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VOLUME 2



APPENDIX B

Urban Design Panel
Recommendations (2019)

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	223 Kohimarama Road, Ryman Retirement Village
Location:	135 Albert Street, Level 14 Room 10
Date:	22 nd August 2019
Time:	1:00PM – 4:00PM
Members:	Alistair Ray (chair), Rachel de Lambert, Janine Bell, Mike Geale
Planner:	Masato Nakamura
Urban Designer:	Sheerin Samsudeen
Landscape Specialist	Ainsley Verstraeten

- Support for the following reasons
- Support subject to further design development (stated below)
- Support subject to fundamental changes (stated below)
- Cannot support for the following reasons

Introduction

The Panel thanks the applicant for their presentation.

The Panel supports the proposal in principle and considers the applicant team have achieved a good solution on a difficult site. The Panel considers that the effective site coverage and the spatial arrangement of buildings in combination with the proposed building heights represents a good outcome. This and the generous provision of well-scaled landscape will create a feeling of spaciousness within the site and to neighbouring properties.

The Panel recommends to the applicant that in future presentations to the Auckland Urban Design Panel that drawings for all levels of the building are provided.

The Panel appreciates the applicant presenting at an early stage in the process. The Panel would recommend that the following matters are given further detailed consideration as the design process continues:

- Treatment of exposed carparks and retaining walls. There will be a number of exposed faces of retaining walls and it will be critical to the success of the scheme to ensure that these are appropriately designed to minimise their visual

impact. This is particularly important for the exposed edge of the carpark facing the main entrance of Building B01, above which sits the podium.

- Entrance legibility. The main entrance (in Building B01) appears a little understated with blank walls on either side of the entrance doors. Further design work is required in this respect to create a more appealing and legible entrance. In addition, the entrance to the vertical circulation accessing the podium should also be sufficiently legible as the key pedestrian thoroughfare to this part of the site.
- Architectural treatment. The Panel supports the direction for the architectural treatment as proposed but would encourage some differentiation between Buildings B02 to B06 in order to ensure that, from a distance, these read as individual buildings.
- Circulation and wayfinding. The Panel considers that the potential conflicts between pedestrians (residents and visitors), mobility scooters, cars, and service vehicles need further resolution. In particular where pedestrian routes cross the basement carparks, dedicated pedestrian routes with an appropriate level of amenity should be provided.
- Podium landscape. The Panel considers the quality of landscape to be important to this large space and encourages the applicant to deliver on the amenity indicated in the renders provided (which includes the provision of trees).
- Landscape. The Panel supports retention of the oak tree and pohutukawa trees on Kohimarama Road as well as the southern bush and considers the extent of planting elsewhere on site to be important to the overall amenity of the proposal.
- Outlook. The Panel has concerns in respect of some ground floor units which have limited outlook and proximate retaining walls.
- Accommodating plant. The Panel understands that consideration is already underway for accommodating plant but notes that it is important that this does not adversely affect the roof scape and or balconies.
- Visual simulations. The Panel acknowledges the applicant's explanation in respect of the simulations provided. It will be important that technically accurate simulations are included in the resource consent documentation.

Conclusion

Given the Panel generally supports this project, a further Panel review is not expected subject to the resolution of the above items to the satisfaction of the Reporting Urban Designer.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position. All resource consent applications become public information once lodged with council.