Assessment of Landscape and Visual Effects

Southpark Corporation Limited

George Street Precinct – Private Plan Change

Newmarket | Auckland

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1. Introduction

1.1 LA4 Landscape Architects have been requested by Southpark Corporation Limited ('**SCL**') to undertake an Assessment of Landscape and Visual Effects ('**ALVE**') of the proposed Private Plan Change ('**PPC**') for the site at 33-37 George Street, 13-15 Morgan Street and 10 Clayton Street, Newmarket ('the **Site**').

1.2 As part of the application, a Precinct Plan ('**George Street Precinct'**) has been prepared with associated objectives, policies, provisions and assessment criteria. Conceptual architectural plans have also been prepared by Warren and Mahoney (WAM) Architects that are generally consistent with the height and bulk provisions proposed. The plans have been utilised to illustrate a development generally consistent with the provisions within the Precinct Plan and utilised for the preparation of the visual simulations.

1.3 The assessment process has involved:

- Background review of plans and documentation;
- Desktop assessment utilising aerial photographs;
- Site and surrounding environment investigations;
- Photographic recording of the Site and surrounding environment;
- Landscape analysis and visibility assessment;
- Review of the statutory framework; and
- Assessment of landscape and visual effects.

1.4 Site investigations, an analysis of the Site and surrounding environment and a landscape and visual effects assessment of the Project were undertaken between June 2017 and March 2020.

1.5 The assessment is structured as follows:

- Description of the Private Plan Change (Section 2);
- Description of the Site, landscape context and existing visual environment (Section 3);
- Evaluation of the landscape and visual effects (Section 4);
- Consideration of the statutory framework (Section 5); and
- Conclusions (Section 6).

2. The Private Plan Change

2.1 The George Street Precinct applies to the irregularly shaped 7,873m^2 site located at 33-37 George Street, 13-15 Morgan Street and 10 Clayton Street, Newmarket, within the block bound by George Street to the north, Broadway and Clayton Street to the east, Morgan Street to the west, and Alma Street and Carlton Gore Road to the south. The precinct is located to the north of the Newmarket Metropolitan Centre within an established mixed-use area. The extent of the George Street Precinct is shown on George Street: Precinct Plan 1.

2.2 The purpose of the PPC is to provide for a comprehensively designed and integrated mixed use development through providing for buildings of greater height than on surrounding Business – Mixed Use zoned sites, taking advantage of the precinct's size and proximity to amenities including public transport and open space. Planning

provisions to provide for these outcomes have been prepared and incorporated into the George Street Precinct.

2.3 The Precinct requires the provision of a centrally positioned plaza, providing a focal point for activity in this northern part of Newmarket. A key consideration is how the proposed pedestrian connection from Clayton Street up onto the podium level navigates the level difference in a manner that is safe, convenient, accessible to all, has a public realm quality, and provides clear wayfinding.

2.4 In addition to the form, detailing and materials of proposed buildings and publicly accessible spaces, an important urban design outcome is a sense of space around buildings and ensuring buildings are not overly bulky. This is achieved through the use of building platforms and a bespoke control on maximum tower dimension and setbacks from neighbouring sites above the podium.

2.5 An indicative architectural package has been prepared by WAM Architects to illustrate a development scenario generally complying with the relevant provisions and assessment criteria within the George Street Precinct. In particular these relate to building design and external appearance, pedestrian connections and the plaza, activated edges and vehicle access and parking. The architectural plans and renderings are indicative only of the height, bulk, massing and high quality of the design and materials generally envisaged within the Precinct.

