

8. Urban Design Report

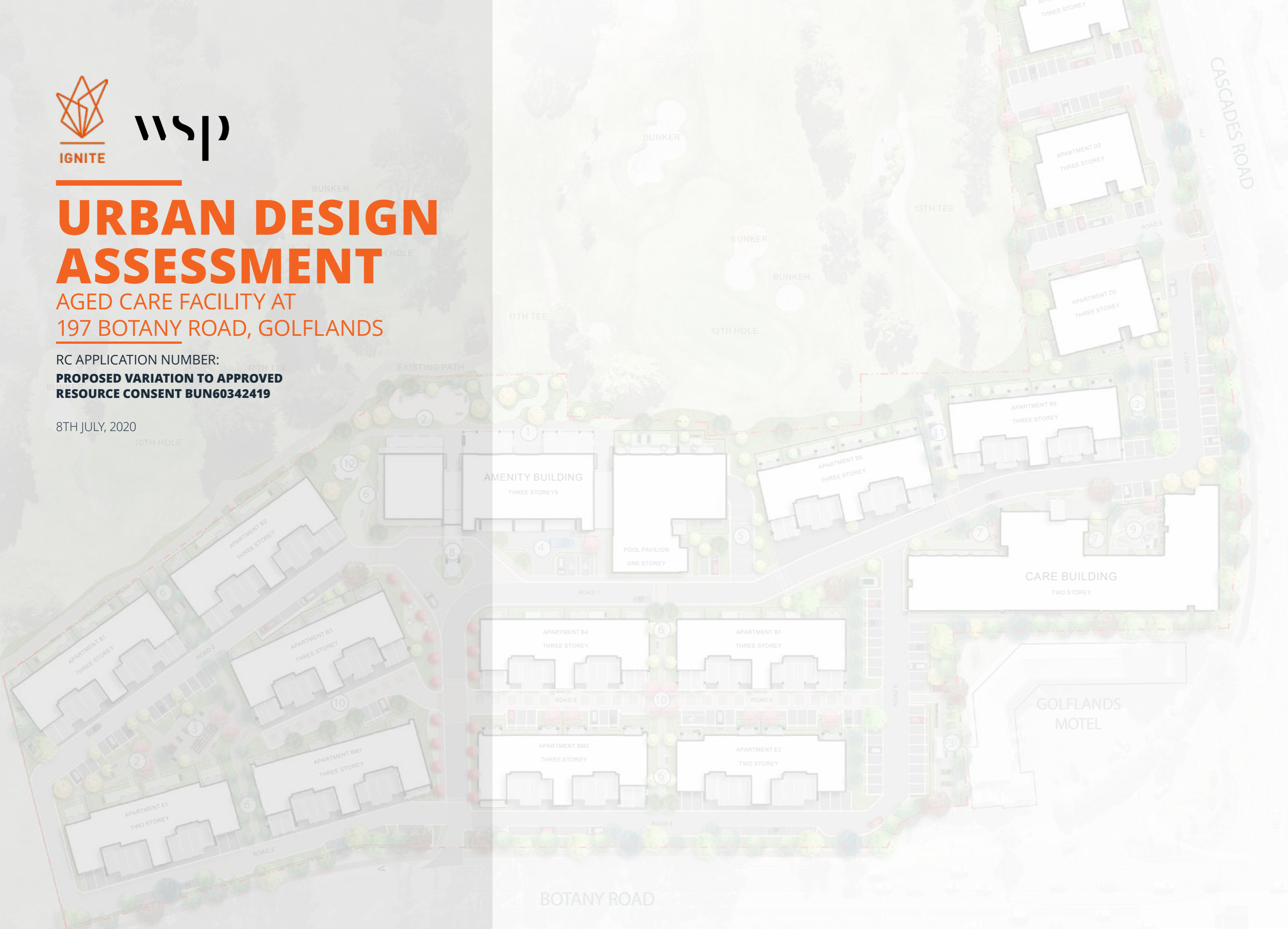


URBAN DESIGN ASSESSMENT

AGED CARE FACILITY AT
197 BOTANY ROAD, GOLFLANDS

RC APPLICATION NUMBER:
**PROPOSED VARIATION TO APPROVED
RESOURCE CONSENT BUN60342419**

8TH JULY, 2020



BOTANY ROAD

CASCADES ROAD

Executive Summary

This report outlines a proposed design amendment, which is the subject of a variation to an approved resource consent for an aged care development by Metlifecare, located at 197 Botany Rd, Golflands, Auckland (Resource Consent BUN60342419, approved 2019).

The design amendment seeks to accommodate an increase and demand in the total number of independent living units. This has resulted in an increase of independent living units from 203 to 236 and an increase in the number of three storey buildings on this site as part of this proposal.

This report provides an Urban Design Assessment the proposed changes from the 2019 consented scheme and how the proposed changes affect the overall masterplan, on-site amenity, neighbourhood fit and design quality.

The proposed changes have been assessed in the following way:

- Utilising the Urban Design Protocol, 2005 'Key Urban Design Qualities - the Seven Cs' as a national guideline for best practice;
- Relevant provisions from the Auckland Unitary Plan, 2016. In particular: H4 Residential – Mixed Housing Suburban Zone;
- Relevant direction from the Auckland Design Manual, online version, July 2020.

All urban design related elements that result in changes to development standards including over height buildings are a Restricted Discretionary activity (overall, the application/Variation to resource consent that is proposed design amendment is part of, will be considered as a Discretionary activity).

Overall, the proposed design amendments have support from an urban design perspective. The design amendments are seen as an enhancement to the already consented scheme, particularly in relation to built form, street interface, on-site amenity and making a positive contribution to the Golflands/Botany neighbourhood.

Illustrations from both Ignite Architects (Architect) and Boffa Miskell (Landscape Architect) have been included in this report to support a clear understanding of the proposed changes and its potential effects.

Document Quality Assurance

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REFERENCE FOR CITATION:

Ignite Architects 2020. Urban Design Assessment: 197 Botany Road. Report prepared by Ignite Architects for Metlifecare.

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1 Introduction

This urban design assessment has been prepared to assess the effects of a proposed variation to an approved resource consent (BUN60342419). This proposed design amendment that is the subject of this variation is henceforth referred to as “the Proposal.” The application has been made to Auckland Council under the Resource Management Act 1991 (RMA) in terms of the Auckland Unitary Plan (AUP).

The purpose of this report is to provide an urban design assessment of the likely urban amenity effects which may result from the proposed changes highlighted in this resource consent amendment. Criteria from the Urban Design Protocol (UDP) and Auckland Unitary Plan will be used to assess the changes.

PURPOSE OF THE PROPOSAL

The proposal aims to facilitate a vibrant, community-based aged care experience which actively engages its residents and promotes social participation and personal development. Metlifecare’s vision is:

“to provide quality, innovative and sustainable solutions for the lifestyle and care needs of older people.”

THE SITE

The 197 Botany Rd site, approximately 3.45ha in area, will be referred to as “the Site.” The Site is zoned as ‘Residential - Mixed Housing Suburban Zone’ in the Auckland Unitary Plan. This zone is characterised by one to two storey, buildings with a broad range of typologies which include stand alone houses and terrace housing are set back from boundaries with landscaped gardens. New buildings fall within the ‘Restricted Discretionary Activity’ category and requires a resource consent for the council to assess its design and appearance at their discretion.

