



APPENDIX E

Urban Design Review, Clinton Bird
Urban Design Limited (2020)

**PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE
RYMAN HEALTHCARE LIMITED**

**223 KOHIMARAMA ROAD AND 7 JOHN RYMER PLACE
KOHIMARAMA
AUCKLAND**



URBAN DESIGN REVIEW

Prepared for: Ryman Healthcare Limited

Prepared by: Clinton Bird Urban Design Limited
P O Box 37 231
Parnell
Auckland 1151
New Zealand

Office: +64 9 307 3735
Mobile: +64 21 307 374
Email: cabird@orcon.net.nz

14 February 2020

CONTENTS

- 1 Executive Summary**
- 2 Introduction**
- 3 The Site, its boundaries and its wider context**
- 4 The planning context**
- 5 The Proposed Village and its design philosophy**
- 6 Assessment methodology**
- 7 Assessment of effects**

Effects on the wider context

Effects on surrounding public streets

Effects on immediately neighbouring properties

On Site amenity

- 8 Auckland Design Manual and Crime Prevention Through Environmental Design (CPTED)**
- 9 Urban Design Panel comments**
- 10 Conclusions**

Annexure 1: The list of the Ryman drawings and images upon which this report is based.

Annexure 2: Notes on the Shading Diagrams.

Annexure 3: Notes on the Visual Simulations.

1.0 EXECUTIVE SUMMARY

1.1 After examining the topography and existing features of the property at 223 Kohimarama Road and 7 John Rymer Place, Kohimarama (**Site**), as well as its surrounding context, I consider it is well suited for the proposed comprehensive care retirement village (**Proposed Village**).

1.2 The key urban design effects of the Proposed Village assessed in this report are:

- Any character effects on the wider context or streetscapes in the vicinity of the Site;
- Any visual dominance, overlooking/privacy, and/or shading effects on the Kohimarama Road residential properties immediately adjacent to the eastern boundary of the Site;
- Any visual dominance, overlooking/privacy, and/or shading effects on the John Rymer Place residential properties immediately adjacent to the southern boundary of the Site; and
- Any character, visual dominance, overlooking/privacy, and/or shading effects on the Selwyn College property immediately adjacent to the north-western boundary of the Site;
- Any on-site amenity effects for future residents; and
- Crime Prevention Through Environmental Design (**CPTED**) effects.

1.3 I have not identified any more than minor adverse urban design effects on the Site's neighbouring properties or on the wider Kohimarama environment. I have identified a small number of directly adjoining residential properties on Kohimarama Road and John Rymer Place that may be affected to a minor extent.

1.4 This report concludes that the Site is admirably suited for use for a retirement village. The Proposed Village has been designed in a manner that is both respectful of and responsive to its immediate and wider contexts.

1.5 It is considered that the 'integrated residential development' nature of the Proposed Village will make a positive addition to the character of the neighbourhood, and will be an efficient use of a large and valuable Site.

1.6 The Proposed Village will result in a high level of amenity for the residents living on the Site.

2.0 INTRODUCTION

2.1 This report has been prepared on behalf of Ryman Healthcare Limited (**Ryman**).

2.2 The purpose of the report is to provide an assessment of the potential urban design effects of a Proposed Village on the Site.

2.3 This assessment should be considered in conjunction with the Landscape and Visual Assessment Report prepared by R. A. Skidmore Urban Design Limited and the visual simulations prepared by Ryman.

2.4 Clinton Bird Urban Design Limited has been involved in the Proposed Village's design since its inception. As a result of that involvement, the development of the Proposed Village has been subject to a number of iterations.

2.5 The author of this report has visited the Site and its surroundings on five separate occasions, the last being on 28 November 2019.

2.6 Except where stated otherwise, all photographs were taken by the author of this report, using a Nikon D7000 digital SLR camera with a 35mm digital SLR lens, which is the equivalent of a 50mm non-digital lens. Panoramic photographs consist of two or more 35mm digital photographs joined together using HP Photosmart Stitch software.

