



# Integrated Residential Development at 30 & 40 Sandspit Road, and 2 & 4 Reydon Place, Cockle Bay, Auckland

## Urban Design Assessment

Prepared for:

**Box Property Investments Limited**

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**transurban**

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## Document Control

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# 1. Introduction

## 1.1. Urban Design and Visual Assessment Summary

Transurban has been engaged by Box Property Investments Limited to provide urban design advice throughout the design phase, and assess the proposal from an urban design and visual perspective.

This proposal follows a previous application for a similar development on the same site, and Transurban assisted with that application also.

The following provides a summary of the key findings of this assessment.

The proposed Integrated Residential Development appropriately responds to the opportunity provided for within the Single House zone that supports the regional policy requiring a compact city, on a large site at the southern end of a mixed-use community node.

This opportunity requires IRD's to be designed in response to the local context, and as such no development standards apply. This allows flexibility for an appropriate design to be developed for the site.

The design needs to be consistent with, and achieve, the objectives and policies of the Single House zone. The development standards contained within the zone provisions for other activities provide guidance on the basic expectations for built form generally.

The proposal is compatible with the existing amenity values, while significantly enhancing the physical amenity of the site and the neighbouring streets. The proposal would result in a significant enhancement to the existing improvements on the parent title which are of a commercial / industrial nature.

The proposal responds appropriately to the existing neighbourhood character, and will continue to provide a different built form on the site that supports the existing mixed-use node while achieving the objectives to provide residential activities on this site. The different built forms within this node support a range of community functions within a wider suburban residential area.

The proposal provides a good transition between the surrounding existing suburban residential to this node, and to the Mixed Housing Suburban zone to the west. The proposal supports the objective to maintain a built form character of predominantly one to two storey buildings in the Single House zone in this area.

The proposal will create an excellent edge and interface with the surrounding streets where the amenity and safety of the streets will be significantly improved through: reduction in vehicle crossings and avoidance of the effects of garages facing or dominating the street; wider footpaths; good street tree planting; improved passive surveillance opportunities; and a high quality front yard landscape solution.

While the proposed building coverage is greater than the permitted standards, the landscaped area is greater. The 91% landscaped area of the front yard is significantly higher than the standards require. This outcome mitigates any potential adverse effects from the higher building coverage and achieves the outcomes desired for the zone.

The techniques promoted in the policies of setbacks and landscape solutions have been employed in this design, resulting in a development form that while different to standard dwellings, achieves a generally spacious outcome with good vegetation that will integrate well with the neighbourhood.

The proposed cafe on the corner of Trelawn Place and Sandspit Road provides a meeting point with food and beverage options for the residents on site and the local neighbourhood. This is small in scale, modelled on other successful cafes near schools. This will have a positive impact on the ambience and amenity of this part of Sandspit Road.

The location, height and form of the proposed buildings results in good sunlight and daylight to the neighbouring streets and neighbouring residential properties, consistent with the expectations of the standards included to generally manage these aspects. Any shadow cast by the proposal is less than a shadow cast by the envelope created by the height and height in relation to boundary standards.

The setbacks from neighbouring residential properties mitigates any potential dominance effects, while also assisting with the retention of private views from 6A Reydon Place across the site from their elevated living spaces.

The topography which falls to the east provides for good views over Cockle Bay and the harbour, but also means that there is the potential for overlooking opportunities as people generally design to

## 1.2. The Site

The development site is made up of the following sites:

LOT 2 DP 334191 with a site area of 3781m<sup>2</sup> (30 Sandspit Road)

LOT 67 DP 52881 with a site area of 809m<sup>2</sup> (40 Sandspit Road)

LOT 68 DP 52881 with a site area of 827m<sup>2</sup> (2 Reydon Place)

The total development site accumulates to 5,417m<sup>2</sup>. For the exact site location and neighbourhood context refer to Chapter 2 on page 5.

## 1.3. Proposal and Vision

The design creates 54 dwellings in terrace and apartment typologies in multiple buildings. Parking for 84 vehicles is provided in one level semi-basement all accessed via one vehicle crossing on Trelawn Place.

A common lounge, gym, and external pool area is proposed internal to the site, and a cafe is proposed on the corner of Sandspit Road and Trelawn Place providing opportunities for both residents and the general public. These facilities will contribute to creating high on-site amenity and are consistent with the requirements for integrated residential development activities.

Private and communal bike parks are included in the proposal - standard bike racks in communal areas for residents and visitors, and private bike parks are integrated into storage lockers associated to individual units and car parks.

The development consists of three buildings along Sandspit Road and three groups of two storey terrace dwellings located along the north eastern boundary. These terrace dwellings sit lower in elevation than those on Sandspit Road, creating a transition towards the existing dwellings adjacent.

The different Residential Buildings and Terrace Dwellings are connected via pedestrian paths, creating amenity and places where residents can meet and interact.

The layout is illustrated on the drawings provided with the application.

take advantage of this amenity aspect. This is evident in the existing outcomes on the site and on neighbouring properties where living spaces are located on the upper levels, including outdoor decks. This automatically reduces the privacy of neighbours, requiring each individual to respond in a way to manage their private spaces as they desire. The proposal avoids locating people close to neighbouring boundaries where they could overlook and create a commanding position.

The communal spaces provide a good range of activities for the community on site, in addition to the balcony of each apartment and the patios of each terrace dwelling. There are two single bedroom units without an external living space, which is not ideal, however they have the communal space to use. The provision of these small units provides another housing opportunity in this area and is supported.

The proposal will hardly be noticed from the wider viewing audience as it will visually integrate well and appear consistent with the existing context. Views from the neighbouring streets will be impacted as the development will result in a visual change to these views, however the impact is considered to have positive effects on the streetscape amenity. This proposal could also result in a better outcome than a more traditional development of individual dwellings.

The views from private neighbouring properties will also experience a visual change, and the most impacted will be those properties to the east of, and about the site. It is considered that the design provides an appropriate solution that responds to these properties in a way that best maintains their existing amenity values while allowing the redevelopment of the site.

In some views, the three Residential Buildings have an appearance of a longer development and consideration on a varied colour scheme could be explored to assist with further identification of the individual buildings and reduce the visual length.

Overall, it is considered that the proposal is an excellent use of the land resource and responds to the existing context in an appropriate way that manages potential adverse effects, while significantly enhancing the amenity of the location.

This urban design assessment relates to the following drawings:

**Architectural Drawings prepared by +MAP Architects (2014) Ltd, dated 28/04/2020 and revision 5:**

- A1.01-A1.16
- A2.01
- A3.01-A3.04
- A4.00 - A4.07
- A5.01 - A5.11

**Architectural Design Statement prepared by MAP Architects Ltd, dated 28/04/2020, Revision A**

**Landscape Design drawings prepared by Greenwood Associates, dated 20/04/2020:**

- 20033/1 to 20033/9 Rev1

**Visual Simulations (VPT1-8) prepared by U6 Photomontages Limited dated 30/04/2020.**

**Civil Engineering plans prepared by DHC Consulting LTD Rev A dated April 2020 - C200, C400, C500.** It is assumed that the civil drawings are diagrammatic only and coordination with proposed landscape outcomes will occur.

This assessment is prepared within the context of the Auckland Unitary Plan - Operative in Part (AUP), the existing environment, the

proposed environment, and the Resource Management Act 1991.

#### 1.4. Urban Design Assessment Methodology

1. Undertake a site and context analysis
2. Develop urban design principles as a framework for which the assessment can be made
3. Provide assessment against the principles, with reference to assessment criteria where relevant
4. Undertake Visual assessment
5. Make adjustments to the proposal if necessary
6. Refine assessment
7. Conclude the assessment

#### 1.5. Visual Impact Assessment Methodology

This application requires a detailed visual impact assessment, in greater depth than typically included in our Urban Design Assessment.

This assessment analyses the impact of the proposal in three parts:

1. whether the development generates visual impacts – (i.e. how visible is it, in what quality landscape and by who?);
2. the anticipated outcomes provided for by the zone provisions – (i.e. is it anticipated?);
3. the scale of effects generated by the impact of the proposal in the landscape – (i.e. are there visual effects? - positive and negative).

In carrying out this assessment two basic issues are to be addressed:

1. The nature of the proposal and its existing landscape environment. An analysis of the present view is carried out to ascertain those qualities and elements of the surroundings that might be affected by the development.
2. The specific visual effects that would be generated by the

proposal.

This is achieved through a process that includes the following steps:

- Identification of the visual catchment of the proposed development and the audience – the area from which it will be seen and by whom;
- Identification of significant viewpoints (usually publicly accessible places from which the development will be seen) and of the viewing audience of each viewpoint (in terms of numbers viewing, and whether the view is stationary or transient (as from a moving vehicle));
- Determine the extent of views from private property where possible;
- Understanding the visual changes ideally with assistance from the preparation of “before” and “after” visual simulations from each of the chosen viewpoints;
- The assessment is undertaken using the following structure:

**PART A:** Existing sensitivity and quality of the site and its surrounds to change

- The visual and landscape quality;
- Landscape sensitivity and visual absorption capability of the area
- Particular characteristics of the viewpoint.

**PART B** – Impact of the proposal

- Visual intrusion and contrast including the visual prominence of the proposal, integration with existing landscape components and contribution to wider cumulative effects
- Amelioration and Mitigation Potential

**PART C** – Overall Effects Rating

Effects include positive as well as adverse effect. While assessments typically focus on adverse effects, positive effects are also a relevant consideration in relation to RMA sections 7(c) and 7(f) that require the

maintenance and enhancement of amenity values and the quality of the environment respectively.

In this case any effects of the proposal from each viewpoint are rated within the following scale:

**Negligible effect** - The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality, or where the proposal sits comfortably with the proposed character in the statutory context.

**Very low effect** - The proposed development is barely discernible with little change to the existing character, features or landscape quality, or where the proposal sits comfortably with the proposed character in the statutory context.

**Low effect** - Slight loss to the existing character, features or landscape quality. A low effect rating could be attained where a proposal can be seen but is to be located in a landscape which does not have high quality, or can visually absorb the new development.

**Moderate effect** - Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity. A moderate effect could be attained by a combination of factors such as the proposal being visually prominent in the view but because of the existing low quality of the landscape, or the fact that only a few people would see the proposal, the overall rating becomes moderate.

**High effect** - Noticeable change to the existing character, distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements. A high negative effect rating means that the proposal would be highly prominent in the view with little opportunity for integration into the surrounding landscape. This effect rating could result from a combination of factors such as large scale earthworks or alterations to existing landforms that could not be mitigated or the introduction of a development of a scale and nature that changes the overall character of the site and surrounding landscape. A high positive effect means that the proposal would be highly prominent but with advantageous outcomes such as the revegetation of degraded land.

**Very high effect** - Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook.

Extreme effect - Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook.

Generally for adverse effects, those in the 'Negligible effect' to 'moderate effect' range are acceptable in visual terms, provided mitigation is carried out for close up residents or workplaces, or for particularly intrusive elements.

To assist with the determination for notification (RMA.s95) or for non-complying activities, it is considered that adverse effects that are 'low effect' would be considered to have a minor adverse effect. An adverse effect above 'Low effect' can also result in an overall Minor effect. It depends on the sensitivity of the landscape and viewing audience and the impact a proposal may have.

For those viewpoints from which high adverse effects arise, significant mitigation is required, and redesign may be necessary. Where a very high and extreme adverse effect is likely to arise, the proposal would be unacceptable in visual terms. Conversely, an extreme positive effect would strongly support the intervention in the landscape.

An extreme adverse effect rating would occur if (for example) the proposal becomes the dominant feature in the landscape which is out of place, other elements becoming subordinate, and the proposal significantly affects and changes the character of the landscape. This effect is most likely to occur in high quality landscapes that are currently unmodified by development.

Finally, drawing these issues together, conclusions are drawn about the visual and landscape acceptability of the proposal.

## 2. Context Analysis





Image 2: District context plan

## 2.2. Statutory Context

### 2.2.1. Introduction

The AEE sets out a full description of the relevant statutory context and the following is a summary of the key provisions that have guided this assessment.

### 2.2.2. Resource Management Act

The over arching management tool is the Resource Management Act 1991 (the RMA) and development of land needs to be in accordance with this. In Part 2 of the RMA, section 5(2) Purpose –states that:

*“In this Act ‘sustainable management’ means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while...*

- c. *Avoiding, remedying or mitigating adverse effects of activities on the environment”.*

Clause 2 of the Fourth Schedule of the RMA lists six matters to be considered when preparing an assessment of effects on the environment. One of these matters is:

*‘Any physical effect on the locality, including any landscape and visual effects’.*

### 2.2.3. Auckland Unitary Plan Operative in Part (AUP)

The following sets out the main planning parameters as contained within the AUP. Any unresolved appeals to the plan have not been taken into consideration. For details and a comprehensive summary refer to the Planning Report by Mt Hobson Group Limited.

### 2.2.4. Wider Context

Apart from the town centres and a few service/ business areas, the wider Howick/ Cockle Bay area is envisioned as residential in the AUP.

Different zones provide for a variety of densities and built form outcomes, of which most can be found in the wider area as illustrated in Image 3.

The site is within the Single House zone but just east of Sandspit Road which is the boundary of the Mixed Housing Suburban zone.

A small Neighbourhood Centre zone is located to the north of the site (separated by the school), which allows for higher densities and building heights (than the Single House zone) and commercial activities (refer Image 3).

The two schools opposite the site are on land zoned both Single House zone and Mixed Housing Suburban some with designations over providing for the school activities.

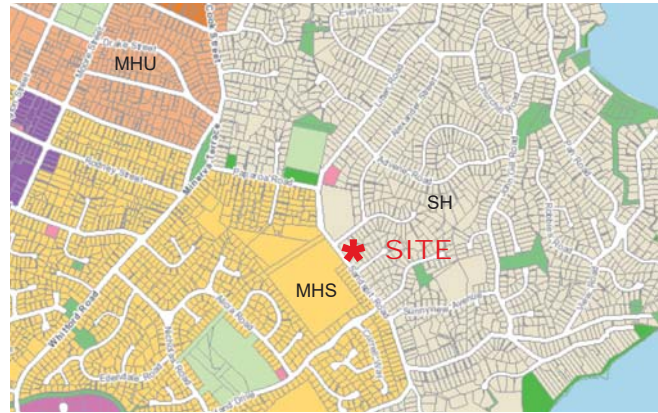


Image 3: Zoning map, AUP - Wider neighbourhood

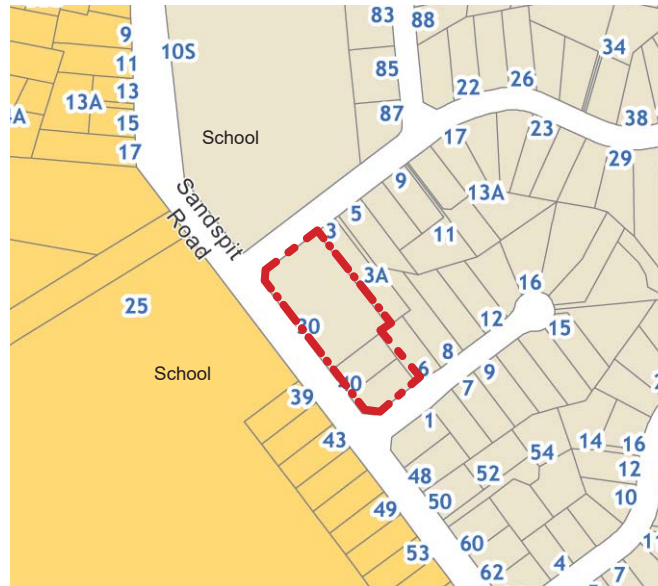


Image 4: Zoning map, AUP - Site

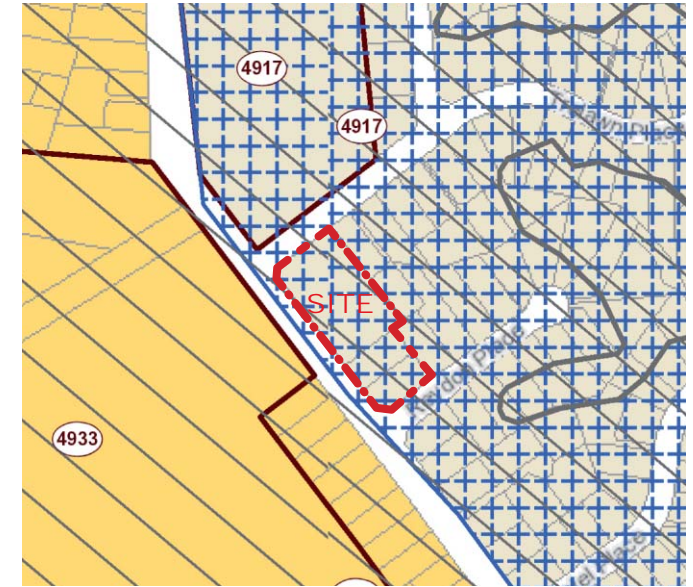


Image 5: Zoning map, AUP - Overlays, Controls and Designations

### 2.2.5. Site Zoning

The site is zoned Single House (SH).

### 2.2.6. Overlays, Controls and Designations

#### Overlays

No overlays and/ or precincts apply to the site.

#### Designations

No overlays and/ or precincts apply to the site.

#### Controls

The site is subject to the following controls:

Macroinvertebrate Community Index

Stormwater Management Area Control - Flow 2

The controls applicable to the site are not considered relevant from an urban design or visual assessment perspective. For a comprehensive planning summary, refer to the planning report



## 2.2.7. Objectives and Policies - Single House Zone

### Objectives

(1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.

(2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.

(3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### Policies

(1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.

(2) Require development to:

- (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or
- (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

(4) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.

(5) Encourage accommodation to have usable and accessible outdoor living space.

(6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

(7) Provide for non-residential activities that:

- (a) support the social and economic well-being of the community
- (b) are in keeping with the scale and intensity of development anticipated within the zone
- (c) avoid, remedy or mitigate adverse effects on residential amenity
- (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.

(8) To provide for integrated residential development on larger sites.

### 2.2.8. Integrated Residential Development

It is our interpretation that the zone enables the opportunity for the establishment of higher density residential activities as a discretionary activity through an integrated residential development activity status.

The definition of Integrated Residential Development is:

*“A residential development on sites greater than 2,000m<sup>2</sup> which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.”*

Our interpretation is that this provision was established through the deletion of the retirement village zone and a way of enabling them within residential zones. The sites are typically large and can accommodate a different density and typology where their effects can be managed. In this zone, the overarching objective is that development should maintain or enhance amenity values of established residential neighbourhoods, which enables development to respond to the character and existing and planned context of areas, acknowledging that areas zoned the same have differences.

Our expectation for an apartment or terrace house typology in this zone would include a low-rise design proposal that is relatively close to the development standards for permitted and restricted discretionary activities, unless there is specific opportunity to differ provided by the site and the context. In this case the site is not wholly within a suburban residential context as it is opposite two schools and currently contributes to a mixed use node through its previous / existing use as a petrol station / retail and vehicle servicing workshop.

As discussed in further detail in the AEE, there is no density expectation for integrated residential developments, and the number of residential units would be determined by the building form and design.

### 2.2.9. Activity Status

The activity status of the application is Discretionary as per section 4 of the AEE.

### 2.2.10. Policy Framework:

The policy framework encourages an outcome on the eastern side of the street in the Single House zone which is compatible with the existing suburban built character, or the planned suburban character of predominately one to two storey buildings within a generally spacious setting. The existing character includes two large schools opposite on two corners, and with abutting multi-unit housing along the eastern boundary. The existing built form on the opposite side of Sandspit Road is consistent with the Single House zone, however it is zoned Mixed Housing Suburban which provides other development opportunities.

Larger sites have different opportunities (such as taller buildings and higher density for example) and different outcomes can exist without resulting in adverse effects on other people or the environment.

The AUP provides the opportunity for these different outcomes through a discretionary consent application for integrated residential development or other non-complying proposals where the merits of a proposal can be assessed.

Policy 8 provides a directive that acknowledges there could be a range of outcomes on larger sites within the Single House zone.

The activity table H3.4.1 does not include any standards that need to be complied with for the IRD activity status. This does not mean that the standards for the zone are ignored, however as a discretionary activity, the zone standards do not need to be complied with. Any design solutions should consider these standards and they can assist with any assessment.

The site has an existing context to which a proposal needs to relate. A suburban low density residential outcome is one solution, but a more intensive outcome is another. This could have a more positive response providing alternative living opportunities within this area, obviously with appropriate management of any potential effects on the environment and neighbouring people.

In this case, from an urban design perspective the assessment needs to focus on whether the proposal is appropriate for the context and whether any adverse effects can be avoided or appropriately managed.

In assessing discretionary activities, Council can consider all relevant objectives and policies within the Unitary Plan (which we understand to not be limited to the Single House zone), all potential environmental effects, and any matters outlined in s.104 of the RMA.

It is proposed that the following issues summarised from the objectives and policies of the AUP are relevant when assessing the proposal:

- a. Maximise the best use of the land through a comprehensive design to support a compact city.
- b. Development is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the established neighbourhood character, which in this case include a range of building typologies including height and scale that are not residential which create an existing mixed-use node of difference in the neighbourhood.
- c. Development is in keeping with the neighbourhood's existing built form, or planned suburban character (which is considered to include IRD's as they are specifically provided for within the Single House zone) of predominantly 1 to 2 storey dwellings. (This does not mean a maximum of 2 storeys everywhere).
- d. Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
- e. Non- residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
- f. Development responds appropriately to the existing node of mixed use activity at the location, and as a transition to the wider lower density residential environment to the east and south of the site.