2.6 There are a number of provisions in the PPC that are important in assessing the potential landscape and visual effects and require reviewing as part of this ALVE. These are as follows:

i) An objective encouraging development of greater height within a highly accessible location, while ensuring buildings do not dominate the skyline when viewed from around the city (Objective IX.2.(2)).

ii) A requirement for a comprehensive development that provides high quality built form and high amenity publicly accessible open spaces that create a community focal point for future residents and the wider neighbourhood (Objective IX.2.(1)).

iii) An objective seeking built form above the podium level to have a sense of space around buildings when viewed from the surrounding streets and area, and from within the development (Objective IX.2.(4)).

iv) An objective promoting pedestrian safety and connectivity through the area, particularly between Newmarket and the Auckland Domain (Objective IX.2.(5)).

v) Delineation of the Site into four maximum height areas (height above mean sea level), all measured from a datum point on the Precinct's George Street frontage of 65.7 – refer to George Street Precinct Plan 1: Building Heights, and Standard IX.6.1.1. The plan depicts:

Height Area A – 121m (55m above RL65.7)
Height Area B – 95m (29m above RL65.7)
Height Area C – 101m (35m above RL65.7)
Height Area D – 66m (0m above RL65)

vi) An urban design framework illustrating pedestrian connections, active edges, vehicle access points and an indicative plaza – refer to George Street Precinct Plan 2: Urban Design Framework and Standards IX.6.2 Plaza and IX.6.3 Pedestrian Connections.

vii) Maximum tower dimensions in plan of 55m for buildings 5m above the George Street Datum – refer to Standards IX.6.7 and Figure H13.6.4.1.

2.7 In addition to the above standards for new buildings, assessment criteria are proposed to ensure their design is of a high quality with appropriate materials that are well modulated and articulated and that the roof profile, plant and equipment is integrated into the building design.

2.8 All relevant overlay, Auckland-wide and zone objectives apply in the Precinct in addition to those specified above.

3. The Visual and Landscape Context

Landscape Context: The Site

3.1 The 7,873m^2 site is located at 33-37 George Street, 13-15 Morgan Street and 10 Clayton Street, Newmarket. The Site falls in a northwest-southeast direction from 68m ASL in the north-western corner along George Street to 55m ASL at the southern extent of the Site in Clayton Street.

3.2 The Site is zoned Business – Mixed Use ('**MU**') in the Auckland Unitary Plan (Operative in Part) ('**AUP**'), providing for business and residential activities. New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

3.3 A 27m Height Variation Control applies to the Site and other Mixed Use zoned sites, with Height Variation Controls also modifying the underlying zone heights on other Terrace Housing and Apartment Building ('**THAB**') and Metropolitan Centre ('**MC**') zoned sites.

3.4 The Site comprises a number of mixed age buildings, structures, car parking, hardstand and manoeuvring areas. The George Street frontage to the Site is approximately 37m in width and contains a 2-3 level stepped masonry block warehouse/office building with car parking in the front yard. The front of the building is occupied by two photography companies. To the west of this building is a two level masonry warehouse-type building with an enclosed loading dock facing George Street. The northern extent of Clayton Street is located immediately to the east of these buildings and at only 7m wide is more akin to a thoroughfare.

3.5 The Morgan Street frontage to the Site is approximately 25m in width and is occupied by a sealed car parking area extending into the Site approximately 30m with wire mesh fence along the street frontage. A two storey masonry warehouse is located at the rear of the car park.

3.6 The Clayton Street eastern frontage to the Site comprises a number of double height warehouse buildings retrofitted for a variety of activities including cross fit, yoga and storage facilities. The western frontage along Clayton Street is occupied by similar warehouse buildings with Kung Fu, yoga, automotive and religious activities. A large sealed car park is located in this area. No vegetation is present within the Site.

Figure 1: Site plan

Landscape Context: Surrounding Environment

3.7 George Street comprises a 20m wide carriageway and has a landscaped, open feel towards the north-western end due to an open and vegetated interface with Pukekawa, The Domain, opposite the Site. There is a good level of street and front yard landscaping, often accompanied by the setback of buildings.

3.8 Towards the eastern end of George Street, there are low-rise office park type buildings on the southern side and retail and hospitality in the Foundation on George complex. The Foundation for the Blind, Parnell Library and Community Centre, Birthcare Maternity Hospital and a number of medical facilities are located within this block. ACG Parnell College is located on the corner of George Street and Titoki Street to the north-east of the Site and the ACG Parnell Primary School is located immediately to the east and north of the Site.

