. Ohu is creating a new way of working where people and communities are at the heart of property development. Our aim is to build communities by building buildings.

We work with communities to develop assets that sustain and strengthen their community. We believe it is possible for people with a common purpose to work together to collectively create and own assets that generate both a social and economic value.

Ohu provides each of its projects with four pillars of support:

- community building to bring people together around a shared purpose,
- basic property skills to see a project through the phases of development,
- financial structures to distribute earned assets equitably, and
- legal structures to support collective ownership.

The selected architecture team will be engaged by Ohu and work alongside the team to deliver Collett's Corner.

Ohu has been working with the community of Lyttelton since early 2017 to create a building at Collett's Corner that help serve and strengthen the local community. This project is Ohu's flagship project and we are looking for a design team that is aligned with our purpose, to work with us to successfully bring this building to life.

Project Background

Ohu started the Collett's Corner project with a listening phase in 2017 to determine what the local community wants to create and own collectively. We distilled the long list of possible uses into two possible building options: 'Intergenerational' and 'Attraction'. Each of the options combined complementary uses so that the respective businesses thrive alongside one another.

The Intergenerational option focused on creating a place for local residents who find it increasingly difficult to get in and out of town due to the steep hills and stairs, yet they want to remain in Lyttelton and be involved in what is happening. The first and second floor included a mix of accommodation, the ground floor a co-working space for local community groups and residents working from home, and the basement a carpark for collectively owned electric vehicles.

The Attraction option focused on creating a unique destination in Lyttelton to serve locals and visitors alike. Locals voiced wanting a memorable place to take visitors. This option includes a quirky hotel on the first floor, a cosy cinema and bar on the top floor, a souk like market on the ground floor, and roman style baths in the basement.

We found the community was equally behind each option and wanted parts of each to be blended. Our feasibility assessments showed that each option would generate strong financial returns for investors and in response to the community feedback, we have developed a third 'Hybrid' option which is predominantly Attraction based where instead of the souk market at the ground floor we will develop a co-working space, restaurant and shop.

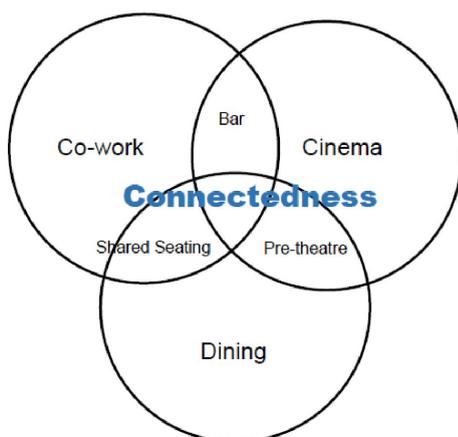
5. Project Requirements

Collett's Corner is Ohu's first commercial development, a 2300m² mixed-use building in the heart of Lyttelton. The purpose of the development is to create a locally owned building with locally owned businesses that attract people to Lyttelton by providing them with a place to stay, work and enjoy themselves. The design of the building will reflect the shared purpose by providing for places to meet new people and gather with friends and family.

Building's Activities

We received input from the community and developed a series of options for the activities within Collett's Corner. The preferred option is the 'Attraction' option, and includes a boutique cinema and bar at roof level, accommodation on the first floor, a shared working space/community restaurant and retail at ground floor and roman baths in the basement.

The purpose of the building is to build community through the curation of spaces that allow the different activities to overlap, and for people to meet and develop meaningful connections.



Connectedness Example Diagram - Activities may overlap through shared 'bump' spaces promoting connections

Design Requirements

The proposed concept should aim to meet the following requirements:

Purpose:

- Reflects the intended purpose – to create an attraction in Lyttelton where people can meet and create meaningful memories and connections, growing and strengthening a sense of community.

Concept:

- Exemplary - Be a visionary example of architecture for community in terms of the way the building is inhabited and used, as well as its form and aesthetic.