2.7 This report is based upon four sets of illustrations:

- i. Photographs of the Site and its context taken by the author and embedded in the text of this report;
- ii. Resource Consent Drawings, prepared by Beca architects and including 'RCT' within the drawing title;
- iii. Assessment Drawings, prepared by Beca architects and including 'ASM' within the drawing title; and
- iv. A3 format Visual Simulation Images VP01-VP10, prepared by Ryman.

2.8 All drawings were supplied to the author by Ryman. The RCT, ASM and VP drawing reference numbers are recorded in Annexure 1 to this report and in the references within the body of the report.

2.9 This urban design specialist report should be read with simultaneous reference to the AEE (in Volume 1), the Specialist Reports (in Volume 2) and all the RCT and ASM drawings (in Volume 3), submitted as part of the application for resource consent.

3.0 THE SITE, ITS BOUNDARIES AND ITS WIDER CONTEXT

THE SITE

3.1 The Site consists of an approximately 3.077 hectare property located at 223 Kohimarama Road, and a directly adjoining approximately 0.045 hectare property located at 7 John Rymer Place. The total Site area is approximately 3.1221 hectares (refer Figures 1, 2, 3 and 4).



Figure 1: An aerial view of the Site. The Site's property boundaries are indicated by the red line and the Site itself indicated by the orange coloured overlay.



Figure 2: An aerial perspective of the Site (outlined in red), looking towards the south-west. Kohimarama Road can be seen in the lower left corner of the image.

- 3.2 At approximately the midpoint along the north-western boundary, shared with Selwyn College, the undulating Site topography has an approximately 17m fall from the north-west down towards the south-east (from an RL of 45.0m to an RL of 28.0m).¹
- 3.3 In broad terms the Site contains three key areas of vegetation:
- i. At the western end of the Site, where the land is at its steepest;
 - ii. At the eastern end of the Site near an intermittent stream, Kohimarama Road and the adjoining Kohimarama Road and John Rymer Place residential properties; and
 - iii. In the middle of the Site, where the vegetation forms an 'island'.
- 3.4 The narrow, tapered nature of the south-western boundary will retain much of its existing character. This end of the Site provides an outlook over the vegetated area to the south-west (refer Figures 1 to 4).

¹ Refer 044-RCT-S01-A0-003: Existing Site Plan and 004-RCT-S01-A0-004: Proposed Site Plan with Aerial.

THE SITE BOUNDARIES

- 3.5 The Site boundaries are illustrated in Figures 3 and 4. The triangular-shaped Site has three main boundaries, each of which has a quite different character (refer Figures 3 and 4). A very short fourth boundary defines the south-western extent of the Site.
- 3.6 The north-eastern boundary has two distinct characters. One character is formed by approximately one third of the length of the boundary, which is occupied by the mature oak (on the adjoining College site) and the pohutukawa trees lining the Kohimarama Road.² The second boundary character is established by the existing Kohimarama Road rear lot houses, together with two properties accessed from John Rymer Place. These properties are at a similar or higher R.L. to the Site.³
- 3.7 The south-eastern boundary is fully lined with houses most of which occupy rear lots in John Rymer Place. These properties are generally set below the level of the Site's south-eastern boundary and have their private outdoor spaces facing north-westwards into the steeply upward-sloping Site.⁴
- 3.8 The longest, north-west oriented, boundary is shared with Selwyn College, on the highest edge of the Site. The Site has an interface with this educational institution's vehicular driveway, school buildings set well back from the boundary and a generally northern orientation away from the Site.⁵
- 3.9 The very short, heavily vegetated, south-western boundary provides views over the Eastern railway line towards St Johns and Meadowbank residential suburbs in the far distance.

² Refer Figures 6 and 7.

³ Refer Figures 8, 9, 14, 23, 24, 33 and 34.

⁴ Refer Figures 10, 11, 12, 14, 15, 27 and 40.

⁵ Refer Figures 13, 16, 17, 21 and 22.



Figure 3: A Google Earth aerial photograph illustrating the location of the Site (outlined in red) within its Kohimarama context.



Figure 4: A Google Earth aerial photograph of the Site (outlined in red) in its immediate context.

3.10 Figure 5 illustrates the viewpoints from which the photographs of the Site boundaries and its neighbouring properties were taken.