3.9 The western end of George Street comprises a small funeral home located in a single level villa immediately adjacent to the Site, a three storey residential apartment block on the corner of Morgan Street and the 8-level Parkwood Apartments building on the western side of Morgan Street.

3.10 The southern section of George Street faces the Domain and is characterised by an array of apartment buildings of varying ages and styles, typically 3-4 levels in height. An Academic Dress hire business and office occupies a two level building between the apartments.

3.11 Morgan Street comprises a 12m wide street with a range of building types, eras, styles and forms, ranging from villas re-purposed to commercial use, office/warehouse buildings, wholesale retail, and 1980's/90's 5-6 storey office blocks. There is a marked change in scale between buildings along the street and a low quality pedestrian environment due to narrow footpaths, street frontage carparking and the number of vehicle crossings. There is an inconsistent character due to range of building setbacks and edge conditions.

3.12 Clayton Street comprises a 12m wide street at the southern end narrowing to approximately 7m at George Street. It has a low quality pedestrian amenity due to narrow or no footpaths and the vehicular dominated characteristics. Activities include retail in re-purposed buildings, warehousing, automotive, fitness, and well-being. A 5-level residential apartment complex is located at 8 Clayton Street immediately to the south of the Site.

3.13 The Mercury Energy head office building, on Alma Street immediately to the south of the Site, is a contemporary 7-level building occupying the large and prominent site. Carlton Gore Road is characterised by its predominantly business and commercial attributes with 4-5 level office blocks particularly on the southern side of the road. The northern side is a mix of the 4-level Domain residential apartments with retail and medical activities occupying the ground floor. Retail and food offerings are prevalent towards the Broadway end of the street.

3.14 The Broadway side of the block comprises the new ACG Parnell College facility in the refurbished Maori TV building, the Olympic Pools, fitness and cinema complex, Mercury Energy and 3 to 5-level office blocks towards the George Street corner.

Future Built Environment

3.15 Understanding the existing environment also requires an understanding of the potential permitted built environment. The Site and surrounding area is zoned Business – Mixed Use with the 27m Height Variation Control over the blocks to the south of George Street which has the potential to dramatically change the urban form with a range of building heights. Provisions enable buildings up to the maximum height of 18m and 27m (16m and 25m plus 2m roof form) which would significantly change the current character and visual amenity of the surrounding Newmarket area in the future.

3.16 Land to the south of Carlton Gore Road and to the east of Broadway, south of Railway Street, is zoned Business Metropolitan Centre ('**MC**') with the maximum building height standard being 72.5m, however the volcanic viewshaft overlay and height variation control limiting maximum building heights to maximums of 20-55m.

4 Evaluation of the Project

4.1 The key to assessing the visual and landscape effects of the Project on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the Project on them. In accordance with the Resource Management Act 1991 ('**RMA**'**)** this includes an assessment of the cumulative effects of the Project combined with existing developments.

4.2 This assessment has been undertaken with reference to the Quality Planning Landscape Guidance Note[1] and its signposts to examples of best practice, which include:

i) Best Practice Note 10.1, Landscape Assessment and Sustainable Management, New Zealand Institute of Landscape Architects (2010).
ii) Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Landscape Institute (UK) and IEMA (2013).
iii) Auckland Council Information Requirements for the Assessment of Landscape and Visual Effects (September 2017).

[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape

Landscape Effects

4.3 Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.

4.4 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.

Landscape Effects Assessment

4.5 The landscape values associated with the Site itself are very low due to the heavily modified nature of the Site and existing commercial activities on the Site and surrounding area. As such the landscape sensitivity of the Site to change is very low. A number of dated commercial buildings with little architectural merit are currently located on the Site and the remainder of the Site is paved for access and car parking. No significant vegetation is present within the Site.

4.6 The PPC would therefore have very low adverse landscape effects on the Site and surrounding urban area.

Visual Effects

4.7 The Project raises a number of visual issues, including the potential effects on visual amenity to the following key areas:

i) Surrounding streetscape
ii) Pukekawa – The Domain
iii) Surrounding environs
iv) Wider urban area

4.8 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of development enabled by the PPC, the nature and extent of the viewing audience, the visual qualities of development enabled by the PPC, and the ability to integrate any changes within the landscape setting, where applicable.

