

Boffa Miskell



Dominion and Valley Roads Apartments

Urban Design, Landscape and Visual Assessment
Prepared for Precinct Properties

30 August 2024







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1.0 Introduction

Precinct Properties has contracted with Eke Panuku to purchase the site at 198 – 222 Dominion and 113 – 117 Valley Roads in Mt Eden.

Precinct Properties has established a project team with Ashton Mitchell providing the lead architectural design role, Plan Heritage providing specialist heritage / character design input, Barker and Associates as planners and Boffa Miskell providing urban design, landscape assessment and landscape design inputs to the mixed use, retail and residential apartment development proposal.

The project has been presented to the Auckland Urban Design Panel (AUDP) on two occasions with Boffa Miskell urban designers and landscape architects joining the project team following the first presentation to the panel. The project team has also worked extensively with Council's heritage, urban design, landscape architect and planning consent project team through workshops and pre-application meetings to present the evolution of the design, receive feedback and respond in a way that addresses potential effects matters and the appropriate fit of the development within its urban context and the relevant Auckland Unitary Plan (AUP) zone provisions and character overlays.

This report provides the urban design and landscape and visual assessment components of the documentation for resource consent.

It is set out under the following headings:

- Introduction
- Methodology
- The Site and its Landscape Context
- Statutory Context
- Previous Consent
- The Proposal
- Visual Catchment and Viewing Audiences
- Assessment of Landscape and Visual Effects
- Urban Design Evaluation
- Conclusion

2.0 Methodology

Landscape Assessment:

Tuia Pito Ora / The New Zealand Institute of Landscape Architects published (July 2022) guidance for the assessment of landscape under the statutory context in Aotearoa / New

Zealand^[1]. This replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* has been used to guide the methods adopted in this assessment.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in *Te Tangi a te Manu*, comprising: very low, low, moderate low, moderate, moderate high, high, and very high. Effects have been assessed in terms of the values of the landscape having first understood the landscape's characteristics in terms of the physical, associative, and perceptual realms. Importantly, change in a landscape does not in and of itself generate adverse effects.

The Site and wider locality are well known to the writers including previous involvement in other consented and unconsented development proposals on adjacent sites and on Dominion Road. In addition, specifically in respect of this proposal, number of site visits have been undertaken in the process of undertaking this assessment including for the purpose of taking photographs in order to prepare visual simulations and to illustrate the site and landscape context.

Four viewpoint locations for the preparation of visual simulations have been agreed in advance with Council's peer review landscape architect. **Refer Graphic Supplement** attached separately for these simulations. The selected viewpoints took into consideration the thirteen viewpoints ultimately used in respect of the earlier consented resource consent application, Council hearing, and Environment Court process for the site. The chosen viewpoints are necessarily those in which the Proposal will be clearly evident in the view. In this respect the visual simulations emphasise visibility of the proposal, there are many urban contexts when the proposal will have limited visibility and / or be unseen.

As part of our assessment, the Site has been observed from both proximate and more distant locations within the established urban fabric of the locality.

3.0 The Site and its Landscape Context

The Site is 5,173m² in area. It has frontages to Dominion Road (numbers 198 – 222 Dominion Road) and Valley Road (numbers 113 – 117 Valley Road) and extends through to the south end of the Carrick Road cul-de-sac on its north-eastern corner. It comprises nine titles, refer Figure 1 below:

^[1] Tuia Pito Ora New Zealand Institute of Landscape Architects. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. July 2022



Figure 1: Site location and context.

The Site wraps around three two storey (character defining) buildings that front Dominion Road and a further single storey building on Valley Road. These buildings define the north-eastern corner of the Dominion and Valley Road intersection. The two storey character defining corner building has a high ornate parapet which gives emphasis to the street corner, refer photograph, Figure 2 below:



Figure 2: Dominion / Valley Roads intersection showing the three character defining buildings located on the corner with the site adjacent on either side.

The corner buildings have a small surface carpark in the rear accommodating approximately 12 carparks, bin and other service storage associated with these commercial / retail premises. The carpark is accessed from Dominion Road via a driveway adjoining the south-western portion of the Dominion Road site boundary. Refer Figure 1, aerial photograph above.

To the north on Dominion Road the Site adjoins a small L shaped strip mall development that presents a 19 space plus bin store open surface carpark to the street. This has a single vehicle accessway to Dominion Road and includes a parking basement under the building. This development comprises four retail units, one with its frontage adjoining Dominion Road with the other three set back from the street behind the carpark. This development forms the southern corner of the Dominion Road / Carrick Place intersection. Carrick Place has an unusual T formation extending east from Dominion Road and south from Bellevue Road terminating in a southern cul-de-sac adjacent to the Site's north-eastern boundary, refer Figure 3 below. The portion of Carrick Place extending from Dominion Road has been closed to vehicular through traffic with a planted island and a single, north side, footpath.



Figure 3: Aerial showing the wider street and block pattern around the subject block of Dominion and Valley Roads and Carrick Place.

The north-eastern boundary of the Site adjoins a small, ten-unit, single storey residential 'village' at 9 and 16 Carrick Place. Five attached units face north toward Carrick Place with a

second stepped row of five units facing west, these units have their garages and vehicle access to the southern cul-de-sac of Carrick Place, refer Figure 3 above.

Carrick Place is a residential street with a villa / transitional bungalow traditional suburban residential character. Houses on the east side of the street are generally slightly elevated and have a western outlook over the street. At the southern end of the cul-de-sac the two storey house, opposite to the site's Carrick Street frontage, is associated with the University of Auckland 'Human Nutrition Unit' and adjacent the last house at the end of the street at number 21 is a four unit single storey residence.

The other property adjoining the site is on Valley Road at number 109 / 111. This property is also within the local centre with business activities occupying the property. The bungalow that fronts the street has surface visitor parking on its frontage and is occupied by a legal firm, ESL Legal Limited, Barristers and Solicitors at 111 Valley Road and 109 on the rear of the lot is occupied by the Wings Trust. This lot extends through to the Carrick Place cul-de-sac head but is not accessed from it, there being a substantial level change between the lot and Carrick Place.

Dominion Road is a busy transport arterial extending broadly north south in a straight line between Mt Roskill in the south to the New North Road grade separated interchange at Kingsland / Newton in the emerging Midtown neighbourhood surrounding the new Maungawhau CRL Station. It has a mixed residential and retail strip character with the stretch around Valley, Bellwood and Prospect Terrace side streets comprising one of the defined mixed use retail nodes along the linear corridor. Refer Figure 4 below.

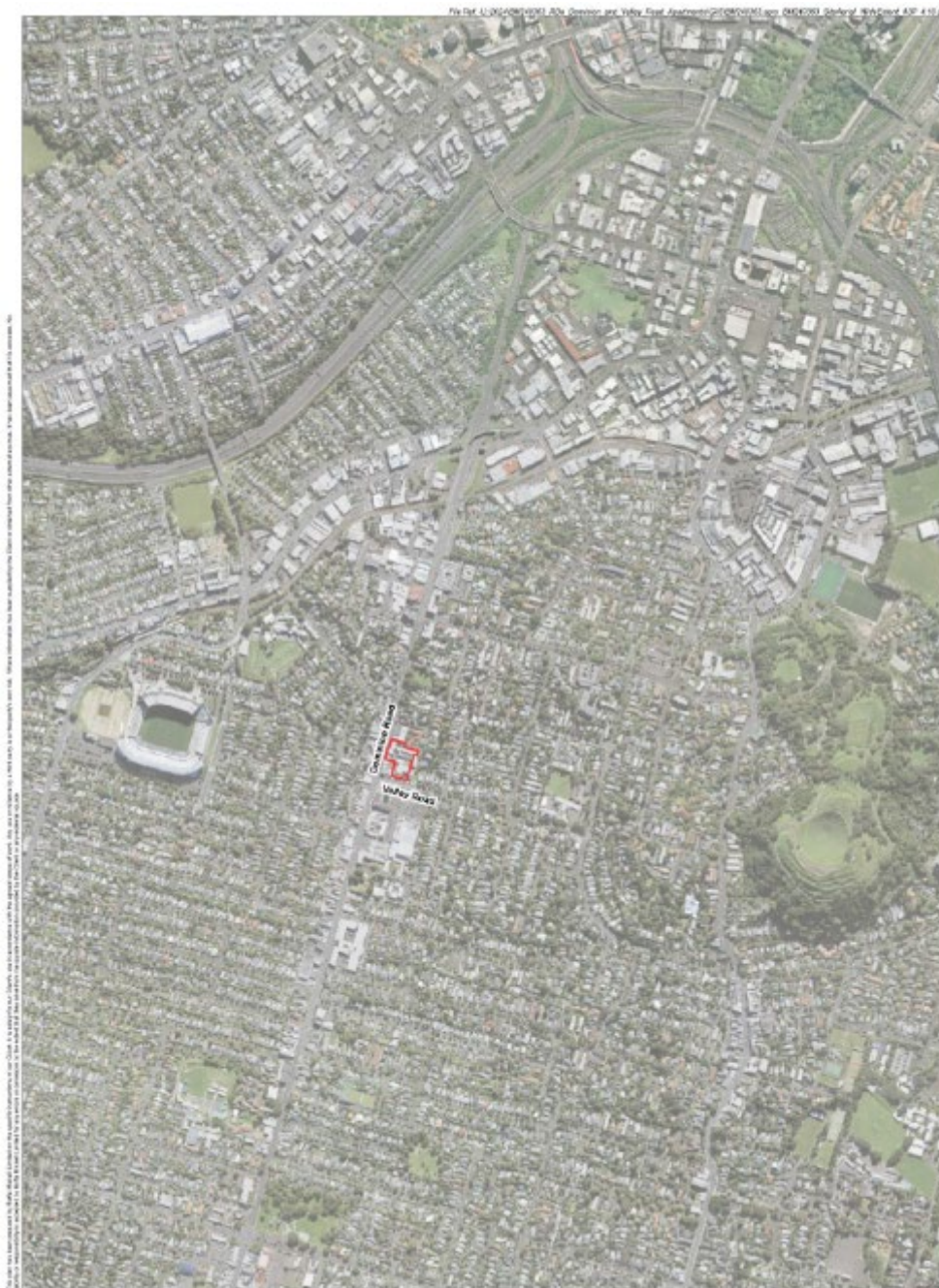


Figure 4: Aerial photograph showing wider central isthmus context of the subject site and Eden Valley, along the northern part of the Dominion Road corridor south of the New North Road interchange, with Maungawhau to the east and Eden Park to the west.