- g. Encourage development to achieve attractive and safe streets with good passive surveillance, optimising front yard landscape and minimise the visual effects of garage doors.
- h. Development should maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites
- i. Encourage accommodation to have usable and accessible outdoor living space.
- j. Manage impervious areas on a site to manage the amount of stormwater runoff and provide contribution to the amenity values.

The Single House zone does not include assessment criteria that helps in determining the extent to which the design of the apartments and outdoor space of the proposed integrated residential development is appropriate. Other zones such as the Mixed Housing Suburban and Urban zones are more helpful in providing guidance on acceptable outcomes for people residing in dwellings other than single dwellings and have been used in this assessment.

## 2.3. Neighbourhood Context

### 2.3.1. Summary

The site is located on corners of a busy road and two residential streets (Trelawn Place and Reydon Place).

Sandspit Road has two traffic lanes and a painted central median, providing turning pockets into side streets or neighbouring activities.

No stopping lines exist along the frontage of the service station part of the site and two on street parking spaces exist outside the southern part of the site outside the residential dwellings. Just to the south of Reydon Place exists a bus stop in the southern direction.

Opposite the existing residential part of the site exists a bus stop for north bound movement. On street car parking is provided to the south of the bus stop, and no stopping lines exist north of the bus stop along the frontage of Howick College.

Footpaths and varying widths of grass berm exist on both sides of Sandspit Road. Three large conifer trees exist in the front berm outside Howick College opposite the site, and no other street trees exist except south of Reydon Place where recent plantings have occurred.

The location of the footpaths varies from being abutting the kerb to being set back beyond a front berm. The condition of private property and the school sites provide the current amenity in terms of the street space and there is opportunity to enhance this street with additional tree planting and a better footpath outcome in addition to the redevelopment of the site.

Better pedestrian crossing opportunities for people wanting to cross Sandspit Road should also be considered particularly to the south of Howick College.

No stopping lines exist at the western end of both Reydon Place and Trelawn Place and on street parking is restricted to 120 minutes Monday to Friday further to the east along these streets.

Large institutional land uses exist to the west (Howick College) and north (Cockle Bay School) on opposite sides of the roads from the site. Cockle Bay School on the northern corner of Sandspit Road and Trelawn Place is a dominant activity covering a large area of land. Similarly, the Howick College campus on the western side of Sandspit Road is a substantial development characterised by large scale buildings and car parking adjacent to the road. These schools are one and two levels high with a mix of small to large building footprints and are significantly different to the wider residential character.

The immediate character around the intersection of Sandspit Road and Trelawn Place is mixed use and not residential, enhanced by the neighbourhood centre just north of Cockle Bay School.

This is a node within a wider residential context. The intersection of Sandspit Road and Reydon Place at the southern end of the site has a residential character.

This site provides scope for an outcome to positively contribute to this node, and that opens the opportunity for a different outcome to a two level suburban outcome included in the Single House zone which currently applies to the site.

The two dwellings at 6 Reydon Place are located on land contiguous levels with the site and transition a slope falling to the east. The four dwellings at 3 Trelawn Place are located on excavated land such that they exist lower than the site with a retaining wall at the boundary. These are a mix of single and two level buildings.

These neighbouring properties are therefore not consistent with the anticipated outcome provided for within the Single House zone where more than one dwelling per site is a non-complying activity (unless one dwelling could be considered a minor dwelling). These properties provide a transition to the part of the neighbourhood which is more characteristic of the Single House zone beyond.

The amenity values in the immediate part of the neighbourhood are not characteristic of a quiet established residential neighbourhood.

The Sandspit Road and the site is on a ridge where the land falls away to the east more quickly than the land to the west where the Howick College is located. The site is essentially at the top of one arm of a catchment which transitions down to Cockle Bay reserve.



Image 6: Neighbourhood context

### 2.3.2. Existing Amenity Values

A key consideration of the Single House zone objectives and policies is that any development needs to maintain, and is in keeping with or compatible with, the existing **amenity values** of the neighbourhood.

Secondly, this policy direction includes that any development is in keeping with the neighbourhood's **existing or planned suburban built character of predominantly one to two storeys buildings**.

The character of a neighbourhood is one of the influences on amenity values people have of that place.

This policy direction is a direct response to RMA Sections 7(c) and 7(f) where councils are required to have particular regard to the maintenance and enhancement of amenity values and the quality of the environment.

Amenity values are the things that we really feel good about and cherish in our urban/suburban environments which contribute to our wellbeing and are very important to achieving liveable built environments.

The term "amenity values" is defined in the Resource Management Act 1991 (RMA) as "those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes" (s 2 RMA).

Contributing factors to suburban amenity values include public and private open space, historic and cultural heritage, neighbourhood character, vegetation (eg bush, trees and gardens), safety, views, and noise levels.

The existing context together with the zone aspirations, provide the context for development that maintains or is in keeping with amenity values. By maintaining these does not mean there is no change to the physical environment, rather there is a focus on ensuring that the pleasantness and other attributes of a place are not deteriorated. This has to be informed by place analysis and will differ throughout the Single House zone.

In terms of maintaining private amenity values, the zone includes specific standards to control development that are deemed to maintain, or provide a reasonable level of amenity for both on a site, and on neighbouring sites.

The challenge is to identify the key amenity values of a place through input from a wide range of people and experience.

In this case, the development of the Auckland Unitary Plan included significant public involvement and contributed to the application of zones for all of Auckland, and outcomes sought for these zones. The Single House zone provides this agreed direction for this site, but should be considered within the context of the Mixed House Suburban zone opposite the site.

The developer has engaged at a more local level discussing the development with neighbours, both individually and at a meeting. Views were expressed at that stage and in submissions made to a previous application. The key aspects these people value have been identified, along with some views communicated in a local newspaper.

We prepared an analysis matrix to determine and record what we consider are the key amenity values from these inputs along with our own analysis. These are listed under headings and the following provides a summary of these key amenity values.

1. Landscape elements: landform, slope and aspect, vegetation and outlook
  - The existing landform provides a significant contribution to the amenity values of this place. The ridge line upon which exists Sandspit Road and the small valley systems falling away to the east and the west is clearly recognisable as a generally in tact natural landform.
  - This landform provides high value views, particularly to the east over the suburban context of Cockle Bay to the harbour and the islands beyond.
  - Reydon Place and Trelawn Place provide views to the harbour and beyond to Beachlands adding a connection to the wider landscape and assisting with orientating oneself. This has a positive effect on amenity values.
  - The eastern slopes of Cockle Bay displays a mix of dwellings and trees, where the trees are generally higher than the buildings resulting in a highly green canopy outlook with buildings between in the middle to more distant views. Closer views include a greater number of buildings visible.
  - Views from Sandspit Road to the east at the location of the site are dominated by buildings seen against the sky, and the landform provides clear indication that the road is on the ridge assisting with way finding, but not an attribute people would necessarily identify as important..

- Views from the east to the ridge include a mixed outcome where both trees and buildings are seen against the sky which is more important as people can understand this wider landscape with a consistency along the ridge.
2. Landscape elements: environmental factors such as wind speed, sunlight, daylight
    - The easterly slope aspect provides very good orientation to morning sun and some restricted late afternoon sun due to the restrictions created by the ridge, but generally quite open to the sky with good light.
    - The prevailing south westerly wind is somewhat interrupted by the ridge and elements along it, reducing its effect on the easterly slopes.
  3. Streetscape: Is it easy to get to and around, to access other people and places? On street parking?
    - Sandspit Road has limited parking outside the site with more towards the south. Concrete footpaths exist both sides of the street and provide good connections for pedestrians along the road. Bus Routes pass along Sandspit Road to provide choice of transport modes to the wider city, resulting in Sandspit Road being an important transport corridor.
    - Trelawn Place has footpaths on both sides and parking in places with restrictions in others mainly near the intersection outside the school.
    - Reydon Place is similar but with a narrower carriageway with a short section of parking restriction at the intersection.
    - Parking on Reydon Place is used by people attending the schools resulting in a higher level of parked cars during the day which is considered by the local residents to have a negative impact on the amenity value of the street.
    - The street network provides a high level of accessibility from the wider suburban context to the two schools, the local shops and open space reserve at Pararoa Road and this is highly valued by the residents.



Image 7: View of Trelawn Place from the site with Cockle Bay School to left, harbour in distance



Image 8: Intersection of Sandspit Road and Trelawn illustrating trees on edge of street with car park and buildings beyond



Image 9: Intersection of Sandspit Road and Reydon Place, looking east



Image 10: Sandspit Road looking north, Howick College to left, site to right

4. Streetscape attractiveness: Width of streets and berms and degree of street planting and relationship with buildings
  - On approach to the site from the north along Sandspit Road, significant liquidamber trees exist in the road reserve providing a very dominant edge to the street which are considered positive elements contributing to the pleasantness of the street.
  - Large pohutukawa trees and a large oak tree exist opposite the site on the south western corner of the Cockle Bay Primary school site adding to the vegetation in the street space and concealing a parking area and backs of buildings.
  - Large macrocarpa trees also exist along the Trelawn Place boundary of the Cockle Bay School creating a very tall vegetative edge to the north side of the street in contrast to the lower dwellings on the opposite site. The topography and trees result in a low level of interaction between the school and the street.
  - Sandspit Road to the south includes some small street trees, however the dominant vegetation is very mixed within private property and the trees help to form an edge to the street with the buildings set back beyond
  - The quality of the street edge on Sandspit Road outside the site is relatively low with no street trees and narrow grass berms either side of the footpath. A number of wide vehicle crossings that once supported the petrol station on site are not positive aspects. The value here is the existence of a path for connections, but has a low experience value.
  - The narrow carriageway and footpaths abutting the kerb on Reydon Place provide for a good depth rear berm which is grass and with some trees of varying species and location. The rear berm is well defined for part of the road with the existence of fences, however other parts have no definition and look like an extension of the front yard. There is one existing Bottlebrush tree in the front berm outside the site and a medium sized pohutukawa tree on the opposite berm on Reydon Place which contributes to the visual amenity of the street with a sense of a quiet little residential street.
  - Residents value the ability for their children to play on the culdesac end of Reydon Place due to few car movements.
5. Streetscape General: design of buildings, character, front yard depth, landscaping and fencing.
  - There is clearly a node of community activity from the site through to the Paparoa Park to the north along Sandspit Road. This local mixed-use node is within the wider residential area where the retail forms the northern extent, and 30 Sandspit Road forms the southern extent.
  - The pohutukawa tree on the corner of Reydon Place and Sandspit Road together with a liquidamber tree along the sites Reydon Place frontage providing a tall vegetative edge to the street under which single storey dwellings exist. This together with the two storey dwelling opposite create an enclosure to Reydon Place assisting with its character being different to Sandspit Road.
  - Generally low fencing and planting along the Reydon Place properties provide an open and integrated streetscape with a sense of space and vegetation.
  - All surrounding streets experience variation in activity through the day where there is greater volumes of traffic at peak times including school hours and less through the middle of the day and evenings and weekends. This higher level traffic density is considered a negative aspect of the existing amenity by residents.
  - Sandspit Road south of 40 Sandspit Road has a generally consistent form where dwellings are set back from the front boundary between 5 and 10m (mostly around 7m) providing for vehicle access and turning and some landscape area at varying proportions, resulting in a suburban outcome.
  - The buildings include a mix of single and two level dwellings many of a 1960 to 70's era brick and tile, but some with weather board, plaster, fibro-cement boards all with a range of colours including light tan, browns red grey and green. This contributes to a character that is typical of that era.
  - Sandspit Road south of the schools is not particularly enclosed and open to the sky. It has a suburban character and doesn't have any particular special qualities that make it different to other streets built around the same time.
  - The service station site and the Howick College site are very different to the above southern part of the street where a greater open space around buildings exists and the buildings are a different scale and form.
6. Spaciousness: Physical access to public open space and the degree of private open space
  - Large trees outside the Howick College provide spatial containment to the street and help with the amenity of the street.
  - The set back of the college buildings allow space to the road and provides for car parking, however this is not a great relationship with the street.
  - The limited set back of the primary school buildings on Sandspit Road provide a better spatial relationship with the street, however they are mostly inactive.
  - The two closest schools have large open spaces, however they are mostly internal to the blocks and not particularly visible from the streets. They provide some open space areas for locals to use however.
  - The park and cemetery at Paparoa Road to the north is a large community open space reserve providing outdoor recreational opportunities for the local community
  - Beaches in close proximity provide good semi-natural environments for the enjoyment and well being of the community
  - The residential sites generally have high amounts of private open space which is highly valued for families.
7. The visual relationship between built and natural elements;
  - The significant natural environment is the harbour to the east of the Cockle Bay area. The visual relationship is distinctive being very different.
8. Ratio of building height to other buildings and the interaction of buildings with adjacent buildings
  - The existing buildings on site and opposite to the west of Sandpit Road have a low height to width ratio.
9. Neighbourhood safety, Are you actually safe and secure? Do you feel safe and secure?
  - There appears to be a feeling that the area is generally safe and there are limited elements existing suggesting otherwise, such as tall secure fencing, security cameras, or graffiti.
  - The residential development generally provides good passive surveillance opportunities providing a sense there are people watching the streets.



Image 11: Sandspit Road looking south, Liquidamber trees to right, Howick College centre, Cockle Bay School left - site around the corner to the left.



Image 13: Cockle Bay School main entrance as it fronts Sandspit Road with over height two level building and tall single level buildings



Image 12: View to the local centre at Paparoa Road, with Paparoa Park to the left



Image 14: Howick College main entry and hall, illustrating large building forms and car parking to the street frontage

10. Accommodating choice, are there options in terms of lifestyle choices (e.g. dwellings, skateboard parks, places to shop, places to be entertained)?

- The two close schools and others in the area provide a good lifestyle choice for families in Cockle Bay
- The local shops at Paparoa Road provide for the daily needs and supporting the local community which is considered a positive amenity attribute.
- The site is in close proximity to larger commercial centres enabling access to a wider range of services and entertainment options.
- Paparoa Park provides recreation opportunities along with the schools. Access to the waterfront is relatively easy.
- Good coastal walkways connecting to Mangemangeroa Reserve along an arm of the estuary providing other recreational opportunities.
- There is very few dwelling options in this area resulting in limited choice for a range of people which is a negative amenity value as it restricts options for people to reside in the area or remain in the area as their lifestyle changes.

11. Noise levels, vibration and odour;

- Noise levels are generally low, mainly being vehicle noise and children noise from the schools
- Being mainly a residential area there is no noticeable offensive odour and no significant vibration experienced.
- Expect the locals to consider it is a relatively quiet area and enjoy this peacefulness



Image 15: Sandspit Road from north of Trelawn Place intersection looking south with the site to the left





Image 16: Sandspit Road from outside the site looking south



Image 17: Sandspit Road from Reydon Place looking south

## 2.4. The Site

### 2.4.1. Summary

The existing built character of the majority of the site (30 Sandspit Road) is not typical of the suburban built character described in the zone, or of the neighbouring residential context, being an old petrol station and mechanical workshop. The part of the site at 40 Sandspit Road and 2 Reydon Place are residential and are consistent with the immediate residential neighbourhood.

The petrol station canopy is the tallest building on the site, however the perceived height of the buildings vary depending on the viewer location due to the change in topography.

The northern end of the site has a commercial character and appearance with a low amenity value. The commercial buildings are set within a large open site with a mix of rough lawn and paved areas for parking and minimal vegetation. The site has existing use rights

as a commercial activity (currently used as a marine workshop and for sales of second hand boats) and this development is part of the existing character of the immediate environment however it does not contribute in a positive way.

From Council's GIS aerial photos it would appear that the workshop building existed prior to the residential being developed.

Sandspit Road exists on a ridge, with the site being on the north eastern side of it. The site slopes away from the road and is currently retained through the existing building, a small retaining wall and a batter slope.

The existing buildings on site (both the commercial as well as the residential), do not appear of special value and can be removed.

With the exception of the Pohutukawa tree on the south western corner, there is no significant vegetation visible on aerials and upon site visit (limited access available on the two residential sites) - a thorough inspection by an ecologist may be required to confirm.

The eastern boundary of the site is the only point at which the land adjoins other residential land in the Single House zone. There are six dwellings in three duplex forms along the eastern boundary of the site. Two have a Reydon Place address on one site, and four have a Trelawn Place address on two sites.



Image 18: View of the development site from Sandspit Road, opposite Trelawn Place looking south east

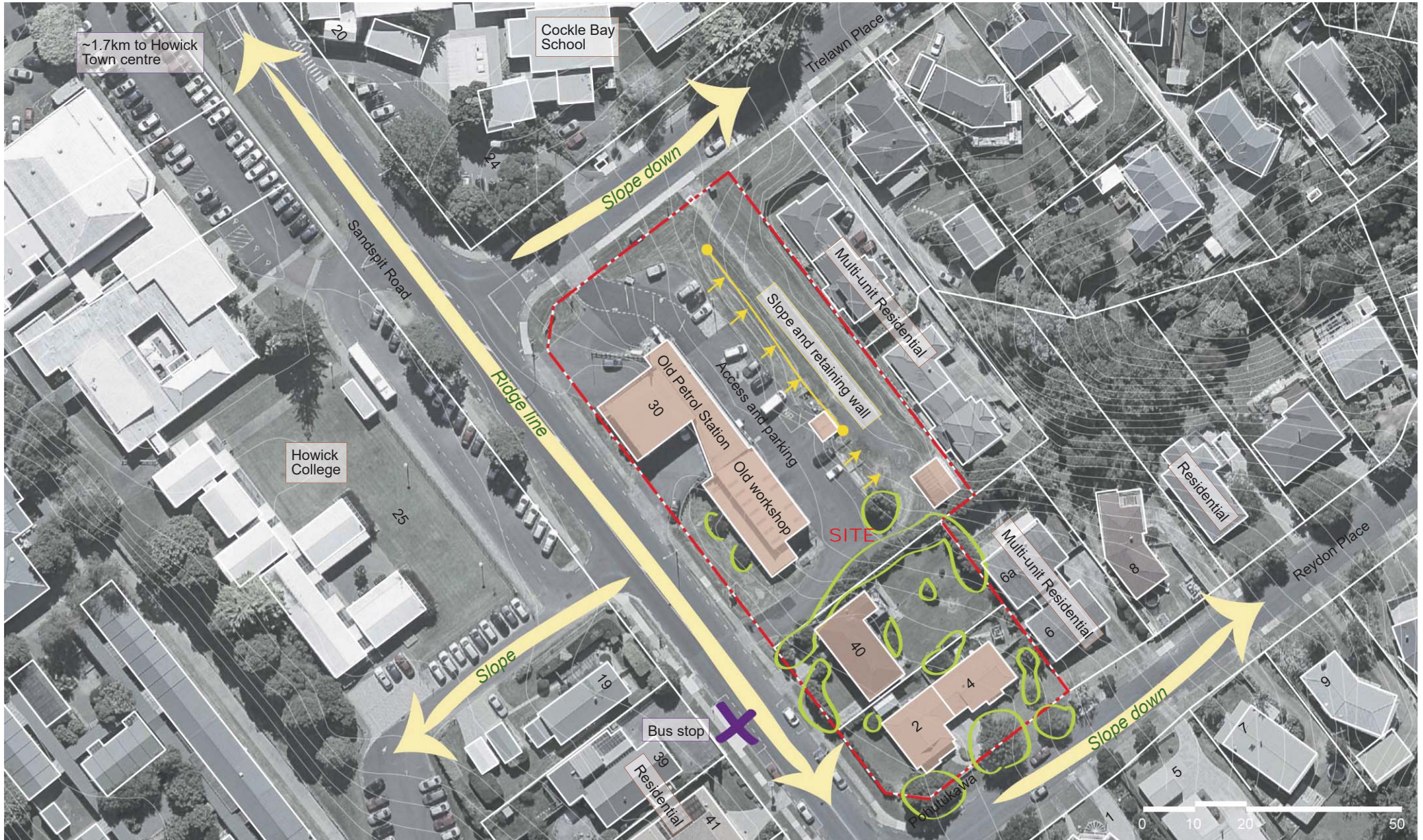


Image 19: The site

## 2.4.2. Site Images



Image 20: View of 30 Sandspit Road from Trelawn Place outside Cockle Bay School



Image 22: Reydon Place at the corner of Sandspit Road, existing Pohutukawa worth retaining\* - 2 and 4 Reydon Place behind



Image 21: View across the site to the eastern boundary with 3 and 3a Trelawn Place containing four dwellings

30 Sandspit Road, Cockle Bay, Auckland



Image 23: Southern end of the site at 40 Sandspit Road and 2 Reydon Place



Image 24: View from the site towards Cockle Bay



Image 25: View along the front boundary with workshop to left and main dwelling at 40 Sandspit Road



Image 26: View across the site to the east from Sandspit Road, with dwelling on 40 Sandspit Road to the right.



Image 27: View from 30 Sandspit Road to south east where deck and upper level of dwelling at 6a Reydon Place is visible above hedge on boundary. Illustrates the condition at the step along the eastern boundary

30 Sandspit Road, Cockle Bay, Auckland

## 2.5. Opportunities and Constraints

Acquiring the three lots, resulting in a site with three road frontages, results in an excellent opportunity for a more efficient land- use and higher density development on this site. In addition, topography, location, and orientation are favourable for such a proposal.