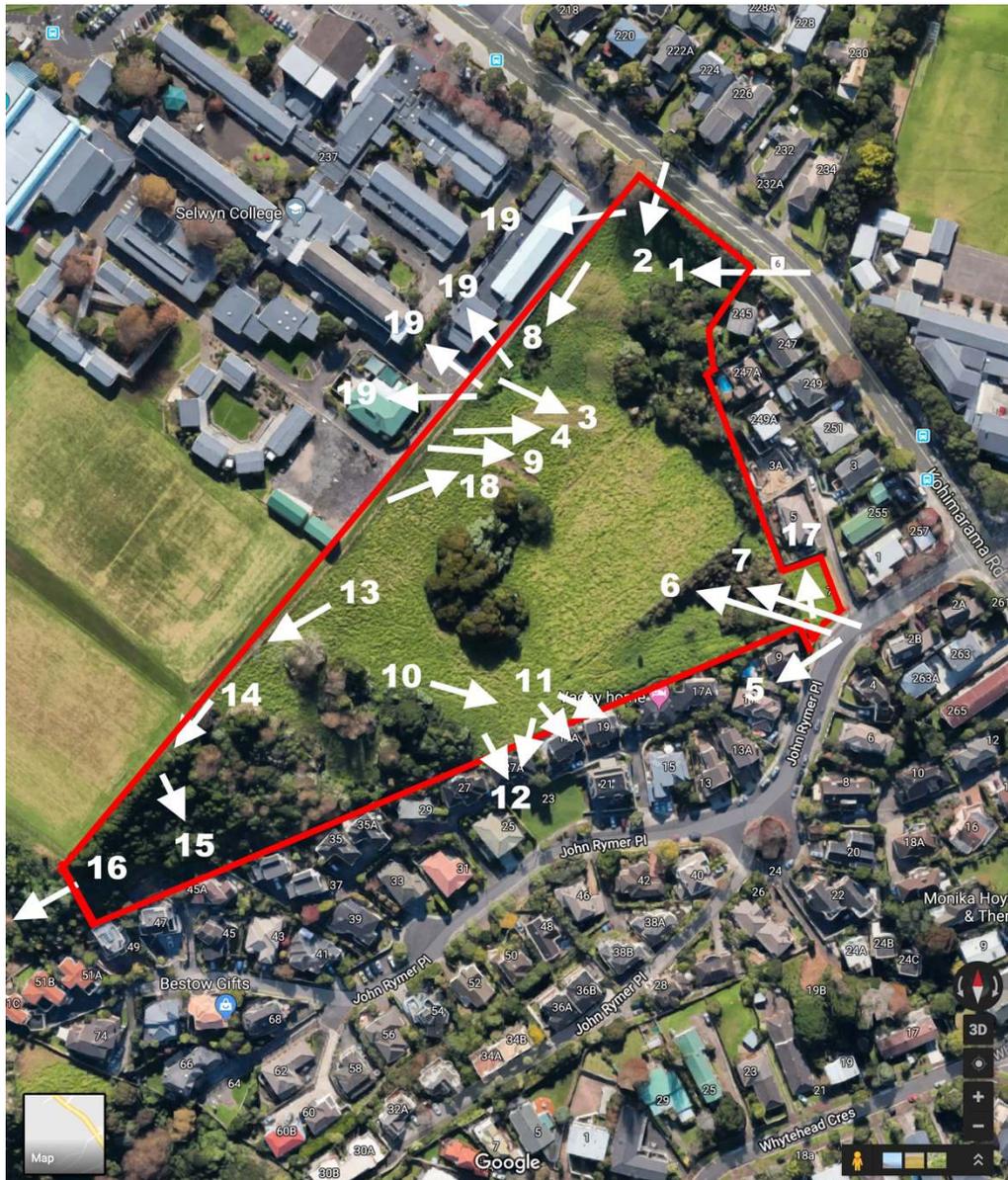


Figure 5: A Google Earth aerial photograph of the Site illustrating the viewpoints from which the photographs of the Site boundaries and its neighbouring properties were taken. The photographs from these locations are illustrated in Figures 6-42.