Valley Road transitions quickly from retail to a traditional suburban character with the single property to the east of the site on Valley Road being in the local centre zone. Across Valley Road to the south of the Site the 'Eden Quarter' and Woolworths Supermarket carpark occupies a long frontage to Valley Road extending well beyond the Site and interfacing with the properties at 107-103 Valley Road. Three of the four buildings at the Dominion Road / Valley Road intersection are two storey character buildings with the building on the south-east Valley Road corner (number 236 Dominion Road) comprising a non-descript two storey building of more contemporary style. This building is set back from the line of the main retail strip due to a

road widening easement. The same easement is located along part of the Dominion Road frontage of the site and does not form part of the Site.

In a wider context Eden Park lies to the west set within the suburban context of Mt Eden and to the east the volcanic cone and open space reserve of Maungawhau / Mt Eden comprises the main landform feature of the locality. Refer Figure 4 above.

4.0 Statutory Context

The Site has a split zone in the AUP, being primarily located within the Business – Local Centre Zone with the north-eastern corner, adjoining Carrick Place zoned Terrace House and Apartment Buildings (THAB), refer Figure 5 below.



Figure 5: Auckland Unitary Plan site zoning

The lots adjoining Dominion Road are subject to a Special Character overlay – Business Eden Valley overlay. The properties adjoining the Site are zoned THAB to the north-east, being the ten unit single storey villa development on Carrick Place and Business – Local Centre to the east on Valley Road.

The Residential – Single House zoned area surrounding the Local Centre zoned area also has a Special Character – Residential overlay.

The relevant Objectives, Policies and Assessment Criteria for development in the Business – Local Centre and THAB zones are set out in the Assessment of Environmental Effects (AEE) prepared by Barker and Associates, in summary, noting that all new buildings in both zones are a restricted discretionary activity (RDA).

The following standards for an RDA in the Business – Local Centre zone will not be met:

- **H11.6.1(2) Building height** is not met in that:
 - The Dominion Building will exceed the building height standard by a maximum of 6.77m in relation to total building height and 8.36m in relation to the occupiable building height.

- The Valley Building will exceed the building height standard by a maximum of 6.66m in relation to total building height and 7.46 metres in relation to the occupiable building height.
- The Carrick Building will exceed the building height standard by a maximum of 7m in relation to total building height, 7.72m in relation to the occupiable building height.
- **H11.6.4(1) Yards** is not met in that the basement structure will extend into the 3-metre yard setback with the residential zone, by 1.28m.
- **H11.6.4 Outlook space is not met in that:**
 - A number of units will have infringements to the required outlook space. These infringements are dimensioned on RC-602-604 within the architectural drawings within Appendix 5.
 - The rooms noted as multi-purpose will not have outlook space provided. There are a total of 19 multi-purpose rooms contained within one-bedroom apartments

The following standards for an RDA in the THAB zone will not be met:

- **H6.6.5 Building height** is not met in that the Carrick Building will exceed the 16-metre height standard by a maximum of 3.3m.
- **H6.6.6 Height in relation to boundary** is not met in that the Carrick Building will result in a 7.24m infringement of the standard height in relation to boundary. Noting the alternative has been utilised and the proposal complies with this.
- **H6.6.9 Yards** is not met in that the proposed carport structure will be set back 1m from the boundary where 1.5m is required.
- **H6.6.13 Outlook space** is not met in that a number of units will have infringements to the required outlook space dimension. These are dimensioned on RC-602-604 within the architectural drawings.

The table in the Urban Design Evaluation section below addresses the relevant assessment criteria.

5.0 Previous Consent

The Site is subject to an earlier resource consent application advanced by Eke Panuku. That consent was the result of a Consent Order / Decision issued by the Environment Court dated – 17 December 2020 (2020 NZEnvC 211).

The current application will replace the proposal for which consent was granted, hence this does not form part of the existing environment in respect of assessment. It does however provide a level of guidance in respect of a form of previously consentable development within the Site.

The consented development comprised a mixed use development with commercial / retail activities at ground floor fronting Dominion and Valley Roads with residential apartment

development above and within the remainder of the site. It comprised three component buildings oriented north / south parallel with Dominion Road.

Ashton Mitchell has modelled the bulk form of the consented development as illustrated in the two views, Figure 6 below.

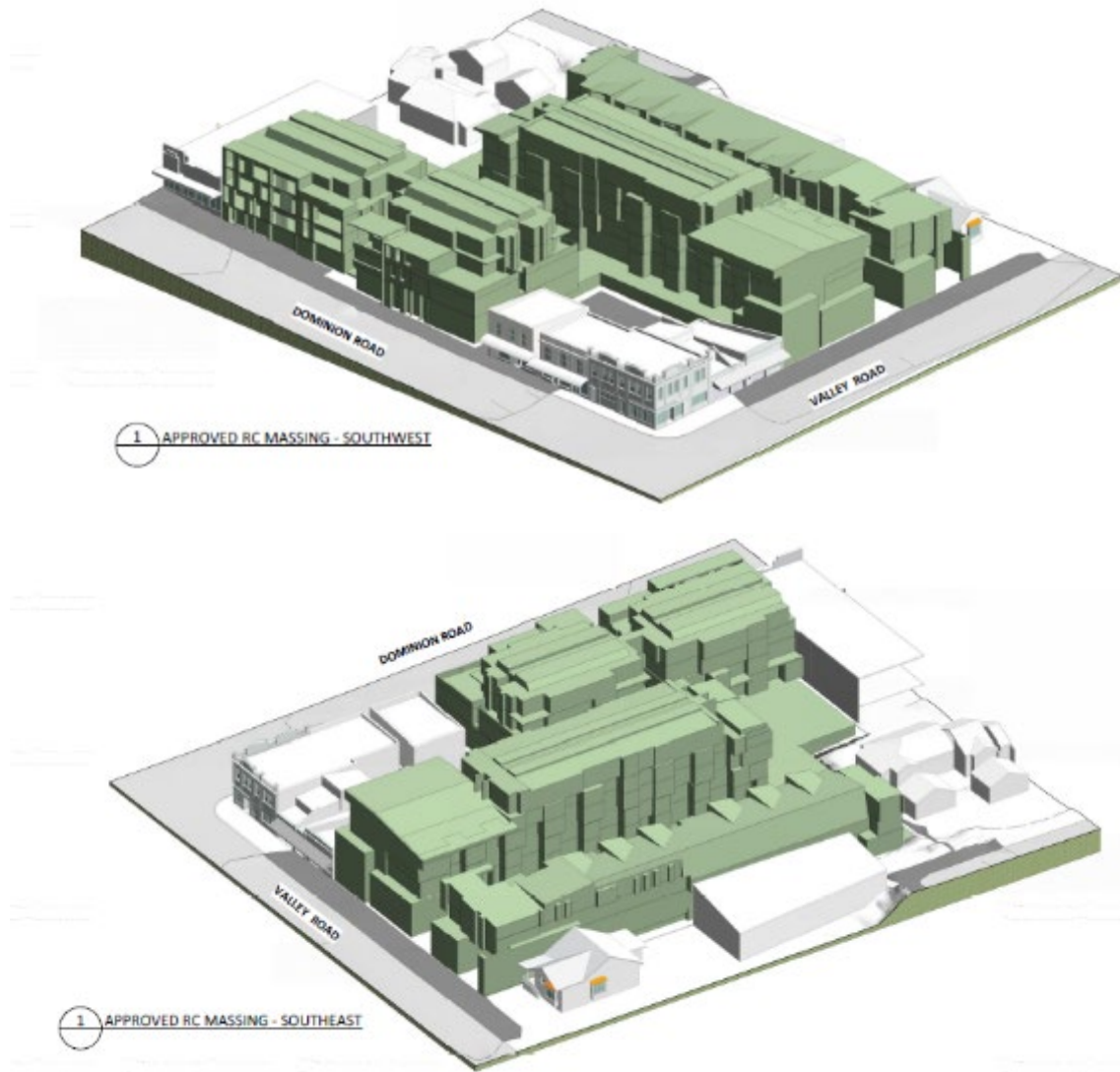


Figure 6: 3D views of consented development massing from elevated southwest and southeast views (modelled by Ashton Mitchell from consented drawing set).

The consented development comprises:

- Two, connected, buildings fronting Dominion Road stepping from two storey in the south, adjacent to the existing two storey character overlay buildings, to four storey at the northern end adjacent to the contemporary four unit strip mall development on the Carrick Place corner, which also has the AUP character overlay;
- A central four and five storey building with its southern end fronting Valley Road, stepped down at its southern end facing Valley Road;
- An eastern predominantly three storey building located on the site boundary.

The accommodation of three north / south oriented buildings resulted in relatively narrow separation between the buildings.

Vehicle access was from Valley Road between the two eastern buildings.

Since consent was granted for this development in 2020, other sites along Dominion Road, in the block between Prospect Terrace and Grange Road and on the Dominion Road / Herbert Road corner, (refer to the photograph shown in Figure 7 below), have been consented. These include development up to five storeys in height.



Figure 7: Five storey, mixed-use development on the Dominion Road / Herbert Road corner south of the site (Google Streetview).