The landform is ideal to accommodate underground parking with access from Trelawn and/or Reydon Place. A good interface to Sandspit Road would result, without any garages adversely impacting streetscape amenity. It also provides opportunity to create dwellings with amazing views over the neighbourhood and towards Cockle Bay.

Upgrading the street interface along this part of Sandspit Road would create a good synergy with Howick College and Cockle Bay School across the road, and potentially give incentive to upgrade this node, including the neighbourhood centre, further in the future.

An existing pohutukawa tree at the south western corner is significant and proposed to be retained, providing the opportunity to create instant site character.

Adjacent residential development to the eastern side needs to be respected addressed carefully by the proposal, particularly with regard to shading and privacy.



Image 28: Long distance views from the site to Beahlands, Chamberlins Island and Coromandel



Image 29: Western facades of dwellings at 6 and 6a Reydon Place very close to the boundary

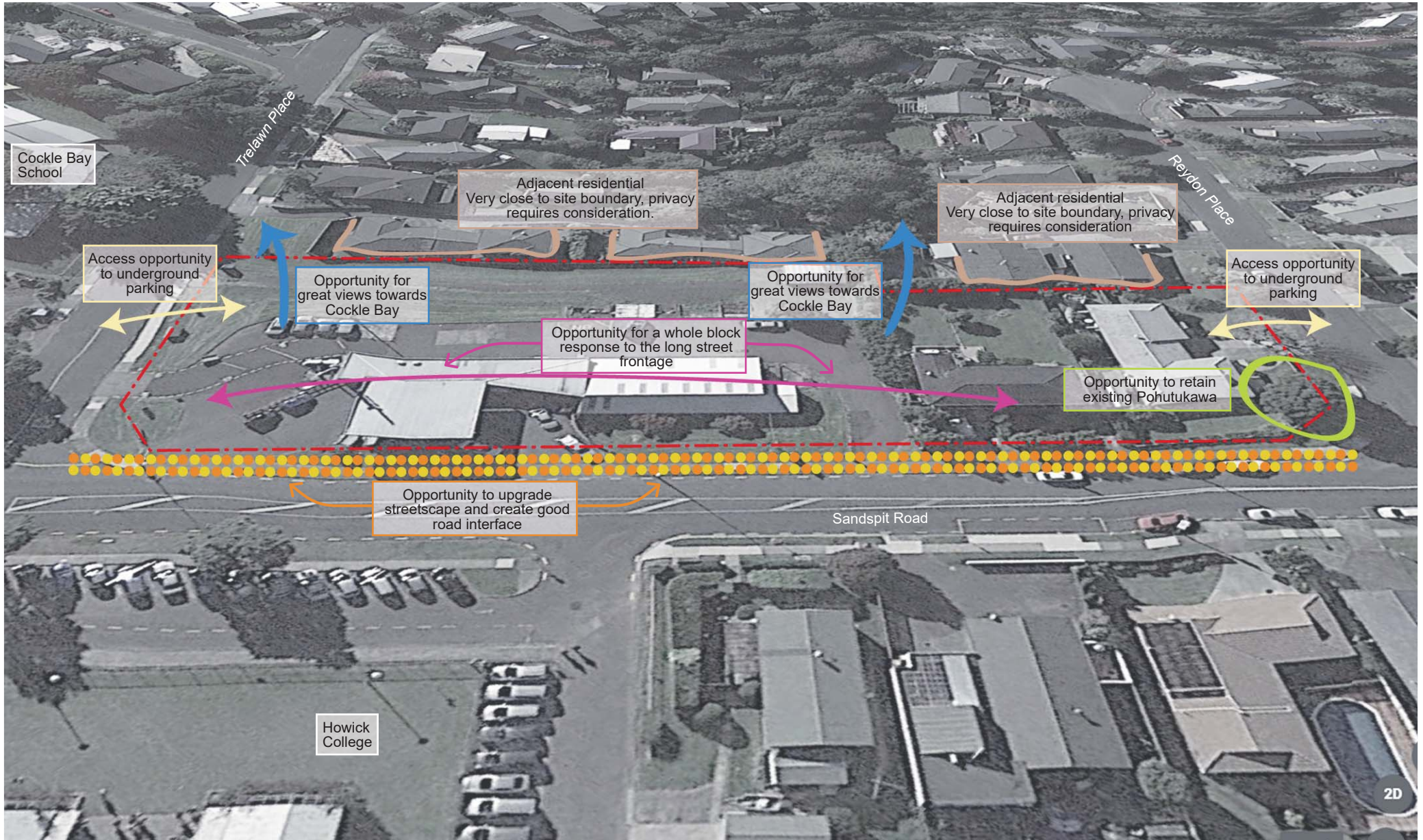


Image 30: Opportunities and Constraints

## 2.6. Visual Catchment and Audience

### 2.6.1. Context

The visual catchment is mostly around Sandspit Road within 200m from the site, and the natural large basin to the east bounded by Sandspit Road and the ridge to the east of Robbies Road through to some sites around Churchill Road and Alexander Street. There are many visual barriers in this area which restrict visibility of the site.

The same applies to the south western side of the site - where visual barriers exist, however views to the site from many properties will be possible. The extent to which the existing development is visible will likely be smaller than a development with taller buildings on the site.

Whilst the area north of the site appears higher in elevation, the audience which may see the development is expected to be small. Roads are of organic shape, preventing direct views to the site and aligned buildings and houses are expected to obstruct additional views.

Views from Cockle Bay/ Tamaki Strait may be possible, but due to the distance and residential surroundings they are not considered of major importance.

A visual catchment map has not been prepared due to the issues of identifying this accurately. A zone of theoretical visibility (ZTV) map could be produced to illustrate areas that would not be visible due to topography, however significant modelling of buildings and vegetation would be required to include visual barriers to represent a reasonable visual catchment map. Transurban does not have the software to produce this, and is not an option selected by the applicant to include.

### 2.6.2. Representative Public Viewpoint Selection

The viewpoints have been selected in order to try and cover most prominent and likely views representing the audience. This has been undertaken with consultation with an Auckland Council landscape architect.

Whilst some are actual locations from where the proposal will be seen by a number of people (e.g. VP1 and VP2), others are of a more representative nature (e.g. VP4 and 5) - whilst accurate in that location, they are to show how the proposal will be seen by a wider audience within his area. Similar views will be possible from private properties.

Distances given are sight- lines, not road distances.

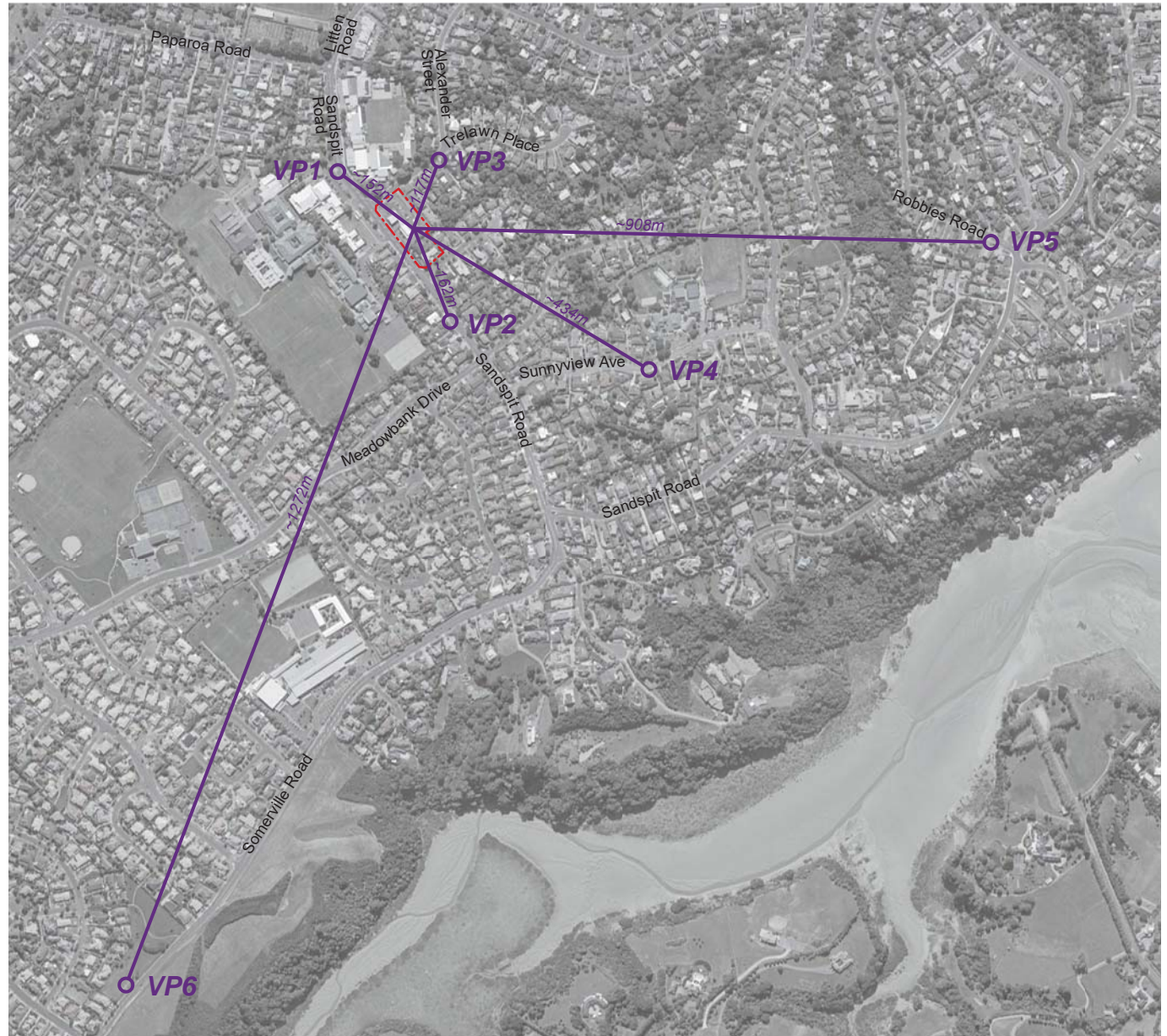


Image 31: Viewpoint locations







Image 32: Viewpoint locations (7 & 8)

### 3. Urban Design Principles/ Assessment Criteria

### 3.1. Urban Design Principles

Based on the context analysis, best practice urban design drawing on publications such as: People+ Places+Spaces<sup>1</sup>, the New Zealand Urban Design Protocol<sup>2</sup>, and the Auckland Design Manual<sup>3</sup>, and the Proposed Auckland Unitary Plan, the following key urban design principles have been developed to guide this development.

#### A - Neighbourhood Context

1. Development should positively contribute to the neighbourhood and give recognition to AUPOP zone provisions to deliver appropriate scale and massing
2. Create a strong identity for the development, while respecting and responding to the existing and future character of the surrounding neighbourhood.
3. Development should maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites

#### B - Urban Form

1. Development is compatible with the neighbourhood's existing or planned suburban built character, acknowledging differences in the surrounding context.
  2. Provide quality on-site residential amenity
  3. Non-residential activities should provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
1. Development should achieve attractive and safe streets with good passive surveillance, optimising front yard landscape and minimise the visual effects of vehicle access ways, car parking and garage doors.
  2. Consider retention of some valuable existing trees to provide immediate site character

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1 A Design Guide for Urban New Zealand, Ministry for the Environment, 2002  
2 Ministry for the Environment, 2002  
3 Auckland Council

#### C - Sustainability and Ecology

1. Protect and retain valuable vegetation and habitat
2. Enhance native vegetation where appropriate and manage impact on existing protected areas
3. Limit earthworks to a minimum
4. Maximise the use of the land through a comprehensive design.
5. Encourage a pedestrian and bike friendly community
6. Employ good passive solar design for proposed residential activity

#### D - Building Design

1. Provide adequate outdoor space in appropriate locations for dwellings
2. Provide appropriate sized internal spaces with good relationships to outdoor spaces.
3. Ensure adequate daylight to apartments
4. Avoid long and dark access corridors
5. Ensure appropriate privacy for new dwellings and associated outdoor space, while minimising any effects on existing neighbouring properties and the public open space network
6. Provide communal amenity facilities

## 4. Design Response



## 4.2. Design

The proposal consists of two parts - three Residential Buildings A to C along the Sandspit Road frontage, and three groups of terrace dwellings along the north eastern boundary (refer to Image 33).

The development includes 54 dwellings, one communal area, pool and gym, plus one cafe space.

The three buildings along Sandspit Road address the street and the two side streets. The buildings have a varied facade response that is set back further than required to by the zone standards providing generous front garden areas which include a mix of semi-public and private spaces associated with the ground level units. A mix of ground cover, shrubs and trees are proposed within these gardens providing for a lush vegetative interface with the street consistent with the expectations for this zone.

There are two gaps between the buildings providing 5-6m wide separations allowing views through the site to the east over Cockle Bay and to the harbour. These gaps are visually identified using large grade Nikau palms which are 5m tall at the time of planting. These will frame the views from the street and provide a further layer of articulation to the buildings and add to the visual quality of the street edge. New trees are proposed in the berm along Sandspit Road and a new wider footpath is proposed. Image 34 and Image 35 are artists impressions illustrating this outcome.

Pedestrian access to these units is from Sandspit Road, creating a good relationship to the street and public interface that is active. The external walkways to each unit provide an active edge to the building, however are set off the building facade providing light to the windows of kitchens and bedroom spaces. Many of the bedrooms that face the streets have floor to ceiling glazing which can be fully opened and a Juliet type balustrade provides safety. This will provide a lovely open feeling with good sun access. This design provides many opportunities for people to overlook the street. The cafe on the north west corner will provide a public interface that activates the street corner in a positive fashion.

Light wells and gardens break up the facades and create attractive spaces and edge to the streets, while providing good daylight access to dwellings.

The terrace dwellings are accessed via either the main access points on Sandspit Road, or via the two access points one on each of Trelawn Place and Reydon Place. A central walkway connects all the terrace dwellings through the middle of the site and to the parking level and communal facilities. This link has planting proposed both

sides to screen the parking area and provide an arrival garden to each of the dwellings with shrubs and flowering trees which will change through the year.

Utilizing the topography on site, the proposal includes one level of semi-underground parking, under the three buildings. Access is provided via one vehicle crossing to Trelawn Place, avoiding crossing on the other two streets. The parking level provides 84 car parks, 58 with lockers and bike storage at the head of each. Visitor bicycle parking is provided along the Sandspit Road frontage.

New trees are also proposed in the berms on Trelawn Place and Reydon Place outside the site. The front yard setback on these two streets vary in depth and plant selection response relating to the architecture of the buildings. The response to Reydon Place differs to Trelawn Place due to the more residential character of Reydon Place and the provision of a cafe at the Trelawn Place corner opposite the Cockle Bay School. The Reydon Place front is proposed with a greater number of trees (including retention of the pohutukawa tree) and 100% planted front yard except for the footpath entrance.

Planting along the eastern boundary responds to the need to address the side boundary and provide a level of privacy between the terrace dwellings and to the neighbours at 3 and 3A Trelawn Place, and between the communal area and 6 and 6a Reydon Place.



Image 34: View through a break in the buildings looking from Sandspit Road through to Cockle Bay.

The illustrations on this page are artists impressions. Refer to the visual simulations prepared by U6 Photomontages for accurate representations.

Image 35: View along Sandspit Road, looking south along Blocks A-C - enlarged from VPT 1





## 5. Urban Design Assessment

## 5.1. Urban Design Assessment

### A - Neighbourhood Context

#### 1. Development should positively contribute to the neighbourhood and give recognition to AUP zone provisions to deliver appropriate scale and massing

It is considered that the development will positively contribute to the neighbourhood responding to the existing node of community activities and larger scale sites and buildings. The redevelopment of the site will replace a run down existing commercial facility that contributes very little to the quality of this environment, however has been an important part of the mixed-use node. The poor quality of the existing site condition could be considered to generate adverse effects on the streetscape and amenity values.

The proposal is a residential development with a higher density and different building envelope and typology than expected by the standards for permitted activities in the Single House zone, however as IRD's are not required to comply with any standards, assessment needs to ultimately determine if the proposal is in keeping with the contextual character, maintains and/or enhances amenity values of this location, and ensures reasonable amenity, privacy and sunlight to neighbouring properties.

The standards for permitted activities are used as a guide in this assessment. The 8m height limit and the height in relation to boundary standards have been modelled and create a maximum building envelope as depicted by the red transparent form as illustrated in Image 36.

These standards are proposed to control height relative to streets and building height and setback from neighbouring properties to achieve the planned character of one to two storeys, maintain a reasonable standard of residential amenity for adjoining sites, maintain a reasonable level of sunlight access, enable variety in roof forms, and minimise visual dominance effects.

Not all of the entire envelope can be built as a permitted activity as the building mass is also controlled with site coverage restrictions, resulting in the likelihood of gaps between buildings. A limited amount of building would be permitted (3 dwellings and 3 minor dwellings).

In order to further illustrate a potential anticipated consentable environment that would be more likely to be proposed (as opposed to permitted activities) to understand the expectations for the permitted bulk and scale on this site for more traditional development, MAP architects have created a nine lot subdivision, each containing a two level dwelling complying with site coverage, height and HIRB standards. The scale of this scheme is illustrated in Image 37 and on drawings A4.00 and A4.01.

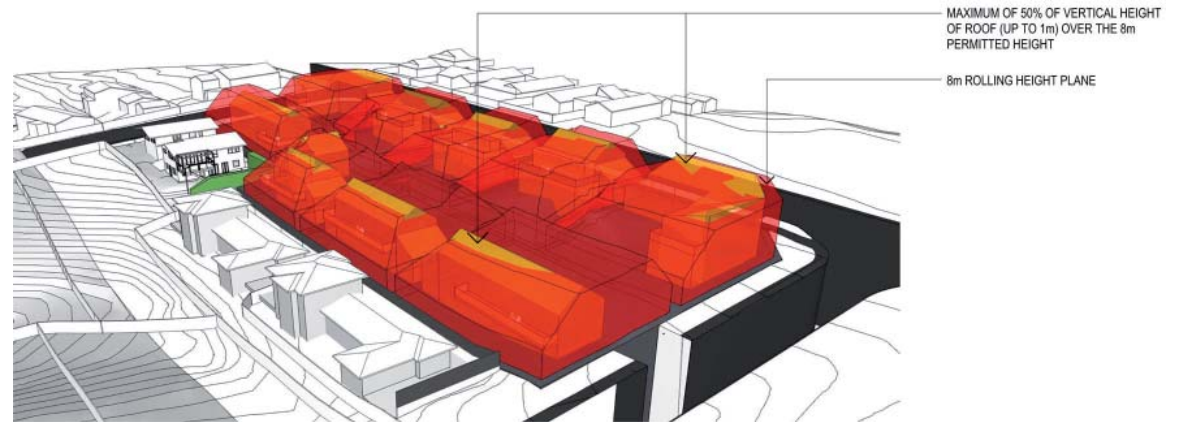


Image 36: HIRB and 8m height standard envelope in red



Image 37: Alternative anticipated consentable environment



Image 38: Comparison between the anticipated consentable environment and proposal at Reydon Place frontage



The proposal is then able to be compared to these as illustrated in Image 38.

Larger sites provide opportunity for building height greater than the permitted standards in locations that do not create unacceptable adverse effects.

A technique typically used is to locate height at locations set back from the boundaries beyond where the effects of such are similar to outcomes from permitted activities.

This technique has been used in this proposal whereby the front facades are set back further from the minimum front yards, and the taller components set well back from the neighbouring residential properties. The potential bulk along the eastern boundary is less, while adding bulk to the apartment buildings further away.

Another technique used here to enable a taller building is to step the bulk of buildings and design the top as a completely different element to the main facades of the building to assist with allowing the building to read as generally a two level building, effectively creating a layering effect.

### Sandspit Road

The massing of the proposal as it relates to Sandspit Road is similar to that which could be expected for a complying scheme as illustrated in drawing A5.10.

The height of the Residential Buildings A - C fluctuates between 8m and 9m above existing ground level as illustrated on the south west elevation on A2.01 due to the undulating ground levels. The lift shaft of Residential Building B extends by approximately 0.5m above to 9.5m due to the dip in the existing site levels at that part of the frontage.

To mitigate any effects that might be caused by this, the building has been set back from the street by 5m at the corners of the buildings and nearly 7m at the middle parts of the buildings where the circulation space is proposed. The stair towers are just over 4m setback and the lift shafts are approximately 8m set back from front boundary. The effect of this will result in the building appearing to be lower than the alternative anticipated consentable scheme or other outcomes where buildings could be built at the 3m front yard set back and up to 9m in height.

The set back also provides the opportunity for a greater open space to the street than provided for and the proposal includes a landscaped

outcome that is 91% of the front yard (3m deep), which is well in excess of the required 50%. The proposed trees and landscaping supports the character of the zone where trees are an important element.

The top of the buildings have been designed to be visually recessive through a variety of set backs from the main facades and using darker colours with long run profiled metal sheets similar to roofing material.

The visual heaviness of the white textured concrete building base will result in being the visually dominant elements of the building such that the focus will be to these two level elements with a type of 'roof form' above.

It is worth noting that the anticipated consentable example includes a roof form that utilises the 9m height limit, however a range of roof forms could be used including a flat roof to the 8m height limit. As there is no HIRB control on front yards, a flat roof option may appear higher than the proposal as experienced from the street.

The visual simulation VP1 illustrates that the proposal is of an appropriate height and scale relative to Sandspit Road and while different to the existing does not appear out of place and therefore in keeping with the character of this context.

