

H11 Business – Local Centre Zone

Auckland Unitary Plan		Assessment of Objective/Policy
General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone		
Objective H11.2.(1) - A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.		The proposal will provide for commercial activity and housing in a local centre through the proposed mixed-use development, comprising retail, food and beverage and residential apartments. In this regard it will positively contribute towards commercial activity, employment and housing through the proposal's investment in the local centre. The proposal will contribute to an attractive environment as set out within the Urban Design, Landscape and Visual Assessment as Appendix 7 .
Objective H11.2(2) - Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.		<p>The proposal is consistent with this objective. The comprehensive redevelopment of the site will act to reinforce the local centre as a focal point in the community, with the high-quality design response making a positive contribution to the centre and the increased density that the development provides will contribute to the vibrancy, vitality and amenity of the centre.</p> <p>The Urban Design, Landscape and Visual Assessment prepared by Boffa Miskell as Appendix 7 undertakes a detailed assessment of the proposal's contribution to the urban environment, including the form, scale and design quality. The assessment concludes that <i>"the proposed development represents a carefully considered scheme that has been consciously designed to provide a high-quality residential environment for future residents within a multi-building development that fits in well to the neighbourhood within which it sits, on a large and significant Site straddling the character buildings on the corner of Dominion and Valley Road."</i></p>
Objective H11.2(3) - Development positively contributes towards planned future form and quality, creating a sense of place.		The height, scale, massing and materiality of the proposed development has been extensively tested and developed to result in a built form that is of high-quality and responds appropriately to the context of the site, being within the Eden Valley centre and Special Character Area. The proposed development will have an overall positive effect on the public realm and streetscape character. This is further discussed within the Urban Design, Landscape and Visual Assessment prepared by Boffa Miskell as Appendix 7
Objective H11.2(4) - Business activity is distributed in locations, and is of a scale and form, that: <ul style="list-style-type: none"> (a) provides for the community's social and economic needs; (b) improves community access to goods, services, community facilities and; 		<p>The proposal includes four retail tenancies and a food and beverage tenancy, located along the Dominion Road and Valley Road street frontages. These tenancies are of a scale commensurate with that expected for the Local Centre zone, which seeks to provide for the local convenience needs of surrounding residential areas.</p> <p>The proposed commercial tenancies are of a scale that sees adverse effects of these activities avoided. Noting the activities are able to comply with the operational noise limits, as discussed within the Acoustic Report prepared by MDA. Furthermore, the activities are able to be appropriately serviced with respect</p>

(c) manages adverse effects on the environment, including effects on infrastructure and residential amenity	to transport and infrastructure servicing. The residential amenity of both nearby dwellings and dwellings within the development will be appropriately maintained for the reasons discussed within the AEE.
<p>Objective H11.2(5) - A network of centres that provides:</p> <p>(a) a framework and context to the functioning of the urban area and its transport network, recognising:</p> <ul style="list-style-type: none"> i. the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; ii. local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities <p>(b) a clear framework within which public and private investment can be prioritised and made; and</p> <p>(c) a basis for regeneration and intensification initiatives.</p>	<p>The proposal will contribute to the local centre fulfilling its role in the centres' hierarchy, through the provision of small scale-medium scale commercial tenancies that will provide goods and services to the local community. The tenancies are street-facing with individual shopfront identity and access to trade directly to the street, which promotes their viability and best positions them to be viable attractive spaces attracting a range of tenancies that develop their own identities and following within the local centre for the long term. Spaces have been designed with a generous size and shape factor, layout space that supports a wide range of potential retail, hospitality and service sector uses that will provide convenient goods and services to the surrounding local community.</p> <p>The proposal will regenerate and intensify the site, which is currently underutilised.</p>
Business – Local Centre Zone objectives	
<p>Objective H11.2.(6) - Local centres enable commercial activity which primarily services local convenience needs and provides residential living opportunities.</p>	<p>The proposal will contribute to the local centre fulfilling its role in the centres' hierarchy, through the provision of small-medium scale commercial tenancies that will provide goods and services to the local community. The proposal will provide for residential living opportunities on the site through the provision of 135 residential apartments.</p>
<p>Objective H11.2.(7) - The scale and intensity of development within local centres is in keeping with the</p>	<p>The planning outcomes identified for the surrounding environment can be seen within the zone descriptions. The surrounding environment predominantly comprises the Local Centre zone and Terrace</p>