4.9 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that the PPC may bring, specifically in relation to aesthetic considerations and visual character and amenity.

4.10 The methodology used in this assessment is designed to assess whether the PPC would have adverse visual effects on the nature and quality of the surrounding environment. The key consideration in this assessment is the potential adverse effects of the additional height on the surrounding viewing audience with particular regard to:

i) Urban character and amenity
ii) Compatibility of building bulk and scale
iii) Maintenance and enhancement of amenity values

4.11 The visual effects assessment has been undertaken in terms of the following criteria:

i) **Quality of the view** – the relative quality of views towards the Site, including landscape character and visual amenity values.

ii) **Viewpoint / perceptual factors** – the type and size of population exposed to views towards the Site, the viewing distance to the Site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the Site due to its physical character.

iii) **Urban amenity** – the impact of development enabled by the PPC on the wider surrounding urban amenity.

iv) **Urban form** – the degree to which development enabled by the PPC would fit into the existing urban context of the surrounding environs.

v) **Visual intrusion / contrast** – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.

vi) **Mitigation potential** – the extent to which any potential adverse effects of development enabled by the PPC could be mitigated through integration into its surrounds by specific measures.

The Visual Catchment and Viewing Audience

4.12 The visual catchment is the physical area that would be exposed to the visual changes associated with the PPC. The height of development enabled by the PPC would result in a high level of visual exposure from the surrounding and wider area.

Visual Effects Assessment

4.13 The visual effects of the PPC have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. Eleven viewpoints have been identified following consultation with Auckland Council from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.

4.14 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads.

4.15 The assessment is from each of the following viewpoints:

Viewpoint 1: King Edward Parade, Devonport
Viewpoint 2: Tamaki Drive
Viewpoint 3: Ōhinerau – Mt Hobson Summit
Viewpoint 4: Maungawhau – Mt Eden Summit
Viewpoint 5: Domain Playing Fields
Viewpoint 6: Domain Winter Gardens
Viewpoint 7: War Memorial Museum Front Lawn
Viewpoint 8: Beach Road | Te Taou Crescent
Viewpoint 9: War Memorial Museum Front Lawn (West)
Viewpoint 10: Takarunga – Mt Victoria Summit
Viewpoint 11: North Head Summit

Indicative Montages

View A: Khyber Pass Road | Park Road
View B: Park Road | Carlton Gore Road
View C: Broadway (South)

View D: Broadway | George Street
View E: Parnell Road | Maunsell Street
View F: Carlton Gore Road | George Street
View G: Titoki Street
View H: George Street | Morgan Street
View I: George Street East
View J: Carlton Gore Road | Morgan Street
View K: Carlton Gore Road | Clayton Street

4.16 Survey accurate and view verified photomontages[2] have been prepared by U6 Photomontages for the viewpoints[3]. Indicative montages have also been prepared by Warren and Mahoney to illustrate the concept design scheme from closer viewing locations[4].

4.17 The view verified and the indicative montages differ in that the former shows a concept design for the Precinct developed by Warren and Mahoney and the latter shows building envelopes enabled by the PPC, which are based on the massing of the concept design. The concept design illustrated in the view verified photomontages is not the only feasible building permutation on the Site enabled by the PPC provisions. It is, however, a reasonably achievable one. The difference between the concept design's building envelope and that encapsulated in the precinct provisions is not large. Where there are differences, overall, the concept design shows buildings that would have potential greater effects than the precinct provisions, as, overall, the precinct provisions enable a smaller scale envelope.

4.18 A detailed assessment and analysis of potential effects has been carried out using a Visual Effects Matrix, which ensures that each view and changes within each view are evaluated thoroughly and consistently[5]. The key factors cover aspects such as the sensitivity of the view to change, the size of the viewing audience that would be affected, the legibility of the PPC, how well the PPC integrates with its surroundings and whether the PPC intrudes into any existing views.