- Beauty - define the essence of the building and its raison d'être in a way that it guides design decisions and comes through in the experience of the building.
- Connected - create physical spaces that afford opportunities for business activities to overlap, people to connect and provoke physical, spatial and emotional engagement
- Inclusivity - Attract and appeal to different generations and ethnicities, as well people from different backgrounds
- Identity - create a strong sense of identity that refers to historic and local cultural references including local iwi

Function:

- Flexibility - ability within the design for spaces to be adapted and changed over time
- Accessibility - the design should be barrier-free, inclusive and safe for all people

Innovation:

- Materials- the Lyttelton community has expressed that the building's materials suit the local context and the materials reference local buildings
- Sustainability - materials and construction methods exemplify environmentally sustainable design principles and energy efficiency
- Innovation & Technology - the building should reflect the pioneering nature of this kind of property development and consider emerging technologies and innovative methods where possible

Execution:

- Buildability - the building design should be able to be constructed safely within the timeframe and budget outlined for the project
- Meets consenting requirements - the building should be able to be detailed to meet New Zealand's building code requirements as well as resource consent requirements

Accommodation Schedule

The intention for the building is to create an attraction in Lyttelton. The diagrams below indicate the areas for the activities. Note that this is not the proposed building arrangement, and is based on floor areas that result in a site coverage of the 65% maximum allowable under the District Plan. The layout and arrangement should be developed as part of the design, and the limitation of 65% site coverage met unless there is a strong argument otherwise.

The following areas have been used as the basis of our feasibility financial modelling. These areas should be considered as an approximate and circulation and ancillary spaces are included within the permissible building footprint. If the areas change, the financial modeling needs to be updated and the impact on the overall costs and projected revenues of the building highlighted. The selected architecture teams who proceed to the second phase will be asked to demonstrate that their design meets the projected budget/cost.

Basement

Floor Area - 413m²

Use - Thermal baths

Ground Floor

Floor Area - 618.75m²



Use - Co Working space - 175m²
Restaurant - 175m²
Retail - 125m²

First Floor

Floor Area - 618.75m²
Use - Accommodation/Apartments - 492m²

Second Floor

Floor Area - 618.75m²
Use - Boutique Cinema & Bar - 490m²

The Spaces - Activities and Character

Baths: a spa area with pools and areas for massage. Potential for indoor and outdoor bathing. There is the opportunity to expose the brick barrel drain, refer to site plan and photos.

Co-working space: for locals who work from home and community groups who want to work closer with one another.

Restaurant: Aim to attract a restaurateur who wants to do one set dinner, one set lunch and one set breakfast each day. The intention is to create a place where people meet and eat around long communal tables. It is suggested that there is a flat rate for each meal. Each day may have different themes to strike up different conversation, some could be repeating to build conversations up over time. The space would need to be designed to accommodate presentations and conversation with acoustic separation to the restaurant and co-working space, but with visual connection to the various areas.

Retail: This may be a series of boutique shops or a larger shared space with 'pop up' style retail.

The Cinema is envisioned to be like going into a Director's home in Los Angeles, small and cosy. There will be views to the outside to give the feeling of sitting in an outdoor cinema, but appropriate treatment to allow movie viewings. The bar will be open daily to provide an opportunity to enjoy stunning views and intimate conversations with friends and family.

Accommodation: Apartments will be created that can be owned by a hotelier, or collectively via a timeshare kind of agreement where people own a share rather than the individual apartment outright. A number of apartments (say six) are designed to be sold in a collective model in order to bring in early capital to help fund the building construction. When the apartment dwellers are not resident, then the hotel can lease these apartments. The remainder of the units will be leased for accommodation.

Build Budget

The final construction cost of the Collett's Corner building and associated site works is expected to be no more than \$7m.