<p>planning outcomes identified in this Plan for the surrounding environment.</p>	<p>Housing and Apartment Building zone, and therefore the outcomes identified for these zones have been noted below.</p> <p>The planning outcomes identified for the Local Centre zone include provision of local convenience needs of surrounding residential areas, residential use at upper floors, and a high standard of development to enhance the quality of centres, streets and public open spaces.</p> <p>The planning outcomes identified for the Terrace Housing and Apartment Building zone include a high intensity of development, through the construction of buildings up to five-seven stories in height, resulting in a high-degree of visual change within these areas.</p> <p>When considering the outcomes described above, the scale and intensity of development is considered to be in keeping with the outcomes for the surrounding environment, in that:</p> <ul style="list-style-type: none"> • The proposal is for a high-quality development that contributes positively to the local centre, including to pedestrian amenity, movement, safety and convenience of the adjacent streetscape. This is achieved through façade design, active frontages, lobby entries and the provision of canopies. • The proposal fits comfortably into the context of the special character area, despite being taller than provided for the AUP(OP) standards. • The visual effects associated with the proposal range from low level adverse visual effects at worst, to having positive visual effects. • The buildings will achieve a maximum of five-storeys, with the five-storey portions being set into the site. • The small-medium scale commercial tenancies will provide goods and services to local community, and residential living opportunities are provided on the site through the provision of 135 residential apartments of varying typologies.
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	<ul style="list-style-type: none"> The provision of 135 residential apartments and five retail units sees the intensity of use is increased across the site, whilst so any effects associated with this are acceptable for the reasons described within the AEE and supporting documentation.
Objective H11.2.(8) - Local centres are an attractive place to live, work and visit.	The proposal contributes to the Eden Valley centre being an attractive place to live, work and visit through the high-quality design response provided.
General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone	
Policy H11.3(1) - Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.	The proposal reinforces the city centre, metropolitan centres and town centres as the primary location for commercial activity, with the proposed development providing for commercial tenancies of a scale appropriate to service the local community. The predominant activity on the site will be residential.
Policy H11.3(2) - Enable an increase in the density, diversity and quality of housing in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.	<p>This policy is directive, and requires decision makers to enable an increase in density, diversity and quality of housing. The proposal responds to this directive by providing a total of 135 residential apartments across the site, comprising a mixture of studio, one-bedroom, two-bedroom and three-bedroom units which range in size between 36m² and 117m². This will provide for notable diversity to the housing typologies within this part of Eden Valley and provide for the different housing needs within the community.</p> <p>Reverse sensitivity effects will be managed through the design of facades and internal walls, such to ensure the apartments are able to meet the internal noise standards of the AUP(OP).</p> <p>Privacy will be maintained for future residents through clear delineation from the commercial tenancies with the residential apartments being provided with residential lobbies to Dominion and Valley Road.</p>
Policy H11.3(3) - Require development to be of a quality and design that positively contributes to: <ul style="list-style-type: none"> (a) planning and design outcomes identified in this Plan for the relevant zone; (b) the visual quality and interest of streets and other public open spaces; and 	The use of the verb “require” positions this policy at the highest end of directive policies. However, the policy does not require the design to achieve the matters listed in (a)-(c), but rather requires any new development to be of a <i>quality</i> and <i>design</i> that positively contributes to those outcomes. As discussed below, while the proposal is non-compliant with certain development standards, including height, it achieves the stated purposes of those standards and the proposal positively contributes to the overall planning and design outcomes for the local centre zone.