6.0 The Proposal

The proposal is fully illustrated in the drawing set prepared by Ashton Mitchell Architects and described in the AEE prepared by Barker and Associates. In summary it comprises a mixed-use retail and for-sale residential apartment development. The key components of the proposal are:

Fronting Dominion Road:

- A stepped height building frontage to the street, from two storey height in the south, adjacent to the existing two storey character defining buildings on the corner, stepping to three and then four storeys north of the main residential entry lobby.
- Set back from the street frontage the Dominion Road building steps to three, four and five storeys with a reduced building footprint.

- Ground floor retail units with residential apartments above.
- The street front façade of the Dominion Road building is modulated to comprise four main components, two either side of the vertically expressed main entry lobby. The modulation, fenestration and materiality of the Dominion Road façade is designed to respond to and reflect the character buildings that typify Dominion Road and the streets character overlay.
- The Dominion Road building has a main residential lobby entry with stepped access to accommodate the raised floor level, above the flood plain, and accommodating the fall from north to south along the street frontage. Level access is provided to proposed retail units. A secondary accessible building entry with associated lobby is located at the northern end of the building providing level access for all residents to / from Dominion Road.
- The Dominion Road building has two lift cores enabling the lift to the lower southern portion of the building to stop short of the upper northern fifth level and creating two small apartment communities with shortened hallways accessing a maximum of nine (north) and seven (south) apartments per level. Natural light is provided to the north and south ends of the hallways.
- East and west facing apartments off the central hallway.
- A resident's lounge is located at ground level at the southern end of the Dominion Road building connected also to a deck, BBQ area and pavilion space within the central common courtyard.

Fronting Valley Road:

- A three storey building frontage to Valley Road modulated into three components with the pedestrian entry splitting the western end from the central component and the eastern portion located above the vehicle entry.
- A two way, 7.962m wide, vehicle access located on the eastern boundary passing under the eastern part of the building. The eastern wall on this boundary has an opening at first level, avoiding a solid wall to the boundary and a two storey louvred window at levels two and three.
- Three bedroom through, north and south facing, apartments at either end of the building with two, one bedroom south facing to Valley Road apartments between.
- An accessible route pedestrian entrance from Valley Road which passes by a 'sunken' ground level courtyard that forms part of the common space amenity, and outlook space for the development.
- Two street facing retail units.

Internal to the Site:

- Set back from Valley Road and attached to the three storey street facing building there is a five storey apartment building with east and west facing apartments off a central hallway. There are eight apartments at each level of this building.
- Separated from the southern five storey building is a second five storey apartment building internal to the site. At levels one to four this building has a series of two

bedroom through apartments on its southern end and six single aspect east / west apartments to the north. The top fifth floor of this building is set back to reduce building bulk at the upper level and comprises five apartments. This building also steps at its northern end toward the neighbouring property with levels four and five set back to fully comply with the alternate height in relation to boundary (HiRB) control.

- The north facing elevation of the above building has a largely blank façade, to avoid overlooking of the ten unit villa development to the north, with small windows adjacent to dining areas. Balconies face east and west and have side, north facing, louvred screens that allow light into the balcony but prevent direct overlooking to the north.
- There is a pedestrian access from Carrick Place adjacent to the northern boundary.
- The development has a central residents common podium courtyard oriented north south between the buildings with 15.4m separation between balconies and 19m separation between living room windows.
- The 65m long courtyard has been designed to comprise a series of residents spaces including from the north, a pergola covered outdoor dining area, and active zone with table tennis facilities, a garden courtyard with seating areas, a BBQ area, dining space and communal pavilion with kitchen facilities, connected to the residents common lounge at the southern end of the Dominion Road building, and the sunken courtyard adjacent to the Valley Road pedestrian entry. Privacy for ground level apartments is provided through planting separation to their ground level terrace spaces. The space between the two eastern buildings is planted with, Nikau, underplanting and stepping stones.

Boundary Planting:

- Along the eastern and part of the northern boundary, where the Site adjoins residential THAB zoned land (north) and further Business – Local Centre zoned land (east), a range of boundary planting incorporating evergreen hedging with various forms of *Ficus tuffi* and evergreen specimen trees, Titoki / *Alectryon excelsa* and Rewarewa / *Knightia excelsa* are proposed. In addition in the north eastern corner of the Site six specimen Tulip trees / *Liriodendron tulipifera* are grouped in a small grove.
- All the boundary / above described tree planting is into natural ground.

Basement, Vehicle Access and Parking:

- Accessed from Valley Road, carparking basement is provided under the building footprint and central courtyard providing for service access, 103 car parks and 138 bike parks.
- Accessed from Carrick Place there is a single vehicle access and a three car carport with boundary planting. This street frontage has a slatted metal fence and a vehicle gate creating a residential scaled interface with the street. This frontage also incorporates a gated pedestrian entry.

Materiality:

- Brick is the primary façade material with a selected range of warm grey to buff tones. The Dominion Road elevation includes a two storey red brick element and a four storey cement plastered façade element, both drawing on the traditional façade materiality of

character buildings on Dominion Road. The Dominion Road component buildings also incorporate contemporary cornice and brick detailing to add richness to the façade in a way that reflects historical detailing in a more contemporary way.

- The setback, upper building elements at the northern end of the Dominion Road and northeastern Carrick building are differentiated with a vertical seam zinc cladding and thin profile eave / roofline.

In summary the development has been designed to respond positively to the Site's character overlay and adjacency to 'character defining' buildings on the Dominion / Valley Roads corner. The proposal has been carefully located and its form scaled and modulated to ensure the reasonable protection of the amenity of residential neighbours. Building heights are stepped including two, three, four and five storey components, three buildings meet but do not exceed the five storey height of the previously consented development. On-site amenity for future residents has also been a design consideration with a view to creating quality higher density living within the Site. In this respect buildings are well separated with a generous, north facing, internal courtyard providing quality outlook as well as common social and passive recreational spaces for residents.

7.0 Visual Catchment and Viewing Audiences

The Site is located in proximity to a busy intersection at Dominion and Valley Roads with both streets forming important transport corridors. Dominion Road is also a key public transport / bus corridor. To the east the site also adjoins Carrick Place a quiet residential cul-de-sac. The context of the Site is both commercial and residential. The topography rises gently to the north and east / falls to the south and west, reflecting the lava flows of the prominent landform of Maungawhau to the east.

The primary viewing audiences for the Proposal therefore comprise:

- People on the busy road corridors of Dominion and Valley Roads within approximately 200m of the site approaching the intersection including pedestrians, people in vehicles and public transport users;
- People on the quieter residential street of Carrick Place;
- People in and accessing adjoining commercial properties including Dominion Road retail and the large Eden Valley supermarket / retail carpark opposite the site on Valley Road;
- People living in and visiting the ten villa residential development adjoining the site to the north on Carrick Place;
- People living in and visiting the wider residential area to the north and east on Carrick Place and Valley Road.

The Site and proposed development is also visible from the elevated vantage point of Maungawhau but at approximately 1km distance the proposal is not of sufficient scale to stand out from the established matrix of urban development along the Dominion Road arterial corridor.

8.0 Assessment of Landscape and Visual Effects

Landscape and visual effects are generated when the values associated with the nature and attributes of the landscape are affected, either beneficially – positive effects, or detrimentally – adverse effects. Changes to the landscape that have the potential to affect the values of the landscape, generating landscape effects, are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The process of change itself, that is the construction process and/or activities associated with the development, also carry with them their own visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on landscape are associated with a change to the physical, perceptual, and associative values of the landscape.

The degree to which landscape and visual effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. Landscape effects are generated when the change affects the values of the landscape. In managing landscape change it is important that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change and that beneficial outcomes, i.e. positive

effects, are generated such that the landscape is enhanced and amenity levels are maintained and enhanced.

In urban areas, and in particular those areas identified for more dense or intensive future forms of urban residential and mixed use living, change including the introduction of taller and larger scaled buildings with bigger footprints can be expected. The appropriateness of such development will depend on context and avoidance of dominance and / or adverse amenity effects particularly on direct neighbours.

8.1 Landscape Effects

The Site forms part of the Eden Valley local centre fronting Dominion Road, an urban arterial corridor which is experiencing a range of urban intensification including mixed-use development up to five storeys in height. This particular part of Dominion Road has a character overlay recognising the predominant two storey character buildings associated with the historical commercial / retail strip, a former tram route and long established public transport corridor. Character defining buildings occupy the Dominion / Valley Roads corner with the site adjoining the Dominion and Valley Road boundaries of those sites. The Site adjoins Business – Local Centre zoned land along the full extent of its eastern boundary and part of the northern boundary, fronting Dominion Road, in the northeast the Site adjoins THAB zoned land currently comprising a ten unit, single storey, residential villa development.

Urban regeneration and the redevelopment of sites for more intensive mixed use development is anticipated along arterial routes in the inner suburbs of Auckland, such as along Dominion Road, with such intensification already evident and with other sites consented but as of yet unbuilt. The proposal is consistent with this trend and will see a site that has previously been consented for up to five storey development form part of this pattern of ongoing urban regeneration.

The stepped two, three and four storey building frontage adjoining Dominion Road will frame the eastern side of the road corridor with the building height stepping down to meet the scale of the 'character defining' neighbouring corner buildings. The upper fifth storey on this building is set back such that it has very little presence from the street with the cornice line defined at a maximum of four storeys, refer Figure 8 below. The Dominion Road façade has been carefully modulated into four component building elements with the architecture, materiality, fenestration and building detailing all designed to fit the development into the character of the traditional built streetscape whilst also having a contemporary quality that avoids faux heritage responses that would detract from the buildings that define the valued heritage qualities of the strip.



Figure 8: Illustrating the view directly across Dominion Road towards the northern end of the proposed development with the main pedestrian entry at the right and the two four storey building components defining the northern end of the building, the upper fifth level is sufficiently well set back to avoid visibility within the streetscape in such across the street views.

On Valley Road the street frontage comprises a three storey building modulated into three smaller component elements defined by the pedestrian access in the west and the site's single vehicle entry in the east. This lesser scale of development responds to the transition to the residential character of Residential Single House zoned land in the east, which lies beyond the site's neighbouring Business – Local Centre zoned site. In the east, the five storey development is set well back (7.8m) from the boundary with this open space accommodating the vehicle accessway to basement parking as well as tree and hedge planting, into natural ground, along the boundary. The proposal fully complies with the HIRB control to the residential zoned neighbours to the east on Valley Road, as illustrated in Figure 9 below.