Activities Diagram - Not to scale

6. Site Information

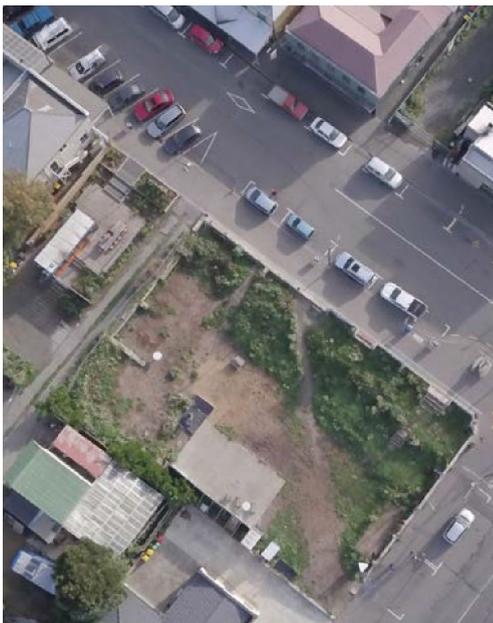
Lyttelton Context

Lyttelton is a small port town on the northern side of Lyttelton Harbour. Due to the port, it has served as an entry point to Christchurch City and the Canterbury Plains beyond for many years and was historically regarded as the “Gateway to Canterbury”. It has attracted many different people to reside there including mariners, trades people, artists and musicians and has a population of approximately 3000 people (including Rapaki, Corsair and Cass Bay). The community is considered to have a high degree of social connectedness and a strong culture of volunteering.

Lyttelton has a special character due to its location within a natural volcanic amphitheatre, its sloping topography, portside location, layout of streets and eclectic mix of buildings.

History of the site

The project site is located at the corner of London Street and Oxford Street and consists of two lots under separate titles.



*Collett's Corner site post 2011 Earthquake
(photo credit Rich Humphries)*



*Collett's Corner plaque on London Street
(photo credit Karen Sanderson)*

The site at 3-7 London Street, on the corner of London Street and Oxford Street, was originally a lawyer's office. In 1911, Mr D.E.L Collett opened Collett's Chemist and in 1954, the original building was demolished and a new structure erected which stood until the seismic events of 2011. In 2016, a plaque was unveiled on London Street in honour of the site's heritage.

In 1851, the lot adjacent to Collett's Corner at 9-11 London Street (Town Site 31) and the lot at 13 London Street Town Site 30, were purchased and then later subdivided in 1863. The Lyttelton Assembly Rooms were opened on the site in 1865 and subsequently used for a variety of

entertainment and community activities. The Great Fire of 1870 in London Street, destroyed the building on TS31 and a new wooden building was built in its place - it was a hotel named “The Empire”.

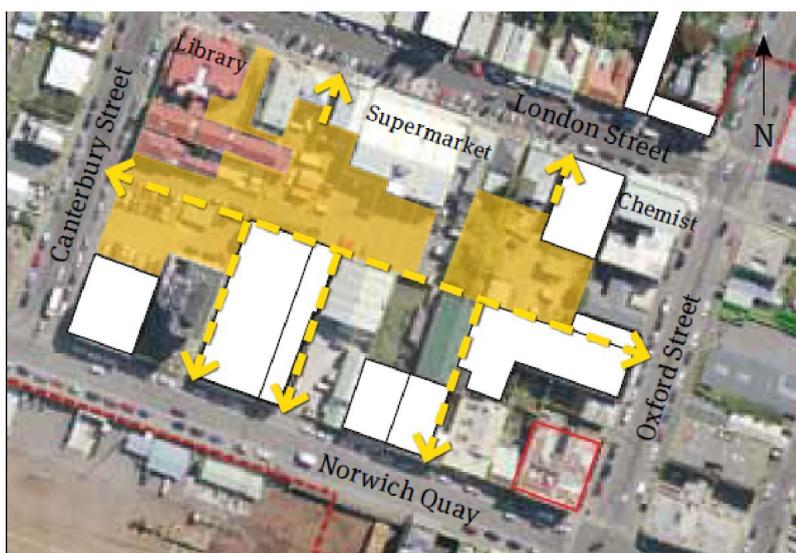
Following a series of ownership changes, plans were made in 1914 to demolish the old wooden hotel and replace with a new brick building. In keeping with popular style at the time, a renaissance style masonry building was erected in 1915. Over the years, frequent changes were made including a major refurbishment in 2006. The September 2010 earthquake threatened the building façade and then the February 2011 earthquake forced the complete demolition of the building, which by then was known as the Empire Hotel and General Store.

Post Earthquake Master Plans

Following the 2010-2011 earthquakes, much of Lyttelton’s architectural heritage had been lost and many buildings had to be demolished (over 20 commercial/community sites). This impacted the identity of the commercial heart of the town.