4.19 The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA 'Best Practice Guide – Landscape Assessment and Sustainable Management 2010' and Auckland Council's 'Information Requirements for Landscape and Visual Effects Assessments 2017':

Very Low | **Low** | **Low – Moderate** | **Moderate | Moderate-High** | **High | Very High**

Very Low Effect
The proposal would be barely discernible or would result in negligible to very low changes to the existing character, key attributes, features or visual amenity of the receiving environment and/or the visual context within which it is seen.

Low Effect
The proposal would result in a low level of effect on the existing character, key attributes, features or visual amenity of the receiving environment and/or the visual context within which it is seen.

Low – Moderate Effect
The proposal would result in a minor change or loss of the existing character or distinctive features of the landscape and a small reduction in the perceived visual

[2] Annexure 1 – Photomontages (U6 Photomontages)
[3] Annexure 2 – Indicative Montages (Warren and Mahoney)
[4] Annexure 3 – Photomontage Methodology
[5] Annexure 4 – Visual Effects Matrix

amenity of the receiving environment and/or the visual context within which it is seen.

Moderate Effect
The proposal would result in a partial loss or modification to the existing character or distinctive features of a landscape and a small reduction in the perceived visual amenity of the receiving environment and/or the visual context within which it is seen.

Moderate – High Effect
The proposal would result in a noticeable change to the existing character or distinctive features of the landscape or a reduction in the perceived visual amenity or the addition of new and uncharacteristic features and elements.

High Effect
The proposal would result in major modifications or change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook. The proposal would cause high adverse effects that could not be avoided, remedied or mitigated.

Very High Effect
The proposal would result in a total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or visual outlook. The proposal would significantly affect and entirely change the character of the surrounding area. The proposal would cause very high adverse effects that could not be avoided, remedied or mitigated.

4.20 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.

Analysis of Results

4.21 The following summaries describe the implications that the PPC has for each viewpoint. In so doing they touch on key findings in the matrix analysis and the implications that these might have for areas and audiences in close proximity to any given viewpoint.

Viewpoint 1 – King Edward Parade

4.22 Viewpoint 1 is taken from King Edward Parade, Devonport, from the origin point of the Volcanic Viewshaft. The view is from a distance of 4.4km looking in a south westerly direction towards the Site.

4.23 The visual amenity values from here are largely derived from the horizontal expanse of the harbour and the city backdrop in the distance spanning from the CBD in the west through to the Parnell and Remuera residential area in the east. The infrastructure of the Ports of Auckland wharves dominates the scene with the container cranes, gantries, container storage and associated facilities. The CBD sits prominently in the view with a hierarchy of built development punctuated by the Sky Tower.

4.24 The volcanic cones of Maungawhau (Mt Eden) and Ōhinerau (Mt Hobson) are prominent natural features in the view, providing direction, familiarisation and orientation. Maungawhau extends to a height of 196m ASL, being the highest natural feature on the Auckland Isthmus and the summit of Ōhinerau is at 143m ASL. The Auckland War Memorial Museum is legible in front of Maungawhau and Auckland Hospital visible above the Port infrastructure. The High Point apartments in St

Stephens Avenue, Parnell, extend into the skyline to the left of the view and the distinctive terracotta toning of the Holy Trinity Cathedral are identifiable. The Pines apartments on the flanks of Maungawhau are also highly visible and distinctive.

4.25 The viewing audience would be large, comprising recreational users of the Devonport coastal edge and foreshore, pedestrians and cyclists on the shared footpath and motorists travelling along King Edward Parade. Residents and visitors to the residential dwellings along King Edward Parade may gain similar views, albeit framed or filtered by the mature pohutukawa street trees on the southern side of the road.

4.26 Views towards the PPC Site would be highly variable from here due to the diversity of elements within the view and viewing distance. Views would be across the expansive harbour vista to which the viewer's eye is naturally drawn towards the more distant coastal landform, port wharves, water-land interface and skyline profile.