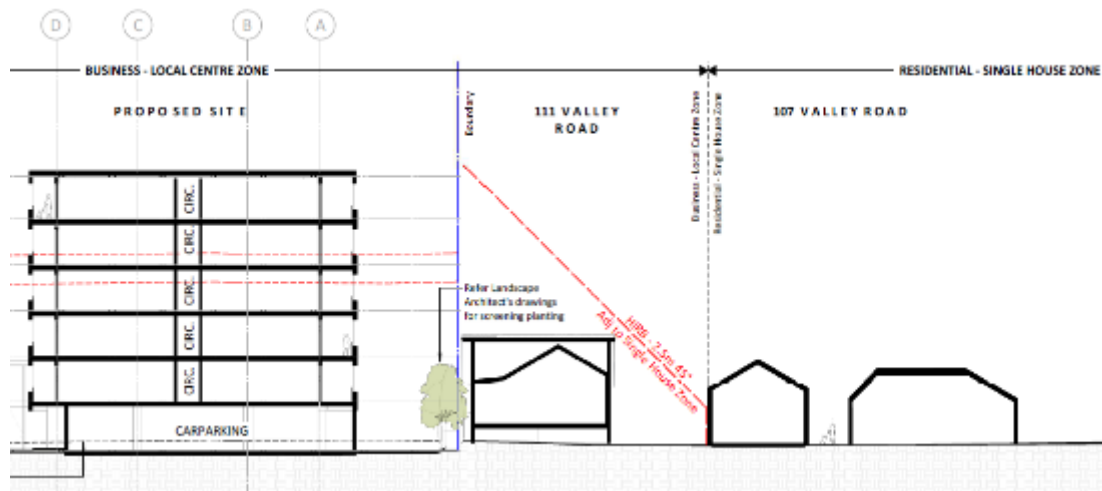


Figure 9: Showing the cross section to the residential zoned neighbours on Valley Road and full compliance with the HIRB control.

On Carrick Place where the development interfaces with THAB zoned residential development care has been taken to comply with the alternative HiRB control and to incorporate boundary planting into natural ground that can assist in softening a screening the development from this lower lying lesser scaled established villa complex. The upper fourth and fifth levels have also been set back at this northern end of the Site to assist in reducing potential adverse dominance effects. Figure 10 below illustrates a typical cross section in respect of this boundary.

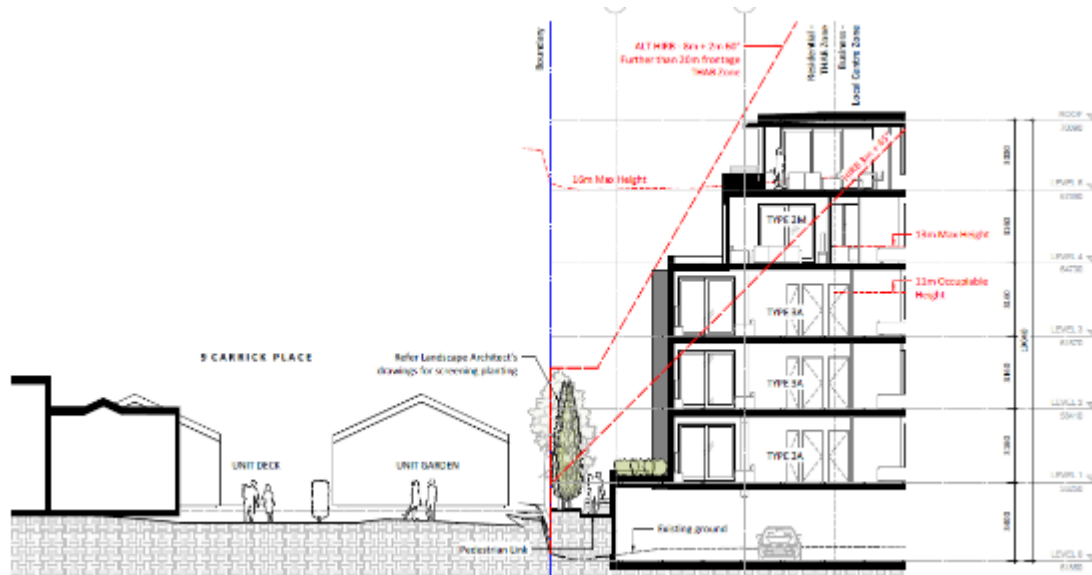


Figure 10: Showing the cross section to the residential zoned neighbours on Carrick Place, to the north showing compliance with the alternative HiRB control.

The Proposal incorporates generous and varied landscape spaces creating quality onsite landscape amenity for residents and the incorporation of substantial tree planting at the northern and eastern, non-street interfaces of the site to neighbours, refer Figure 11 below.



Figure 11: 3D model view of the central residents' common courtyard.

In terms of landscape effects therefore the proposal will contribute a quality mixed-use, primarily residential, urban intensification of a key, underdeveloped site at the intersection of Dominion and Valley Roads. Urban re-development of the Site has long been anticipated and development of a similar scale, but alternative form has previously been consented on the site.

Development up to five storeys in height is an emerging component of the character of this arterial corridor along with contemporary buildings designed to respect and respond to the traditional character of the historical mixed-use, retail strip. The proposal presents a predominant four storey maximum height elevation to Dominion Road with three storeys defining Valley Road. Five storey development is set well back from residential boundaries, designed to comply with permissible interface controls and softened through appropriately scaled planting.

In respect of the way in which the proposal will fit into the streetscape character of Dominion and Valley Roads landscape, related to its character defining neighbours, and respond to the character overlay the proposal is assessed to generate **positive landscape effects**, supporting the character and quality of the streetscape.

In respect of the way in which the proposal will interface with the landscape qualities of the residential neighbourhood further up Valley Road and in Carrick Place the proposal is assessed to generate **low adverse landscape effects** given the buildings' separation from residential neighbours to the east, compliance with the alternative HiRB controls and the opportunity for planting to soften and integrate the development into the landscape. The development responds to the Site's Business – Local Centre zone and the presence of the Dominion Road arterial in a way and with a form of development that can be anticipated at this residential interface.

In respect of the Site's future amenity for residents and the quality of the built environment the proposal is considered to contribute beneficially (**creating positive landscape effects**) to the urban intensification of a part of Auckland in which such development can be anticipated. The development incorporates a generously proportioned, north facing central common courtyard which will provide generous separation and quality outlook for internally facing apartments and an amenity for all residents to use. In addition, advantage has been taken of locations along the northern and widened spaces along the eastern boundary for specimen tree planting into natural ground, that will contribute to the greening of the site and neighbourhood. At its residential interfaces the development will incorporate trees and other vegetation that will soften the built interface and maintain a contribution of the site to the wider vegetated suburban landscape.

8.2 Visual Effects

In terms of visual effects as noted above, the visual catchment of the proposal is relatively small and well defined incorporating people using the adjacent street corridors within an approximate 200m distance; people accessing adjacent retail / commercial development including the extensive surface car park to the south across Valley Road; and people in residential properties, adjoining the northern boundary and at a greater distance, separated by further Business – Local Centre zoned land to the east.

Four visual simulations have been prepared to assist in illustrating the nature of the proposal as experienced in views. Visual Simulations VP1 and VP2 illustrate views looking south down and north up Dominion Road respectively. VP3 illustrates the view looking west along Valley Road toward the proposal with VP4 illustrating the view from Carrick Place looking over the top of the single storey vial development to the Site. The visual simulations are used in the description of potential visual effects in the following assessment.

Views from Dominion and Valley Roads

In views looking south down Dominion Road, (refer VP1 in the Visual Simulations Graphic Attachment and Figure 12 below), The four storey brick building defines the street corridor with the fifth storey set well back from the street. The building has a well-articulated northern elevation to its single storey Business – Local Centre zoned neighbour with its primary frontage to the street. This four storey building height is consistent with that already consented on the site. The differentiated fifth storey sits lightly on the more solid brick base of the building and has a reduced presence due to its setbacks from the west and north elevations.



Figure 12: VP1 visual simulation looking south down Dominion Road with the proposal on the left.

Looking north and northeast on the west side of the Dominion and Valley Roads intersection, refer VP2 in the Graphic Supplement and Figure 13 below, the way in which the building steps in height from two to three and then four storeys along the Dominion Road street frontage is apparent, respecting the prominence and scale of the character defining corner buildings. The more ornate heritage qualities of the corner building in particular retains a focus on this building with the well-mannered qualities of the proposed development mirroring the corner building's presence.



Figure 13: VP2 visual simulation looking across and north up Dominion Road with the character defining buildings on the corner and the proposal's Dominion and Valley Road frontages in view.

The upper fourth and fifth storey elements are set behind the main façade reducing their presence and establishing a subservience to the main street façade. This will be even more apparent in views moving directly up and down the street on the footpath or road carriageway.

In this across street corner view, the Valley Road building has its three-storey frontage addressing the street with the fifth storey of the eastern building set well back and well screened from view. The corner building's ornate parapet forms the prominent point of the skyline and focus of the view.

Looking west along Valley Road to the proposal, (refer VP3 in the Graphic Supplement, Figure 14 below), the deep set back to the fifth storey is again apparent with the street strongly defined by a three storey building. The elevation to the neighbour incorporates a first level opening to the driveway, avoiding a solid wall to the boundary with a two-level louvered opening above.



Figure 14: VP3 looking west along Valley Road with the Proposal on the right.

In these Dominion and Valley Road streetscape views the proposal is assessed to sit comfortably within the existing and reasonably anticipated urban arterial environment with the important character defining buildings retaining their prominence and the scale of the streetscape appropriately defined. Taller fifth level components are set well back and reduced in their scale and impact such that a low level of adverse visual effect will result. Given the quality of the street facing buildings, their well-mannered articulation, retail activation and canopies it is considered that for people accessing the adjacent commercial / retail strip, the development will contribute a beneficial improvement (positive visual effects) to the character and amenity of this part of the Dominion and Valley Roads streetscape.