<p>(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.</p>	<p>The Urban Design, Landscape and Visual Assessment contains an assessment in relation urban design matters, including the response to context, evaluation of built form, design quality and pedestrian amenity and integration. Overall, this assessment supports the proposed design and considers from an urban design perspective, the development is appropriate for the site, zone and its context.</p> <p>Further, the assessment of landscape and visual effects concludes that the way the proposal fits into the streetscape character of the Dominion and Valley Road landscape, relates to the adjoining character defining buildings, and responds to the character overlay, will generate positive landscape effects, supporting the character and quality of the streetscape. In respect of the way in which the proposal will interface with the landscape qualities of the residential neighbourhood further along Valley Road and in Carrick Place, the proposal is assessed to generate low adverse landscape effects.</p> <p>In terms of visual effects, the quality of the street facing buildings, their well-mannered articulation, retail activation and canopies will result contribute a beneficial improvement, or positive visual effects, for the public accessing the adjacent commercial/retail strip. From wider views, the proposal will have a limited presence, however where it is seen, the mid-rise development will reinforce the presence of the Dominion Road arterial corridor and the busy Valley Road intersection in a way that is consistent with anticipated urban intensification of this corridor.</p>
<p>Policy H11.3(4) - Encourage universal access for all development, particularly medium to large scale development.</p>	<p>The policy's use of the verb "encourage" is at the lower end of directiveness, and it does not express a mandatory requirement. However, universal access is provided from both Dominion Road and Valley Road. This is discussed in greater detail within the Urban Design, Landscape and Visual Assessment.</p>
<p>Policy H11.3(5) - Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development</p>	<p>As with Policy H11.3(3) above, the use of "require" is a directive. The design quality and visual effects have been discussed within the Design, Landscape and Visual Assessment, and the following is noted:</p> <ul style="list-style-type: none"> • The development will have a degree of prominence within the immediate streetscape of Eden Valley as a result of the length of the Dominion and Valley Road frontages. The design has recognised this and the massing and architectural design responses have been rigorously tested. The resulting development has a high-quality design response that makes a positive contribution to the local centre. • Beyond this immediate local centre streetscape context, the development will not be prominent, but at up to five storeys, will appear as a cluster of new mid-rise buildings amongst a number of others of comparable scale along Dominion Road.

	<ul style="list-style-type: none"> The viewing catchment is generally small. The visual effects of the proposal range in scale from a low level of adverse visual effects, to having positive visual effects.
Policy H11.3(6) - Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.	As with Policy H11.3(4), this is not a mandatory requirement. However, the ground floor retail tenancies will have floor to floor heights ranging from 3.1-metres to 5.6-metres, allowing for these tenancies to be adaptable to allow for a range of uses over time.
Policy H11.3(7) - Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape	Three at grade carparks are provided on the site however there are located within the Terrace Housing and Apartment Building zone.
Policy H11.3(8) - Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.	<p>As with Policy H11.3(3) above, the use of “require” is directive.</p> <p>Consistent with the directive in this policy, the development will maintain the amenity values of these areas. The site adjoins the Terrace Housing and Apartment Building zone to the north, and the Single House zone is located to the east of the site, separated by a local centre zoned property. Specific regard has been had to dominance, overlooking and shadowing effects on properties within surrounding residential zones, and the following commentary is made with respect to the development:</p> <p>To the north are the retirement units at 9 Carrick Place. These units are split into two rows of terraces, those in the northern part of the site are oriented north. The retirement units in the south, nearest to the subject site have a primary orientation toward their backyards, being to the west, with detached garaging occupying the front yard areas to the east. Only the southernmost unit has a direct interface with the subject site, and like the other units in this row has a primary orientation facing west.</p> <p>Effects in relation to daylight access, privacy and visual dominance on the units at 9 Carrick Place are discussed below:</p> <ul style="list-style-type: none"> The Dominion Building is generously separated from the shared boundary to the east, with a separation distance of approximately 13-metres. Whilst the basement structure will be located 1.7-metres away from the boundary, only 2-metres of this will be visible above ground level and a landscaping strip is proposed between the basement and boundary, thus avoiding visual dominance effects.