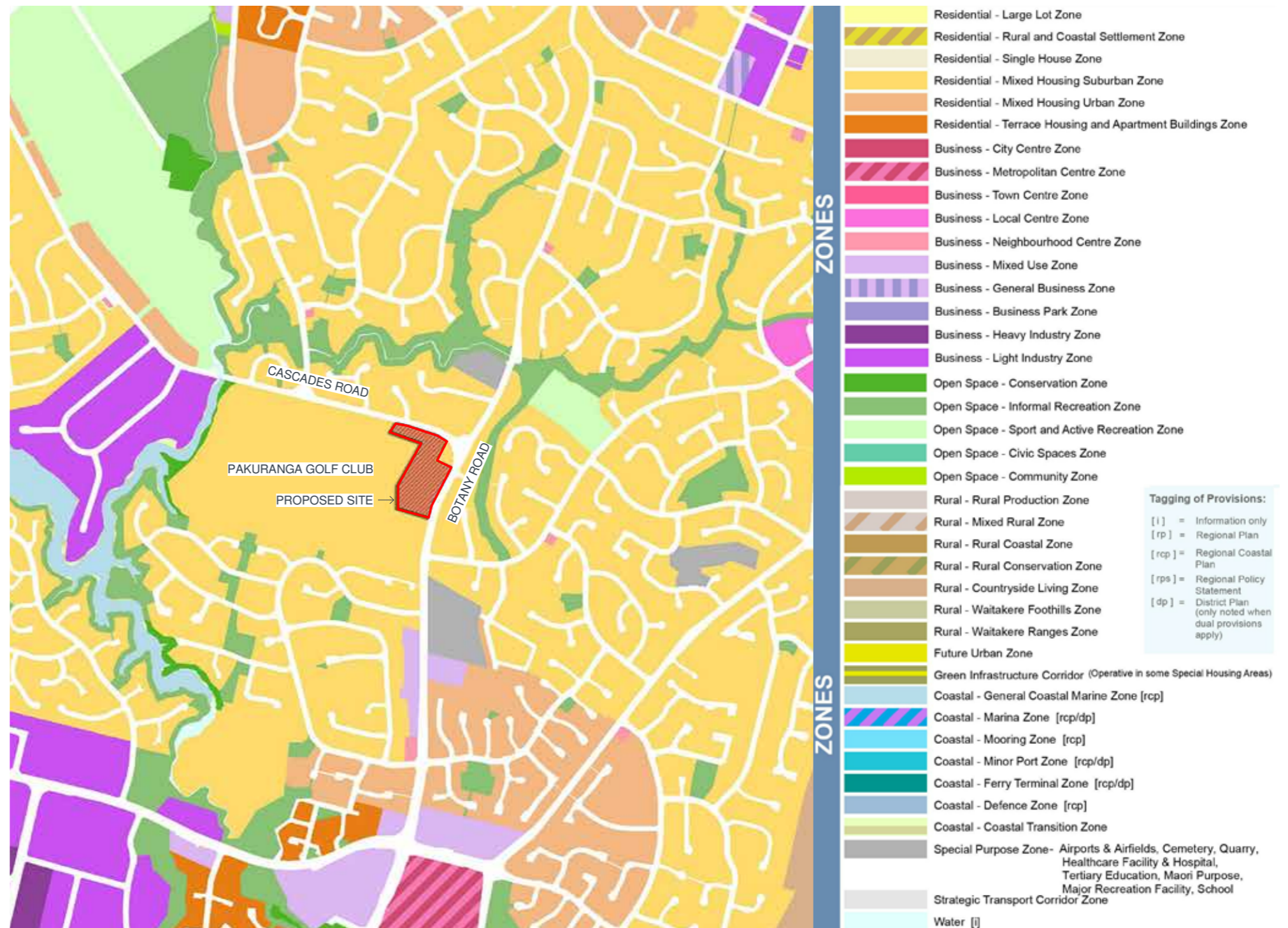


FIGURE 01 THE SITE & THE AUCKLAND UNITARY PLAN

2 Assessment Methodology

ASSESSMENT METHODOLOGY

The proposed urban design assessment methodology/framework to assess the proposal include the following:

- The **Urban Design Protocol, 2005** Key Urban Design Qualities: This guideline, by the Ministry for the Environment, identifies seven essential design qualities that will be used to assess the overall urban design outcome of this proposal and its impact on the wider neighbourhood and context. These seven qualities are:
 - Context
 - Character
 - Choice
 - Connections
 - Creativity
 - Custodianship
 - Collaboration
- **The Auckland Unitary Plan H4. Residential - Mixed Housing Suburban Zone** policies and standards: The H4.8 Assessment – restricted discretionary activities for integrated residential development is considered as a benchmark to assess the proposal's impact on the wider area.
- In addition, principles introduced in **CPTED** (Crime prevention through Environmental Design) and where relevant, the **Auckland Design Manual** are acknowledged and incorporated into this assessment.

INVOLVEMENT TO DATE

The Urban Design team at Ignite Architects have been engaged to provide an urban design assessment of this application for resource consent amendment.

The urban design assessment process has included the following steps:

1. A review of the original approved resource consent documentation.
2. Design contribution during the development of this proposal/the resource consent amendment. In particular the building 'BM' and 'D' changes; the relocation & redesign of the Care Building; and consequential changes to the masterplan.
3. Review of finalised resource consent amendment plans from Ignite Architects and Boffa Miskell.
4. Preparation of the Urban design assessment report based on review findings.

This urban design assessment has also been reviewed by WSP Urban Design prior to completion and submission.

3 Site Context & Background

PROPERTY: 197 BOTANY ROAD
LEGAL DESCRIPTION: LOT 1 DP 541234
AREA: 34,486m²

SITE CONTEXT

Metlifecare’s Fairway Gardens aged care development is situated on a 3.45 hectare site at 197 Botany Rd, Golflands, Auckland. Once part of the adjacent Pakuranga Golf Club, the site is bound by the existing golf course to the west and south, and two arterial roads, Cascades Rd to the north and Botany Rd to the east. Both Cascades and Botany Rd are four-laned plus flush median, tree-lined roads that facilitate many bus routes, including regular services to the Botany town centre and eastern coastal suburbs. Amenities included within a 20 minute walk of the site include the prominent Botany Town Centre and North Park, Lloyd Elsmore Park, the Sommerville retail area, and various schools, shops and medical centres.

DESIGN BACKGROUND

One of the key drivers for the master-plan design was based on creating an “urban village” with fine grain buildings, instead of super-blocks, to fit in with the character of the surrounding residential area. The internal street system is the primary means of on-site circulation. This approach also encourages more of a micro-community environment for its residents, by allowing many landscaped areas between buildings to provide for activities and social interactions with one another. Other important drivers that have been preserved in this amendment, include marker buildings at entries, a well connected site, and ensuring there is no non-compliant shading to the neighbours.

Prior to this development, the frontages of the site on both the Botany and Cascades Rd boundary were both inactive and fenced off to the public as it was part of the existing golf course. This development will help activate and bring life to this important corner site.

Fine grain, architecturally appealing buildings and generous landscaping ensure that the Botany’s leafy green suburban feel will be translated in this development’s slightly higher density setting. The master-plan has been designed to utilise this large area as efficiently as possible. This has been achieved through a scheme that has balanced strong pedestrian routes, visitor parking, frequent pockets of green space and various outdoor communal areas.



FIGURE 02 SITE ANALYSIS PLAN: SURROUNDING CONTEXT

4 The Proposed Changes

REASONS FOR CHANGE

The proposed changes seek to accommodate an increase of independent living units from 203 in the consented scheme to 236. This increase is to achieve a more efficient scheme.

As a result there are three key areas of change to the consented scheme along with some further supplementary changes to building cladding, landscape and internal roading design.

THREE KEY AREAS OF PROPOSED CHANGE

The three key areas of change are summarised as follows:

Proposed Change 1 - Apartment Type BM Buildings:

- The two apartment buildings on either side of the main entry from Botany Road are proposed to increase one level, taking them from two storeys to three storeys. The architecture has been further developed to emphasise this as an attractive entry landmark, and the two buildings either side of the entry are now referred to as 'BM' apartment type.

Proposed Change 2 - Apartment Type D Building:

- Three apartment 'D' type buildings, along Cascades Road, are proposed to increase one level, from two storeys to three storeys. The architecture has been refined to ensure this additional height appears as visually recessive and is considerate of its interface with the street and entry point from Cascades Rd.

Proposed Change 3 - Care & Apartment Type B and E Buildings:

- The Care building is proposed to move from the Botany Road boundary edge, to behind the existing Golflands Motel and Cascades Road corner. The footprint of the building has changed from a "T" shape to an "F" shape. However, the internal contents of the building remains unchanged and it remains the same height. In its previous place, one apartment type 'B' and one apartment type 'E' building is proposed to address Botany Rd. Refer to dashed outlines in Figure 03 for previous building types and locations from original resource consent.

Supplementary Minor Changes:

- Minor changes to building cladding, landscape and some road layouts have occurred as a result of the above changes.

The areas of the site that are affected by the three key areas of change are indicated within red lines on the adjacent Figure 03. They are presented in more detail on the subsequent pages.