The three buildings provide a rhythm of buildings along the street with open space between. This is consistent with the existing residential part of the street to the south and on the site itself. The two view shaft gaps are approximately 5m wide (narrowest) and are designed to provide a view, reinforced with nikau palms. This provides for views over the site to Cockle Bay and the water, maintaining the existing viewing opportunities. This is a better outcome than a more traditional outcome of a side fence and less attractive side yards.

The five existing vehicle crossings along the Sandspit Road frontage will be removed and there will be no vehicle access to the site along this entire frontage. This will have positive effects on the pedestrian amenity and safety of the street.

### Trelawn Place

The building location and mass transitions from Sandspit Road down Trelawn Place by reducing the mass towards the east. The large front yard at the neighbouring 3 Trelawn Place is repeated to some degree in the proposal where a significant area of front yard is planted alongside this neighbouring front yard.

The terrace dwellings are also set back from the road at a similar distance to the neighbouring property, and these terrace dwellings at two storeys sit below the permitted maximum height envelope.

This form enables the transition from the single and two story multi-unit development at 3 Trelawn Place to the taller apartment typology proposed along Sandspit Road.

Drawing A5.10 and A5.11 illustrate the potential scale of an anticipated consentable environment relative to the proposal. This clearly shows where the proposal does not include building mass at this frontage as otherwise may be expected. The location of the proposed mass at the Sandspit Road corner supports and visually reinforces the identification of the corner and defines Trelawn Place.

The proposed form does not need to maintain the existing service station type character as there is an expectation for residential development on this site, however the existing character and amenity of this location includes a significant difference on this corner relative to the more residential neighbourhood character to the east. The design solution respects these character and amenity values of both Sandspit Road and Trelawn Place by maintaining a different form of development at the corner to the more residential standalone housing along the rest of Trelawn Place.

The north west elevation on A2.01 illustrates that the main facade of Residential Building A complies with the 8m height standard. The top level that appears to be higher than 8m is set back from this front facade. Section A on A3.01 provides an understanding of the total height of the building through apartment 501 which is approximately 10.2m at the eastern side. The set back of this apartment from the Trelawn Place boundary by approximately 2.6m will result in the lower facade being the dominant element to the street and the top level either not seen due to ones close proximity to the building, or will appear visually recessive. Whilst a three level building, it will mostly read as a two level building from the top part of Trelawn Place. The artists impressions 1 on A1.01 & 4 on A1.04 illustrate this outcome.

The building facade articulation, stepping form, and change in materials work together to create a layered outcome where the taller parts appear to sit beyond the more prominent two storey facade elements and avoids visual dominance effects on the street.

The building height is also considered in relation to the height of the existing trees on the opposite side of the street in which it is considered to sit comfortably.

The only vehicle access to the site is proposed on the Trelawn Place frontage, replacing the existing one but further east away from the intersection. The proposed garage door is perpendicular to the street and is set back from the building facade. A pergola with climber is

proposed over this entry resulting in a darker recessive entry to the basement. While the door will be visible for people travelling up Trelawn Place it will be visually obscured by the proposed planting and will not be a dominant element. This design avoids a wide door parallel to the street which could be highly visible.

The corner cafe relates well to the two streets and promotes a pedestrian orientated place, with the vehicles being secondary. This will result in a very positive addition to the streetscape in terms of amenity, vibrancy and safety.

### Reydon Place

Drawing A5.11 illustrates the proposal together with the anticipated consentable environment as it relates to Reydon Place. This diagram illustrates that the proposed building is significantly set back from the neighbour at 6 Reydon Place (some 13m) leaving a landscaped space between, planted with trees and shrubs creating a large front yard open to the street without a front fence in a similar way to others in the street, and no vehicle access. The anticipated consentable environment illustrates an alternative where the bulk is proposed in two buildings and much closer to that neighbour.

The proposed facade is mostly 3m from the front boundary with set backs at each corner. This is consistent with the zone expectations.

The south east elevation on A2.01 illustrates that the street facade is 6.6m high at its highest point above existing ground level on the eastern corner. This facade clearly represents a two level building. The same techniques have been used to design an additional level which is set back from the street boundary by 5.6m. The additional level is generally consistent with the 8m height standard extending to 8.5m approximately at the eastern end. The roof slopes up at a shallow angle away from the street such that its highest point is more within the site.

Section E is located mid-way through Residential Building C, illustrates that the proposed height is just above the 9m rolling height.

The materials selected for the top level are similar to metal roofing and is intentionally designed to read as part of the roof form.

The character of this street has a very suburban residential feel including street trees and other trees within front yards creating a relatively vegetative edge to the street with buildings set back behind.

The same landscape strategy is used in the proposal where existing trees particularly a pohutukawa within the site and a Bottlebrush tree in the front berm are retained and enhanced with additional pohutukawa trees in the berm and columnar form trees proposed in strategic locations relative to the solid parts of the facade of the building.

This landscape treatment and minimisation of front boundary fences is consistent with some parts of the street, particularly the neighbour at 6 Reydon Place, and assists with an open spacious streetscape as anticipated by the zone.

The design response to locate the building mass on the corner of the site (as opposed to close to 6 Reydon Place) allows the corner to be defined with a positive built form, and passive surveillance opportunities over the two streets will be very good. The proposed form at the corner is of a similar size and scale to what could be achieved in the zone (as shown in the anticipated consentable environment plans). The recessed corner design allows for the retention of the pohutukawa creating an interesting layered corner element which transitions the two streets well.

This response means that the width of the building is effectively just over 50% of the width of the site as experienced from the street and this allows for a highly vegetative outcome supporting and integrating the building. The zone enables a greater mass of building along this frontage, which would result in less landscape, or sense of space. It is considered that this relationship is appropriate for the street and achieves a good balance of built form and vegetation supporting the policy of dwellings within a generally spacious setting.

The facade of the building presents as a two-story building to Reydon Place with a third level set back 2.6 meters approximately. This technique is used to limit the mass at the street frontage resulting in an overall experienced height being close to the maximum height limit of the zone. The extent of landscape treatment assists with the integration and mitigation of effects of the top level.

The proposed ratio of windows to solid wall, the added texture of shutters and the depth of window recesses assist with a residential character and an interesting but simple facade. The textured wall will relate to the existing use of brick materials in the street and assist with the scale and visual richness of the facade to the street.

Whilst the outcome will be different to the existing single level duplex dwellings on the site, the existing community values off the street being a quiet residential cul-de-sac with low vehicle movements and a residential character will be maintained with this proposal. The design will have a positive outcome relative to Reydon Place as viewed from the street and neighbouring residential sites. Functionally it will be a

low activity frontage with only one pedestrian access and no vehicle access through the removal of two existing driveways. This will assist with maintaining those existing amenity values for uses of the street and increases the safety for pedestrians.

### Eastern Boundary

The proposal includes buildings that are set back from the eastern boundary at varying distances such that the overall appearance is not too different to the anticipated consentable environment.

The north east elevation on A2.01 illustrates that the proposed terrace dwellings are approximately 6.3m above ground, and even with their gable pitched roofs easily sit below the 8m and 9m height standards. The design of the pitched roof form and gable ends are proposed to reinforce the transition between the conventional dwellings to the east and the Residential Buildings proposed along Sandspit Road.

The proposed Residential Buildings A and B are mostly around 26m set back from the eastern boundary, and the northern end of Residential Building A is approximately 21m which is a considerable distance.

The proposed height of the Residential Buildings A - C on their eastern side is generally taller than the 9m standard as best represented by the sections on A3.01. The maximum height appears to be 10.285m above ground.

Drawings A5.02 to A5.07 provide a series of diagrams illustrating several viewpoints from the neighbouring properties along the eastern boundary where the anticipated consentable environment can be compared with the proposed building scale.

Viewpoints A to C illustrate the relationship between 3 and 3A Trelawn Place looking towards the site. The diagrams clearly illustrate that the proposed development appears as a lesser scale as experienced by people on the neighbouring property than the anticipated consentable environment option.

The two-storey terrace dwellings provide a transition and visual layer to the development, resulting in an appropriate scale and mass relative to this neighbour. The separation distance mitigates the effect of the proposed height of the Residential Buildings.

The decision of the neighbour to excavate their site and build their dwellings at a much lower level than natural ground level creates a disadvantage for them with any redevelopment of the site. The proposal illustrates however, that the design response is appropriate

to this existing context.

The proposal to include a terrace house typology along this boundary is compatible with the duplex typology existing on the neighbouring property. The neighbouring property assists in transitioning the scale and intensity from the single house sites further to the east.

Viewpoint D illustrates the proposal as viewed from the pool area at 6A Reydon Place. In this view the Residential Buildings B and C are more visible than the previous viewpoints due to the lack of building between. In this case, the proposed Residential Buildings B and C would appear lower when compared with the anticipated consentable environment, and the mass is in a different location.

The separation distance between the western boundary of 6A Reydon Place and the eastern face of Residential Buildings B and C is approximately 17.5m (refer Section E A3.01). This set back assists with mitigating the effects of an increased building height such that there is no significant appreciable difference other than the buildings are a lot further from 6A Reydon Place than what is anticipated by the zone. The proposed buildings appear as two storeys from this location consistent with the expectations of the zone.

The configuration of the outdoor space in the anticipated consentable environment is in the form of a deck elevated above the ground relating to the upper storey where the living space is. This would provide overlooking opportunities, however it would be logical for any development to have balconies and living spaces at the upper level to maximise views to the harbour. It is the same design response that both 6A and 8 Reydon Place have used for example. This potentially provides privacy issues. The setback as proposed reduces the effects of overlooking.

Viewpoint E (A5.06) and the visual simulation VP7 illustrates a view to the north west from the upper level deck at 6A Reydon Place. These simulations illustrate that the proposed outcome is significantly different to the existing view. This is not necessarily an adverse effect.

The anticipated consentable environment diagram illustrates that there could be significantly more building mass in closer proximity to the viewpoint, and along the eastern boundary.

The proposal maintains a similar organization of mass to the existing view (albeit larger) by locating taller buildings close to Sandspit Road at some 27m (minimum) from the deck in this view. Whilst buildings are seen in the foreground of this view (additional to existing) these are set down in the landform such that the view over the top to the Cockle Bay School to the north is maintained. Their perceived bulk is considerably smaller than the anticipated consentable environment,

and sit well inside the permitted standards envelope.

While the proposal will change the existing environment for people residing at this address, any development on this site would most likely result in a substantial change to this view.

The design response to limit building mass close to this neighbour allows good daylight and sunlight to their site and a sense of openness and outlook. The height of the buildings that is above the 8m and 9m standard results in a similar experience from this viewpoint as the anticipated consentable environment due to the setback proposed.

The character that will result from the proposal in this view is not of individual dwellings, however nor is the existing. The main buildings seen in the existing view are the back side of the petrol station and workshop building, and the buildings on the Cockle Bay School site. The existing character includes a mix of buildings and trees along the skyline which becomes much more dominated by building with the proposal. This change of character is likely to occur with the anticipated consentable environment also, and is not considered an adverse effect.

There would be a perception that the scale and mass of the proposal could cause adverse effects from this view, however the anticipated consentable environment illustrates that in fact the outcomes could be very similar. The difference is that there is less layering of elements in the view of the proposal as compared to the anticipated consentable environment, and there is the ability to perceive a three level building (however only two and a half storeys can be seen). The benefits of this proposal to the view from 6A Reydon Place are considered to outweigh the appreciation of three levels.

Drawing A5.07 illustrates the comparison of the proposal to the anticipated consentable environment from the front yard of 6 Reydon Place. The anticipated consentable model demonstrates that there could be greater building bulk much closer to this neighbouring property, including greater appreciable height than the proposed height. These diagrams do not include the proposed planting, and the trees will add to the sense of separation and further visually break up the mass of the proposed building. It is considered that no adverse scale and massing effect would result from this viewpoint.

## **2. Create a strong identity for the development, while respecting and responding to the existing and future character of the surrounding neighbourhood.**

The proposal is appropriate in this context due to the mix of activities neighbouring it. The site provides a good opportunity to create a unique identity to the site while assisting with the identity of this part of Cockle Bay as a mixed-use node different to the purely residential suburban areas. The existing development on the western side of Sandspit Road could be redeveloped resulting in higher density outcomes provided for by the Mixed Housing Suburban zone applying. The schools have the potential for additional bulk if the school role increases as has been occurring in other parts of Auckland.

The agglomeration of sites creates a unique opportunity to efficiently use the land. With two schools opposite the site, and the Cockle Bay Neighbourhood Centre beyond, supports a higher density outcome in this area.

Whilst the neighbourhood centre is only one storey at the moment, the AUP allows for an occupiable building height of 11m plus 2m for a roof, or around three to four levels. Dwellings are a permitted activity within the Neighbourhood Centre Zone. It is acknowledged that the neighbourhood centre is somewhat removed from the site and the two are generally viewed separately in slightly different context. The neighbourhood centre zone provides for a higher density mixed use outcome but would only be realised if it were to be redeveloped. There is already an expectation that taller apartment typologies could exist at the opposite end of this mixed-use node.

Breaking up the development into several blocks, retaining views and creating green gardens or 'breaks' along Sandspit Road are key aspects of the design that helps to integrate the development into the neighbourhood. The proposal is expected to result in a better outcome than the existing established character of the development on the site, however the existing petrol station and workshop buildings have a significant influence on the existing character which is very different to other areas of the city zoned Residential Single House. This provides the opportunity to redevelop the site in a way that achieves the

residential expectation, but maintains a different character to the wider surrounding suburban context.

### 3. Development should maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites

Due to the location between three roads, the opportunities are greater for this site than for sites with more limited road frontage within the Single House zone.

#### Dominance

The term dominance generally relates to the how the elements of an environment are visually arranged resulting in their visual hierarchy in particular views. Those elements that are higher up the hierarchy scale have the potential to be more dominant. This means that a dominant element might be the most visually influential because they occupy a commanding position, or they might have a high contrast such as a mirror reflecting light in a darker context. The greater the contrast between two objects the more likely they are perceived as distinct or unrelated.

The cohesion of elements is part of the consideration of those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, cultural and recreational attributes.

Elements that are dominant in an environment can have positive and negative effects. Just because a building is tall, does not mean it is dominant or has adverse dominance effects. A dominant building form in commercial centres is generally a positive outcome which define the public space with an urban character.

In the Single House zone and Mixed Housing Suburban zone, a building could have dominance effects through being taller or bulkier than the surrounding context, and resulting in an uncomfortable relationship with the context visually.

Given there is no requirement for tree planting in the Single House zone, however there is an expectation for some on site landscape outcomes, it is expected that buildings will visually dominate the streetscape. Where trees exist, they will reduce the building dominance. The extent to which buildings dominate a streetscape varies across the city resulting in different character even within the same zone.

The relevant assessment is covered in the visual assessment section.

#### Privacy

The standards for permitted activities set an expectation for on site amenity for neighbouring properties including privacy. Specifically standards for height, HIRB, yards and fences. There is no standard (like in other residential zones) requiring compliance with specific outlook areas, which seek to provide a level of on-site and neighbouring privacy. There is no restriction on the location of windows or spaces such as decks relative to a neighbour as long as the building complies with the other above mentioned standards.

Good design should employ solutions that respond to the context and provide good privacy where possible. Typically people will create their own privacy to the extent they feel comfortable.

Generally the proposal provides good outcomes in terms of privacy on site and in neighbouring sites, due to the location of the buildings and their living spaces which in this case are focused on the views to the east predominately.

The elevated form of the site means that there is already an inherent potential for any development on the site to over look properties to the east.

The desire to focus development on the view is evident in the existing dwelling at 40 Sandspit Road, where the living space and outdoor deck is at the upper level on the eastern side, which enables views across the properties to the east. The design response to the outdoor living area at 6A Reydon Place (both the lower pool and the upper level deck) includes a tall hedge and louvre screens to the deck along the side facing this more elevated neighbour.

There is also the potential to view into the dwelling of 6 and 6A Reydon Place and the upper levels of 3 and 3A Trelawn Place due to their location in their elevation and the proximity to the side boundary without much in the way of other elements on their own site to address any privacy issue.

Outdoor living spaces at 3 & 3A & 5 Trelawn Place are located such that there is the ability for people on the site currently to overlook these spaces.

The most impacted neighbours in terms of privacy would be those towards the north east (3 & 3a & 5 Trelawn Place) and east (6 and 6a Reydon Place).

The proposed design has responded to this situation through the use of single and two level buildings closer to the eastern boundary (complying with building height and height in relation to boundary (HIRB) envelopes as shown on Image 36), and large set backs

to taller buildings where more elevated outdoor living spaces are proposed.

The two level terrace dwellings provide a living space at the lowest level opening on to the outdoor living space for each located along the eastern boundary. A new solid fence and hedge planting is proposed along this interface to discourage people from overlooking the neighbouring site.

The upper level of each is a bedroom, and while there is a window facing the neighbouring property, bedrooms are used for a more limited time reducing the potential for privacy issues.

The neighbours design does not provide many opportunities for views into their dwelling and on site treatment can be added if privacy for those people becomes an issue. The proposal is considered better in this regard than the anticipated consentable environment as it does not include living spaces on the upper level.

The landscape solution for each terrace unit may change over time due to individuals personalising their space, which may add elements to increase privacy.

For the majority, views from the proposed development to 3 and 5 Trelawn Place will be to the roof or side wall of the upper level of these existing neighbours from the site as illustrated in Image 39.

It is assumed that the outdoor living space at 5 Trelawn Place is the deck area to the south of the dwelling. There is also a space at the front door at the north western corner. Both these spaces will be visible from parts of the proposed development and from the existing site and from Trelawn Place in part as can be seen in Image 39.

There are no elements on 5 Trelawn Place that assist with privacy of these spaces, and the deck elevation above ground level does not help managing their own privacy.

The relationship between the site and the neighbours together with the proposed landscape treatment is considered acceptable to manage privacy at this interface.

The images illustrating viewpoints A - C from 3 & 3A Trelawn Place, (example in Image 41) identify that from these locations the upper level of the Sandspit Road frontage buildings are visible. This results in the potential for people in those proposed units to overlook these neighbouring sites.

The more private parts of these neighbours properties will be closer to the common boundary where the retaining wall and fence provide screening.

The location of the proposed apartment units assist with reducing the impact on the neighbours and their elevation means that the focus of their view will be to the wider harbour view, rather than down into these neighbours. This is particularly true when inside the proposed units.

While there is the potential for privacy issues, the proposal is considered better than the anticipated consentable environment which includes large decks at an upper level providing greater overlooking opportunities in much close proximity.

The neighbours may not want a solid fence along the top of the existing retaining wall as it would exacerbate the height of the wall, however a fence up to 2.0m high is permitted. A fence of approximately 1.8m high already exists. A more open fence whereby the proposed planting could be visible from the neighbours would create a better outcome and add to the amenity of the neighbouring sites while maintaining privacy however a solid fence is a more fail safe solution.

It is likely that any development of this site will overlook 5 Trelawn Place as it is generally lower than the site, and is to the eastern side where there is a view to the harbour meaning that the design of buildings on the site will orientate dwellings to maximise this view. The additional density proposed will increase the number of people potentially able to view this neighbouring property, which may result in an increased effect on their privacy.



Image 39: View from the site to 5 Trelawn Place over 3 Trelawn Place

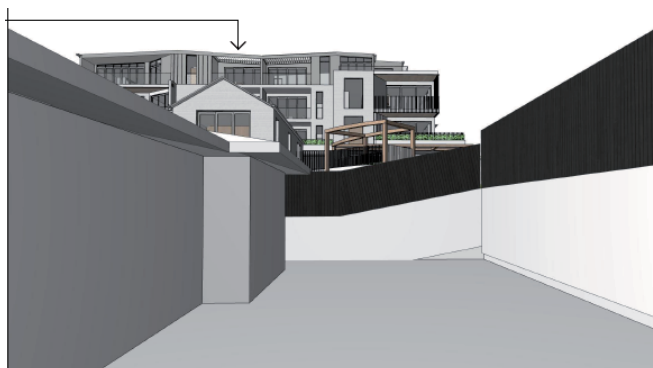


Image 40: Proposal from Viewpoint A as example of potential for proposed units to over look 3 Trelawn Place

### Privacy to 6 and 6A Reydon Place

The existing dwellings at 6 and 6a Reydon Place are located very close to the common boundary with the site and bedrooms and bathrooms exist along this elevation. The existing vegetation between the site and the two units exists on the site, and there is no fence of a height that assists with privacy between the site and 6 Reydon Place, however there is a fence alongside 6a Reydon Place. This is illustrated in Image 40.



Image 41: View from the Reydon Place long boundary with 6 and 6a Reydon Place (concrete strip is boundary).

To the north of 6a Reydon Place, a large hedge and a taller fence exists along the common boundary with the site situated on neighbours property. This currently provides good screening from the site of the neighbours lower outdoor space and pool. It is expected that this will be retained, however the proposal includes a hedge planted along the common boundary to add to the vegetative interface between the site and these neighbours, and a 1.8m high boundary fence to either replace the existing and provide a fence where currently none exist.

These two elements will add to the privacy of the neighbours, and once the hedge is established will block views into the windows of these dwellings from the site. The outlook from the neighbours will change, however the outcome is considered to be expected as it could be achieved without consent at any time.

The common area is adjacent to these neighbours however the boundary treatment and the location of the common lounge will provide visual privacy between the sites.

The main aspect for these neighbours is away from the site in an easterly direction so this outcome should not adversely affect the livability of these existing homes.

The proposal is a better outcome than having a two level dwelling much closer to the common boundary with no side yard planting and windows and outdoor space having direct views in to the neighbours.