Views from Carrick Place

For residents and people accessing the quieter residential street of Carrick Place, the low lying nature of the site at 9 Carrick Place, accommodating the single storey ten villa residential development, means that the proposed five storey development will be visible in the middle ground of the view, refer VP4 in the Graphic Attachment and Figure 15 below.



Figure 15: VP4 the view on Carrick Place looking south over the top of the single storey ten villa development towards the Proposal.

The stepped and set back, reduced scale of the upper fifth level of the two buildings is evident in these views with the height of buildings proportionate to established vegetation. The way in which the buildings sit relative to the scale of fore and middle ground vegetation assist in their visual integration with the buildings avoiding being the dominant element of the skyline. In many more proximate views along the cul-de-sac trees including street trees will largely screen the proposal from view.

It is also noted that the ten-unit villa site is zoned THAB with significant future development potential including for buildings up to 16m in height which would substantially change the nature of these views and obscure the proposed development from these street and wider residential neighbour views.

In respect of these public streetscape views the presence of a taller building located in the Business – Local Centre in the middle ground of the view is assessed to generate a **low level of adverse visual effects** due to distance and the way in which the building sits easily in the frame of established height of vegetation within the view. The buildings are well articulated in the round and exhibit a quality residential amenity to contribute to a more urban streetscape character.

Residential properties on the east side of the street tend to be elevated above the street and will in some cases have views west / south-west toward the Site. These views will however also incorporate considerable openness with development including buildings up to five storeys in height not being unexpected given the previously consented development. In views close to the end of the cul-de-sac, where the property directly across the street has a University of Auckland non-residential occupation, the proposed carport, street front fence / gate and planting will provide a residentially scaled interface with the taller five storey building set well back from the street and including a grove of trees to further screen and ameliorate the scale of the proposal from the street. Visual effects in respect of this part of the visual catchment are considered to be **very low adverse effects**, noting the separation distance, extent of proposed east and northern boundary planting and the consented development.

For people living in and visiting the ten villa residential development adjoining the Site to the north on Carrick Place the greatest impact will be in respect of views from the west facing garden of the end, southern unit as illustrated in the 3d render, Figure 16 below.



Figure 16: Architects 3D render illustrating the view looking south to the development from the garden of the southern villa.

This 3d render shows measures taken to reduce the potential for visual dominance (H6.8.2 (3) (a)) in respect of this interface including the proposed boundary planting, the stepped fourth and fifth levels of the northeastern building and the way in which windows are located (related to internal bedroom and dining areas) to essentially avoid the potential for direct overlooking. The taller building is to the south avoiding potential adverse shading effects. There are two residential apartments at each level, no balconies are proposed to look north with little potential for people to be observed in their apartments. The residential interface will maintain the reasonable private amenity of the villa neighbours (H6.8.2 (3) (c)) and whilst visible to the south the proposal will present a high quality residential amenity and well vegetated interface such that a **low level of adverse visual effects** are assessed to result.

Wider views

In wider views from more distant elevated locations, such as Maungawhau the proposal will have a limited presence and is considered **benign**, in terms of potential visual effects. Where seen the mixed use, mid-rise development will reinforce the presence of the Dominion Road arterial corridor and the busy Valley Road intersection in a way that is consistent with anticipated urban intensification of this corridor. The extent of large scale tree planting along the eastern and northern boundaries will contribute landscape scaled vegetation to the view and maintain a balance between built urban and green / treed amenity.

9.0 Urban Design Evaluation

The proposed development has been the result of a rigorous process of design development that has tested and iterated multiple alternative massing and building and apartment typology responses, to relate positively to the Site's context straddling the corner of Dominion and Valley Roads, and interfacing both with the Eden Valley special character area concentrated along Dominion Road and the predominantly residential area back from Dominion Road to the north and east.

This testing and iterative process of design development has extended to the architectural development of building facades, with the goal of creating a cohesive family of buildings that are differentiated from each other, with the Dominion Road building featuring a street-facing façade that responds to and fits in with the special character of Dominion Road.

Along Valley Road, the decision to contain the five storey building height back from the street edge, and express a three storey building element fronting Valley Road, also ensures the scale and grain of the development is character-enhancing to Valley Road, and this supports the overall reading of the scheme from the street junction of Dominion and Valley Road buildings in terms of the extent of overall massing of the scheme seen and perceived to either side of and wrapping around / above the historic character buildings on the neighbouring sites that define the corner itself.



Figure 17: View from Dominion and Valley Road intersection.

The model view from this important street corner location demonstrates the extent to which the proposed building massing has been sensitively handled to ensure the upper fourth and fifth storey elements are very recessive and do not detract from the one to two storey plus parapet height of the character buildings on the corner, as well as the way in which the street-facing facades to both Dominion and Valley Roads have established a successful grain that relates to the scale of the historic character, and with facades with a high degree of articulation and depth.

Viewed up close on Dominion Road, the proposal offers a well-ordered set of brick-clad facades, of human scale and with a high degree of visual interest with architectural details that relate to the special character without being a pastiche response. This includes the subtly contrasting brick colours and finishes, vertical brick courses above windows, window joinery details, and stays to street canopies as well as the frieze details to the tops of the two larger four storey building modules to the north of the entry.



View from Dominion Road footpath looking towards western elevation

Figure 18: The Dominion Road elevations to the northern end of the site, as viewed at eye level standing on the footpath from the other side of the street.

The principal lobby entry itself is well handled, with the combination of a well-articulated negative vertical recess and protruding canopy creating a legible and logical principal walk-up entrance to the apartment development on Dominion Road, that feels residential in scale and does not take away from the continuity of shopfronts as the prevailing condition at ground.



Figure 19: The Dominion Road elevations to the southern end of the site, as viewed from the other side of the street.

Internally within the development, the proposal will result in a high degree of amenity for future residents, with the four principal building elements built around a generously scaled central courtyard, that is open to the north and creates a c.19-20 m (building to building), and c.15.4m (balcony to balcony) separation distance between the eastern and western building blocks. The landscape design proposals have addressed the tensions between pedestrian access and circulation, usage and activity of the common open spaces, and privacy and amenity at the interface with ground floor units that open out directly on to this space. The solutions proposed, have worked successfully with resulting high levels of residential amenity in a number of other multi-apartment developments in Auckland of comparable scale, including Fabric of Onehunga (illustrated below).



Figure 20: Fabric of Onehunga apartment development, showing the central courtyard, and interface between ground floor units and the common courtyard.

The five storey Carrick and Valley Buildings that sit between the central courtyard and the eastern site boundary have been sensitively designed to minimise the impacts of building height and massing on the adjoining properties to the north and east.

To the north, the stepped three to five storey response back from a 5.1m side yard, while infringing height in relation to boundary control by up to 6.8m, has been designed to ensure it complies with the alternative height in relation to boundary control. The yard provides for an effective boundary landscape strip with screen planting to natural ground that will grow to a height that will effectively screen the lower two levels of the proposed building.

The Carrick building has been laid out to orient units with a primary outlook, with living room windows and balconies, oriented east and west and not to the north overlooking this neighbour to the north. This results in an end-wall building façade interface with this neighbour which has a high solid to void ratio as a predominantly bricked façade with limited window openings, and set back upper fourth and fifth levels that further restrict the extent of perceptible building mass and overlooking of the building in relation to the neighbours.



Figure 21: View of proposed development from the cul de sac head of Carrick Place and showing the set back building massing and planted landscape boundary interface with the adjacent neighbour to the north.

More detailed analysis of this impact is included in the assessment against the relevant THAB zone assessment criteria in the table below. In summary, and as evident in the Ashton Mitchell model shot from the neighbouring property's back yard, there are a large number of factors both contextual and in relation to elements of the architectural and landscape design proposals that ensure the potential for adverse visual dominance, privacy and overlooking effects to this neighbour to the north are mitigated to the extent that, other than the **Low level of visual effects** assessed in the earlier Section 8.2 of this report, the potential for other effects around these matters is avoided.



Figure 22: Modelled view from the back yard of the end unit on the neighbouring property to the north, showing how the set back massing, orientation and layout of units, façade design and proposed boundary screen planting manage the potential for building dominance and overlooking.

From the east, beyond the adjoining Local Centre neighbours, from the residential properties further to the east, and from Valley Road east of the subject site, generally only the upper two levels of the five storey Carrick and Valley Buildings are appreciable, above the boundary screen planting and buildings on adjoining properties. The architecture is simple and cohesive, with the four levels of brick façade being capped with a subtly contrasting, and visually recessive, top floor treatment of vertical profile metal cladding to façade and roof form, which includes an elegant bullnose corner which further assists with reducing the apparent bulk at this upper level.



Figure 23: View from Valley Road.

9.1 Shading Effects

The potential shading effects of the proposal have been fully assessed. That said, one of design parameters for the proposal has been to seek to stay within the maximum height of the consented development proposal for the subject site, to maintain a comparable level of daylight access to the adjoining sites and developments to the east. While there are differences in the separation distance of building blocks of different height and massing from the boundary, relative to a compliant scenario, the intention has been to result in adverse shading effects no greater than the consented development. In relation to the one adjoining residential zoned neighbour at 9-12 Carrick Place, this property is to the north of the subject site and unaffected by the proposal.

In relation to the adjoining properties to the east, the immediately adjoining properties are zoned Local Centre, with the next properties along marking the transition to the Single House Zone – Special Character Residential Overlay.

While the overall maximum height of the proposal does not exceed that of the consented development, there are notable differences in the building massing and separation distances to the eastern boundary interface between the proposal and the consented development. The consented development puts a continuous three storey building built hard to this eastern boundary with no setback, and the taller five storey apartment building located centrally within the site. By contrast, the proposal creates a greater setback and separation distance of buildings from the eastern boundary, with a continuous planted boundary landscape zone, driveway and environs occupying a typically 7.2m wide side yard zone that separates the five storey Carrick and Valley Buildings from this boundary, as the comparative massing indicates below.