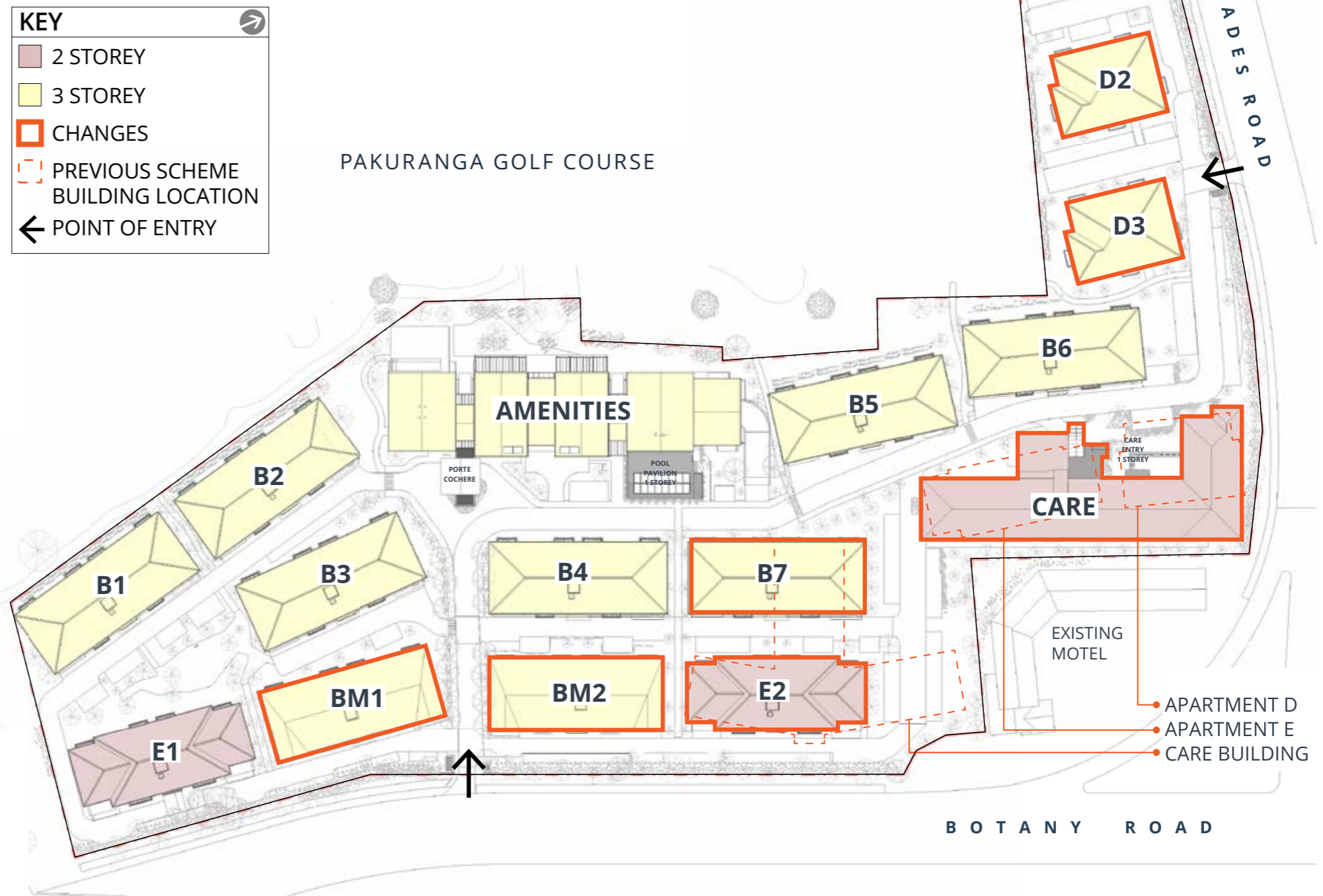


FIGURE 03 UPDATED SCHEME MASTER-PLAN SHOWING SUMMARY OF PROPOSED CHANGES TO BUILDINGS

4.1 Proposed Change 1: Apartment Type 'BM' Building

APARTMENT TYPE 'BM' BUILDING CHANGE

The two apartment buildings that sit either side of the main entry at Botany Road have firstly, **increased one level, from two to three storeys**, and secondly, changed in architectural design to better suit the entry and street interface.

IMPROVING THE STREET INTERFACE AND SITE ENTRY POINT

This building design is a variation of the apartment type 'B' used elsewhere on site, and has been thoughtfully redesigned to better suit the entry and street interface along Botany Road. The two end units of each 'BM' apartment building have an articulated gable roof that corresponds with the landmark amenities building form. This can be seen in the Botany Road street elevation drawing (See Fig.04).

The height of these buildings is proposed to be:

- Apartment BM1: 11.05m
- Apartment BM2: 10.74m

The end units have also been redesigned in plan, to allow for a balcony and glazed sliding doors to be integrated into the street-facing elevation on all levels adjoining the main entry. This design addition will positively contribute to both the entry point and street interface as it will help activate the street frontage and provide passive surveillance.

ENHANCED BUILDING MATERIALS

Warm tactile materials, including feature timber shiplap look, white bagged brick and vertical panels have been incorporated to further enhance these buildings as a landmark and strong point of entry.

LANDSCAPE & PLANTING CONTINUES TO BE IMPORTANT

These Type BM buildings infringe the building height standard in the AUP Mixed Housing Suburban zone. Whilst we are of the view that this extra height at the entry will emphasise point of entry positively, the Proposal seeks to mitigate any perceived adverse effects along this street edge by way of front yard setbacks and extensive landscaping to provide privacy for residents and maintain the leafy green suburban character of Botany.



FIGURE 04 UPDATED SCHEME - APARTMENT TYPE BM, VIEW FROM BOTANY ROAD (ARTIST'S IMPRESSION)



FIGURE 05 PREVIOUS SCHEME - APARTMENT TYPE BM, VIEW FROM BOTANY ROAD (ARTIST'S IMPRESSION)

4.2 Proposed Change 2: Apartment Type 'D' Building

APARTMENT TYPE 'D' BUILDING CHANGE

The three apartment 'D' type buildings that are located on the northern part of the site, facing Cascades Road, **have increased by one level from two to three storeys**. Their building heights are proposed to be:

- Apartment D1: 11.37m
- Apartment D2: 13.39m - due to a localised dip in natural topography
- Apartment D3: 10.61m

The design of these buildings has also evolved to now include:

- **Cladding variation to help visually reduce the height of the building**, by utilising more horizontal façade elements. An alternative dark cladding to the top storey has been proposed to make it more recessive to the eye. The breaking up of the height of the building by using this dark cladding on the top floor and lighter bagged brick cladding to the ground and first floor, creates a plinth like design with a visually recessive top level.
- **The introduction of feature balconies and reorientation of some of the unit floor plans** provides more activation and outlook towards the street edge than in the previous scheme. Living rooms placed on the corners allow for natural cross ventilation and additional glazing that provide views whilst breaking up the visual mass of the building.

INCREASED BUILDING HEIGHT ADVANTAGES

Although the proposed height for the Type D Buildings do not comply with the Auckland Unitary Plan's Mixed Housing Suburban zoning building standards of 8m (with an additional 1m for a sloping roof), it is a more preferable design outcome when compared to a compliant building height accommodating the same number of units spread over two levels. This is **because a lower, 2 storey building would result in a wider, slab-like appearance from Cascades Road, blocking views towards the golf course and resulting in a more continuous building edge**. Refer to Figures 09 & 10 for this comparison.

By having three buildings instead of one large compliant two storey building, allows for the apartment units to have **better access to daylight** throughout the course of the day. Large setbacks and more space for extensive landscaping/planting.

Access to sunlight for the neighbours opposite on Cascades Road, has not been compromised. The placement and spacing of these buildings within the site, along with the width of Cascades Road at approximately 42m wide assists with this. **Only the neighbouring golf course will be affected** by any additional shading. However this is minimal, and the golf club have signed off on this additional shading with no objections, as it has minimal impact. (30 minutes of shading to the 13th tee between 10-10:15am in winter solstice).



FIGURE 06 UPDATED SCHEME - APARTMENT TYPE D, VIEW FROM GOLF COURSE (ARTIST'S IMPRESSION)



FIGURE 07 PREVIOUS SCHEME - APARTMENT TYPE D, VIEW FROM GOLF COURSE (ARTIST'S IMPRESSION)