- The Carrick building is located in the northern part of the site, and steps in height from three-storeys in the part closest to the retirement units, to five-storeys further south, reducing the building mass at the top of the building. The roof top treatment and materiality of the upper floor has been designed to be recessive, reducing the perception of mass at the top of the building. Overall, the stepped back building arrangement and the architectural treatment of the apartment building minimises visual dominance to the retirement units.
- The Carrick Building is separated 5.1 metres from the northern boundary for the majority of its extent, except where the proposed decks for Level 1-3 are located 650mm further north. It is proposed to undertake planting along this boundary at the ground level of the retirement units, such to provide dense screening of the development, limiting views toward the building from persons at this property. The planting will obscure the first two levels of the building, and part of the third.
- Good access to daylight remains. In terms of shading, the only additional shading occurring on this property occurs late in the afternoon during the equinoxes and in the evening during summer solstice.
- Direct overlooking to neighbours' habitable rooms, windows and outdoor living spaces has been minimised through the primary orientation of apartments being to the east and west, limiting the extent of doors, windows and balconies facing north toward this property. Balconies located on the northern eastern corner of the Carrick Building have been treated with slatted screened, such to avoid views to the north. Windows of the two lower levels will be obscured by the screen planting, while the upper two levels have only the upper most part of windows visible, such that only the Level 3 windows will be readily seen from the neighbouring properties. The windows at Level 3 are typically to dining room areas that are not high occupation zones in terms of people spending time at the window like living or kitchen spaces. Overall, direct overlooking has been minimised through the carefully considered architectural and landscape design response.

To the northeast is the property at 18 Carrick Place, however this contains a non-residential use associated with the University of Auckland and as such is not particularly sensitive to change.

To the east, and separated by the properties at 111 and 109 Valley Road in the Local Centre zone, are the properties at 107, 107A and 21A-D Carrick Place.

- With regard to building dominance, generally only the upper two storeys will be appreciable above the proposed boundary planting and the building located within the adjoining properties. This, alongside the generous separation distance sees any building dominance effects mitigated.

	<ul style="list-style-type: none"> • In terms of privacy and overlooking, it noted that the Valley and Carrick Building contain apartments oriented to the east, many of which contain balconies. Whilst so, these properties are separated from the subject site by the properties at 111 and 109 Valley Road, which afford a separation distance of 24 metres between the proposed buildings and these properties. The separation distance, along with boundary planting will reduce views to these properties from the lower levels of the apartment buildings. From the upper levels, views are above the roofs of these dwellings to Maungawhau in the distance. • Daylight access is maintained. In terms of shading, whilst there will be some shading to these properties, this is again only later in the day. <p>Taking into account the above, it is considered the amenity values of the area are maintained.</p>
Policy H11.3(9) - Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities	The proposal does not involve activities which have noxious, offensive or undesirable qualities. The activities proposed are provided for in the Local Centre zone as permitted activities.
Policy H11.3(10) - Discourage dwellings at ground floor in centres zones and enable dwellings above ground floor in centres zones.	<p>The first part of the policy uses the verb “discourage”, which is at the lower end of directiveness, and it does not express a mandatory requirement. The policy second part of the policy is more directive, in that it seeks to enable dwellings above the ground floor in centres zones.</p> <p>Ground-level apartments are proposed, however these meet standard set out under H11.6.3, as they are located internally to the site, with retail being provided along street frontages. Appropriate levels of amenity are provided to these units in terms of outlook, privacy and sound insulation. The provision of internal ground-level apartments within the buildings proposed for the site must also be seen in the context of the overall design of the proposal, which includes a large number of above ground dwellings also proposed.</p>
Policy H11.3(11) - Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.	This is a directive policy, indicated by the verb “require”. However, the policy does not require adverse effects of wind, glare and shading to be <i>avoided</i> – rather it requires a development to <i>avoid, remedy or mitigate</i> . The design and proposed conditions will <i>mitigate</i> adverse effects to an acceptable level.

	<p>Adverse wind effects are mitigated through the development of a building less than 25 metres in height, and as a result does not meet the threshold for requiring compliance with the wind standards. Any wind effects are consistent with those permitted by AUP(OP).</p> <p>Adverse effects of glare will be avoided, through compliance with glare standards.</p> <p>There is no open space zoned that that would be shaded by the proposed development.</p> <p>The proposal is consistent with this policy.</p>
<p>Policy H11.3(12) - Recognise the functional and operational requirements of activities and development.</p>	<p>This is a directive policy, with the verb “recognise” being understood to mean that a consent authority must acknowledge or take into account the factors listed when applying the policy.</p> <p>This policy recognises that certain types of developments have certain functional and operational requirements. This includes the requirement for activities to have adequate outlook and access to sunlight, outdoor living space, the need for vehicles to enter and exit the site, and servicing requirements.</p> <p>It also extends to requiring a consent authority to recognise the functional and operational requirements in relation to demolition and construction, including that it may not be possible to strictly comply with the noise and vibration limits for some activities, where receivers are located within close proximity to the site.</p>
<p>Policy H11.3(13) - In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:</p> <p>(a) is an efficient use of land;</p>	<p>The subject site is not located within an identified location by the AUP(OP).</p>