Ensure the largest possible specimens are planted and maintained to established this outcome as soon as possible.

The upper level of 6a Reydon Place includes a bedroom and living space and an outdoor deck along the northern side. These spaces have the potential to have the greatest impact on the existing level of privacy these neighbours enjoy.

The elevation of these spaces has resulted in views to be enjoyed over other neighbouring sites. This elevation also provides the opportunity for people on neighbouring properties (including the site) to view them. The existing louvres on the deck are in response to existing privacy issues. The setback of the buildings and therefore people in the proposal will reduce the potential privacy issues compared with buildings and outdoor space in closer proximity such as illustrated in the anticipated consentable environment .

There will be an impact on the privacy of 6a Reydon Place with the proposed development, however this impact is considered to be acceptable and not necessarily resulting from the form of development proposed.

### Privacy for 1 Reydon Place

The neighbours opposite the site at 1 Reydon Place will experience a change where more building bulk will be seen than currently exists. The main outdoor space and dwelling orientation appears to be to the north and west of their property and a high fence and planting provides some privacy at the north western corner and the existing street tree also helps to provide some separation and visual privacy. A second level deck exists at the north east corner of the two storey dwelling on this neighbouring site. Views to this deck from the street are not screened resulting in a very non-private space.

While the proposed units on the end of Block C facing Reydon Place have their main orientation to the east or west, there are proposed windows in the street elevation that would enable views of parts of this neighbours property. This could be expected with another form of development on this site. The retention of the large pohutukawa tree on the south west corner of the site is important, and together with additional trees along the boundary and the existing and proposed street trees will create an outcome that is considered similar to a more conventional development on the site and will not cause significant adverse privacy effects on this neighbour.

### Privacy of 5 Reydon Place

The existing two level dwelling at 5 Reydon Place is set back from the road with a garage in the front yard. The orientation of the dwelling is to the north east and it is expected that the main private outdoor space is to the rear. The proposed development is expected that additional privacy issues will not result.

### Privacy of 7 Reydon Place

Number 7 Reydon Place has a modest fence at the street boundary containing an outdoor space. It appears that their living space is at the street end of the dwelling opening out onto a deck along the eastern side. The top unit at the south eastern end of block C could result in the potential for greater overlooking of 7 Reydon Place, however it is set back from the eastern boundary. A two storey dwelling close to 6 Reydon Place could result in a similar outcome providing views over the street and in to the front yard of 7 Reydon Place. It is expected that the Privacy of 7 Reydon Place will be maintained to an appropriate level.

### Privacy of 8 Reydon Place

An outdoor living space exists as a deck at the northern end of this dwelling which is significantly elevated above the ground and the majority is screened by a part of the building as illustrated in Image 42 below.

This property has the potential to be overlooked by the top level of the middle part of the proposed development. The units at 6 & 6A Reydon Place will obscure views from the southern end of the site and trees will obscure views from the north.

8 Reydon Place is lower in the landscape and sits below 6 Reydon Place. This together with the distance from the proposed buildings and the existing vegetation reduces the potential for views into this property however there could be some. Other forms of development on the site could also result in overlooking this property, however any effect is considered to be small.

### Remainder of Reydon Place

The privacy of the remaining properties to the eastern end of Reydon Place is expected to be maintained.



Image 42: View from the deck at 6A Reydon Place to the east illustrating the northern end of 8 Reydon Place

### Privacy to properties opposite on Sandspit Road

The existing residents opposite on Sandspit Road are a mix of single and two storey standalone dwellings. They generally have low or no front fences with limited vegetation and with garaging and car parking facing the street. Views from these dwellings and their front yards to the site would be possible. The exception is at 19 Sandspit Road (which is understood to be the caretakers house for the school) where dense hedging along the street frontage screens views.

The main outdoor living spaces of these neighbours is to the west in their rear yards away from the site and street. This together with the proposed landscape treatment will avoid privacy effects on these neighbours.

### Shading and sunlight access to neighbouring sites

The height and height in relation to boundary, and yard standards create an expectation for sunlight access to neighbouring sites. When proposals exceed these standards it is particularly important to assess what effect this may have on neighbours sun access, or to what extent would the proposal shade the neighbours property and what effect might that have.

Typically, infringement of these standards would be assessed as restricted discretionary activities (C1.9) and the criteria includes: any objective or policy; whether the outcome is consistent with the purpose of the standard; any special site characteristics; and any effects created.

Whilst technically there is no infringement to a height standard the proposal is above the standard for permitted activities in places, but generally along the eastern side of the three buildings along the Sandspit Road frontage. The proposal complies with the height in relation to boundary standard.

The purpose of the height standard (H3.6.6) with regard to sunlight access is:

*“Purpose: to manage the height of buildings to:*

- ...maintain a reasonable standard of residential amenity for adjoining sites; ...”*

Policy H3.3(4) states: “Require the height, bulk and location of development to **maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites**”.

There is no guidance in the Single House zone as to what is a reasonable level of sunlight. This issue is rather subjective and depends on the value people put on sunlight experienced within their properties or homes which varies throughout the population.

Assessment criteria within the Mixed Housing Suburban provisions at H4.8.2 (4) address this issue, and have been used to guide the what is reasonable when assessing the effects in absence of any criteria within the Single House zone. This is appropriate as the basic bulk and location standards of the two zones are the same. The criteria is:

*“(a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:*

*Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):*

*(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H4.6.13: or*

*(ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H4.6.13.*

*(b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):*

*(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H4.6.5 Height in relation to boundary control; and*

*(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.*

Transurban considers that the proposal should be assessed in terms of any effects in winter also as these are likely to be different to the equinox and loss of sunlight in the winter can be an important issue for people. It is noted that the criteria above only relates to outdoor living space and there is less likelihood of people using the outdoor living space in winter, however sun access to dwellings is also important but is not covered by criteria.

In this regard, the Auckland Design Manual provides a rule of thumb as follows:

*“At least 70 per cent of living rooms and private open spaces in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid-winter”.*

This reasonable expectation can be applied to neighbouring properties when assessing sunlight access. The most practical way of assessing this is to understand the sun expected on a neighbouring property with a development complying with the standards, then identify any loss of this sun due to the additional shading of any non-compliance and consider whether that loss would materially affect the quality and amenity of the neighbours open space or dwelling.

Loss of sun within a dwelling in winter potentially has more adverse effect than in other times of the year due to the heating contribution it provides in winter.

The following assessment uses the H4.8.2 (4) criteria but also considers the effect on sunlight within a dwelling. Shading diagrams have been provided for the September equinox, summer, and mid winter. Refer to Drawings A4.02 to A4.07 which illustrate shadows cast by the proposed buildings at hourly intervals.

The diagrams also illustrate the extent of shadow cast as the same time from the anticipated consentable environment to enable a comparison. It should be noted that there will be some areas where the anticipated consentable environment provides sun access to a neighbouring site, however this may not be the case if the HIRB standard were applied, or where an alternative development complying scheme might restrict this sun access.

The exact location of building mass relative to any part of a neighbouring property in a complying scheme is not known, and therefore the expectation for a reasonable amount of sun light is controlled by the HIRB standard.

This assessment focus on whether the neighbours receive sun light, and how this compares with the anticipated consentable environment .

No vegetation is included in this model which is typical when undertaking shading analysis, however the effect of trees should be considered. Some of the neighbouring dwellings are included in the 3D model and the shadows from these are illustrated when appropriate.

The diagrams do not factor in daylight savings so the December diagrams represent a sun angle one hour behind actual time, i.e. the 9am diagram would represent the outcome at 10am. The other diagrams represent standard time.

#### **Shading effect on 3 and 3A Trelawn Place (4 units),**

Throughout most of the day in spring and winter, the proposal will have no shading impact on 3 & 3A Trelawn Place, due to their location being north east of the site.

In the afternoon in spring, the proposal will restrict sunlight to the western side of 3 & 3A Trelawn Place properties from approximately 3:30pm, and in winter from approximately 3pm. This shadow affects the rear of these properties and some of their outdoor living space, however it is expected that the existing fence and retaining wall along their western boundary will currently be restricting sun to these spaces. The extent of shadow cast by the proposal is similar to the anticipated consentable environment at these two times, however later in the day, the shadow cast by the proposal is less generally than less than that cast from the anticipated consentable environment . This is expected as the proposed terrace dwellings comply with (and are generally lower than) the height and HIRB standards.

The diagrams illustrate that the taller buildings proposed along Sandspit Road do not restrict sun access to these neighbouring properties up until 4pm in winter.

It is expected that in spring the proposal will maintain at least 4hrs of sunlight to these neighbours outdoor living space and only restricts sun access in the late afternoon which is anticipated.

In winter, the proposal affects these properties in a similar way, however at 4pm the length of the shadow is longer in winter and affects more of the neighbouring properties. This shadow is less than that created by the anticipated consentable environment .

In summer, the proposal will start to cast a shadow on 3 & 3A Trelawn Place just before 5pm, and by 6pm the shadow extends over approximately half of the dwellings, and by 7pm the site is in shadow except for the roof of the upper parts. This shadow cast is generally to a lesser extent than that from the anticipated consentable environment .

The outdoor living spaces to the southern side of two of the dwellings will be shaded by their own building more than the shadow cast from the development. It is expected that the proposal will not cause adverse shading effects to these neighbours in addition to that experienced or expected by compliance with the AUP standards.

#### **Shading effect on 6 and 6a Reydon Place (2 units).**

Throughout most of the day in spring, summer, and winter, the proposal will have no adverse shading effect on 6 & 6A Reydon Place due to their location being north east of the site.

By 4pm in spring, a small area of shadow is cast on to 6a Reydon Place along its northern boundary over the pool area. The impact of this shadow is considered to be within the expectations of the AUP, however the existing tall hedge along this boundary within the neighbours property is most likely already casting a similar shadow. A small shadow is also cast on 6 Reydon Place from the common lounge which is also considered to be with the expectations of the zone.

By 5pm in spring, the proposal casts a shadow across most of this neighbouring site and together with the shadow cast from the buildings on those properties results in the whole site being in shadow at ground level. The deck area of 6A Reydon Place appears to be in sun along with the roofs, however it is undefined if the sun is penetrating the dwellings at this time.

In winter a similar outcome occurs as in spring until just after 3pm when the proposal starts to cast a shadow on 6 & 6A Reydon Place. At this time there is significant shading from other elements on these properties. The shadow from the proposal moves over these properties where at 4pm it covers approximately one third of their site.

In summer the proposal starts to cast a shadow at 5pm from the common lounge and the southern end of the terrace units. By 6pm the shadow impacts the western quarter of the site maintaining sun access to the rest of this neighbouring site. By 7pm the low sun angle results in the proposal casting a shadow across this site and onto 8 Reydon Place. The gap between buildings B and C results in a shaft of sunlight potentially available to the deck area of 6A Reydon Place.

Based on these diagrams, the proposal is not expected to add to the shading effects on this property and good sun light access will be maintained for a sufficient period each day.

#### **Shading effect on properties opposite the site fronting Sandspit Road**

For these properties the potential for shading effects occurs in the morning as they are to the west of the site.

In spring and summer, the proposal will have no impact on sun access to these properties from 8am.

In winter, the low morning sun angle results in shadowing on these properties until around 9:30am. At 9am the shadow impacts the front yard and is similar in extent as the anticipated consentable environment , however the gaps between the buildings in both are located at different positions suggesting the proposal casts a greater shadow. This impact occurs for approximately half an hour after 9am when the criterion applies. It is considered that this is a minimal effect and may be consistent with the shadow cast from the standards.

From just before 10am in winter through the rest of the day, the proposal will have no impact on these properties.

#### **Shading effect on 1 Reydon Place**

In summer and spring there will be no shading impact on 1 Reydon Place.

In the winter, a shadow will be cast over 1 Reydon Place from approximately 3pm and progressively covers the north eastern part of this site where at 4pm the shadow extends across approximately half of that property. The comparison with the anticipated consentable environment suggests that the proposal will cast additional shadow at 4pm along the eastern boundary. This is due to the location of the buildings on the anticipated consentable environment and is not necessarily an area where sun is expected considering the height standard. At 4pm the western end of this property is not restricted by the proposal allowing different parts of this site to be used in sun. The shadow effect on this property is considered to be negligible.

#### **Shading effect on 5 Reydon Place**

In spring the proposal will cast a shadow on the front yard of this property starting at approximately 4:30pm and affect the driveway. The diagram at 5pm suggests the proposal will cause a greater shadow than the anticipated consentable environment , however it

is expected to be similar to the shadow from the zone standards and result in no adverse shading effects on 5 Reydon Place.

In winter, the diagrams illustrate that the proposal will cast a shadow over the western part of this property at 4pm. Around 3:30pm the shadow is expected to start affecting this property. Due to the proposed building being set along its western (Sandspit Road) boundary the shadow affects less of 5 Reydon Place to the east compared with the anticipated consentable environment . The shadow is expected to be consistent with that cast from the height standard and maintain a reasonable level of sun to this property.

#### **Shading effect on 7 Reydon Place**

The only time that shadow from the proposal affects 7 Reydon Place is from 5pm in spring at the north west corner of this property. The diagram at this time illustrates that this shadow is additional to that cast by the anticipated consentable environment , however this does not mean it is considered to cause an adverse effect. It is expected that the shadow from the proposal is consistent with the shadow that would be cast by the permitted standards envelope. It is considered that the shadow will not cause an adverse effect on this property and sufficient amount of sunlight will be available throughout the year.

Properties east of 7 Reydon Place are not affected by the shadow cast from the proposed buildings within these time periods.

#### **Shading effect on 8 Reydon Place**

Shading on 8 Reydon Place is mainly caused by the existing buildings at 6 and 6A Reydon Place and occurs late in the afternoon throughout the year.

In Summer, the proposal will cast a shadow in addition to the existing from around 6:30pm along the northern part of that site, which is similar to the outcome from the anticipated consentable environment . Large trees exist which would currently be creating a similar shadow.

In winter, the proposal does not affect this property as illustrated including at 4pm.

In spring, the shadow from the proposal affects this property at around 4:30pm in a similar way as in summer and is expected to cause no real additional shadow and cause no adverse effect.



### Shading effect on 10 Reydon Place

In winter the proposal will have no shading effect on this property. In summer and spring shadow will fall on the northern end of this property very late in the afternoon. This area is mostly in shadow from other existing buildings and it is considered that the proposal will have a very minor impact on sun access to this property, but will not reduce the provision of sun in the important time period.

### Shading of the surrounding streets

There is no criteria with regard to the assessment of sun light on streets neighbouring a site. The standards provide some guidance as to the zone expectations where the HIRB standard does not apply to front boundaries. This means that the loss of direct sunlight from an envelope created by a vertical wall setback 3m from the front boundary to a height of 8m (say being the lower height standard) is the zone expectation as to what is considered appropriate to maintain the street scape amenity.

The 3D view on A4.02 illustrates this envelope, and the shading caused by this is represented on the sun study diagrams as the purple dashed line. Development is not expected to occupy 100% of this envelope so there would be an expectation that gaps between buildings and different roof forms would result and create a corresponding shadow.

In all of the sun study diagrams (A4.02 - A4.07) the proposal casts a shorter shadow than that from the standards envelope. This means that putting the positions of gaps and roof form aside, the proposal would enable more sun on the surrounding streets than the zone expects.

There is no doubt the streets will be in shadow for longer periods with this proposal as compared to the existing, however it is well within the expectations for maintaining the amenity of these streets.

### Shading summary

The assessment finds that the proposal will not cause adverse shading effects on the neighbouring properties or the surrounding streets at an extent which are considered unacceptable considering the standards for managing reasonable sun light access, the compliance with criteria and considerations beyond the critical times within this criteria. It is considered that the proposal is consistent with the policy H3.3(4) to maintain a reasonable level of sunlight access to neighbours.

## B - Urban Form

### 1. Development is compatible with the neighbourhood's existing or planned suburban built character, acknowledging differences in the surrounding context.

Chapter 2.3.2 above, sets out the existing amenity values and discusses the existing character.

While the policy suggests that development can be in keeping with either the existing or planned character, it is considered that both need to be considered when determining what is appropriate for a particular site.

The planned character of the zone is expected to be generally of a suburban residential nature consisting of predominantly one to two storey dwellings in space with vegetation (policy H3.3(2)). The deliberate use of the term 'predominantly' in the policy must mean that the one and two storey outcome is the predominate character, but not necessarily all development must be one or two storeys, or residential.

This provides opportunities in the right locations to have other forms particularly for activities provided for within the zone that are different from standard residential activities, such as IRD's, care centres, boarding houses and visitor accommodation (refer to the activity table H3.4.1). These are provided for within the zone and therefore also form part of the planned character. The exact location of these activities are not known, however it is expected they will be interspersed within the predominantly residential neighbourhoods across the city.

The provision to divide existing dwellings into two and add a minor dwelling to each site with the Single House zone may or may not occur and the effect of this on the character is unknown.

The site has a character of two parts. The part to the south is residential in character and is consistent with the general character expected for the single house zone. The part to the north has a commercial character consisting of run down petrol station and workshop buildings along the Sandspit Road frontage, and undeveloped land to the east.

The existing site development at 2 and 4 Reydon Place contributes to the existing residential character of Reydon Place. The 1970's brick and tile duplex style of architecture of these dwellings has an influence on this existing character. The planned character if

considering replacing these dwellings with new dwellings that might be larger and contain a minor dwelling could result in a very different more contemporary architectural style with significantly more bulk as a permitted activity without any design control other than the bulk and location standards. This would likely result in the buildings being significantly closer to the street and the side boundaries, and two storeys in height.

This potential outcome would change the existing character of this street however is determined to be in keeping with the expectations for the zone.

The development of the northern part of the site needs to be in keeping with the existing site and context. The existing is significantly different to the rest of the surrounding residential context to the east. It is also opposite two schools containing different built form outcomes and are not characteristic of the residential scale and form in the surrounding area. The schools are considered appropriate in a residential context however.

This existing environment provides an opportunity to develop the site in a way that appropriately responds to this context and with a different building form on the site that continues to contribute to the character of this area as a node of community activity.

The land to the west of Sandspit Road is zoned Mixed Housing Suburban which has the same bulk and location standards as the Single House zone, (except for a slight increase in building coverage) and with the ability to develop three dwellings on each site as a permitted activity complying with the standards. If these properties were to be redeveloped it is anticipated that buildings would be at least two levels, closer to the street and result in a much greater visual presence to the edge of the street creating more containment of the street space. This is a possible planned outcome which can be taken into account.

The proposal is in keeping with the existing and planned character of the neighbourhood as a node within its suburban context, whilst retaining the overall suburban character of the area.

The proposal will create an unbalanced street (in terms of building scale) with the existing built form opposite on Sandspit Road, however a building complying with the height standard and front yard set backs would also result in a similar outcome. Redevelopment of sites opposite including the college site with two storey buildings would help to balance out the street proportions which may or may not occur over time.

The provision of a cafe at the northern end of the development continues the public offer servicing the daily needs of locals in the best location close to the schools.

The Sandspit Road frontage presents as a residential character as illustrated in VP1 and whilst different to the existing does not appear out of place. The design successfully promotes a two storey form with a more recessive top level. There is obviously more building bulk to all street frontages than the existing, however the existing is and under utilisation of the site and the AUP expects a significantly higher building bulk.

The transition to the east along Trelawn Place with a large open space are the frontage continues the existing character form and is an appropriate character for this street.

The response to Reydon Place is in keeping with the planned residential character of this street while continuing key existing characteristics of this street such as the trees within the berm and good vegetation between the front boundary and buildings and generous front yards providing a sense of space and vegetation to support the building.

The proposal provides a better street interface generally than if other proposals include individual vehicle access to each dwelling from the street. This promotes the area as having a pedestrian focus and will enhance the environment.

The view from 6A Reydon Place as illustrated in VP7 is perhaps the only location where the proposal could be perceived to have the greatest impact on character.

Refer to the visual assessment for VPT7.

## 2. Provide quality on- site residential amenity

Most of the site enjoys great views towards Cockle Bay and the surrounding neighbourhood towards the east. The built form takes advantage of this and it is considered that a high on-site amenity will result.

As parking is indoors at basement level, the outdoor spaces between buildings can be utilized by residents and landscaping and is well designed to create a high amenity outcome.

An outdoor swimming pool is proposed within a communal area supported by a gym and communal room which will create a great feature and meeting point for residents. Direct access for visitors to this space can be achieved through the two side street access points and the apartments gain access via the vertical circulation and through the basement level. The connection through the basement is not the best in terms of the amenity it provides, however other locations for the stairs and lifts were explored on the eastern side of the building, however this resulted in removing direct access from the street at the upper levels. The quality of the materials within the basement can be designed to provide a nice connection through this space.

The central circulation space is planted both sides to create a green walkway to these terrace units. The basement parking is alongside, however this is screened off with hedging and climbers over the mix of solid and perforated walls. The entries off the side streets are clearly identifiable and provided a good arrival experience through a landscaped environment. The entry off Trelawn is seen as the main entry to the terrace dwellings and where their letter boxes would be located.

Each terrace dwelling has an individual front door with canopy directly accessible from the central circulation space enabling good way finding and identification of semi-private to private space.

The upper level of the terrace dwellings contains bedrooms and bathrooms. Bedrooms are orientated towards the central connection walkway and windows allow views between internal and this external walkway. Privacy of these bedrooms will be controlled with internal window coverings, plus the proposed trees are located to reduce the views from above down into these windows. The outlook from these bedrooms will be attractive.