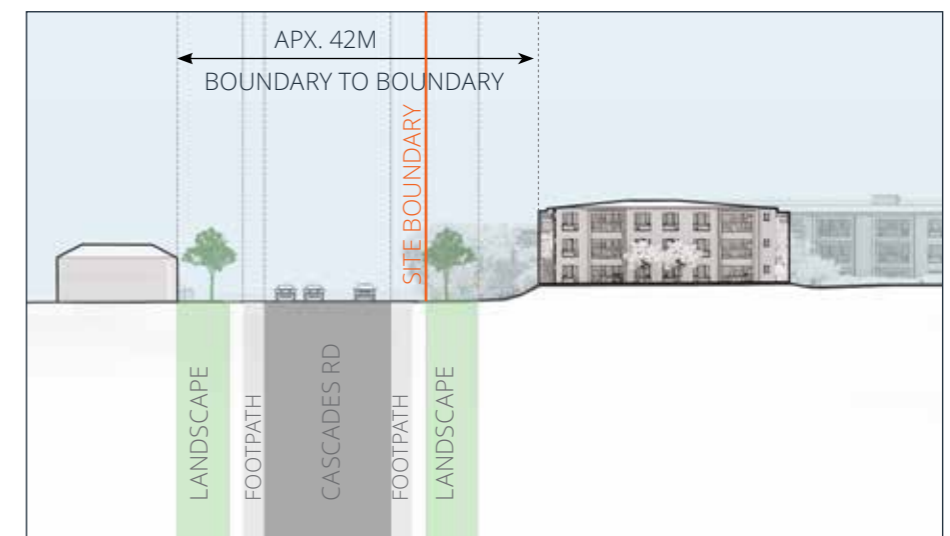


FIGURE 08 SECTION THROUGH CASCADES RD & APARTMENT TYPE D

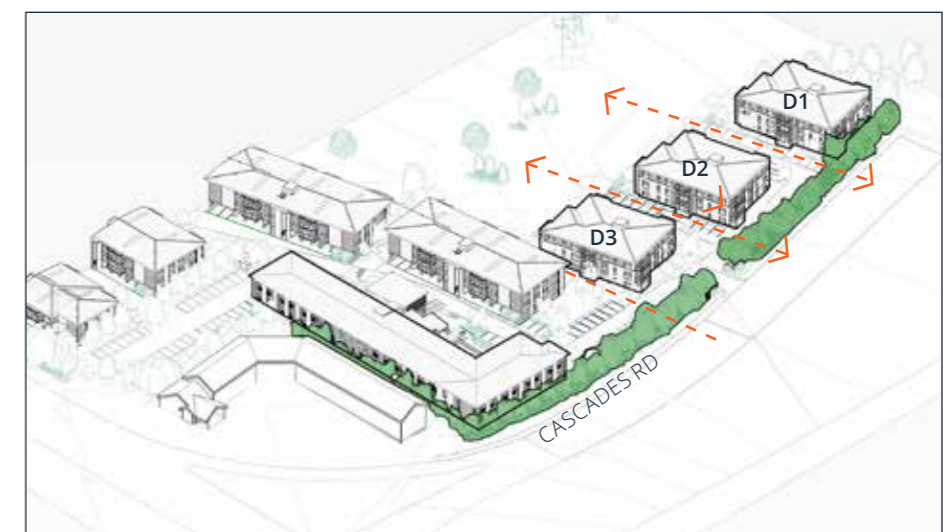


FIGURE 09 PERMEABILITY DIAGRAM: PROPOSED FOR APARTMENT TYPE D



FIGURE 10 PERMEABILITY DIAGRAM: COMPLIANT ALTERNATIVE FOR APARTMENT TYPE D

4.3 Proposed Change 3: Location of Care & Apartment Type 'B' and 'E' Buildings

BUILDING FOOTPRINT & SITE LAYOUT CHANGES

The Care Building has changed in building footprint, from a T-shape in the original resource consent, to an F-shaped form, and has moved from the Botany Rd frontage to the western motel boundary and Cascades Rd boundary (See Fig. 13 & 14). The area that the original Care Building occupied, has now been replaced with Apartment Types 'B' and 'E', of which 'E' faces Botany Rd.

APARTMENT TYPES 'B' AND 'E' ENHANCE BOTH STREET EDGES

Having Apartment Types 'B' and 'E' in place of the original Care Building location contributes positively to the street activation on Botany Rd and the adjacent bus stop as Apartment Type E provides habitable rooms to overlook Botany Road.

The proposed Care Building now has a reduced, 32m of street frontage along Cascades Road from the previous 70m along Botany Road. This change increases the feeling of space and views between buildings along both street frontages. In addition, the new placement of building type 'B' and 'E' has opened up space for a new communal produce garden for the residents and provides the motel with a larger buffer zone on their southern boundary.

THE CARE BUILDING

The new F-shaped Care Building has been redesigned to be more efficient and provide a new outdoor courtyard that is visible and accessible to the residents and staff.

Although the new Care Building sits close to the motel boundary, the motel's outlook has not been compromised from this design change. The landscape buffer between the motel's western boundary has increased from three pockets of planting 800mm wide to a 4.9m wide planting area that runs the full length of the motel's southern boundary.

The new Care Building location will also not infringe on the height in relation to boundary plane from the motel boundary. As can be seen in Figures 11 & 12, the motel's outlook has improved from looking originally onto the apartment's undercroft and carparking, to a now landscaped, tree-lined buffer.

Furthermore, the architecture of the Cascade Road elevation of the Care building seeks to visually breakdown the building's 32m width through a regular modulating rhythm of windows/glazing that provide daylight and views for the care units in this part of the building.

This design change has not only allowed for a more efficient building design and use of land, it provides better connections and views between buildings, and allows for a shorter building edges along both street frontage than previous. (Figures 11, 12, 13, 14).

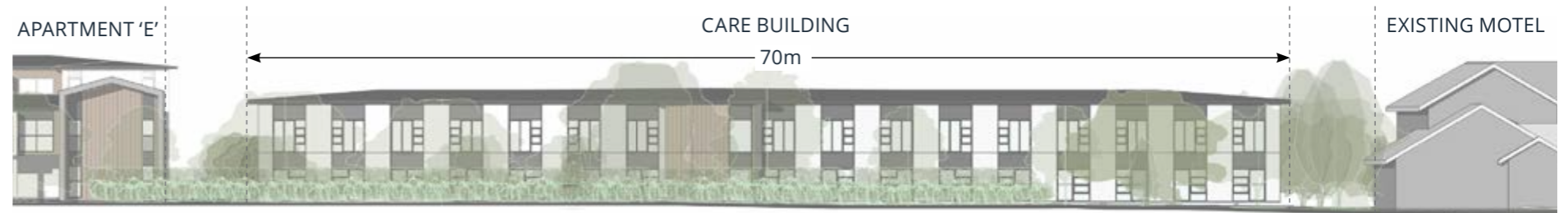


FIGURE 11 PREVIOUS APPROVED SCHEME - CARE BUILDING ELEVATION FROM BOTANY



FIGURE 12 UPDATED SCHEME - CARE BUILDING ELEVATION FROM BOTANY RD



FIGURE 13 PREVIOUS SCHEME - CARE BUILDING LOCATION



FIGURE 14 UPDATED SCHEME - CARE BUILDING LOCATION

4.4 Supplementary Minor Changes - Cladding, Landscape & Internal Road Layouts

SITE PLAN CHANGES

There are some consequential changes to the site plan as a result of the aforementioned proposed changes. These enhance the overall amenity of the site for future residents as well as improve site interfaces with the neighbouring property, Golflands Motel.

INTERNAL ROADING

A new internal road that runs parallel with and adjacent to Botany Rd, past Apartment Buildings 'B' and 'E' has now been created as part of this Proposal. It extends the road towards the motel boundary and leads towards the Care building (See Figure 15) creating a connected internal network.

These changes provide opportunity for efficient parking layouts, and the creation of a 'green spine' of landscaped space and pockets, which was not possible previously. The addition of landscaped outdoor areas, produce and herb gardens along the northern boundary adjacent to the Golflands Motel, are all features that have been introduced in this amendment due to additional space created and will undoubtedly help facilitate more choice, activity and social interactions between the residents.

CLADDING & MATERIALS

For the 'D' Type building, there is now horizontal banding now that they are three storeys, to visually down play the additional height. These changes still allow for variation between the building typologies whilst ensuring each are still perceived as a part of a cohesive collective.

Whilst, not strictly part of the design changes related to the resource consent variation, it is noted the cladding and material palette for the overall scheme has been further refined. For example, Building Type 'B' and 'E' had fibre cement cladding which has now been changed to aluminium random stagger cladding. Some of the 'B' Type building windows have changed in shape from vertical to horizontal slot windows.



LINKS
CONNECTION / MOVEMENT / FLOW
FIGURE 15 UPDATED SCHEME - LINKS & CIRCULATION



LINKS
CONNECTION / MOVEMENT / FLOW
FIGURE 16 PREVIOUS SCHEME - LINKS & CIRCULATION



FIGURE 17 UPDATED SCHEME - APARTMENT TYPE B (INTERNAL SITE VIEW)



FIGURE 18 PREVIOUS SCHEME - APARTMENT TYPE B (INTERNAL SITE VIEW)

LANDSCAPE PLAN CHANGES (AS SEEN IN FIGURE 19)

1. New communal petanque area in place of the previous covered outdoor dining pavillion, which has been relocated centrally at the Amenities Building (remains on the golfcourse side)
2. New north-south "Green spine" shared street
3. New seating area and produce garden including greenhouse
4. More generous landscaping opportunity along Motel boundary
5. Care and dementia courtyards relocated to a position where they can contribute towards the overall planted amenity of the site (as they are now located along the main internal road/road 1).
6. Minor changes to carparking layouts around Apartment 'D' buildings and addition of new outdoor communal area
7. The previously designed, sloped earth bunds no longer form part of the landscape plan for the site. Instead this space will be used to provide generous, low level, dense planting that can create a similar screening effect, without additional earthworks.



FIGURE 19 **UPDATED SCHEME - LANDSCAPE PLAN, SUMMARY OF LANDSCAPE CHANGES**
REFER TO APPENDIX C FOR PREVIOUS SCHEME LANDSCAPE PLAN

5 Assessment: Key Urban Design Qualities - The Seven Cs

The Urban Design Protocol from the Ministry for the Environment has set a national guideline for best practice urban design. It provides a framework for assessment through the identification of seven key qualities.