Figure 24: comparison massing model of consented versus proposed at eastern boundary interface, from UDP2 package

The two immediately adjoining local centre properties are 111 Valley Road – a single storey Californian Bungalow, that has been converted to business use, and a rear access lot (109 Valley Road) accessed by a long driveway to the eastern side of the bungalow property and occupied by a large footprint warehouse that covers the balance of the site area built hard to its western boundary with the subject Site and northern boundary that interfaces with the cul-de-sac head of Carrick Place. The bungalow at the front has also been built hard to its western boundary with the subject Site, with paved carparking to its street-facing front yard and an open grassed backyard to the rear between the dwelling and the end wall of the neighbouring warehouse to the north.

These conditions of both neighbouring properties, particularly the lack of setback of the existing buildings on these neighbouring sites from the boundary with the subject Site, and the planning context of the Local Centre zoning of both adjoining properties and the subject Site, limits the sensitivity to daylight access to these immediate neighbouring properties.

The nearest residential zoned properties – at 107 and 107A Valley Road, and the multi-unit flats at 21, 21A, 21B and 21C Carrick Place – are therefore separated from the subject Site by the intervening Local Centre-zoned immediate neighbours. In combination with the separation distance of the proposed Carrick and Valley Buildings from the eastern boundary, this results in a high degree of separation distance of these residential buildings – at approximately 25m (a width greater than that of the average residential street) from the proposed five storey apartment buildings. This separation distance factor to residential zoned properties has an important bearing in evaluating the effects from shading on residential amenity.

In relation to the neighbouring properties to the east, it is the latter part of the afternoon (and early evening between 5-7pm rather than afternoon in summer) where the shadow cast by the proposed development extends across the town centre zone into these properties.

During the summer solstice, the studies indicate there is no adverse shading during the afternoon period through to 5pm, but that after 5pm shadowing extends across the boundary

into the side and rear yards of these properties, hitting the western edge of the dwellings from circa 6pm.

In the equinox period, shadow cast by the proposed development extends across these properties after 3pm, and by 4pm it has extended across side yards to affect the western edge of the rear two dwellings, but not to the street-facing property on Valley Road (unlike the consented development).

In the winter solstice, shadow extends to the east earlier in the afternoon, affecting the residential properties from the period between 2pm and 3pm and, as the shading studies indicate, lasting until 4pm by which time it is very close to dusk at this time of year.

In this very late (for winter) afternoon period around 4pm, the shading study indicates the long shadows cast by the proposal extend in a south-westerly direction, with a considerable amount of this shadow cast over Valley Road itself and the carpark frontage of the supermarket and Valley Road shops to the other side of the street, which is not sensitive to shading impacts. In relation to the residential properties to the east, the 4pm shading study indicates that at this time the proposed buildings would at least partially shadow the front row of residential properties along Valley Road, extending as far as 105 and 103 Valley Road. In relation to the 21-21C Carrick Place flats, the proposed shadowing casts over much of this multi-unit property except for the north-eastern corner.

Overall, taking into account the extent of shadow and where it is cast across these properties in the afternoon period during the equinox and winter months, and early evening in summer months, the duration of shadow during these periods, and the fact these properties already experience a level of shading at this time of day from each other and the town centre zoned property adjoining the subject Site, the proposal is assessed as resulting in **Low adverse shading effects** in the afternoon to evening period (and only in the evening period after 5pm during summer. This shading effects conclusion takes into account the extent to which the amount of shading reduces the total number of daylight hours received by each property.

9.2 Assessment Against Relevant Plan Provisions

The site is subject to a number of AUP plan provisions from the Business – Local Centre Zone (“Local Centre”), Terrace House and Apartment Building Zone (“THAB”) and Business Eden Valley Special Character Overlay (“Eden Valley Character Overlay”) that are relevant to an urban design assessment of the proposed development.

In addition to the general assessment of response to context, evaluation of built form, design quality and pedestrian amenity and integration matters assessed above, the table below sets out summary assessment responses in relation to the policies and criteria identified as most relevant to the urban design assessment of the proposal.

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
Quality design that makes a positive contribution	(3) Require development to be of a quality and design that positively contributes to:	The proposal has been the subject of an iterative design development process, that has involved the architects Ashton Mitchell working closely with specialist advisors including John Brown for heritage

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
	<p>(a) planning and design outcomes identified in this Plan for the relevant zone;</p> <p>(b) the visual quality and interest of streets and other public open spaces;</p> <p>(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.</p>	<p>as well as Boffa Miskell in relation to urban design and landscape, and the Council specialist team, to ensure the proposal represents a high quality design response that makes a positive contribution to the local centre.</p> <p>In particular, in relation to 3(b), the proposal has undertaken detailed analysis and multiple testing of alternative massing and architectural design responses to both Dominion Road and Valley Road street frontages, as part of landing on bulk and massing and architectural street frontages that ensure a high degree of visual interest and richness that relates to the qualities of the adjoining special character buildings clustered around the Dominion and Valley Road corner.</p> <p>These qualities include:</p> <ul style="list-style-type: none"> - The recessive massing and architectural design of the upper fourth and fifth levels to minimise the presence of these upper levels when seen and experienced at eye level from the streetscapes up close within the subject blocks of Dominion and Valley Road. - The approach to modulating the street frontage to Dominion Road that breaks the site frontage length into four distinct architectural volumes arranged to either side of the centrally located principal residential lobby entrance. - The way in which these four street frontage modules step down in height from four to three and two storeys from north to south along Dominion Road, to relate positively to the scale of the adjacent character buildings around the Valley Road corner - The high ratio of solid to void and regular, ordered façade design and well considered arrangement of windows, and recessed balconies, that adds structure, depth and a highly articulated set of street facades to the site frontage to Dominion Road. - Up close details to the Dominion Road buildings including contrasting vertical brick courses above windows and balconies and frieze details to the tops of buildings, and window joinery and traditional stay details to some of the suspended canopies, which all have nods to the historic architectural vernacular.

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
		<ul style="list-style-type: none"> - The way in which the Valley Road street-facing three storey building has also been broken into four distinct modules that establishes a grain and rhythm in tune with the established character and that in combination with the façade design that features architectural framing and depth of reveals to windows and recessed balconies that creates strong visual interest. -The brick material palette of the multi-building development proposal and proposed variation in brick colours and finishes – that creates innate human scale, depth and richness to the facades in ways that create a high level of visual interest viewed up close within the streetscape, in ways that are appropriate to the special character and create variety whilst also achieving cohesion. <p>Many of these qualities also make a positive contribution to the pedestrian amenity, movement, safety and convenience of the adjacent streetscape, which also benefits from the highly active ground floor frontages conditions to both streets in terms of street-facing shopfront retail tenancies and three residential lobby points of entry (two to Dominion Road and one to Valley Road). Provision of canopies further enhances pedestrian amenity through providing shelter.</p> <p>The resultant contribution to the amenity of the pedestrian environment of Dominion and Valley Roads made by the proposal due to the combination of building frontages, façade design, lobby entries, active ground floor shopfront tenancies well suited to retail or hospitality, and canopies, will create a very high quality edge to both streets consistent with the established character and planned outcomes for the Eden Valley local centre.</p>
Universal Access	(4) Encourage universal access for all development, particularly medium to large scale development.	<p>Universal access from the public street frontages to Dominion and Valley Road has been considered and addressed as part of the development of the scheme, recognising that this is a multi-building development to two street frontages within the local centre where a high level of accessibility between the site and surrounds is required.</p> <p>Universal access is readily provided to Valley Road, where the flat street gradient enables level entry at the residential lobby logically and legibly located between the two ground floor tenancy spaces. This link provides</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
		<p>a direct route to the lift lobby of the Valley Road building, which provides universal access up to the central courtyard level circulation routes to the other three lift cores of the development.</p> <p>From Dominion Road, the fall north to south along the street frontage makes achieving step-free access more challenging, particularly in the central and southern portions of the street frontage that most legibly and logically support a principal point of entry that will function not just for the Dominion Road building itself but for the development as a whole in terms of establishing direct access through to the central courtyard which links all the buildings and common spaces and amenities of the scheme.</p> <p>To mitigate the lack of universal access to the principal lobby entrance to Dominion Road, the proposal has created the conditions for an inviting secondary entrance at the far northern end of the street frontage where level access from the street is able to be established. This linkage, which measures 3.5m in width, while smaller in scale than the principal entry, is sufficiently generous in volume to be an inviting secondary entry, that can provide access for all users, including those with prams and bicycles for example. It is anticipated it will provide a useful point of coming and going for all residents who are heading north along Dominion Road, such that it will be well used and together with high quality interior finishes and integration with the adjacent bike store will ensure it will not feel like a second-class route.</p>
Design quality commensurate with prominence and visual effects	(5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.	<p>The development will have a certain level of prominence in the immediate streetscape of the Eden Valley due to the length of its twin street frontages to Dominion and Valley Roads to either side of the neighbouring character buildings on what is a key street corner junction along the Dominion Road corridor.</p> <p>The design has recognised this and has rigorously tested massing scenarios and design development of characterful architectural facades to respond to this prominence within the local centre streetscape.</p> <p>Beyond this immediate local centre streetscape context, the development will not be prominent, but at four to five storeys, will appear as a cluster of new mid-rise buildings amongst a number of others of comparable scale along Dominion Road.</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
Ground floor adaptability	(6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.	Tenancies are street-facing with individual shopfront identity and access to trade directly to the street, which promotes their viability and best positions them to be viable attractive spaces attracting a range of tenancies that develop their own identities and following within the local centre for the long term. Spaces have been designed with a generous size and shape factor, layout space that supports a wide range of potential retail, hospitality and service sector uses. Floor to floor heights of c.6m provide a volume of space that further support the ability to adapt spaces to a wide range of uses over time.
At grade parking	(7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.	There is no at grade parking on the part of the Site zoned Local Centre, with the basement carpark ensuring the potential for adverse effects on pedestrian amenity and streetscape are avoided. The 3-space carport to Carrick Place, on the part of the site zoned THAB, has been designed to ensure it is in keeping with the residential character of that back street with a timber fenced and landscaped treatment to the street boundary.
Development adjacent to residential zones	(8) Require development adjacent to residential zones and the Special Purpose School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.	The development is adjacent to the THAB residential zone on its northeastern boundary that adjoins the single storey residential village at 9 and 16 Carrick Place. Matters that relate to maintaining the amenity values of the adjacent THAB zoned property are addressed under the THAB zone provisions that follow in this table.
Functional and operational requirements	(12) Recognise the functional and operational requirements of activities and development.	<p>The proposal has paid heed to the functional and operational requirements of local centre activity and mixed use development on both the subject Site and adjoining sites, as well as the co-location of commercial and retail activities with residential development on the subject site and on adjoining and nearby sites to the north and east.</p> <p>The street-facing nature of retail to Dominion and Valley Road frontages, and provision of separate dedicated retail and rubbish storage areas, for example, recognise and provide for these different needs.</p>
Amenity values of adjacent	(20) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.	Evaluation of the ways in which the scheme has avoided or mitigates adverse effects on amenity values of the adjacent THAB-zoned property at 9 and 16