The lower level of the terrace dwellings is the living space leading out to the private outdoor spaces on the eastern side. These spaces are paved in part with a canopy over to provide weather protection and a small seating area. The gardens allow individual to personalise as they wish. This garden provides good outlook, sun and daylight to the units.

An individual pedestrian access is proposed to each of the three apartment buildings directly from the footpath on Sandspit Road. These locations will also include letter boxes for the dwellings in each building and a clear naming identification system should be developed for each to assist with way finding.

The front yards provide both semi-private and private open space. The semi-private is 100% planted as a visual garden providing a lush interface with the street. The private spaces include open space and gardens to allow for a range of activities. These are secondary spaces as they open from bedrooms, however they have a westerly aspect providing a great sun trap in the afternoon.

The upper floor apartments are equipped with balconies, typically on the eastern side orientated to the view and the morning - midday sun. These are all of good size. Additional balconies on the western facade have been considered however they add to the bulk of the building which is not necessarily the most suitable solution on the street frontage with this design.

The entry points are locations where seats could be installed to provide opportunities for people to rest or sit in the sun and to encourage chance meetings of residents.

The cafe has been designed at the corner as it is a location that minimises any potential effects on the residential activity and will receive good sun and in an easily accessible point opposite the schools. The design provides an open corner to the site allowing interaction with the public and has its own access from the footpath. The pergola above the outdoor space provide a separation between this commercial activity and the apartment above supporting privacy for that unit. The cafe space will be of a high quality and attractive and enjoyable for both residents and the public.

Overall the design provides for a high amenity outcome for all users on site.

**3. Non-residential activities should provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.**

The cafe is the only non-residential activity proposed.

The internal floor area is 64.5m<sup>2</sup> plus an outdoor terrace of 74m<sup>2</sup>

This is a positive element that will provide a meeting place for people and provide a good asset for the community. The relationship with the schools is important making the northern end of the site the most appropriate location. There are many examples of small cafes such as this located close to schools providing parents a place to mingle and socialise while grabbing some food or coffee without making another trip in a vehicle. It will also provide a place for the residents of the development and others nearby to enjoy.

The cafe is a good solution which provides an active corner to the street and invites the public to participate. This will have positive effects on the amenity and quality of life in this neighbourhood, such as social interaction, and enhanced passive surveillance. It is considered to be entirely in keeping with the scale anticipated within the zone (which provides for up to 100m<sup>2</sup>).

**4. Development should achieve attractive and safe streets with good passive surveillance, optimising front yard landscape and minimise the visual effects of vehicle access ways, car parking and garage doors.**

The interface at the Sandspit Road and Trelawn Place frontages will be significantly improved compared to its current condition. The buildings will actively address the streets with full height glazing to the units providing very good over looking opportunities.

The facade to Sandspit Road is significantly modulated with a visually prominent two level main element with a more recessive top. The landscape solutions add to this layering including pergolas with climbers that create an enclosed space below, while assisting with privacy of the outdoor space from above, and specimen trees consistent with the existing mix of tree and dwellings in the existing context.

The upgrade proposed to the three neighbouring streets will provide better footpaths, wider berms and considerably more street trees and large front gardens with significantly more vegetation.

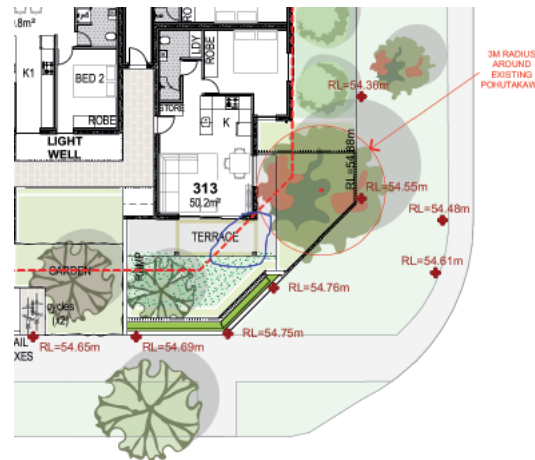
The reduction of eight vehicle crossings to one over the three frontages adds to the safety and amenity of these streets and a very positive outcome particularly for children walking to school. Only one garage door will be visible from Trelawn Place which is well designed to minimise its impact on the streetscape. This avoids the potential negative effects of garage doors presenting to the other two streets.

The entries to the buildings are obvious and provide multiple points of access to the site enhancing activity on all three frontages.

The unit will provide passive surveillance opportunities from the external circulation spaces and from within the dwellings. The apartments have windows from the kitchens that are full height providing good opportunities for passive surveillance of the street. The corner dwellings have only an orientation to the streets providing very good surveillance opportunities.

When comparing this design with the zone standards, there are three locations where the proposed building exists within the 3m front yard:

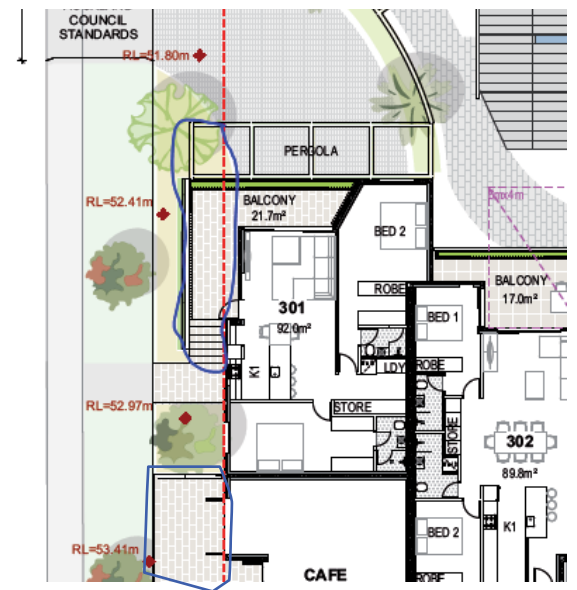
- A pergola and a very small part of the corner of the building at the Reydon Place corner as illustrated in blue below;



- The pergola over the outdoor seating and entry are to the cafe as illustrated in pink below;



- Part of the balcony to unit 301 and pergola over the vehicle entry and terrace to cafe circled in blue below



The pergola structures at each corner are open structures and in the case of the cafe provide shelter to the outdoor space and provide a connection from the street to the cafe. Part of the cafe terrace is also considered to be a building in the front yard. No adverse effects are considered to be generated from these elements, rather provide positive elements to the facade and amenity for people.

The third location includes a wall and terrace in part of the 3m front yard. This provides access to unit 301 and increases in height towards the east as the land falls to approximately 2m high plus the balustrade. The landscape design includes climbers and shrub planting at the base of this wall to mitigate potential effects from this low wall. The area of front yard landscape is significantly greater than the zone expects and the proposed outcome and mitigates the small portion of building within the front yard setback. The proposal provides an access and will activate that side of the building. This is a positive outcome rather than providing access to this unit from an internal corridor.

There are also small areas of the basement at each street corner which also exist in the 3m front yard, however these are below ground and will have no impact on the outcome as viewed from the street.

The terrace outside the cafe is level with the Sandspit Road footpath and a wall along the Trelawn Place boundary provides for the change in level as the street falls to the east. The plans suggest the height of the terrace is a little over 1.0m at the eastern end and therefore is not considered a building resulting in compliance with the front yard expectations.

The overall development is considered to be attractive when viewed from the streets as illustrated in the 3D visualisations. It will enhance the quality and safety of the streets, and the bulk and location together with the architectural detailing and landscape solutions mitigate any potential dominance effects.

#### **5. Consider retention of some valuable existing trees to provide immediate site character**

There is only one existing tree on the development site which is worth retaining - a pohutukawa at the corner of Sandspit Road and Reydon Place which is proposed to be retained. A street tree in the berm on Reydon Place is also proposed to be retained as it is not affected by the proposal. This is a positive aspect assisting as these trees currently add to the character of the street and assist with integration of the building with more established trees.

The development is proposing good planting areas and additional trees. It is important that large grade specimens are installed to assist with providing amenity and mitigation at an early stage.

Large grade nikau palms are proposed for the Sandspit Road 'gaps' to provide a sense of establishment with a good scale relative to the buildings. The slow growth rate of these would mean that smaller grades would take along time to provide as good a contribution to the streetscape and the edge to the view shafts over the site.

### **C - Sustainability and Ecology**

#### **1. Protect and retain valuable vegetation and habitat**

Other than the pohutukawa discussed above, there is no vegetation worth retaining on site.

#### **2. Enhance native vegetation where appropriate and manage impact on existing protected areas**

There is no native vegetation or protected areas on site. Some native vegetation is proposed to be planted - refer to the landscape plan. A total theme of native is considered not appropriate and the mix proposed will provide a good residential outcome.

#### **3. Limit earthworks to a minimum**

The proposal is making optimal use of the site's contours, integrating the built form into the existing landform.

Two semi-basements (retained one side open on the opposite) were initially considered to provide underground parking, however the cost of this and the excavation was significant. The proposal includes excavation for one level and changes to the land for the terrace dwellings.

This proposal has limited the potential for excavation and removal off site. The lower basement floor is completely for parking the upper basement floor allows for some additional units, including great views, towards the east. The proposed earthworks are illustrated on the civil engineers drawing C200 which illustrates that the site is generally excavated, but filled around the edges. The benefit of the proposed excavation is that the basement provides an out of sight storage area for vehicles below ground thereby minimising other amenity effects.

The proposal to fill the back berm of Sandspit Road and adjacent parts of the site is a positive solution, resulting in a better interface with the street level. This means that the full road reserve is usable rather than the sloping back berms as current. The ground floor level is slightly lower than the street however this relates to the sloping nature of the site and avoiding additional height. It is noted that the small amount of fill required in the road reserve is not illustrated on the plans.

#### **4. Maximise the use of the land through a comprehensive design.**

An overarching objective in the AUP is to achieve a quality compact urban form, making better use of existing infrastructure, and with greater social and cultural vitality (B2.2.1(1)). Policies support this such as: to provide choices that meet the needs of people and communities for a range of housing types and working environments (B2.2.2(2)(e)); enable higher residential intensification in and around centres and close to public transport and social facilities (B.2.2.2(5); and identify a hierarchy of centres that supports a quality compact urban form, where at a local level provide a range of activities to support and serve as focal points for their local communities (B2.2.2(6)(b)); Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools (B2.4.2(8)).

The zone provides the opportunity to comprehensively design a solution for this site where the focus is on the spatial configuration for people and how such adds to the community, rather than the more basic practice of subdividing land and enabling another form of development to occur.

An application for a comprehensive solution allows assessment of the entire proposal, and through this rigour can achieve positive contributions to the community.

It is typical that higher density outcomes are sought through this method.

This proposal uses the land efficiently with the provision of a much higher dwelling offering than would be achieved through development using the more traditional standards. If the site were to be subdivided first, a total of 9 lots could exist (complying with the minimum 600m<sup>2</sup> site size). One dwelling plus one minor dwelling could be established on each lot as a permitted activity (complying with the standards) resulting in 18 dwellings. Compare this with the proposed 54 dwellings, and it is clear that there is a large increase in the utilisation of the land by using this method.

The scale of this supports the objectives and policies mentioned above as:

- the site is at a mixed-use node and community centre;
- it abuts a main bus route with connections to the local and wider Auckland areas either directly or through mode changes including trains and ferries;
- it provides a greater choice of living environments within this community of which there exists few; and
- will result in a quality outcome supporting an compact urban form that is appropriate for its location.
- it is well designed and maintain and enhances amenity values.

### 5. Encourage a pedestrian and bike friendly community

Due to the underground parking, pedestrians and cyclists are given priority on site.

Bike racks and storage make it easy for people to use bikes, both private and for visitors, encouraging them to use alternative transport modes to the car.

The bus stops in direct proximity to the site will further encourage people to use alternative modes of transport.

### 6. Employ good passive solar design for proposed residential activity

Just about all proposed apartments are 'through- units', meaning they have natural daylight and/or sun from the north- east and west. The issue of some units having only a southerly aspect or internal rooms without windows is therefore minimised in this proposal.

The south- western corner units of Block C are slightly disadvantaged in comparison, as they miss the north- easterly aspect, being orientated only to the west and south. However, every habitable room has daylight access and these units will receive good amounts of sun. As they are corner units, they can cross ventilate also. .

The Single House zone does not include any standards for provision of sunlight access to dwellings, except indirectly through the

restrictions provided for by the HIRB and the height standard. In this case these standards ensure a level of sunlight is provided to the site in the morning by restricting development on the neighbouring sites to the east.

The Auckland Design Manual provides a rule of thumb for adequate sunlight as follows:

*“At least 70 per cent of living rooms and private open spaces in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid-winter”*

The existing dwellings to the east at 3 Trelawn and 6 Reydon Place restrict sun access to the site by only a very small amount and these are expected to not cause adverse effects on the proposed dwellings in this proposal.

It is expected that good morning sun light will penetrate the outdoor living spaces and into the internal living spaces of the terrace dwellings. The proposed tree planting will limit some of this when the sun is low in the sky. There will be no sun in these living spaces in the afternoon. The shading diagrams illustrate the rule of thumb for the outdoor space is easily achieved and it is expected that sufficient sunlight to the internal living space will also be achieved.

By avoiding dwellings close to 6 and 6A Reydon Place, any shading caused by those units impacts the communal space early in the morning or the front yard and the location of the proposed dwellings is not impacted by this existing situation.

For all other apartments (except for those on the south west corner of Block C) it is expected that they will receive at least 3hrs of sunlight at any time of the year.

Those two units in the south west corner of Block C will receive the least sun illustrated by the shading diagrams. In winter, they will receive no sun in the morning and start to receive sun from around 2:00pm until sun set (5:15pm) or as restricted by development on the western side of Sandspit Road. These dwellings would likely receive approximately 2.5 - 3 hrs of sunlight in the late afternoon which is not compliant with the rule of thumb however they do receive sun and they are a small percentage of the overall development. The amount of sun received in summer will increase due to longer sunlight hours.

The proposed cafe will receive sun to the outdoor space from approximately 9am in winter and spring through until late in the day. In summer the sun hits that area slightly later around 9:30am.

In summer, the pool area receives sun from around 9am through to around 4pm when the buildings B and C start to cast a shadow. In spring, most of the pool is in sun by 10am and shadow from Building B and C starts to impact this area around 3:15pm. In winter, when few people swim, sun access to the pool is from around 11:30am through to around 3:30pm.

This will enable the pool area to be warm and inviting throughout the year.

## D - Building Design

### 1. Provide adequate outdoor space in appropriate locations for dwellings

Every unit has a private outdoor space, either in the form of a balcony, terrace or private yard except for units 402 and 414 on the first floor at the northern and southern street corners which have none.

These are the single bedroom units above the cafe and at the Reydon Place corner. The guidance in H4.6.13 suggests a minimum outdoor space of 5m<sup>2</sup> is required for these units. This is not ideal for these units, however communal outdoor space is provided which provides outdoor space opportunities on site that these apartments can use and helps to mitigate the potential loss of amenity of these units.

These outdoor spaces are generally facing north- east (with the exception of the south- western units of Block C) and are accessed from the living spaces. All units are considered to have appropriate relationship to these outdoor spaces and all will receive good amounts of sunlight and daylight. Those in the south west will mainly receive afternoon sun however the length of time sun penetrates these spaces is unknown.

In terms of an appropriate size, we have considered these against the standard for outdoor space in the Mixed Housing Suburban zone (H4.6.13. Outdoor living space) as this is more appropriate for the apartment typology proposed. Please refer to drawing A1.07 for details.

The terrace dwellings have outdoor spaces which are approximately 25m<sup>2</sup> minimum and have a minimum dimension of just less than 4m. The corner units are larger in area and width. This is consistent with the expectation in H4.6.13 of a minimum of 20m<sup>2</sup>.

The apartments are proposed with a range of balconies from 8.6m<sup>2</sup> through to 24.3m<sup>2</sup>. These are the single bedroom units above the cafe and on the second level at the Reydon Place corner. The guidance in H4.6.13 suggests a minimum outdoor space of 5m<sup>2</sup> is required for these units. This is not ideal for these units.

The minimum area for a balcony is 8m<sup>2</sup> in the MHS zone required for two (or more) bedroom units above ground level, and 20m<sup>2</sup> for ground level apartments. All except the two identified meet this standard, and many have significantly greater area.

## 2. Provide appropriate sized internal spaces with good relationships to outdoor spaces.

All the proposed units are generous in size relating to the number of bedrooms proposed for each which will create good living environments.

All the units are well orientated to their outdoor living area, and directly accessible from the living room and in some cases from bedrooms.

The canopies over the entries to the garden apartments are important to provide a transition space and shelter from the rain.

## 3. Ensure adequate daylight to apartments

The most appropriate standard to assess daylight to apartments is at H4.6.12 of the Mixed Housing Suburban zone as there is no guidance in the Single House zone provisions. This standard relates to the location of the largest windows in a wall of the main living room, and from a window in bedrooms. The height of a building opposite is restricted by a factor of two times their separation, and for a length created by a 55 degree arc from the centre of the window (it is noted that H4.6.12 written standard is different to that illustrated by Figure H4.6.12.1). We have assumed that the Figure is what is intended by the standard. For rooms not on the ground floor, the measurement is taken from the floor level of the room with the subject window.

Due to the topography falling to the east and the orientation of the units in an east-west alignment it is considered that all units will receive high amounts of daylight and most will comply with this standard.

The second bedrooms in the terrace dwellings facing the internal pedestrian space have two windows, one facing the basement and one in the northern facade which is the bigger one. As there is a canopy over the walkway alongside this window it is not clear if this complies but expect it to provide a sufficient amount of light together with the second smaller window. The elevation of the western side of the terrace dwellings is not illustrated unfortunately.

All of the apartments on Ground Floor, First and Second Floor of the Blocks A, B and C also comply with this standard as there are no proposed buildings close to these units and the windows mostly face in an easterly or westerly direction. Where a walkway is proposed along the face of the building these are set out from the facade with a light well between the facade and the walkway. These walkways are assumed to not be relevant to this standard and good light levels will be received to the windows.

It is considered that by virtue of compliance with this standard, there will be sufficient daylight available to living space and bedrooms.

The daylight to the bedrooms along the western elevation of the existing dwellings at 3 & 3A Trelawn Place and 6 & 6a Reydon Place will be impacted by the development, however mostly by the proposed fence and hedge along the common boundary. The buildings opposite these windows are either lower than required or sufficiently set back and as such the proposal meets this standard - not that it is required to as these dwellings are not on the same site.

## 4. Avoid long and dark access corridors

All units are accessed by light open external walkways and no long corridors are proposed. Lighting is expected to be included to avoid these being dark spaces at night.

## 5. Ensure appropriate privacy for new dwellings and associated outdoor space, while minimising any effects on existing neighbouring properties and the public open space network

Standard H4.6.11 Outlook space provides expectations for a reasonable standard of visual privacy between habitable rooms of different buildings. This is a standard within the Mixed Housing Suburban zone and selected to provide guidance on this issue due to the rudimentary yard standard within the Single House zone providing a minimum of 2m separation between buildings and typically 1m from a fence.

This standard requires a 6m x 4m outlook space centred on the largest window of a principal living room, 3m x 3m from the centre of a principal bedroom and 1m x 1m from the centre of any other bedroom windows. These areas should not extend over outlook spaces or outdoor living space required by another dwelling. The architectural plans illustrate these outlook rectangles.

There is an expectation that some overlooking of individual private open space from other dwellings will occur, however the design of the open space and building can create privacy.

Beginning with the terrace dwellings, the main living room windows are all at least 6m from the boundary opposite and eight comply with the minimum 4m in width, and six have an outlook area which is just narrower than 4m. The division between the outlook spaces is a fence and will provide privacy to this space.

This outcome will achieve the purpose of this standard as a reasonable standard of visual privacy will be achieved together with good daylight access and have a sense of space and outlook due to the neighbouring dwellings being lower in the landscape.

The upper level bedrooms also comply with the 3x3m and 1x1m outlook standards. The principle bedroom in each has the potential to overlook the open space of 3 and 3A Trelawn Place as illustrated in A5.03 where these windows can be seen above the fence above the retaining wall. Strategically located trees in the neighbours property or within the proposed private yards could increase privacy for either party if desired. The fact these windows are in bedrooms helps as these are spaces used less than the main living areas at the ground level. The proposal is significantly better than the anticipated consentable environment where significant overlooking would result.

Some views from the upper level bedrooms to the adjacent outdoor spaces will be possible however privacy can be created through the location of elements in each space.

Windows in the side elevations at the gaps between the blocks are staggered so direct views between the two units are minimised. Trees are proposed between these units which will also assist with creating privacy and add to the sense of space.

All the other units in Buildings A, B and C have good separation from one another and comply with the outlook standard and will mostly result in appropriate levels of privacy for each unit except as discussed below.

The bedroom 2 in units 303, 306-308, 311, 312, 403, 404, 407-409, 412 and 413 have their only window facing Sandpit Road, which

is positive, however the access to neighbouring apartments exists across in front of this window proving the potential for people to view into these bedrooms and compromise their privacy. The privacy is expected to be controlled with curtains or blinds

The proposed units either side of the view shaft gap such as units 410 and 411, include proposed windows in the side elevations at the dining room location which have been designed to be off set with different orientations to minimise direct views between the units. The windows are separated by approximately 5.0m and there is nothing proposed between them that would limit views between.

If total view reduction is required then the side walls could extend to the corner so the window does not wrap around. The proposal is considered to be an appropriate solution.