1. Context - Seeing that buildings, places and spaces are part of the whole town or city.

Located in the heart of Auckland city's eastern suburbs, Metlifecare's vision for this development was to provide an 'urban village' of fine grain, coordinated buildings for the benefit of its residents, staff and surrounding urban context.

The site is located near the intersection of two arterial roads, Cascades Road and Botany Road. The proposed changes strengthen the two points of entry into the site, by featuring more prominent and architecturally refined buildings, particularly at the Botany Rd entry. These developments will contribute to the place-making and wayfinding for both the residents of this village and the Botany community, as it will provide a more defined point of interest on these arterial roads.

Visual links are maintained through the site to the golf course. The relocation and design of the Care Building has enabled more visual connectivity into the site and beyond. The increase in height in the Apartment Types BM and D will ensure access to daylight, outlook and the provision of various communal outdoor spaces between buildings.

2. Character - Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.

Botany and the wider eastern Auckland area is known for its suburban, character. This suburban character has been translated through the urban village design approach to the proposal, the architectural features, material palette, and generous allocation of landscaping and green amenity.

Proposed character architectural features of the proposal include the use of feature gable roofs at key areas, various balcony forms and breaking up large surfaces through a variety of façade treatments. These design moves have been used to relate the village to the surrounding residential character.

Enhancements to Building Types 'BM' and 'D' in this amendment further enhances the development's character, by providing more architecturally refined buildings at the two points of entry. The material palette that has been implemented throughout all building typologies, is a good example of an assortment of materials that reflect the character of Botany's residential area. Feature timber shiplap, profiled aluminium and white bagged brick, are all commonly used materials in private residential dwellings, and thus contribute to giving the buildings' a village type feel. The addition of extra landscaping will ensure that this development will reflect Botany's leafy green suburban feel.

3. Choice - Ensuring choice and diversity for people.

The proposal offers a range of 1-3 bedroom units. It also offers staff and residents a wide range of facilities and flexible spaces for group activities, events and everyday interactions with one another. These include an indoor swimming pool, indoor activities space for group exercise classes, reading room, hobbies room and various tracks and raised garden beds.

An outdoor petanque court adjacent to the golf course is introduced in this proposed amendment. Several indoor spaces have been designed to allow flexibility for using the space for small & large events.

New outdoor areas and communal garden areas have been proposed in this amendment that were not included previously. The new walkways and through-site links will contribute to the village's accessibility and give residents more choice for getting around. Changes in this amendment that may affect this, consist mostly of the changes in the Care building design. The amended design has a far more user-friendly building footprint and the location of the dementia courtyard gardens will enable them to offer more visible landscaped amenity to the site, as they are located along the main internal road.

4. Connections - Enhancing how different networks link together for people

The master-plan for Fairway Gardens has a distinctive hierarchy of roads and walkways that percolate throughout the site.

The main road that connects the two entry points from Botany and Cascades Rd has not changed from the original resource consent. Some of the internal roads that deviate from the main road have been further refined to create more connection and a pedestrian friendly shared space network. These new connections have incorporated extensive landscaping, provision for additional seating and use of a material palette that signifies that this is a shared, slow-vehicle street.

The new internal road that has been extended due to the replacement of the original Care building with the new 'B' and 'E' apartments - further accentuates these connections. It provides a more efficient parking arrangement and circulation route for both vehicles and pedestrians, and opens up new landscape and greenery opportunities as a result.

Whilst the proposal seeks to increase the total number of independent living units, the overall footprint of the proposal has reduced to order to ensure visual permeability, views and space for planting.

5. Creativity - Encouraging innovative and imaginative solutions.

Subtle features have been implemented to link this development with the golf course and greater Botany context. Signaling of entries using height and timber, references the Māori pā /palisade design approach

of a surrounding natural screen of trees and bund zone that offers protection and an enclosure to the urban-village community within. Local art displays may be included in future stages, as Metlifecare typically has generous art displays within their facilities.

6. Custodianship - Ensuring design is environmentally sustainable, safe and healthy

The 'urban village' type setting with fine grain buildings, has allowed for extensive landscaping and efficient utilisation of land which chooses to develop land in a way that positively relates to the character of the surrounding community. These proposed changes have resulted in an increase in height by one level instead of an increase in building footprint. This decision ties in with the intended fine-grain building and landscape character for the site that is balanced and sustainable.

Low maintenance materials have been selected for the building types and buildings will have low-e glass and wiring for possible future solar panel installation. Provisions for future electric vehicle charging and irrigation minimising water consumption have been made.

The proposal also seeks to establish a productive vegetable garden area along its northern boundary with the Golflands Motel.

Building orientations are east, north and west, to enable as much sunlight and passive solar gain as possible. In terms of CPTED, the addition of better outlook from buildings BM, D and E, will enable better passive surveillance of the nearby street as these apartment types will have their living areas and habitable rooms address and overlook the street. This results in better surveillance and activation near the bus stop adjacent to the site on Botany Rd.

7. Collaboration - Communicating and sharing knowledge across sectors, professions and with communities

The overall master-planning of this development took a collaborative approach from the very beginning between all consultants, including engineers (Maven and Cosgroves), landscape architects (Boffa Miskell) and the neighbouring Pakuranga Golf Club. Additionally, Ignite Architects and Metlifecare have been developing three new village master-plans simultaneously, with fluid knowledge sharing between project teams and development managers. Many of the key design decisions were resolved in a collaborative manner between all relevant consultants. Examples of this include considerations for daylight, outlook, clustering of homes and communal facilities, landscaping and lighting solutions for the village.

A public consultation session was advertised and conducted, and the Pakuranga golf club members, neighbours and local iwi were all invited, as well as any other interested parties. The open day session offered information on the development and provided an opportunity for feedback on the proposed village. Specific onsite amenities such as the "Man shed"/workshop area, petanque court were a direct result of this feedback/consultation.

6 Assessment: Auckland Unitary Plan

H4 RESIDENTIAL - MIXED HOUSING SUBURBAN ZONE

ZONE DESCRIPTION

The Mixed Housing Suburban zone is the most widespread residential zone covering many established suburbs and some greenfield areas. Much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

The objectives and policies for this zone have been reviewed with this proposal mind. It is considered the proposal respects and contributes towards the attainment of the zone's objectives; and with the exception of building height has been designed to deliver new housing, onsite amenity and neighbourhood amenity within the policy intentions and standards of the Mixed Housing Suburban Zone.

RESTRICTED DISCRETIONARY ACTIVITY

The proposal triggers a Restricted Discretionary Activity resource consent due to the following reasons:

- As an Integrated Residential Development activity
- It involves the establishment of new buildings
- It infringes the maximum permitted building height standard of 8m

MATTERS OF DISCRETION

H4.8.1 Assessment – Restricted Discretionary Activities sets out the matters that would be at the discretion of Auckland Council when assessing a Restricted Discretionary resource consent application.

The Council restricts its assessment for Integrated Residential Development (H4.8.1(3)) to:

- a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:
 - (i) Building intensity, scale, location, form and appearance
 - (ii) Traffic
 - (iii) Location and design of parking and access; and
 - (iv) Noise, lighting and hours of operation
- b) All of the following standards:
 - (i) Standard H4.6.8 Maximum impervious areas
 - (ii) Standard H4.6.9 Building coverage
 - (iii) Standard H4.6.10 Landscaped area
 - (iv) Standard H4.6.11 Outlook space
 - (v) Standard H4.6.12 Daylight
 - (vi) Standard H4.6.13 Outdoor living space
 - (vii) Standard H4.6.14 Front, side and rear fences and walls
 - (viii) Standard H4.6.15 Minimum dwelling size
- c) Infrastructure & servicing

The Council restricts its assessment for Buildings that do not comply with Standard H4.6.4 Building Height (H4.8.1 (4)) to:

- (a) Any policy which is relevant to the standard;

- (b) The purpose of the standard;
- (c) The effects of the infringement of the standard;
- (d) The effects on the suburban built character of the zone;
- (e) The effects on the amenity of neighbouring sites;
- (f) The effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) The characteristics of the development;
- (h) Any other matters specifically listed for the standard; and
- (i) Where more than one standard will be infringed, the effects of all infringements.

ASSESSMENT CRITERIA

H4.8.2 (3) for Integrated Residential Development

a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or better outcome.

- (i) Standard H4.6.8 Maximum impervious areas
- (ii) Standard H4.6.9 Building Coverage
- (iii) Standard H4.6.10 Landscaped Area
- (iv) Standard H4.6.11 Outlook space
- (v) Standard H4.6.12 Daylight
- (vi) Standard H4.6.13 Outdoor living space
- (vii) Standard H4.6.14 Front, side and rear fences and walls
- (viii) Standard H4.6.15 Minimum dwelling size

b) through to j) All the H4 Policies

k) infrastructure & servicing.