In June 2012, Christchurch City Council published the Lyttelton Master Plan containing the vision for Lyttelton’s town centre and beyond. The plan emphasises that the urban planning of the rebuilt town should be responsive and encourage new buildings that echo what stood before and maintain the grain of the old townscape. The District Plan and associated Design Guidelines support developers to build within the context appropriately and to uphold and strengthen the enduring character of the town centre.

As part of a vision to protect and improve pedestrian linkages within the town, the master plan outlines the intention to identify new laneway and other public use opportunities within the block bounded by Norwich Quay and London, Canterbury and Oxford Streets in the short term, and further pedestrian connections beyond in the long term.



Extract from Council Master Plan - the yellow arrows denote possible pedestrian linkages

To date, unavailability of funding has meant that the concept of developing new laneways has been a long term goal. However, the Banks Peninsula Community Board has recently asked to have this action prioritised in the Long Term Plan for 2018-2028. It is noted that the site adjoins one of the

proposed laneways. If this were to be developed, this would also assist with activating the basement level of the proposed building with access from the south.

To pursue this idea further, discussions with the owner of the neighbouring property need to take place regarding the possibility of shared land use at the right of way. From discussions with Council, they would support flexibility being built in to the Collett's site for future linkages.



Collett's Corner site - currently used for the Saturday Craft Market (photo credit: Karen Sanderson)

The Site Conditions

The site benefits from two street frontages onto London Street and Oxford Street with good access to natural daylight. There are views to the Port Hills to the North and across the harbour to Mount Herbert to the South. There is a change in level from the northern to the southern boundary of approximately 3m (Refer Appendices for Site Survey information). A Victorian brick barrel stormwater drain runs north-south through the site towards the east end, and is heritage protected. There are masonry foundations remaining from the demolition of the previous Empire Hotel building and an archeologist is required to advise during any excavation works.



Approximate location of brick barrel drain and CCTV image inside drain (supplied by Christchurch City Council)



Site as at May 2018 - facing South East. (Photo credit Karen Sanderson)



Site as at May 2018 - facing South West. (Photo credit Karen Sanderson)



Site as at May 2018 - facing North East. (Photo credit Karen Sanderson)

Site Coverage



Site pre-2011 consisting of two lots with existing buildings

The total site area including the two lots, is 974m². It has been approximated that prior to the earthquakes, the two existing buildings on the site covered around 70% of the total site. Under the operable District Plan, the permissible site coverage is 65%.

Post Earthquake site



Current vacant site - Total Site Area - 974m²

Resource Consent and Planning Rules

Resource Consent Requirements

In order to develop the site, we have explored what is permissible under the local applicable zoning and planning rules and what is required for resource consent. If the proposed development breaches any of the district plan rules, then this could trigger a notifiable consent process which will take longer to process and is at risk of not being consented.

The information needed for the resource consent application includes: site plans, proposed elevations with materials and colours and an independent traffic impact assessment.

Planning Rules Summary: Christchurch District Plan as at November 2017

Underlying Land Use Zone: CBP, Commercial Banks Peninsula Zone

“The Commercial Banks Peninsula Zone includes the established commercial centres of Lyttelton, Akaroa, Governors Bay, Diamond Harbour, Church Bay and Little River. The zone provides for a range of commercial and community activities and supports their role in meeting the needs of surrounding communities and visitors to the area. The provisions for Lyttelton and Akaroa also recognise and protect the special character of these centres”

Permitted Activities:

The following activities permitted within the zoning are applicable to Collett's Corner:

Retail activity, Commercial services, Office, Entertainment activity, Recreation Activity, Community Facility, Residential activity and Guest Accommodation

Built form standards - Commercial Banks Peninsula Zone

Maximum building height: All sites in Lyttelton - 12 metres.

The maximum site coverage for sites in all areas shall be 65% of the net site area.

Building setback from road boundaries/ street scene: All buildings shall:

1. be built up to the road frontage with buildings occupying the full length of the road frontage of the site, except where necessary to provide pedestrian or vehicle access to the rear of the site;
2. provide pedestrian access directly from the road boundary;
3. provide a veranda or other means of weather protection along the full width of the building fronting a road;
4. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street, and
5. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.

Meetings have been held with Christchurch City Council to discuss the proposed project options for the site, and Council is generally supportive of this project and consider it in alignment with the Lyttelton Master Plan.