The narrow windows in bedrooms either side of the view shafts between buildings A-C are directly opposite each other and should be staggered to provide an off set to avoid direct views between each bedroom.

Likewise the windows to the top level apartments either side of the view shafts at the dining room locations are directly opposite each other and will not provide suitable privacy. Louvres or some other treatment should be investigated to address this issue.

With regard to maintaining privacy for the existing neighbours at 6 Reydon Place, the separation of the proposed buildings along with the proposed fencing and planting along the common boundary assists with maintaining privacy. The proposed planting along with the existing plants on the neighbours property will provide a dense screen limiting views (once established) to these dwellings and their outdoor space. The views to the elevated deck at 6A Reydon Place and perhaps some windows will be possible however the proposal reduces the potential effects due to the separation. The deck includes louvres on the western and part of the northern face to provide privacy from the existing dwellings on the site, and it is expected these will be used to manage their privacy. It is quite difficult to avoid overlooking of the upper deck on this neighbouring site as it elevated and visible from many places.

The proposed cafe is a publicly accessible facility and as such some separation between the cafe activity (outdoor) and the apartment above is important. The pergola is proposed to assist with providing a visual separation.

## 6. Provide communal amenity facilities

An integrated residential development is differentiated from other residential developments through the provision of communal amenity facilities. In this case a common area is designed to the eastern side of Residential Building C containing a common lounge that will provide a small kitchen and seating areas where people can relax, congregate, have parties and celebrations and host friends. This is connected to an outdoor seating area where a BBQ could be provided. This overlooks a garden and pool area. A gym is proposed opposite the pool also.

The pool area will receive good amounts of sunlight as illustrated on the sun access diagrams. The common lounge is orientated to the north to take maximum advantage of this sun light.

The area can be planted and the landscape detail developed to create a high quality community meeting point and recreational facility. The area is contained such that views to the wider landscape will not be possible, however this will enable this place to be quite different from the apartments above, providing a different environment for the residents to enjoy.

## 5.2. Visual Impact Assessment

The following assessment is based on the visual aspects of the proposal as depicted in the eight visual simulations prepared by U6 Photomontages Limited included in a separate volume. These visual simulations should be viewed when reviewing this assessment.

Transurban Limited have used these simulations to assist with the assessment of the impact and potential visual effects that the proposal may have on the viewing audience, however can not confirm the accuracy of these. Refer to the methodology provided by U6 Photomontages for details.

This distances included in the following are line of sight from the viewpoint.

### 5.2.1. Viewpoint 1

#### Location of Viewpoint

Outside Howick College on Sandspit Road at a pedestrian crossing, approximately 152m north-west of the site on the opposite side of the Road.

#### Viewing Audience

This viewpoint represents road users heading south along Sandspit Road and is expected to include students/ teachers leaving or approaching Howick College, and Cockle Bay School, people passing through the area as Sandspit Road is a main road, and immediate residents. These people will be walking, cycling, in cars and buses predominantly.

The size of the audience is expected to be medium.

#### View Characteristics / Landscape Values

This viewpoint illustrates a typical view south along the Sandspit Road in close proximity to the site.

The view is characterized by a mix of uses including large sites and buildings of the two schools on opposite sides of the street, and the existing building on site previously used as a petrol station and auto servicing workshop. The canopy for the petrol station forms the skyline at the site from this viewpoint but at a height consistent with back drop of trees to the right. These trees exist mainly on private land along Sandspit Road to the south and screen most of the dwellings and create the skyline.

The street is relatively open, however some large trees define the street edge for part of its length. The Howick College has its buildings set back from the road with large areas of car parking bordering the street. Opposite the site there are some grass play spaces between the buildings and parking. The buildings here are single storey basic prefab type classrooms.

The location of the viewpoint is in a part of the street which has a community use type appearance and not particularly residential in character. The urban landscape patterns include a transition from the north where public open space exists opposite a commercial local centre, to large sites with large building footprints of the two schools, to the open nature of the site with the existing service station structure, to standalone dwellings on 700m<sup>2</sup> - 900m<sup>2</sup> lots, assumed to have been built in the 1960's-1970's period.

#### Visual Sensitivity and Absorption Capacity

The visual absorption capacity for the proposed development is high due to the urban context. The view has a relatively low level of importance (i.e. it is not particularly special), and changes to this view could be expected. The use of the two school sites is unlikely to change, however over time greater building bulk may result, similar to the redevelopment of other schools to accommodate growth in other parts of Auckland which has typically seen two level development on existing school sites.

The proposal will have an impact on the existing view in such that the viewer will experience a different building form and activity on the site as compared to the existing as depicted in visual simulation VPT1.

This change will result in a higher density and a greater built form urban outcome with better definition to the street edge. More building will skyline in comparison with the existing where slightly more trees provide the skyline.

The proposed street tree and front yard planting adds a good layer to the street view with the top part of the proposed buildings visible above the proposed street trees. The proposed cafe on the ground level at the corner of Sandspit Road and Trelawn Place would be visible from this location, however no signage or detail is included in the visual simulation VPT1.

#### Potential Effects

Adverse effects from this viewpoint would be created from inappropriate development, such as incompatible activities, building form and design that has inappropriate relationships with the street and further reduce the quality of the streetscape.

For viewers closer to the site, the lack of built form on the site provides viewing opportunities to the wider Cockle Bay area. The proposal will block many of these views (which are not protected), however two view shafts through the site to continue to provide this amenity for street users which is a positive effect.

The proposed height of the buildings is above the 8m standard of the zone for permitted activities, however the buildings are mostly setback further than the 3m standard such that the height relationship to the street is similar to what is anticipated by the zone.

The zone expects (at its basic level) a building height to width between buildings across Sandspit Road of 1:3.26 ((20.1m+3m+3m)/8). Assuming the the proposed height at the corners of the Residential Buildings is 9m and that part of the building is 5.5m setback from the boundary, the height to width ratio would be 1:3.18 ((20.1m+3m+5.5m)/9). These assume buildings on the opposite site of the street about the 3m front yard setback.

This confirms the relationship of building height to the street is approximately the same as expected and no adverse dominance effect would result.

The facade is well modulated providing depth and visual interest, resulting in and outcome from VPT1 that appears as many different buildings along this frontage. This design assists in providing an appropriate bulk and scale relative to the width of the street and while higher, not too dissimilar to the anticipated consentable environment which is illustrated in Image 43.



Image 43: Comparison of proposal with a anticipated consentable environment in orange



The existing large scale trees provide a context whereby additional height can be absorbed avoiding buildings that would appear out of scale. The proposed building in this view is seen between (and lower than) existing trees in the foreground and a cell phone tower and street lights which help to integrate the building with its context.

The rhythm of built form in this view is not adversely affected by the proposal as the school buildings are large and generally without a residential character.

The proposed trees also help to mitigate the visual height of the facades and reduces any potential dominance effects.

The top of Residential Buildings A -C create a skyline which is longer and taller than the existing, but consistent with the existing relationship to the sky. If the buildings complied with the 8m height standard, they would also likely have a similar outcome where they would be viewed against the sky, albeit slightly lower. No adverse effect is considered to be caused by the proposal sky lining.

The proposal will enhance the visual amenity of the street and local area with the development of a significantly higher quality building to the existing. The removal of vehicle access points provides greater street tree potential and avoiding parked cars on the site visible from the street will also have positive effects on street amenity.

#### Mitigation potential

The building design and landscape solution provide for a modulated building form which read as a series of buildings assisting with ensuring a finer grain residential outcome, avoiding large long slab style outcomes.

The trees provide a contrasting dynamic form and colours which provide some screening characteristics and will draw the attention of the street user. The street trees will be seen first by most people especially when in vehicles heading south where they are viewed from a more acute angle.

#### Conclusion

The proposal will change the streetscape and this change as experienced mostly by regular users will be noticeable. This change is generally considered positive as it will replace a low-quality service station and workshop, with a good quality residential development with amenity planting and a much improved street edge and amenity for pedestrians. Given the existing educational context and commercial activities behind this viewpoint, the proposal will likely be seen as appropriate and integrated. The VPT1 simulation illustrates that the proposal does not appear out of scale and sits comfortably in this streetscape.

The loss of views over the site to Cockle Bay is not of significant relevance as they are not protected views. The proposal however has been designed in response to the identified quality benefit to the street from having views to the wider Cockle Bay, by introducing view shafts between the buildings. This also assists with reducing the potential mass of building relative to the street.

With regard to the expectations of the Single House zone from this viewpoint and street, it is considered that the proposal will enhance the visual amenity values of this neighbourhood and relates well to the existing and planned character of this environment which in this view is predominantly not residential.

The proposed building is taller than other existing buildings in this view, however it sits in a cluster of large scale buildings (being school buildings and gymnasiums) to the left and right of the view, which have created a node in the landscape different to the surrounding residential context. The site provides a good opportunity to maintain this node of difference and does not need to revert to single dwellings. The scale of the street and school development provides an appropriate situation for some additional height.

Overall the proposal as seen in this view has a **Low Effect** rating, but is considered to have positive character and visual amenity effects.

#### 5.2.2. Viewpoint 2

##### Location of Viewpoint

Outside of 53 Sandspit Road, approximately 162m south of the site on the opposite side of the street looking north west.

##### Viewing Audience

Road users travelling north along Sandspit Road, including people in vehicles, on bikes, and in buses and immediate residents. Views from residential properties will mostly be from front yards, however there are some two level dwellings where views from upper levels will be possible.

The size of the audience is expected to be medium.

##### View Characteristics / Landscape Values

This view illustrates a typical view along Sandspit Road in close proximity to the site looking north west.

The view consists of a suburban residential character of an 60's-70's era, with one and two storey dwellings, except for the service station building on the site which is of a different commercial form towards

the background of the view. The existing petrol station form provides a visual indication for viewers at some distance along Sandspit Road that there is something different occurring in the street at that location.

Trees terminate the view and are seen against the sky with the service station building seen in front of and below the tree canopy. The open nature of the petrol station canopy means that a lot of the tree canopy behind can be seen.

The larger school buildings are not visible from this exact location due to existing visual barriers of trees and dwellings screening views. However, as the viewer travels north west along Sandspit Road, these buildings are viewed and contribute to the change in character at the location of the site. This character is more institutional and commercial at this node in the street.

There are some newly planted street trees with the Sandspit Road reserve providing some visual interest and quality to the street however are still quite small. More mature trees on private property create a defined edge to the street in this view.

There are no particular characteristics of this view that assists in place creation or identifying this as having a unique character. The amenity value of this street is low to moderate as it is a pleasant street with footpaths each side.

The open view to the sky is characteristic of a low density, low rise suburban environment.

##### Visual Sensitivity and Absorption Capacity

Given the context and the planning framework for the site and area, the site is not sensitive to change from this viewpoint. It is an urban environment and redevelopment of the site would be expected due to the low value of the existing facility. The Auckland Unitary Plan seeks to achieve a high quality urban environment with a compact form. 8m high permitted buildings are expected to be seen in this view and therefore buildings of this scale would interrupt the existing tree skyline resulting in buildings having a greater visual presence. The site and context can visually absorb new buildings.

The proposed buildings as viewed from Sandspit Road, will have a higher visibility and will be slightly higher relative to the sky compared with an 8m high building. An 8m high building would have similar but slightly less impact on the view. The proposed building height can be absorbed into this view with little to no adverse effect on the quality of the view. Refer VPT2. The retention of the existing pohutukawa tree on the south west corner of the site assists with mitigating the scale of the building in addition to the design, location and proposed materials

of the buildings. Over time the proposed street trees in Reydon Place will grow to a size where they will be seen against the facade and will likely be seen above the building from this location.

### Potential Effects

The proposal could generate potential adverse effects on the view due to its height and bulk being out of character of the existing residential context as seen on either side of the street from this viewpoint.

The proposal will result in a change in the visual character due to its different form which is not one to two storey dwellings, but appear as a two storey development with a roof form. It will continue to contribute to the identity of this different node in the urban fabric, while retaining the suburban character of the surrounding context.

The proposal is in scale with the elements in the foreground particularly as the trees continue to frame this view and are higher (visually) than the proposal.

The anticipated consentable environment in Image 44 illustrates that the proposal is consistent with that scale of development.



Image 44: The anticipated consentable environment in orange compared with the proposed bulk and scale.

The top level as seen fronting Reydon Place is set back 2.6m (approx) from the main building facade, however the sense of depth is represented well in VPT2. The actual view would allow a viewer to distinguish this set back and layering of the building.

Positive effects are expected to be generated through the addition of the building form and activity, providing greater amenity to the streetscape and helps to visually strengthen this node of difference in the landscape which is an important element of this place. It appropriately responds to the suburban residential character at Reydon Place.

### Mitigation potential

The potential adverse effects from the proposed height and bulk have been mitigated through the use of modulated facades, tree retention and tree planting providing a layering effect which helps to maintain the visual appearance of a series of smaller buildings. This avoids the potential for a long facade which could have an appearance of a much greater bulk.

The height of the building sits comfortably with other buildings in Sandspit Road due to the spatial separation. There is potential for any of the existing dwellings to be further developed with two levels which would increase the bulk and scale of buildings relative to the open space of the street. In this context, the proposal is considered to be an appropriate scale.

The retention of the existing pohutukawa tree and the proposed trees along Reydon Place are important elements that interrupt views of the building making it difficult to determine if it is a two or three level building. The trees will assist with the reduction of the visual bulk, while retaining important characteristics of this street.

The buildings will continue to identify the node in the landscape and will provide a much enhanced streetscape with an enhanced pedestrian environment through new wider footpaths, removal of vehicle crossings, additional street trees, and a good edge to the street with the proposed building. The change from the existing situation will generally be positive.

### Conclusion

The visual impact of the proposal at this viewpoint is assessed to be of moderate to high, as the change will be clearly noticeable in the view and for people travelling north west along Sandspit Road, and neighbours.

The proposal will have positive effects on the visual amenity through the design of the building and landscape integrating well with the streetscape, but also in terms of continuing to assist with identifying this node in the landscape with a community focus.

Potential adverse effects from the proposed height and scale will be successfully mitigated through building and landscape design and the proposal as illustrated is appropriate in this context for the reasons discussed above.

The proposal has been assessed as having a Low adverse visual effect as there is some loss of the existing character, however it is consistent with the planned outcome for the site. This has taken into consideration the potential for the site to be developed with

new residential dwellings that could be very different in form and architectural style than the existing context. It is possible that these dwellings could also be established as duplex forms as common walls on side boundaries are permitted.

### 5.2.3. Viewpoint 3

#### Location of Viewpoint

Outside 15 Trelawn Place, approximately 117m north-east of the site, looking south west up Trelawn Place.

#### Viewing Audience

Immediate residents, primary school students and teachers, people travelling on Trelawn Place. The audience experiencing this view is expected to be low due to the low number of dwellings Trelawn Place services.

#### View Characteristics / Landscape Values

The characteristic of this view is partly of a suburban residential environment with single level buildings and a mixed front yard treatment with a range of fencing types and heights and also a mix of vegetation. Some two level dwellings exist behind the foreground dwellings which become visible as the viewer moves up the street. The rising topography is an important element terminating with Sandspit Road on the ridge. The existing dwellings are seen against the sky with limited vegetation seen above the buildings.

The view up the street is terminated by existing trees on the western side of Sandspit Road outside the college. The land also rises to the north (right of view) where the primary school exists on more elevated land relative to the road. This transition is dominated by trees and lower ground cover vegetation on a retaining wall which significantly restricts views to the school from the viewpoint. More extensive views of the school are achieved as the viewer travels up Trelawn Place.

On the left hand side (southern) of the street the existing power pole and power lines together with the Cell phone tower at the intersection with Sandspit Road (obscured in the visual simulation by the power pole) provide an edge to the street where these infrastructure elements are highly visible and also exist above the ridge and seen against the sky. Thus this street view is a mixture of low level dwellings and the larger scale school, with very prominent trees and infrastructure defining the street space and height, which results in a rather unbalanced form to each side of the street.

The existing building on site is not visible from VPT3, except for the northern end of the canopy, however as the viewer travels up the street, the existing development comes in to view resulting in a different character for the top part of the street as illustrated in Image 20.

The visual amenity is of this view is of average quality, meaning it is generally clean and tidy and is reasonably pleasant, however it does not have a special character or visual richness.

### Visual Sensitivity and Absorption Capacity

The absorption capacity of this view to accommodate the proposal is moderate to high. Development complying with the 8m height standard which in one case could be effectively one level lower than illustrated would be seen above the existing dwellings at the right hand end of the site, but would be lower than the existing dwelling with the light grey roof illustrated in VPT3.

The impact of the proposed building on this view is greater than one that would comply with the height standard, meaning that more of the building (top level) will be visible. The view has a low sensitivity to change, meaning that while the proposed building is visible, it is visually comfortable in this existing context. The addition will impact the existing character, however this is consistent with the existing site which is very different.

The anticipated consentable environment as depicted in Image 45 (A5.11), includes a large potential building mass in the north east corner of the site (left of this image). The roof form of this building is likely to be visible in the view VPT3, above and behind the existing foreground dwellings and could potentially be of a similar scale to the proposal (a comparison diagram has not been produced for VPT3 to confirm this).



Image 45: The proposal compared to the anticipated consentable environment from Trelawn Place

### Potential Effects

Potential effects might arise from the height and bulk of the proposal not being a one or two storey development, however as discussed in the statutory context section above, the proposal is considered an Integrated Residential Development where it is interpreted that a range of outcomes could be achieved through this activity status depending on the location and context of a site.

The policy direction seeks a suburban character, but acknowledges that various areas of Auckland zoned Single House have a different character and a 'one size fits all' approach is not appropriate.

The existing large site within a node of different development that is not residential, provides for an opportunity that is different from the surrounding wider suburban residential context.

The change will be seen for longer from a greater distance along Trelawn Place, however will be of a residential character not a commercial one.

In terms of positive effects, the proposal would help to visually define the ridge better from this viewpoint. As the viewer is closer to the site up the street, the proposal will enhance the amenity of the street compared with the existing.

When viewed from a location closer to the site, the proposed transition from two levels to three (plus the semi basement) will be experienced. This proposal avoids a taller than expected building close to the boundary and other neighbouring properties.

The existing dwelling at 5 Trelawn Place has an outdoor living space to the south of the dwelling. This is viewed from the site, so the proposal will overlook this space. It is expected that the proposed buildings along the Sandspit Road edge of the site will be visible above the terrace dwellings from this outdoor space. The proposal could generate adverse visual character effects when viewed from this outdoor space.

### Mitigation potential

A good landscape solution is proposed along the north-eastern boundary, and within the front yard of the site. This outcome is mainly not seen in VPT3 but will be at locations closer to the site. This solution reduces the potential perceived height of the building and screening views to the semi-basement level.

The change in level over the site provides the opportunity for the development to be set into the slope, which mitigates the impact on the view such that a greater number of visible levels are minimised.

The two level terrace dwelling along the eastern boundary respond to the neighbouring context and assist by mitigating views from the immediate neighbours to the taller buildings. These are not seen in VPT3.

The site topography and density enables semi-basement car parking, which mitigates the effect of parked cars and garaging on the character and amenity of the site and neighbouring streets, particularly with only one vehicle crossing proposed.

The creation of building blocks with gaps between, modulate the scale of the building by visually creating a number of smaller buildings, rather than one long one.

Ideally trees would exist at the higher level in the view shaft "gaps" between the three buildings to further accentuate the separation and visually interrupt the buildings further, however the podium structure and the desire to provide a view shaft from Sandspit Road make this problematic. A climber on some of these walls could assist.

The existing cell phone mast (which is just out of view behind the power pole in VPT3) is of substantial height and helps with the perception of the height of the proposed buildings as they are proposed lower than this tower.

### Conclusion

The size of the audience represented by this view is low (being people travelling on the street and some residential properties along the street, and the primary school) with a small catchment.

The proposed height and scale of the development as represented by VPT3 results in a Low adverse visual effects rating. No significant views are obstructed or visual amenity reduced. It would result in some change to the existing character, however it is considered that the location, site and its existing/former use, together with the integrated residential development opportunity for this site enables the site to maintain a different character. The view and experience for people on Trelawn Place will still be a predominately suburban character.

The resulting amenity of the street will be enhanced.

The effect of the development on the rear yard of 5 Trelawn Place is more of a privacy and overlooking issue. This would be likely with the anticipated consentable environment due to the elevation difference and the lack of any element on that site that would assist with their own privacy.

#### 5.2.4. Viewpoint 4

##### **Location of Viewpoint**

Outside of 22 Sunnyview Road, approximately 434m south- east of the site.

##### **Viewing Audience**

This viewpoint represents residents around this location where similar views can be obtained, users of the streets in this location, students attending Shelly Park Primary School and visitors to this area. The audience size is expected to be medium. The audience size from public locations is expected to be low.

##### **View Characteristics / Landscape Values**

VPT4 illustrates the land is undulating providing a variety of short, middle and long distance views. Depending on the location of the viewer, views of the site may not be possible due to visual barriers between. This is the case for much of Sunnyview Road where public views of the proposed development are very limited, and glimpse views can be obtained as illustrated in VPT4 where this location was selected to provide a glimpse view.

The visual characteristic of the neighbourhood in general consists of suburban residential development, with a mix of buildings and vegetation in the form of private gardens, reserves and school areas. Whilst not a natural landscape, many trees create a leafy suburb.

There is a mixed outcome of roofs and vegetation visible on the ridge.