H4.8.2 (5) for Building Height

a) refer to Policy H4.3(2)

b) refer to Policy H4.3(4)

c) refer to Policy H4.3(5)

ASSESSMENT COMMENTARY

This assessment covers matters and development standards of significance to urban design. These are considered to be for the land use activity: Integrated Housing Developments; and for the development standard: Building Height.

It is noted that the proposal also results in a technical infringement of the Maximum Impervious Area standard, however the assessment for this will be covered in the Planning Report prepared by Tattico.

A. CONSIDERATION OF MIXED HOUSING SUBURBAN ZONE POLICIES

H4.3(1) through to (10) are the policies for the Mixed Housing Suburban zone. Below is an urban design commentary against each of them:

Policy H4.3(1) Enable Integrated Development

This proposal meets this policy, which specifically enables integrated residential development such as retirement villages.

Policy H4.3(2) Achieve Planned Suburban Character

The proposal has been designed cognisant of this policy.

The urban village design approach will deliver a distinctive set of (internal) street-based buildings that will exhibit a suburban character very similar to this area (as opposed to more traditional, institution-like retirement villages). The proposal has been designed to provide for variety in building height and roof form design. Where taller buildings of three storey are proposed, they are located and designed, consistent with good urban design principles regarding: the use of height and architecture to create marker buildings to define site entry (in the case of Apartment Types BM); and using height as a way of avoiding long, wide, bulky slab-like buildings in a suburban residential context (in the case of Apartment Types D).

In the case of the Apartment Type D design (used along Cascades Road), going an additional storey also enables enhanced internal amenity for units that can be designed with double-aspect and receive better sun/daylight and natural ventilation. It also enables visual connections between the street and the golf course to be maintained. These same 'gaps between buildings' also enable additional landscape planting to be achieved, thus contributing to onsite amenity.

The design and appearance of this proposal, which is largely a multi-unit residential development has had considered thought, particularly given its proposed height in places is a departure from the Zone's standard. Much attention has been given to the architectural design of buildings

that infringe maximum height and it is considered they are particularly well design with regard to their use, form and materiality.

This proposal also meets setback and landscaped area requirements. A very proficient and extensive landscape plan by Boffa Miskell accompanies this proposal and variation submission.

Policy H4.3(3) Encourage Development to Achieve Attractive & Safe Streets and Public Open Space

This proposal contributes towards attractive and safe streets through its enhanced architecture (from the previously consented scheme for buildings visible from the street), abundant landscape planting along its street edges and well-considered entrance features.

Proposed buildings and their floor plans have living and habitable rooms facing the street along both Botany Road and Cascade Road. Much effort through the landscape plan has been made to screen arparking that may be visible from the street with planting and permeable fencing.

Policy H4.3(4) Height, Bulk and Location of Buildings to Maintain Reasonable Standards

Much thought has gone into building height, bulk and location of buildings for this proposal/variation.

In terms of external effects, aspects such as shadowing, visual effect and street appearance has been considered in the location of these buildings and their architectural design. Also internal amenity for residential units within buildings has been prioritised and the additional third storey enables high quality apartments to be created with double aspect and good access to sunlight and daylight.

Whilst building height infringements of between 2.05m and 5.39m occur across 6 out of 16 buildings as part of this proposal, shading diagrams show minimal effect on neighbouring properties. This site itself provides advantages in this respect due to its size, shape factor and boundaries, these being adjacency to a golf course, motel and two arterial streets that are approximately 23-28m in width or approximately 40m width building to building distance, along Cascades Road.

Policy H4.3(5) Accommodation Designed to Meet Residents Needs

All development standards are met as part of this proposal with the exception only of building height. As a result, all the proposed units meet privacy and outlook standards for the zone. As mentioned under Policy H4.3(4), sun/daylight into the units has been prioritised as part of

this design amendment/variation to provide enhanced internal amenity for future residents. This is part of the rationale for going up one storey and infringing height, rather than continuing to build outwards. Going up one storey

Policy H4.3(6) Accommodation to Have Useable & Accessible Outdoor Living Space

All units proposed meet outdoor living space requirements. In addition, due to the intentions to create a village-like development, communal amenities, courtyards, activity areas, gardens and golf course adjacent walkways will be established as part of this proposal. These collective on-site amenities will contribute to the overall outdoor amenity provided on this site.

Policy H4.3(7) Restrict Maximum Impervious Areas

The building footprint of the proposal has reduced from the previously consented scheme of 13,826sqm to 13,787sqm. In principle this is positive as the proposal accommodates 33 additional units than the previously consented development. Key to this, is the decision to add one storey to some buildings, resulting in additional three storey buildings within the proposal. Additional impervious areas as part of this proposal are a result of the hard surface landscape (internal streets, parking areas and paths). It is suggested that if the site is seen in the broader context of its neighbourhood, its adjacent neighbour is a 39ha golf course that can assist with off-setting concerns regarding this proposal's performance against the zone's maximum impervious area standard.

A key approach to the design is to create an urban village with a (internal) street based buildings approach. It is considered that due to this large site a comprehensive design approach is appropriate and there is urban design support for the urban village approach to site design. For further detail regarding this policy as well as associated matters of discretion and assessment, please refer to the Planning Report prepared by Tattico.

Policy H4.3(8) Enable Efficient Use of Larger Sites

This proposal meets this policy specifically regarding the efficient use of larger sites by providing for integrated residential development. This site is 3.45ha in size and will deliver 236 independent residential living units. This results in a net density of approximately 1/146sqm. A comparatively efficient use of a large site in this neighbourhood.

As mentioned under Policy H4.3(4) this site lends itself to a denser and slightly taller development than the zone strictly anticipates due it its

shape factor, adjacent activities and edge conditions (a golf course, motel and two relatively wide arterial roads of 23m to 28m, boundary to boundary).

There is a scarcity of large sites for retirement villages within existing communities. This is a good efficient use of this land for a necessary form of specialist accommodation.

Policy H4.3(9) Conditionally Provide for Non-Residential Uses

This policy is less relevant as this proposal is residential and will not detract from the vitality of nearby business zones. The proposal will instead provide additional residents to patron existing town centre and retail areas.

Policy H4.3(10) Recognise Functional & Operational Requirements

The proposal will be owned and operated by Metlifecare. They have led and been integrally involved in the design of this facility to ensure it meets their functional and operational needs. This is not a speculative development. The proposal as it is currently designed enables them to operate effectively whilst also ensuring a high level of onsite amenity and effectively managing interface conditions, whilst contributing positively to neighbourhood character.

B. MIXED HOUSING SUBURBAN ZONE MATTERS OF DISCRETION FOR INTEGRATED HOUSING DEVELOPMENT

Effects on Neighbourhood Character

The proposal is considered to result in a positive effect on neighbourhood character. The retirement aspect of its use is supported at a policy level and it has been considerably designed to ensure optimal amenity on site as well as contributing high amenity outcomes within its neighbourhood.

Whilst the proposal is residential and in keeping with the zone intentions it does comprise three storey apartment living which will be a departure from the predominant suburban, single storey, detached dwellings within this area of Botany, however it is felt that the proposal will demonstrate how well-designed change can be accommodated and lead the way to provide housing choice and variety in this area.

The proposal has been sensitively designed. Being that it is likely to be one of the first developments to show a departure from the predominant character. Through landscape & planting along its street edge and front yard setbacks will ensure the development integrates at

the street edge.

There proposed three storey buildings will be located at least 10m away from the site's front boundary to ensure they are not too imposing along Botany Road and Cascades Road (note the Care Building is located approximately 3m from the front boundary, however it is two storeys and compliant with the zone height).

Effects on Residential Amenity & Safety

The proposal is considered to contribute positively to residential amenity in this neighbourhood due to its landscaped interfaces, quality architecture and contribution of additional residents that can add people presence and a greater sense of safety.

As a result, positive effects on residential amenity and safety are envisaged. Whilst the three storey apartment typology is a departure from the envisaged residential character of this zone, it is considered that the following attributes of the proposal still enable it to deliver positive effects:

- The proposal makes efficient use of a large site (2.45ha) by way of being designed as an integrated residential development rather than piece-meal suburban residential subdivision/development.
- The site overlooks a golfcourse and has two 23m+ wide arterial streets (boundary to boundary) as edge conditions. A comparatively denser, integrated development is a positive outcome for the site as it creates residential accommodation, adds to housing choice and has been designed comprehensively to deliver a good layout, good architecture, and well-considered landscape design. The comprehensive design approach also assists with managing any potential negative effects so they can be internalised and have less impact on wider residential amenity.
- There are two main entrances into the integrated development, one each from Cascades and Botany Roads for 236 independent living units. Two well-designed vehicle and pedestrian entrances is seen as a better outcome than numerous driveway crossing points onto these two arterial roads that might otherwise result if new development on this site was to take a more traditional detached dwelling approach.
- The overall internal street/circulation network is legible and well-connected.
- The proposal seeks to establish a well landscaped street edge along both Cascades and Botany Road frontages. This ensures some vegetative continuity from the mature trees on the golf course on the current site, whilst also ensuring a well-balanced built and landscaped outcome on the site. This generous landscape planting will also help soften any perceived negative effects from the change of use from

golf course to two to three storey apartment living - particularly in the short-term.