North-eastern boundary

3.11 The Site’s north-eastern boundary fronts onto Kohimarama Road and adjoins a number of residential properties (refer Figures 5, 6, 7, 8 and 9).



Figure 6: Viewpoint 1: The vegetated 223 Kohimarama Road boundary of the Site. One of the several Selwyn College buildings can be seen to the immediate right of the grey and gable roofed house on the left of the photograph. This house is at 245 Kohimarama Road and is owned by Selwyn College.



Figure 7: Viewpoint 2: A view into the Site through the vegetated Kohimarama Road boundary. The Site's boundary with Selwyn College is on the right of the photograph.



Figure 8: Viewpoint 3: The residential properties bordering the north-eastern boundary of the Site. From left to right the houses are situated at 247A and 249A Kohimarama Road and 3, 3A and 5 John Rymer Place.



Figure 9: Viewpoint 4: The Site vegetation adjoining the residential properties bordering the north-eastern boundary of the Site. From left to right these houses are at 247A and 249A Kohimarama Road and 3, 3A and 5 John Rymer Place.

- 3.12 The boundary slopes from RL46.0 at its northern end to RL36.0 at its southern end.⁶

South-eastern boundary

- 3.13 The south-eastern boundary of the Site adjoins John Rymer Place (via the vacant number 7) (refer Figures 5, 10, 11, 12, 13, 14 and 15).

⁶ Refer 044-RCT-S01-A0-003: Existing Site Plan.



Figure 10: View 5: A view of the residential character of John Rymer Place, looking south-west from near its intersection with Kohimarama Road.



Figure 11: View 6: A view into the Site from John Rymer Place.



Figure 12: View 7: The vacant 7 John Rymer Place, which forms part of the Site.

- 3.14 The remainder of the Site's south-eastern boundary is bordered by the rear of the residential properties at 9, 17, 17A, 19, 19A, 27, 27A, 29, 35, 35A, 37, 45A and 47 John Rymer Place (refer Figures 4, 12, 13, 14 and 15).
- 3.15 Because the land slopes steeply to the south, many of the houses on the adjoining properties are built very close to their northern boundaries. As a result, many of their sites have been excavated to achieve near-level building platforms and/or outdoor living areas, hence many of the houses adjoining the Site's southern boundary are well below the level of the Site (refer Figures 13, 14 and 15).



Figure 13: View 8: A view from the north-western (Selwyn College) boundary of the Site to the houses bordering the Site's southern boundary. The houses higher up the north-facing slope beyond have good views over the Site.



Figure 14: View 9: A view eastwards up the grassed area near the centre of the photograph to 7 John Rymer Place. The properties to the left of the grassed area are accessed from Kohimarama Road and those on the right from John Rymer Place.



Figure 15: View 10: The residential properties adjoining the southern boundary of the Site.

- 3.16 The boundary slopes from RL36.60 at its northern end to RL36.0 at its eastern end to RL32.2 at its western end.⁷

South-western boundary

- 3.17 The western boundary is very short, vegetated and is difficult to access because it traverses steeply sloping land (refer Figures 5, 18, 19, 20 and 21).



Figure 16: View 13: A view south-westwards, from the north-eastern end of the vegetation screening the narrow end of the Site. The fence on the right of the photograph traces the Site's north-western boundary with Selwyn College.



Figure 17: View 14: The fenced north-western boundary with Selwyn College playing fields on the right. At the far centre of the image is the Site's western boundary.

⁷ Refer 044-RCT-S01-A0-003: Existing Site Plan.



Figure 18: View 15: The steeply sloping land to the left of the vegetation illustrated in Figure 19.

- 3.18 The western boundary of the Site provides good views out over the eastern rail line to the St Johns and Meadowbank residential suburbs to the south-west, but the land in this area of the Site is difficult to access and narrow, constraining development options (refer Figure 21).



Figure 19: View 16: The south-westward view from the narrow end of the Site, looking out over the St John's and Meadowbank residential suburbs.

- 3.19 The boundary slopes from RL44.4 at its northern end to RL32.2 at its southern end.⁸

⁸ Refer 044-RCT-S01-A0-003: Existing Site Plan.