<p>(b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;</p> <p>(c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and</p> <p>(d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.</p>	
<p>Policy H11.3(14) - In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.</p>	<p>This policy is a plan-making policy that directs a reduction in the permitted height limit as a result of the Special Character Area overlay that applies. It was not intended that this prevent development that exceeds the height limit as evidenced by the restricted discretionary activity status that applies for a building to infringe these limits.</p> <p>The subject site is located in a zone with reduced building heights as a result of the special character overlay that applies to Eden Valley. Notwithstanding this, the proposal demonstrates that the additional height will not result in adverse effects on special character or amenity. The effects of the proposal in relation to special character are discussed extensively within the Special Character Assessment prepared by Plan.Heritage, and those relating to amenity have been discussed in the AEE and within the Urban Design, Landscape and Visual Assessment by Boffa Miskell. Ultimately, the proposal is not considered to have significant adverse effects on special character or amenity.</p>
<p>Policy H11.3(15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.</p>	<p>This policy is not relevant to the proposal. No substantial office activities are proposed.</p>
<p>Policies for Local Centre Zone</p>	

<p>Policy H11.3(16) - Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small-scale supermarkets.</p>	<p>Refer to response under H11.2(5). The proposal provides for retail and food and beverage activities of a scale that provides for the convenience needs of the surrounding residential area.</p>
<p>Policy H11.3(17) - Enable large scale commercial activity where this:</p> <ul style="list-style-type: none"> (a) supports: <ul style="list-style-type: none"> (i) a diversity of activities within the local centre; and (ii) the centre's on-going ability to provide for the local convenience needs of its surrounding community; (b) does not significantly adversely affect the function, role and amenity of the Business - City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors; and (c) manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity. 	<p>This policy does not apply. The proposal does not include large scale commercial activity.</p>
<p>Policy H11.3(18) - Provide for the expansion of local centres to better provide for community social and economic well-being, where expansion is suitable for growth in terms of strategic and local environmental effects.</p>	<p>This policy does not apply. The proposal does not propose the expansion of the existing local centre.</p>
<p>Policy H11.3(19) - Recognise:</p>	<p>This policy does not apply. No supermarket is proposed.</p>

<p>(a) the positive contribution supermarkets make to centre vitality and function;</p> <p>(b) the functional and operational requirements of these activities; and</p> <p>(c) where preferred built form outcomes are not achieved, the supermarket needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.</p>	
<p>Policy H11.3(20) - Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.</p>	<p>Refer to Policy H11.3(8).</p>
<p>Policy H11.3(21) - Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.</p>	<p>This policy does not apply. There is no riparian yard within or adjoining the site.</p>

H6 Residential – Terrace Housing and Apartment Building Zone

Auckland Unitary Plan	Assessment of Objective/Policy
H6.2 Objectives	
Objective H6.2.(1) - Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.	The proposal will provide for high-density urban living on a site that is split zoned Local Centre and Terrace Housing and Apartment Building zone. The proposal will see the provision of 135 residential apartments, increasing housing capacity and providing for increased housing choice within this part of Eden Valley. The proposal provides excellent access to the Eden Valley Centre and public transport routes.
Objective H6.2.(2) - Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.	The proposed development is in keeping with the planned urban built character, noting the proposal will see buildings up to five-storeys in height.
Objective H6.2.(3) - Development provides quality on-site residential amenity for residents and the street.	<p>Quality on-site residential amenity is provided for through careful consideration of site planning and building design. The proposed apartments have been oriented in order to achieve good solar access, with orientation to the east and west, this is reinforced by the generous separation provided by the central courtyard.</p> <p>The proposal incorporates generous and varied landscape spaces, providing quality on-site amenity for residents. Of particular note is the central courtyard, being a generously sized communal outdoor living space which runs north-south throughout the development. It offers opportunities for socialising and passive recreation through the use of 'zones' which comprise hard and soft landscaping to provide for their intended function. Also contributing to the amenity of residents are the private east and west facing balconies that many of the units are afforded.</p> <p>With regard to the amenity to the street, the part of the site fronting Carrick Place is proposed to be occupied by a small carport, timber fencing and boundary planting. This creates a visually attractive, residentially scaled interface with the street.</p>
Objective H6.2.(4) - Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and	No non-residential activities are proposed within the part of the site zoned Terrace Housing and Apartment Building.

intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	
H6.3 Policies	
Policy H6.3.(1) - Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.	<p>This policy is directive, and requires decision makers to enable a variety of housing types at high-densities, including apartment buildings. As discussed below, the proposal responds to this directive.</p> <p>The proposal will accommodate a total of 135 residential apartments across the site, comprising a mixture of studio, one-bedroom, two-bedroom and three-bedroom units which range in size between 36m² and 117m². This will provide for notable diversity to the housing typologies within this part of Eden Valley and provide for the different housing needs within the community.</p>
Policy H6.3.(2) - Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, or six or seven storey buildings in identified areas, in a variety of forms.	<p>This policy is directive, and it requires height, bulk, form, the provision of setbacks and landscape areas to achieve a high-density urban built character, of predominantly five, or six and seven storey buildings in identified areas. The Carrick Building is a five-storey apartment building, which contributes to a high-density urban built character and is thus consistent with the policy.</p>
<p>Policy H6.3.(3) - Encourage development to achieve attractive and safe streets and public open spaces including by:</p> <ul style="list-style-type: none"> (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors. 	<p>The policy's use of the verb "encourage" is at the lower end of directiveness, and it does not express a mandatory requirement. However, the proposal is consistent with this policy. With regard to providing for safe streets, the Carrick Building is oriented with views to the east, therefore providing for passive surveillance over the street.</p> <p>In terms of providing for attractive streets, front yard landscaping is provided, and whilst this is not for the full 1.5 metres provided for as a permitted activity standard, it will still achieve a pleasant interface with the street, as planting along the northern boundary will also be visible when viewed from Carrick Place. No garage doors interface with the street.</p>
Policy H6.3.(4) - In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:	<p>The subject site is not located in an area subject to a Height Variation Control.</p>

<p>(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;</p> <p>(b) supports public transport, social infrastructure and the vitality of the adjoining centre.</p>	
<p>Policy H6.3.(5) - Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.</p>	<p>The height and bulk of the Carrick building has carefully been considered, such as to maintain daylight access, a reasonable standard of privacy, and to minimise visual dominance effects. The below assessment relates to sites in adjoining residential zones, noting those located within the Local Centre zone are not particularly sensitive to change.</p> <p><i>To the north:</i></p> <p>To the north are the retirement units at 9 Carrick Place. These units are split into two rows of terraces, those in the northern part of the site are oriented north. The retirement units in the south, nearest to the subject site have a primary orientation toward their backyards, being to the west, with detached garaging occupying the front yard areas to the east. Only the southernmost unit has a direct interface with the subject site, and like the other units in this row has a primary orientation facing west. The following is noted with respect to the proposed development, daylight access, privacy and visual dominance:</p> <ul style="list-style-type: none"> • The Carrick building steps in height from three-storeys in the part closest to the retirement units in the north, to five-storeys further south, reducing the building mass at the top of the building. The roof top treatment and materiality of the upper floor has been designed to be recessive, reducing the perception of mass at the top of the building. Overall, the stepped back building arrangement and the architectural treatment of the apartment building minimises visual dominance to the retirement units. • The Carrick Building is separated 5.1 metres from the northern boundary for the majority of its extent, except where the proposed decks for Level 1-3 are located 650mm further north. It is proposed to undertake planting along this boundary at the ground level of the retirement units, such to provide dense screening of the development, limiting views toward the building from persons at this property. The planting will obscure the first two levels of the building, and part of the third. • Good access to daylight remains. In terms of shading, the only additional shading occurring on this property occurs late in the afternoon during the equinoxes and in the evening during summer solstice. • Direct overlooking to neighbours' habitable rooms, windows and outdoor living spaces have been minimised through the primary orientation of apartments being to the east and west, limiting the