- In addition to the generous landscape planting and overall landscape design of the site, the architecture of the new buildings is of a high standard. Their design has thoughtfully considered the built form context, zone intent and the purpose of the building height standard in its design (with respect to where it infringes maximum permitted height). The architectural design of the marker buildings along Botany Road (Apartment Type BM) and the three storey apartments along Cascades Road (Apartment Type D) with a visually recessive third storey are evidence of this. In addition, the materials and cladding of all buildings have been refined and are considered as very positive changes.

With regard to Safety and CPTED, the only area where there is some general reservation are the undercroft carparking areas. Given the use of these undercroft areas within the site, there is unlikely to be negative effects on the (wider, beyond the site) residential amenity of the neighbourhood. In terms of considering on-site effects, it is also noted that undercroft carparking was also in the previously consented scheme for the B, E and BM Apartment Types. Refer to Figures 20 & 21 over the page that illustrate the similarities in approach between the consented scheme and the current proposal.

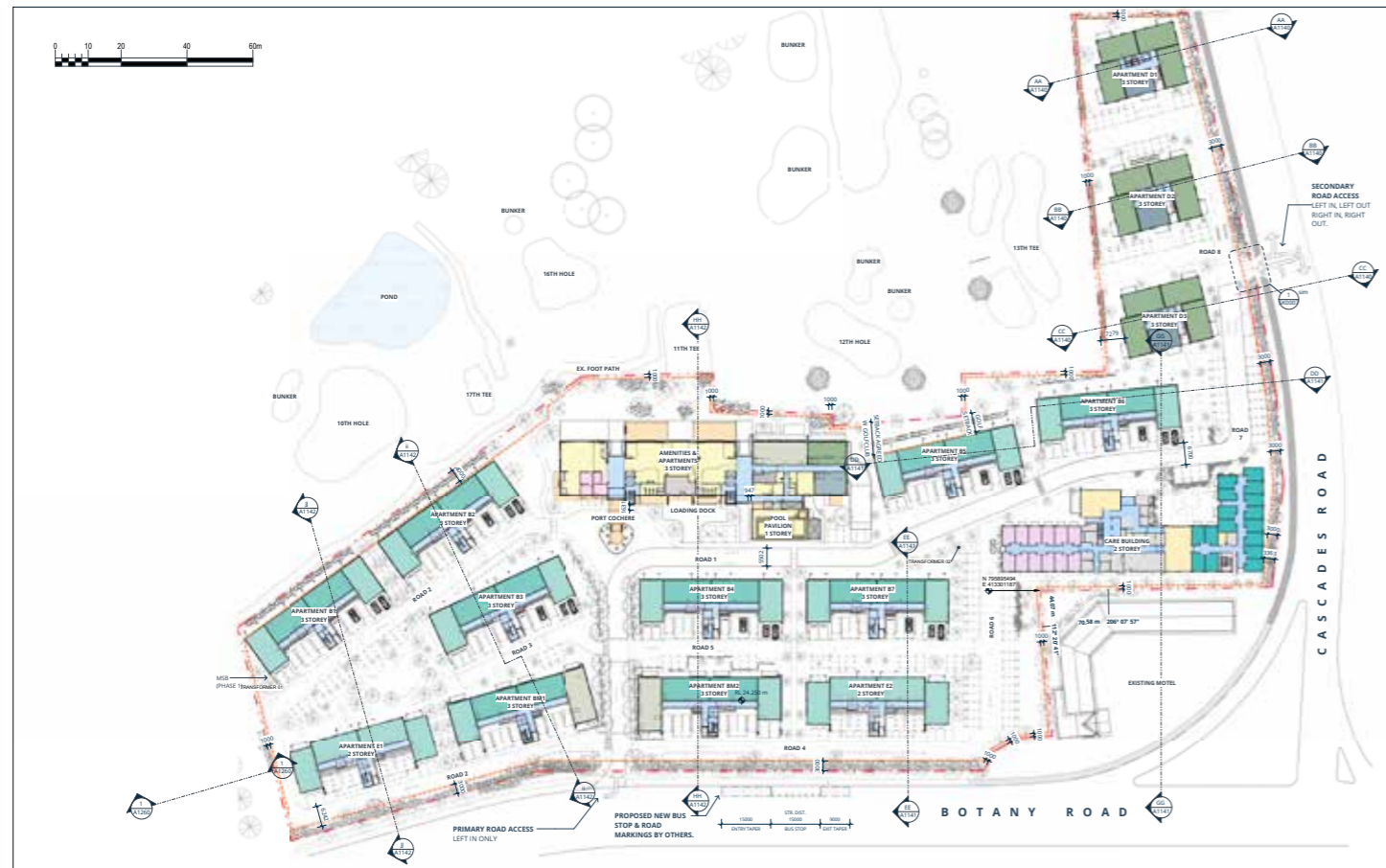
As this proposal seeks to relocate the Care Building behind the Golflands Motel, the overall layout is improved from a CPTED perspective. It is considered that all Apartment Types with undercroft carparking are located in areas where passive surveillance opportunities from either the street or adjacent apartments (which are all double-loaded) can be achieved. Additional measures such as security cameras, sensor lighting and landscape related ambient and uplighting are also measures that can assist with ensuring a sense of safety and visibility in the evening.

An exterior lighting plan is included in the Boffa Miskell landscape design drawings report.

Effects on the Surrounding Residential Area from Building Intensity, Scale, Location, Form & Appearance

Effects on the surrounding residential area are considered to have mostly been covered in the previous section "Effects on Residential Amenity & Safety".

Due to the size and location of the proposal, most of the effects will be manageable to within the site. Wider effects (in relation to urban design) with respect to building intensity, scale, location, form and appearance are considered to be: Integration with the Neighbourhood and Appearance from the Street.



Integration with the Neighbourhood:

- Taller buildings have been located to define entry ways into the site, key communal buildings (such as the amenities building) and to ensure views are maintained between the street and the golf course along Cascades Road. These taller buildings respect setback distances for this zone and are often set back at least 10m from the boundary edge to minimise any potential adverse effects.
- The architecture and materials palette proposed respects the residential suburban character of the area. Hipped and pitched/gabled rooflines are used throughout. On some of the taller/three-storey apartments, effort to ensure the third floor is visually recessive and almost like a mansard roof, assist with alleviating concerns from the wider/surrounding residential area of three storey apartments.

Appearance from the Street:

- Generous landscape planting within the site and along the street edge will ensure integration with the neighbourhood. In addition, the proposal will not block views to the golf course in their entirety. The buildings proposed have been designed and located to ensure views through from the street to the golfcourse to ensure this visual relationship/feature of the neighbourhood remains along the street boundaries of the proposal.
- Fencing along the street edge will be aluminium panel, low, in height at 1.2m and visually permeable. They will also be accompanied by generous planting to ensure a leafy street outcome.

C. MIXED HOUSING SUBURBAN MATTERS OF DISCRETION FOR BUILDING HEIGHT INFRINGEMENT

Policies

The Mixed Housing Suburban zone policies that relate to building height are: Policies: H4.3(2); H4.3(4); and H4.3(5). Commentary against these policies can be found on Page 16 of this report.

It is felt that the proposal performs strongly in a positive sense when considered in light of these policies this is due to the following reasons (in summary):

- The proposal respects the planned suburban character of this zone. Whilst it does infringe maximum permitted height by one storey, the proposed development has considerately located and design height, so that it defines either entranceways into the site as marker buildings or has been architecturally designed to be visually recessive to minimise and potential visual impact from the street.
- The proposal does not infringe any other of the development

standards for this zone. It has been well considered in terms of sunlight access, privacy, overlooking, shading and landscape. These considerations and studies have led to the proposed design and decision to go one storey taller rather than strictly adhere to building height limits and evenuate into a long slab, groundscraper (large/long footprint) alternative.

- The proposal has been designed as an integrated residential development on its 2.45ha site, ensuring it meets the day to day needs of its residents. This has been important for the Applicant as they seek to develop this bespoke for their operational and functional requirements as opposed to a speculative subdivision. Therefore there is a high degree of care and attention to meeting this policy, as it has a direct impact on their operations and ongoing appeal for their managed residents.

Purpose of the Building Height Standard

The purpose of this standard is to manage the height of buildings to:

- Achieve the planned suburban built character of predominantly one to two storeys;
- Minimise visual dominance effects;
- Maintain a reasonable standard of residential amenity for adjoining sites; and
- Provide some flexibility to enable roof forms.