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
residential zones		Carrick Place are addressed under the THAB zone provisions that follow in this table below.
Relevant Provisions- Terrace House and Apartment Building Zone H6.8.2		
Visual Dominance	<p>(21) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:</p> <p>(a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:</p> <ul style="list-style-type: none"> (i) the planned urban built character of the zone; (ii) the location, orientation and design of development; and (iii) the physical characteristics of the site and the neighbouring site 	<p>The proposal does not comply with H6.6.6 Height in relation to boundary (a 6.8m infringement) but does comply with H6.6.7 Alternative height in relation to boundary with the THAB-zoned adjoining property at 9 and 16 Carrick Place in the north-eastern corner of the subject site, also zoned THAB.</p> <p>This boundary is a side yard condition to the adjoining residential site as well as to the development on the subject site, the Carrick building being designed with a primary orientation of units east and west and secondary side wall elevations of corner units to this northern edge.</p> <p>The northern edge of the building steps in c.2.8m at three storeys to a setback fourth floor, and then a further c.1.6m to the upper fifth floor, with a massing profile that complies with the alternative height in relation to boundary control.</p> <p>These locational, stepped building massing arrangement stepping back from the boundary at upper levels, and east-west rather than north-facing primary unit orientation features of the proposal fundamentally limit the extent to which there is a potential visual dominance issue associated with the interface with the proposed stepped 3-5-storey Carrick building.</p> <p>The extent of perceptible building mass and visual presence of the Carrick building seen and perceived from the units and their garden areas within the village development of the neighbouring property itself is also a limiting factor. This neighbouring site is a small, ten-unit, single storey residential 'village', in an arrangement of two stepped rows of terrace houses, one row facing north toward Carrick Place and a second stepped row of five units with a primary orientation to private back yards to the west, with detached garaging units occupying the front yard areas to the east.</p> <p>It is only the southernmost end unit that has an immediate boundary interface with the subject Site. Like the other units in this row, the dwelling is oriented to look west across its private back yard, which adjoins the town centre zoned part of the subject Site, with very limited outlook to the mostly solid end wall condition to the south. This is reinforced by the narrow,</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
		<p>approximate 3m width of the side yard separation between this single storey dwelling and the boundary.</p> <p>These factors, together with the existing vegetation on the neighbouring site, and proposed tiered planting on the subject site (refer Ashton Mitchell cross sections in Appendix 5 and the separate appendix for Boffa Miskell landscape design package), further limit the intervisibility between the two properties and particularly within the neighbouring dwelling or from their backyard.</p> <p>On the subject Site, in addition to the stepped three to five storey massing, a number of architectural and boundary landscape measures have been incorporated to reduce the physical presence of the proposal to this boundary and ensure the potential for visual dominance effects are avoided. These measures include:</p> <ul style="list-style-type: none"> - 5.1m width side yard separation between the boundary and the building line - Establishment of a boundary planting zone to natural ground set at the level that relates to the level of the neighbouring property across the fence, to ensure vegetation growing above the fence line is of an appropriate scale that relates to the neighbouring property and creates a layer of filtering and screening vegetation that further limits views towards the proposed building from this neighbour. - Façade design to levels 1 -3, that have a high solid to void ratio of brick wall with only limited window openings, the ground level of which will be fully screened by the boundary fencing and planting; - The stepped treatment of the level 4 façade set back 1.6m from the first three levels, and with a modulated massing with central recessed bay. - The additional slight stepping of the uppermost level 5 from this northern boundary, as well as reduced floorplate of this upper level that is stepped in from both the eastern and western edges of the rest of the building, reducing the extent of building mass at the top of the building. - The different cladding treatment from brick to grey vertical metal cladding panels for the top floor penthouse level, and the minimal extent

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
		<p>of overhang of the rooftop treatment to the upper floor, that further contributes to reducing the mass and perception of mass at the top of the building, where this is visible and appreciable from this neighbour.</p> <ul style="list-style-type: none"> - Additional framing and screening from proposed tree planting within the landscape zone between the Carrick building and the carport, that will establish to grow up to a scale that relates to the building height and scale and together with the row of boundary planting serves to further limit the appreciable building mass and soften and integrate the building into the residential context of the neighbourhood.
Reducing visual dominance effects	<p>(22) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:</p> <p>(b) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:</p> <ul style="list-style-type: none"> (i) providing doors, windows and balconies facing the street; (ii) optimising front yard landscaping; (iii) providing safe pedestrian access to buildings from the street; and (iv) minimising the visual dominance of garage doors as viewed from the street 	<p>The Carrick building has consciously been designed to reduce its visual presence to the side boundary with the residential neighbours, achieved primarily through stepped massing back from the boundary which, while infringing the Height in relation to boundary standard by 6.8m, comply with the alternate Height in relation to boundary standard. Secondly, in relation to the matters set out under assessment criteria 4(b), the building has been designed with a primary orientation of units east and west, which limits the extent of doors, windows and balconies facing north towards the adjoining residential neighbour.</p> <p>The east-facing units of the window address the cul-de-sac head of Carrick Place, with doors, windows and balconies facing the street, with slatted screening of end balconies to the north façade.</p> <p>The extent of planting zones to the yard area between the building and the carport has also been maximised to provide a generous area of planting including trees of a height commensurate with the five storey scale of the apartment building.</p> <p>Safe pedestrian access for residents is provided along the northern edge furthest from the vehicle manoeuvring in and out of the carport.</p> <p>The garaging of the carparks at Carrick Place has been laid out side on such that the parked cars are not lined up to the street front, and will be in street views enclosed within an attractive, architecturally-designed carport with a sliding gate and street-facing planting incorporated over the structure.</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
Overlooking and privacy	<p>(23) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:</p> <p>(c) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.</p>	<p>Direct overlooking of neighbour's habitable rooms and windows and outdoor living space has been strongly minimised, due to a number of factors including:</p> <ul style="list-style-type: none"> - The southern end wall condition of the neighbouring property with minimal window openings. - Tier of vertical boundary screen planting proposed along the boundary, that will readily screen the first two levels and partially filter the third level of the proposed building when seen within the backyard of this property. - The high solid to void ratio of the northern elevation of the proposed building, which reads primarily as a solid brick wall with only minimal window openings. - The extent to which it is only the Level 3 windows that are generally seen from the neighbouring property, with Levels 1 and 2 below screened by vegetation and Levels 4 and 5 above having only the uppermost parts of windows visible into ceiling zones, given the setback of these upper levels, (refer the view of north elevation from outdoor living space at 9 Carrick Place at RC-058B in the architectural drawing package at Appendix 5). - The primary east-west orientation of units, with the windows and doors and outlook from main living spaces, including balconies, oriented east-west away from this northern side boundary, and with end balconies fully enclosed by a vertically slatted screen treatment that is closely integrated with the brick façade. - Windows at Level 3 are typically to dining room areas that are not high occupation zones in terms of people spending time at the window like living or kitchen spaces or where privacy is more valued such as bedrooms. <p>As depicted in the 3d-modelled view from the outdoor living space (RC-058B in the architectural drawing package at Appendix 5), this combination of factors to both sides of the boundary results in very limited overlooking such that adverse effects are avoided other than a Low level of visual effects.</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
Building Height – assessment against relevant H6.3 objectives and policies	The assessment criteria for dwellings that exceed building height standards refer back to the policies for the zone. Those identified as relevant to this urban design evaluation are assessed below.	
Variety of housing types	<p>H6.3</p> <p>(1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.</p>	In relation to H6.3(1), the proposal is providing for a stepped height three to five storey apartment building in that part of the subject site zoned THAB, as part of an integrated residential development of 4 apartment buildings around a central courtyard. If developed this would add notable diversity to the housing typologies in this residential part of the Eden Valley, as sought by the policy for the zone.
Achieve a high density urban built character in a variety of forms	<p>H6.3</p> <p>(2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.</p>	<p>In relation to H6.3(2), the proposed Carrick building on the part of the subject site zoned THAB, and the development as a whole, achieves a high density urban built character, with the varied massing, articulation and appearance of each building form creating desirable variety while achieving a cohesive character.</p> <p>The Carrick building is set back 5.1m from the boundary with the adjoining THAB-zoned property to the north, and 7.2m from the Carrick Place boundary to the east. This has enabled the provision of boundary landscape zones to natural ground on both northern and eastern boundaries, with a generous planted green space supporting trees of scale in a garden frontage along the northern half of the east elevation. The building also benefits from fronting and overlooking the central courtyard area of the development as a whole to its western edge.</p>
Manage effects of height and bulk of development to adjoining sites	<p>H6.3</p> <p>(5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.</p> <p>(6) Require accommodation to be designed to meet the day to day needs of residents by:</p>	<p>The proposal has sought to comply with the alternate height in relation to boundary control, and stay within the maximum height of the consented development proposal for the subject Site, to manage the height and bulk of the development and maintain a comparable level of daylight access to the adjoining sites and developments.</p> <p>In relation to daylight access to adjoining residential sites, the one adjoining THAB-zoned residential neighbour at 9 and 16 Carrick Place, is to the north of the subject Site and unaffected by the proposal.</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
	(a) providing privacy and outlook; and (b) providing access to daylight and sunlight, and providing the amenities necessary for those residents.	The potential for visual dominance and privacy effects in relation to adjoining sites and developments is addressed in the evaluation against the assessment criteria H6.8.2.3, H6.8.2.4 and H6.8.5 earlier in this table.
Relevant Provisions - Special Character Overlay – Business :Eden Valley		
New buildings to maintain the integrity of the context of the special character area	D18.3 Policy (12) Require new buildings, alterations or additions to existing buildings, or infrastructure, which are within the overlay but are not character defining or character supporting buildings, to maintain the integrity of the context of the area by providing quality design, materials, colour and decoration which respects and enhances the built form and streetscape of the area.	<p>The proposal has been the subject of extensive engagement with heritage specialists for both the applicant team and Council, as part of developing building massing and architectural design responses that are consciously designed to maintain the integrity of the special character area through the fundamental height and massing response to how building bulk is seen and perceived in relation to Dominion and Valley Roads, and the more detailed strategies and design development of well-ordered and articulated street facades with selection of materials, colours and decorative details that make a positive contribution to the built form and streetscape of the area.</p> <p>The development of this design has involved extensive testing and review of the scheme as it has developed from a range of representative street-based viewpoints within and approaching the special character overlay area in and around the Dominion and Valley Road corner, and further north and south along Dominion Road. This iterative review and design development, has helped to ensure the proposed massing and architectural design responses fit well the context of the special character area.</p> <p>The aspects of the design that ensure the proposal maintains the integrity of this northern end of the Eden Valley special character area include:</p> <ul style="list-style-type: none"> • The setbacks and recessive stepping and façade treatments of upper fifth storey elements, to ensure the development reads primarily as a set of three to four storey street-facing facades to Dominion and Valley Roads. • The stepped height response to the Dominion Road building frontage, from four storeys north of the principal entry, to three and two storey elements south of the entry, and adjoining the neighbouring two storey character supporting and character defining buildings on the corner.