North-western boundary

- 3.20 The north-western boundary is formed by the grounds of Selwyn College (refer Figures 5, 22, 23 and 24).



Figure 20: View 17: A view, from 5 John Rymer Place's shared driveway, of the Site's north-western boundary with Selwyn College.



Figure 21: View 18: A view, from alongside the Site's north-western boundary with Selwyn College, of the southward slope of the land. Kohimarama Road lies to the rear of the houses near the middle of the image.

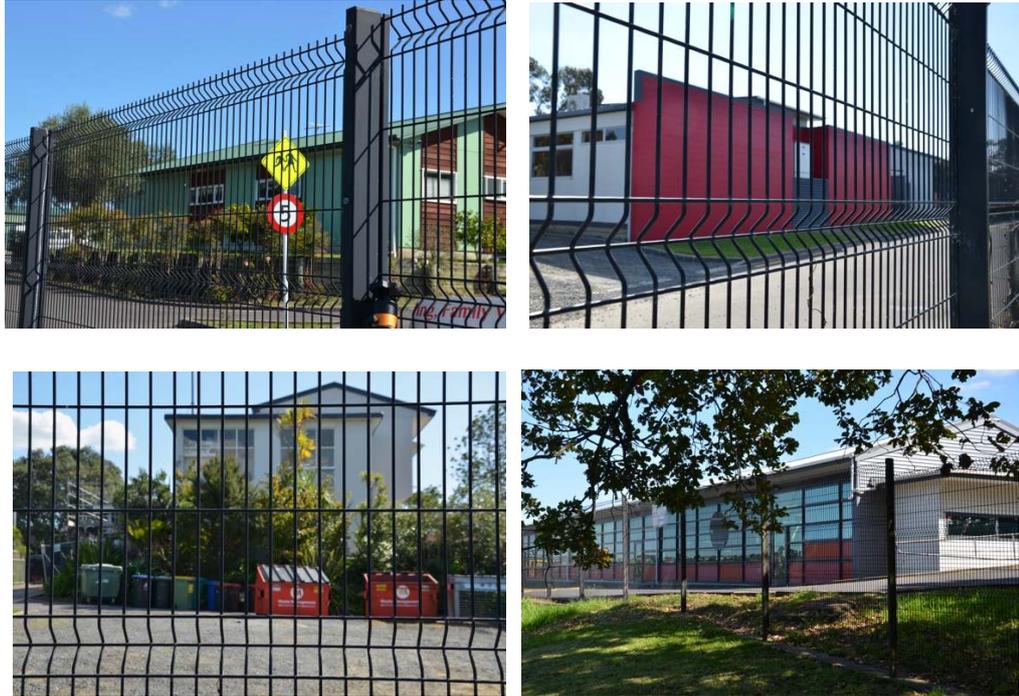


Figure 22: View 19: Views of the variety of Selwyn College buildings near the Site's fenced northern boundary with Selwyn College.

- 3.21 The boundary slopes from RL46.2 at its north-eastern end to RL42.4 at its south-western end.⁹
- 3.22 The Selwyn College buildings running from east to west alongside the Site's north-western boundary contain engineering and technology facilities (including metalwork, plastics, textiles, wood and digital classrooms), an early childhood centre and a garage. All buildings, except the garage, are separated from the boundary by an internal access road or a parking area. Sport fields run along the south-western end of this boundary.

THE WIDER CONTEXT

- 3.23 The Site is located in the suburb of Kohimarama, which is approximately 7.5 km to the east of the Auckland Central Business District. To its east lies St Heliers

⁹ Refer 044-RCT-S01-A0-004: Existing Site Plan.

Bay, to its north the Waitemata Harbour, to its south, Meadowbank and St John's and to its west, Mission Bay.¹⁰

- 3.24 The Site sits within a predominantly residential context of one and two storey detached houses of varying characters (refer Figures 25, 26, 27, 28 and 29).



Figure 23: Residential properties on the west side of Kohimarama Road, just to the south of the Site frontage.



Figure 24: Residential properties on the western side of Kohimarama Road, just to the south-east of the Site frontage.

¹⁰ Refer 044-S01-A0-002: Location Plan.