With regard to the above, whilst the proposal seeks to infringe the standard by one storey (or between 2.05m and 5.39m, depending on the building), the proposal still broadly respects the purpose of the building height standard in the following ways:

- The proposal provides for variety in building height and roof form design. There are 13 buildings out of 16 that are three storeys, which have been thoughtfully located and designed within a comprehensive development. This is considered a better approach than adhoc development that may not demonstrate as compelling a rationale as this proposal for infringements to building height.
- Visual dominance effects have sought to be avoided and managed. The overall site layout, building footprint, floor play designs and shading studies are evidence of this, along with a specific accompanying Visual Effects Assessment by Boffa Miskell.
- The proposal, as an integrated development provides a very high standard of residential amenity and carefully manages any effects that may impact on the residential amenity for adjoining sites. It should be

noted that the Golflands Motel is a non-residential use. The nearest residential uses are located on the otherside of Cascades and Botany Roads. The proposal is likely to have very limited (perceived adverse) effects on them.

- There is variation in the roof forms still achieved within this proposal. Whilst some of them involve an infringement to the building height standard, they assist with defining the entry points into the site and the hierarchy of uses on the site. For the most part, the buildings on site feature mildly hipped rooves but those that define entry ways and the amenities building (a focal activity/building within the development) feature pitched/gabled rooflines.

The Effects of the Building Height Infringement

The effects of the building height infringement for the most part fall within the site.

For the Apartment Type D, along Cascades Road, there are some minimal shading impacts on the adjacent golfcourse, however these are limited to shading over the 13th tee between 10-10.30am in winter solstice, which the Golfcourse have provided written sign-off for.

All of the three storey buildings will be set back at least 10m from the street edge. An abundant planting edge will also feature along the street edge to integrate and soften the presence of buildings.

As a result, any potential adverse effects from the building height infringement are considered minimal on the receiving environment.

In terms of positive effects, going taller in some locations on the site enables views inbetween buildings to maintain visual connection between the street and the golfcourse. These gaps also enable more landscape planting areas and enhanced sunlight and daylight access into apartment units. These are all positive effects for future residents.

The Effects on the Suburban Built Character of the Zone

The proposal is designed as an integrated development. It is similarly residential in use, therefore is considered to be a good fit for this zone and neighbourhood. In terms of effects on the suburban built character, the proposal will provide apartment typologies and some three storey buildings. In doing so, the proposal provides housing choice within this zone and it is considered that the site size, its location, its street edges and adjacent properties (a golf course and motel) are all attributes that lend themselves to ensuring this proposal can integrate and positively impact the built character of this zone and this neighbourhood.

The Effects on the Amenity of Neighbouring Sites

There are considered to be very minimal adverse effects on amenity of neighbouring sites. This is due to the special characteristics of the site (which are described in the next sub-section) being large in site and edged by non-residential uses and wide arterial roads. The closest existing residential neighbours are on the other side of Cascades and Botany Roads.

Where the building height infringement affects neighbouring sites, written sign-off has been obtained (from the golf course).

The Effects of Any Special or Unusual Characteristic of the Site which is Relevant to the Standard

The only special or unusual characteristics of the site relevant to the standard and its infringement (building height in this case) are:

- Its size at 2.45ha, which is comparatively very large in terms of typical lot sizes within the Mixed Housing Suburban Zone
- Site size configuration - it is not a regular shaped size
- The site boundaries are either a golf course, motel or arterial street edge
- The site is currently undeveloped (occupied by holes 10 & 11 of the golf course)

It is considered that all of the above special/unusual characteristics of the site lend itself to contributing towards a positive outcome on this site for an integrated residential development such as that proposed. It is also considered that these same characteristics assist with mitigating and managing any perceived negative effects from the building height infringement of one storey (in specific places).

The Characteristics of the Development

The development is residential in use and character and provides for a variety of building heights (but only up to three storeys in places) and variety of roof form design to be achieved. The proposal has been designed comprehensively to deliver an integrated development that results in an efficient use of the site to deliver housing, housing choice, neighbourhood amenity, whilst also integrating with existing adjacent uses at the golf course and motel.

The characteristics of the development/proposal are considered positive for the site, adjacent neighbours, the wider neighbourhood and the intended Mixed Housing Suburban zone outcomes.

Any Other Matters Specifically Listed for the Standard

There are no other matters listed for this Building Height standard.

Where more than One Standard will be Infringed, the Effects of All Infringements

The only other standard this proposal infringes is the maximum impervious area standard (H4.6.8). Please refer to the Planning Report by Tattico for more detail and assessment around this.

D. ASSESSMENT CRITERIA FOR INTEGRATED RESIDENTIAL DEVELOPMENT - DEVELOPMENT STANDARDS

The development standard that is infringed by this development that is a primary matter for urban design is Building Height. In doing so, it is considered that the proposal provides a better built form outcome. This is particularly evident based on the imagery in Figures 04 & 05 in relation to the three storey Apartment Type BM proposed on either side of the entrance way from Botany Road and Figures 06 through to 10 in relation to the three storey Apartment Type D buildings near Cascades Road.

Going taller, provides built form definition of the entrance to the site, which is positive from a legibility point of view; and by avoiding long, wide buildings that prevent views through the site, restrict the ability for additional landscape planting and result in restricted aspect and sunlight access for internal amenity within the units of apartment buildings.

The development standard H4.6.8 Maximum Impervious Area is also infringed, however this is covered in detail by the Planning Report by Tattico and we refer you to that report.

E. ASSESSMENT CRITERIA FOR BUILDING HEIGHT HEIGHT INFRINGEMENT - RELATED ZONE POLICIES (2, 4, 5)

A commentary against these policies has already been provided in Parts A and C of Section 6 of this Report.

It is reiterated that the proposal performs strongly in a positive sense when considered in light of these policies.

7 Conclusion

The proposal has been considerably designed to ensure positive outcomes within the site for future residents as well as positive outcomes for the residential character and amenity of the wider neighbourhood. In doing so, the proposal does infringe the building height standard for the Mixed Housing Suburban zone in certain places.

Much effort has been made to minimise any effects of additional building height on neighbouring properties and on the residential character of the neighbourhood. It is considered the proposal has done well in this respect with its landscape treatment, architectural design and location of taller buildings in areas of the site to minimise shading and visual impact (particularly on street appearance).

The changes that comprise this proposal enable an additional 33 independent living units to be delivered. This represents an efficient use of a large site with an irregular shape-factor.

A high level of onsite amenity is also created for future residents as part of this proposal, with much landscape planting, outdoor amenity and well designed apartment units being achieved.

The proposal will also result in an enhanced street presence, improved legibility of the Botany Road entrance, views between buildings so that a visual connection between the golf course and streets is maintained.

There are three Apartment Types that will infringe the Building Height standard for this zone (Apartment Types B, BM and D), however from an urban design perspective there is acceptable rationale for this. It is considered that any negative effects will be very minimal and outweighed by a host of positive effects.

The architectural design of all buildings has been progressed since the consented scheme and are considered very positive. Visual interest in the architecture has been created via roofline and materials where appropriate, such as at the Botany Road entrance of the site (via the Apartment Type BM Buildings), whilst creative architectural techniques to minimise the appearance of the third storey for some buildings via material and colour (for Apartment Type D) have been utilised with good effect.

The Care Building location and footprint change has allowed for a more efficient use of space and better design outcome with regard to the proposal's interface with the Golflands Motel. These changes have enabled the relocation of several key communal outdoor areas associated with the Care Building so they are more visible and better connected to the rest of the development and village residents.

As a result of all these changes, a more comprehensive landscape plan with additional planting and landscape amenity is now proposed. It demonstrates that this development will preserve and enhance Botany's leafy green suburban character and namesake.

Overall, this proposal is a refinement and positive progression of the consented scheme. It has support from an urban design perspective. A proposal of this standard and scale will set a positive benchmark for future developments and intensification of the Botany area. It also astutely makes use of a large site with an irregular shape factor to ensure a well considered, comprehensive development.

Appendix A: Site Overview



FIG 22 UPDATED SCHEME - PERSPECTIVE VIEW FROM BOTANY ROAD (ARTIST'S IMPRESSION)



FIG 23 PREVIOUS SCHEME - PERSPECTIVE VIEW FROM BOTANY ROAD (ARTIST'S IMPRESSION)

Appendix B: Apartment 'BM' and 'D'



FIG 24 UPDATED SCHEME APARTMENT 'BM' FROM BOTANY RD ENTRY (ARTIST'S IMPRESSION)



FIG 25 UPDATED SCHEME APARTMENT 'D' FROM CASCADES RD ENTRY (ARTIST'S IMPRESSION)

Appendix C: Previous Scheme - Landscape Plan



FIG 26 PREVIOUS SCHEME LANDSCAPE PLAN



IGNITE