##### **Visual Sensitivity and Absorption Capacity**

The absorption capacity is moderate to high as the insertion of the proposed building has minimal impact on the view due to the low visibility and seen as a long distance element. The impact of the proposal on views from Sunnyview Road are expected to be very low and for most people the change is expected to go unnoticed.

The existing trees long the ridge behind the site are visible above the proposed building which helps to integrate the proposal into the landscape and absorb it.

##### **Potential Effects**

The node of different activity at the location around site, is not visible from the this viewpoint except for the top of the existing building on site.

The introduction of the apartment form will be a different element in this view and will potentially have an effect on the character of the view or similar views. Given the proposal is in the distance, the effect on viewers is likely to be minimal.

##### **Mitigation potential**

The number of visual barriers for viewers assist with the integration of the proposal with the wider landscape. The proposed tree planting along the eastern side of the buildings will establish over time and contribute as visual barriers further interrupting the building facade. This will help mitigate any adverse effects on character.

The height of the building is mitigated through the existence of trees behind the site from this viewpoint. The building is mostly set in front of these trees at a lower height such that the trees remain as dominant elements against the sky.

There is a small portion of the top of the proposed building at the left hand side that is seen against the sky, however this sits behind and lower than the roof of a foreground dwelling and is relatively inconspicuous.

Consideration of the colour scheme for each building is recommended which may help to reduce the visual scale of the development strengthening the separate buildings proposed.

The darker roof top design works well in this simulation to mitigate the proposed height and the white lower forms are more dominant.

##### **Conclusion**

The audience size is moderate, however from public viewpoints only glimpses of the proposal will be seen. Views from surrounding residential properties and the primary school will vary, but those who see it, will see the proposal in the distance generally.

The proposal due to its height blocks more of the view of the trees beyond the site than a building that complies with the 8m height standard, however the scale is not excessive and integrates well into the existing view while maintaining a view to trees behind.

The proposal can be read as a two level building, which contributes a different visual response to standalone buildings. It makes up a small part of the wider view and a predominantly suburban character will prevail.

The proposal may help support the identification of the mixed-use node around the site due to the differing form from the existing suburban residential which is a positive attribute.

The proposal is assessed as having a Low adverse effect on the visual character, however overall the proposal integrates well in this view and it is expected to create very low adverse visual effects.

#### 5.2.5. Viewpoint 5

##### **Location of Viewpoint**

Outside of 2 Robbies Road, approximately 908m east of the site. The ground level at this viewpoint is approximately 3m lower than Sandspit Road at the location of the site, so it is close in elevation on the opposite side of a large valley.

##### **Viewing Audience**

Residents and visitors to the wider neighbourhood from both private and public viewpoints. Many of the views from public viewpoints are from roads where glimpses are experienced between dwellings or vegetation.

The audience size is expected to be high.

##### **View Characteristics / Landscape Values**

This viewpoint is representative for residents further east of the site.

The visual characteristic of the neighbourhood in general consists of suburban residential development draped over a large basin landform consisting of a mix of building and vegetation elements. The ridges are consistent with this outcome and no particular visual difference exists throughout the different parts of this landform.

Near the site trees dominate the ridge seen against the sky, however some light coloured roofs contrast noticeably with the darker green vegetation and draws ones eye. Norfolk Island Pine trees exist on the ridge near the site and as they are viewed as being quite small, they add a good sense of depth to the view. There are other Norfolk Island Pine trees closer to the viewpoint which are dominant elements in the view as they extend above the background ridge by a reasonably large height.

The view is relatively attractive and is typical of established suburban development in Auckland.

##### **Visual Sensitivity and Absorption Capacity**

The distance of this site from the viewpoint and the existing mix of buildings to vegetation within this view, means that the view has a moderate-high visual absorption capacity for the proposal. The view is sensitive to height and the expected AUP outcome is to maintain a relatively low consistent height over this area.

**Potential Effects**

The height of a proposal could result in unacceptable effects on the visual character of this environment, particularly if it was significantly taller than the surrounding existing development.

The impact of the proposal on this view results in the loss of some view of vegetation along the distant ridge, replaced with the view of the eastern elevation of the building. This outcome is considered expected with redevelopment of the site.

Regular viewers will probably notice the change, however it is unlikely that this change will adversely effect the quality or amenity of this view or similar ones.

The building will appear different to the existing character due to the typically smaller existing buildings, however its inclusion on this view would not change the overall suburban character.

**Mitigation potential**

A varied use of colour on the three buildings would help the buildings to read as separate buildings reducing the visual length of the overall development.

The large potential scale of the proposed trees in Sandspit Road will likely grow to a height that can be seen above the building and replace the loss of vegetation with it at a slightly higher level. This will take a long time however.

The retention of the pohutukawa tree at the southern end is visible and helps to integrate the building with the adjacent landscape.

The darker top to the buildings is an effective way to visually reduce the scale and height of the buildings.

**Conclusion**

The view represents a large audience from both public and private locations. The distance of the proposal from the viewer assists with reducing its visibility and impact on the view, being relatively low level and without significantly interrupting the ridge line.

The change will be noticeable to viewers, however sits comfortably within the landscape. The over all effect on the visual quality and amenity will be Low and the length of the proposal will alter the existing character but the context can visually absorb the proposal.

**5.2.6. Viewpoint 6****Location of Viewpoint**

From Somerville Park, close to exercise machines, approximately 1,272m south- west of the site.

**Viewing Audience**

This view is representative of people using land to the west of the site, typically from elevated location with an easterly aspect that could have a view of the site.

The size of the audience is high.

**View Characteristics / Landscape Values**

VPT6 illustrates that the view consists of foreground, middle distance, long distance and super long distance elements. The super long distance element is the Coromandel Peninsula just seen above the Sandspit Road ridge.

The foreground is an open space reserve for public use with a good view. The middle ground is dominated by low density residential buildings interspersed with vegetation.

The longer distance consists of large green playing fields and larger white coloured buildings of the Howick College, siting below a backdrop of dark green trees and can be appreciated as having a different scale to the surrounding residential dwellings which exists either side. The view is typical of a suburban environment. The different form of the school is seen as a different node in this urban landscape.

The trees along the ridge are dominant elements providing an attractive green vegetative ridge and skyline.

**Visual Sensitivity and Absorption Capacity**

Without zooming into the visual simulation VPT6, the proposal is hardly noticeable. The view therefore has a high absorption capacity. The view is sensitive to change particularly with tall dominant elements that may project above the vegetation on the ridge.

The proposed buildings sit comfortably below and in front of the dark green backdrop.

**Potential Effects**

The potential effects from the proposal is that it is seen as a dominant element that does not integrate with the existing view and has an adverse effect on the visual character. The design has avoided this outcome.

**Mitigation potential**

The proposal has mitigated these potential effects through keeping the building low in height and of a scale that is complementary with the surrounding school buildings and visual context.

The intentional darker top level results in it appearing recessive and potentially behind the lower lighter forms which read more strongly. This is a useful mitigation technique to address the scale and character of the buildings.

**Conclusion**

The proposal is consistent and complementary to the existing node where a different non-residential building form exists within the suburban residential context. The proposal could be seen as part of the existing school buildings from this location

The audience size is high, however depending on their exact location, the scale of noticeable change might vary dramatically.

The visual effect is considered to be negligible.

**5.2.7. Viewpoint 7****Location of Viewpoint**

From a private elevated outdoor living space at 6A Reydon Place, being a neighbour to the east of the site.

**Viewing Audience**

This view is representative of a very small number of people residing in this dwelling and to some degree some views from 6 Reydon place and 8 Reydon Place (however these views are different and more confined).

**View Characteristics / Landscape Values**

VPT7 illustrates a framed view consisting of foreground and middle distance views. A large green hedge is a dominant element in the view enclosing the pool area below (and out of sight). The elevation of this viewpoint enables views across the top of the hedge to the west, north and east over neighbouring properties.

There is an appreciation of space between the viewer and the existing buildings due to the scale of the buildings. We know that this area is the eastern side of 30 Sandspit Road which is open and only contains a garage type building behind the hedge.

The back of the petrol station building (light blue) and the southern buildings on the Cockle Bay School site are visible along with a mix of

trees that provide a mixed skyline. Some of these trees exist on the site in the foreground and some on the street behind the site.

Whilst the buildings are relatively low in height they have a commercial and educational character. The large tensile canopy on the school can be seen as a long roof form, and taller buildings on the school site can be seen behind with a layering outcome.

The cell phone tower on the corner of Trelawn Place and Sandspit Road can be clearly seen above the petrol station building.

The amenity value at this viewpoint has included the benefit of views over a relatively undeveloped site with a good sense of space.

#### **Visual Sensitivity and Absorption Capacity**

The view is highly sensitive to any change on the site, however there is also a high absorption capacity taking in to account the expectations for development on the site.

#### **Potential Effects**

Potential effects might arise from the height and bulk of the proposal not being a one or two storey development, or being uncharacteristic of the existing or planned outcome for this site.



Image 46: A view similar to VPT7 from the architectural model of the proposal with the anticipated consentable environment in orange.

#### **Mitigation potential**

The proposal has been designed to assist in mitigating these potential effects by keeping development close to the viewpoint low, allowing the existing amenity value of views across the site to be retained, and setting the taller parts of the development away from the viewpoint such that the distance is significantly greater than could be developed with other schemes.

The design of the outdoor space at this viewpoint already contains louvre screens to the western side to allow views to the west over the site to be managed and blocked out if required.

The inclusion of trees within the site will add another layer to help with the appreciation of space and distance over time.

Consideration of different colour schemes on the buildings could further assist with creating a varied outcome and a greater sense of individual buildings.

Image 46 illustrates a comparison between the proposal and the anticipated consentable environment in orange. This demonstrates the potential for building bulk complying with the standards relative to this view and how the proposal pushes this bulk away thereby maintain a sense of openness for this neighbour.

#### **Conclusion**

The redevelopment of the site with any proposal will have a significant impact on this view as the change will be highly noticeable to the viewers.

There is an expectation provided for in the AUP that the site could be redeveloped in a number of ways which would be visible in this view. Therefore the fact that the view will change will not necessarily cause an adverse visual effect.

Image 46 illustrates that an alternative design represented by the anticipated consentable environment could result in significantly more building bulk closer to the viewpoint and change the existing amenity value of this view.

Whilst this view is not protected, the design response results in the retention of a similar view to the existing whereby there remains a view across the site over the top of the terrace dwellings to the school buildings beyond. The edge of this view would change from the existing petrol station building to a taller and more bulkier built form set back at a similar distance.

The existing character of this view which is not a typical suburban residential outcome provides the opportunity together with the site size to develop the site in a different way than might be expected where the character is more residential.

While the change to the view will be significant, the amenity value of the existing view is maintained to an extent possible acknowledging the redevelopment potential of the site.

The proposed height of Buildings A - C results in a higher outcome at those parts of the site than expected for buildings complying with the height standard. However, the perceived height is no greater than from an alternative with taller buildings closer to the site as illustrated.

The composition of the proposed buildings means that Residential Buildings A and B can be perceived as three level buildings, as part of the lower level can be seen. This could be mitigated with higher roof forms of the terrace dwellings such that the appreciable difference between the two is not as great, however this will result in more bulk closer to the viewpoint and a reduction in the quality of this view.

It is considered that the proposed composition responds well to the existing amenity value of the view and avoids significantly compromising this. The appreciable height of Buildings A and B comes as a consequence and is considered to be a good outcome.

It is expected that the effects on the visual character and amenity will be Low - Moderate for the audience represented by this view point.

### 5.2.8. Viewpoint 8

#### Location of Viewpoint

From Reydon Place east of the site looking west towards Sandspit Road and the site.

#### Viewing Audience

This viewpoint represents the audience consisting mainly of local residents who live along Reydon Place, and particularly the view they would have as they leave the street. It is representative of some views from individual properties particularly along the southern side of the street.

Visitors to the local residents and people such as people attending the college who chose to park in the street are another type of audience.

The size of this audience is low.

#### View Characteristics / Landscape Values

VPT8 illustrates a narrow street carriageway with footpaths abutting both sides and a generous rear grass berm with a variety of street trees within.

A mix of fenced front boundaries and open front yards create an inconsistent edge to the street and with some properties being more integrated with the street than others.

The view is framed either side by the development on private properties and the dwellings visually step down the contours such that dwellings further up the hill appear higher than their neighbours. This is partly due to the elevational change in the landform and the mix of single and two level dwellings.

The existing trees at the top of the street further define the street space and are attractive elements in the view against the sky. Wider views are not possible due to the contour of the street, such as only a very small portion of the existing development on the western side of Sandspit Road is visible. The terminus of this view is to the sky.

Further development of those properties to the west of Sandspit Road could change this terminus where taller more substantial buildings could exist.

The street has a low density suburban residential character and is valued for its low traffic movements and quiet atmosphere.

#### Visual Sensitivity and Absorption Capacity

The view is sensitive to change as it will be noticeable to the audience and the simulation of the proposal as illustrated on VPT8 confirms that the southern end of Building C will be visible.

The view has a visual absorption capacity given the existing and planned residential outcomes where buildings are expected to be visible.

The height of the buildings are not so sensitive as the proposal continues the relationship of visually taller buildings up the hill supporting the stepping nature of the existing down the street.

#### Potential Effects

The loss of the Liquidamber tree on the site (red leaves in the existing VPT8 photo) reduces the positive impact of these trees at the top of the street and changes the relationship where the proposed building will appear taller than the street trees.

There could be a perception that the proposal is too tall or too bulky.

#### Mitigation potential

Over time the existing pohutukawa and proposed trees on site and within the berm will grow and replace the loss of the Liquidamber. The replacement includes many trees and will create a vegetative edge to the street as illustrated.

This planting also assists with screening views to parts of the proposed building such that in this view it is more difficult to understand if the proposal is two or three levels.

The proposed top level is set back from the main building below and uses a different material and colour to the lower level as a way to help create a more recessive top and layered outcome. This successfully manages the scale and bulk of the building.

The proposed trees in the front yard are important elements to reduce the visibility into the site from Reydon Place, such that they mitigate the visual length of the buildings A-C

Image 47 illustrates that the technique of setting back the proposed building from 6 Reydon Place assists with mitigating any potential adverse effect resulting from the proposed height.

The anticipated consentable environment (in orange) illustrates that greater building bulk and height could be experienced from this neighbour and from the street. The orange bulk is also set back further than the minimum front yard requirements so there could be greater bulk to the street with an alternative form.



Image 47: A view from the driveway of 6 Reydon Place looking west to the site with the proposal and consentable form similar to VPT8. This illustrates the comparison, and 6 Reydon Place dwelling in the foreground.

#### Conclusion

The proposal will be seen in the view from Reydon Place and it will change the existing character of the street to some degree. This change is not considered to cause adverse effects as it appears as a similar outcome to other alternative options where the zone allows for greater bulk and scale.

Any new building on the site is likely to be of a different architectural character to those existing along the street and as such the architectural style proposed is not considered to cause adverse visual effects.

It is expected that the effects on the visual character and amenity will be Low for the audience represented by this view point as there could be some appreciation of three levels when first constructed and while the vegetation is establishing to achieve the outcome as simulated with the trees providing good visual interruption of the building and maintaining an appropriate scale taking into account what the zone anticipates.

## 5.2.9. Overall Visual Considerations and Conclusion

The visual simulations illustrate that the views closest to the site would be impacted the most from the proposed development.

The proposal as seen from Viewpoints 4, 5 and 6 will appear as a small part of a much wider suburban context, and whilst of a different form to the wider existing residential context, it complements the different form of the two schools adjacent without being dominant or of a scale that significantly changes the character of the area.

The closer public viewpoints 1, 2, 3 and 8 illustrate that the proposal will alter the existing character of the views as there will be a visual impact of the proposal on viewers, however this impact is generally considered to have positive effects.

Viewpoint 7 illustrates a private view from a location which is expected to have the greatest impact. The composition of the design is a good way of maintaining to a degree the amenity values of this view, even though the view over the site is not protected.

The proposal responds well to the large site, existing use and development on it, the neighbouring mixed-use node of community facilities and different building form, and the opportunity provided by the integrated residential development provisions of the Auckland Unitary Plan. It is considered that this site does not need to fulfil the expectations of the Single House zone in terms of one to two level dwellings with a suburban character, rather responds to the location characteristics and provide enhancement of the amenity values of this established neighbourhood.

The site provides an opportunity for a different dwelling typology providing choice in the area. The site is a brown field site which does not include existing residential on the most part of it. This is different to the typical expectation of the zone.

Overall the assessment has found that the proposal will achieve a visually appropriate change to the existing context. The proposal will have positive effects on the amenity value for users of Sandspit Road.

It is considered that there could be merit in considering a colour scheme for Residential Buildings A -C to assist with a separate visual identity for each.

The table to the right provides a summary of the visual effects at each viewpoint.

Viewpoint	Effect rating	Comment
Viewpoint 1	Low	The proposal will have a positive visual effect on the character and amenity of Sandspit Road. The effect rating is considered to be Low as there would be a noticeable change to the existing character, and would have a high visibility, however the context can visually absorb the proposed development.
Viewpoint 2	Low	The proposal will have positive effects on the visual amenity through the design of the building and landscape integrating well with the streetscape. The proposal has been assessed as having a Low adverse visual effect as there is some loss of the existing character (low single level duplex on Reydon Place), however it is consistent with the planned outcome for the site and the site can visually absorb the proposal.
Viewpoint 3	Low	The Low adverse visual effects rating is due to no significant views are obstructed or visual amenity reduced. It would result in some change to the existing character, however it is considered that the location, site and its existing/former use, together with the integrated residential development opportunity for this site enables the site to maintain a different character. The view and experience for people on Trelawn Place will still be a predominately suburban character.
Viewpoint 4	Very Low	The very Low effect results due to the distance and the limited views to the proposal screened by other existing development. The simulation illustrates that proposal integrates well with the context.
Viewpoint 5	Low	The change will be noticeable to viewers, however sits comfortably within the landscape. The over all effect on the visual quality and amenity will be Low and the length of the proposal will alter the existing character but the context can visually absorb the proposal.
Viewpoint 6	Negligible	The proposal is consistent and complementary to the existing node where a different non-residential building form exists within the suburban residential context. The proposal could be seen as part of the existing school buildings from this location
Viewpoint 7	Low - Moderate	It is considered that the proposed composition responds well to the existing amenity value of the view and avoids significantly compromising this. The appreciable height of Buildings A and B comes as a consequence of keeping the Terrace dwellings low to enable views over to be maintained and is considered to be a good outcome. The rating is due to the change to the existing character, the visually prominent form, but viewed by a very small number of people.
Viewpoint 8	Low	The rating results from a small loss to the existing character and slight increase in anticipated height, however the context can visually absorb this change particularly when considered against other alternatives.



## 6.1. Changes since the previous application

MAP Architects have described in their architectural statement, the changes that have occurred to the design of the proposal following a previous application.

Without repeating this, there are some key changes that have resulted through consideration of the issues raised previously and cost considerations. These are:

- One full basement level has been removed and the loss of associated car parking; along with the vehicle access to Reydon Place,
- The buildings along the Sandspit Road frontage have been lowered and roof forms are more visible.
- The building facades are significantly different, both in terms of facade composition, materials and set backs.
- The buildings are set back further from the front boundaries
- The previous garden apartments have been redesigned with three groups of two storey terraces
- The number of units proposed has reduced from 70 to 54 units while retaining the one proposed cafe.
- A redesign of the communal facilities and pool area
- Greater areas of landscape and a different planting strategy particularly along the street frontages through the greater setbacks and removal of the vehicle access to Reydon Place.

Together, these changes allow the proposal more 'breathing room' on the site, particularly along the street frontages were more open space and planting is proposed and a reduction of perceived building mass relative to the street.

The most significant change is the deletion of the lower basement level as this allows a reduced number of units as significant cost is removed from the project.

It means that the Reydon Place frontage has only pedestrian access which addresses previous local concerns of additional traffic movements on Reydon Place which is better from a safety and amenity perspective. The driveway removal allows more space and a different configuration of the communal area and a large area of planting adjacent to 6 Reydon Place and the street. This also removes any potential noise along the boundary of 6 Reydon Place

such that the reliance on a noise wall is not required to maintain the amenity of the neighbouring property.

The central access through the site is close to the existing ground level of 30 Sandspit Road requiring less excavation and better relationship with the street levels. This allows the access path to connect both Reydon Place and Trelawn Place via an easy gradient.

The terrace form containing one unit over two levels removes the upper level balcony from the previous living space thereby reducing the potential overlooking to neighbouring sites and therefore less reliance on the landscape treatment to mitigate any potential effects due to this.

The focus of the redesign of the Residential Buildings has been to ensure a dominant two storey form with a more recessive top. The solid white textured concrete walls at the base with a grey profiled metal top is a good mix of materials that achieves this outcome.

The removal of the balconies along the western facade significantly reduces the perceived bulk of the buildings relative to the street and allows the buildings to step back and maintain a very similar height to width ration with the street as anticipated in the AUP.

The repositioning of the stair towers at the entry to each building and the reduction in overall height and prominence also assists with providing greater space to the street frontage.

The set back of the top level along the Reydon Place and Trelawn Place frontages is also a good technique for breaking up the potential visual mass of the building while emphasising the two storey base element.

The lowering of the buildings is to reduce the perceived overall height, but while balancing the need to have a good relationship to Sandspit Road. This has resulted in an accessible ramp down into each building, avoiding steps and makes sense as the site naturally falls away from the existing footpath.

The reduced pressure on maximising the opportunity of the site enables the design to be more relaxed with greater landscape outcomes. These address many of the concerns the local residents had with regard to the previous design.

## 6. Previous Application