	<p>extent of doors, windows and balconies facing north toward this property. Balconies located on the northern eastern corner of the Carrick Building have been treated with slatted screened, such to avoid views to the north. Windows of the two lower levels will be obscured by the screen planting, while the upper two levels have only the upper most part of windows visible, such that only the Level 3 windows will be ready seen from the neighbouring properties. The windows at Level 3 are typically to dining room areas that are not high occupation zones in terms of people spending time at the window like living or kitchen spaces. Overall, direct overlooking has been minimised through the carefully considered architectural and landscape design response.</p> <p><i>To the east:</i></p> <ul style="list-style-type: none"> • With regard to building dominance, generally only the upper two storeys will be appreciable above the proposed boundary planting and the building located within the adjoining properties. This, alongside the generous separation distance sees any building dominance effects mitigated. • In terms of privacy, that part of the Carrick Building in the Terrace Housing and Apartment Building zone will have limited views to these properties as this only comprises a small part of the apartment building, and these properties are located further south east. • Daylight access is maintained. In terms of shading, whilst there will be some shading to these properties, this is again only later in the day.
<p>Policy H6.3.(6) - Require accommodation to be designed to meet the day to day needs of residents by:</p> <ul style="list-style-type: none"> (a) providing privacy and outlook; and (b) providing access to daylight and sunlight, and providing the amenities necessary for those residents. 	<p>This policy uses the most directive phrasing, “requiring” accommodation to be designed to meet the day to day needs of residents. The proposal is consistent with this policy, noting:</p> <ul style="list-style-type: none"> • Privacy is provided to residents through: <ul style="list-style-type: none"> ○ The courtyard separation between the Dominion Building to the west and the Valley and Carrick Building to the east. ○ Offsetting of windows between the Valley and Carrick Building. ○ Recessed balconies or balcony are separated by walls. ○ Where ground floor level units adjoin the communal outdoor courtyard, hard and soft landscaping has been used to provide privacy to the private courtyards. • Outlook is provided, with all living rooms and bedrooms provided with outlook and access to daylight. There are a number of infringements to outlook space across the wider development, this is largely resultant from the placement of columns, louvres on decking, or where parts of the building have narrow recesses. The outlook spaces provided will still allow for pleasant outlook and daylight access.

	<ul style="list-style-type: none"> Access to daylight and sunlight is achieved through the careful site planning and the orientation of units to the east and west.
<p>Policy H6.3.(10) - Recognise the functional and operational requirements of activities and development.</p>	<p>This is a directive policy, with the verb “recognise” being understood to mean that a consent authority must acknowledge or take into account the factors listed when applying the policy.</p> <p>This policy recognises that certain types of developments have certain functional and operational requirements. This includes the requirement for activities to have adequate outlook and access to sunlight, outdoor living space, the need for vehicles to enter and exit the site, and servicing requirements.</p> <p>It also extends to requiring a consent authority to recognise the functional and operational requirements in relation to demolition and construction, including that it may not be possible to strictly comply with the noise and vibration limits for some activities, where receivers are located within close proximity to the site.</p>
<p>Policy H6.3.(7) - Encourage accommodation to have useable and accessible outdoor living space.</p>	<p>As discussed within Objective H6.2.(3), the proposal provides ample areas of high-quality, useable and accessible outdoor living space, through the provision of the communal courtyard area and balconies.</p>
<p>Policy H6.3.(8) - 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.</p>	<p>The proposed development meets the standard for impervious areas within the Terrace Housing and Apartment Building zone, with 65% of this part of the site comprising impervious area, and 35% being landscaped. Overall, the impervious area across the site will be significantly reduced by the proposal, as the current development at the site is entirely impervious.</p>
<p>Policy H6.3.(9) - Provide for non-residential activities that:</p> <ul style="list-style-type: none"> (a) support the social and economic well-being of the community; (b) are in keeping with the with the scale and intensity of development anticipated within the zone; (c) avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business – City Centre Zone, Business – 	<p>N/A – the non-residential activities are located within that part of the site zoned Local Centre.</p>

Metropolitan Centre Zone and Business – Town Centre Zone.	
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