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
		<ul style="list-style-type: none"> • The three storey height of massing fronting Valley Road that comfortably relates to the scale of the character defining/supporting neighbouring buildings through to the corner with Dominion Road. • The way in which the collective massing to both street frontages and the balance of the development further back into the site sits comfortably in the context of the neighbouring character defining and supporting buildings, when viewed at and near the corner of Dominion and Valley Road, appearing in scale and not dominating or visually detracting from the scale or character of the facades, parapets and rooflines of the neighbouring buildings that define the street corner. • The way in which the Dominion Road street elevation has been developed as a series of four distinct street facades, two to either side of the principal pedestrian entry, and each differentiated through brick colour, fenestration and balcony treatments and architectural details, including the addition of character-supporting details such as contrasting vertical brick courses above windows, and decorative friezes along the tops of the two four storey building elements, as well as the grain and qualities of shopfronts and verandah canopy design at street level, which includes character-supporting angled stays back to the brick facades. <p>In combination, these measures, from an urban design perspective, work together to create well-mannered street facades to both Dominion and Valley Roads that relate to the scale and grain of historical development along these streets, and through a cohesive but varied palette of brick colours, textures and finer details, read sympathetically in relation to the character defining and supporting buildings of the Eden Valley special character area while also being identifiable as a quality contemporary development.</p>
Design of new buildings	D18.8.2 Assessment Criteria (4) For new buildings; or alterations and additions to buildings not identified as character defining or character supporting:	As addressed above in response to the Policy D18.3 (12), the new buildings have adopted sensitive and well considered building massing and façade design strategies that together with a sympathetic palette of brick colours, textures and finer architectural details

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
	<p>(b) whether the new building or alterations and additions to buildings not identified as character defining or character supporting;</p> <p>(iii) are designed to respond positively to the architectural form, bulk, proportions, materials and colour of any existing buildings on the site and/or any surrounding scheduled historic heritage place, character-defining or character-supporting buildings;</p> <p>(iv) are designed to respond positively to the built form characteristics and urban structure of the special character area;</p> <p>(v) are designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;</p> <p>(vi) where possible, are positioned to reflect and/or enhance the continuity of the historic front façade alignments of the adjoining character defining or character supporting buildings;</p> <p>(vii) are constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing of any scheduled historic heritage place, character-defining or character-supporting buildings;</p>	<p>and decorative elements enhancing windows and the tops of building facades, ensure the proposal responds positively to the scale, form, qualities and character of special character buildings on adjoining sites at the corner of Dominion and Valley Roads. In doing so, it ensures that the new buildings relate well and reinforce the historical urban structure of street-defining buildings lining the Dominion Road corridor. The extent to which these outcomes has been achieved is evident when analysing how the proposal relates to the buildings at the street corner in RC-051B in the Ashton Mitchell architectural drawing package.</p> <p>The specialist heritage assessment by John Brown has provided a more detailed assessment of the ways in which the proposed development relates to the qualities, original features and built form characteristics of the neighbouring special character buildings, as sought by the assessment criteria.</p> <p>In relation to (vii), the facades have a high degree of solid to void ratio, ensuring that they read as solid, brick buildings in tune with the similar qualities of the character buildings as well as being high quality, durable and easy to maintain.</p> <p>In relation to (ix), both street frontages are designed to prioritise street trading tenancies with highly glazed shopfronts and building entries to the apartment development that reflect traditional forms in maintaining the primacy of ground floor shops to the street and with very high levels of activation and visual connection with the street.</p>

Matter	Relevant Provisions - Business – Local Centre Zone Assessment	Assessment Response
	<p>(viii) are designed to respond positively to the established horizontal or vertical modulation evident on the front façade of any existing scheduled historic heritage place, character-defining or character-supporting buildings;</p> <p>(ix) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street;</p> <p>(x) proposes to combine buildings and/or sites, so that the finished appearance/façade maintains visual evidence of the previous pattern of development by vertical modulation; and</p> <p>(xi) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.</p>	

10.0 Conclusion

The proposed development represents a carefully considered scheme that has been consciously designed to provide a high-quality residential environment for future residents within a multi-building development that fits in well to the neighbourhood within which it sits, on a large and significant Site straddling the character buildings on the corner of Dominion and Valley Road.

The project has been designed with reference to the scale and height and successful contextual design responses adopted by the consented development held for the Site, but has taken a fresh approach to masterplanning a simpler scheme of buildings around a central courtyard with separation distance, footprint and massing relationships that relate well to each other, and set up appropriate conditions with the twin street frontages to Dominion and Valley Roads to the west and south, and to the differing neighbouring property interfaces to the east and north.

The development has been at pains to ensure that the height and bulk of building massing, and the architectural development of building elevations, has in the big moves of the scheme and in the finer details of materials and finishes, created a neighbourly design response. The result is a series of well-ordered and well-articulated, sympathetic, buildings. The architecture of these proposed buildings is considered to enhance the special character of the Eden Valley business precinct, as well as minimise adverse effects on the adjoining residential areas to the north and east. Within the wider neighbourhood, visual effects are generally benign, given at up to five levels the proposed buildings will have only a limited visual presence in the heavily treed environment.

The proposal is assessed as resulting in high quality urban design responses to these streetscapes, and to this immediate context the well-mannered and well-articulated building frontages generate **positive landscape and visual effects** in relation to key viewing audiences along Dominion and Valley Road itself within the town centre area and Eden Valley Special Character overlay.

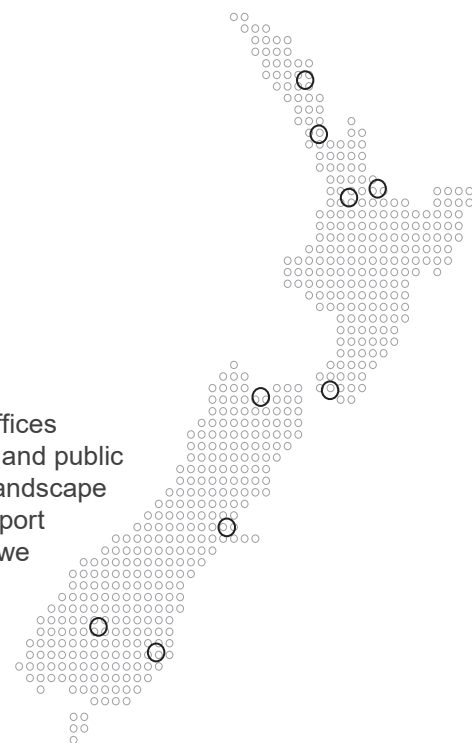
For the residential areas of visual catchment within Valley Road and Carrick Place, where there are public streetscape views of the proposal appearing as the presence of taller apartment buildings located in the Business-Local Centre in the middle ground of the view, these are assessed to generate a **Low level of adverse visual effects**.

Where there are adverse visual effects in relation to adjacent neighbours these are assessed as **Very Low** in relation to the residential properties to the east, and **Low level of adverse visual effects** for the private amenity of the villa neighbours to the immediate north of the proposed development.

The shading studies indicate that throughout the year, during the afternoon, and (in summer) extending into the early evening period, there is a level of adverse shading effect on some of the residential properties on Valley Road to the east of the town centre zone. Taking into account the extent of duration at this time of day, and the difference this makes to the total number of daylight hours received by the residential properties affected, as well as the fact that there is a level of shadowing that already occurs from existing development on these neighbouring properties, this is assessed as resulting in **Low adverse shading effects** in relation to these properties.

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