4.27 As illustrated in the photomontage, development enabled by the PPC, while visible, would be well integrated into the urban setting. The mature tree plantings along the coastal cliffs provide a vegetated setting beyond which the PPC buildings are viewed in the context of the urban settlement pattern on the slopes. Development enabled by the PPC would have no adverse effect on the volcanic viewshaft and the visual integrity of Maungawhau or the War Memorial Museum. The view is expansive and the PPC would be subservient to the visual array within the scene.

4.28 Overall the visual effects of the PPC would be negligible to very low from viewing locations in the Devonport area. The PPC would be in keeping with the Newmarket commercial characteristics and viewed as an integral component of the urban and coastal environment.

Viewpoint 2 – Tamaki Drive

4.29 Viewpoint 2 is taken from Tamaki Drive in the vicinity of the Hobson Bay overbridge from a distance away of 2.65km looking in a westerly direction. From here the views are scenic, encompassing the harbour, Hobson Bay and the Outboard Boating Club Marina. Point Resolution, the Port and the iconic volcanic cones of Maungawhau (Mt Eden) and Ōhinerau (Mt Hobson). The High Point apartments are prominent on the headland beyond which the built form of the CBD emerges. The residential fabric of Parnell and Remuera extends back from Hobson Bay, set well into the vegetated slopes. The Newmarket residential apartments buildings form a built horizontal mass below Maungawhau.

4.30 The viewing audience would be very large, being a key transport route into the CBD. The audience comprises motorists and cyclists travelling in a westerly direction along Tamaki Drive and pedestrians and recreational users of the Tamaki Drive Scenic Route and are therefore largely transient, moving through a coastal landscape. Motorists and pedestrians on Ngapipi Road would gain similar views towards the Site albeit at a more peripheral angle. Residents within some of the dwellings on the elevated slopes of Orakei would gain similar views, although filtered or screened by existing mature vegetation and dwellings within the line of sight.

4.31 As illustrated in the photomontage, development enabled by the PPC, while visible, would be well integrated into the urban setting and viewed as a component of the established cityscape. The PPC would not adversely affect the visual integrity of Maungawhau (Mt Eden), Ōhinerau (Mt Hobson) or the Holy Trinity Cathedral.

4.32 Overall the visual effects of development enabled by the PPC would be very low from viewing locations along the Tamaki Drive waterfront. The PPC would be viewed as an integral component of the wider urban and coastal environment.

Viewpoint 3 – Ōhinerau (Mt Hobson) Summit

4.33 Viewpoint 3 is taken from the summit of Ōhinerau (Mt Hobson) looking in a north westerly direction towards the Site from a distance of 1.65km. From this elevated location, as illustrated, the views are expansive encompassing the CBD and Newmarket commercial areas, the Remuera and Parnell residential areas and across Hobson Bay to the Harbour, Devonport and the North Shore and out towards the Gulf Islands. The War Memorial Museum is visible, set within the vegetated grounds of the Auckland Domain.

4.34 The viewing audience comprises recreational users of Ōhinerau. Due to the complexity of the view, the sensitivity of the Site to change enabled by the PPC is relatively low. The diversity of elements in the view and the expansive nature of the landscape and seascape results in the Site having a very good visual absorption capacity.

4.35 From this location development enabled by the PPC would be viewed as an integrated component of the wider cityscape, backdropped by the CBD and foregrounded by the Newmarket commercial area as illustrated in the photomontage. Albeit difficult to ascertain from this distance, the hierarchy of heights across the Site and separation of buildings would provide breathing space between the built elements and break down the visual scale and mass of the development.

4.36 Development enabled by the PPC would not intrude into or obstruct views to landscape features in the locality and beyond nor impact upon key landscape elements and patterns. Development would be viewed sitting comfortably in close proximity to the War Memorial Museum and would not adversely affect the visual amenity values of the Museum building.

4.37 Overall, it is considered that the visual effects for the recreational users of Ōhinerau. would be low and entirely appropriate in the context of the Site's location adjacent to the Domain and in close proximity to the Newmarket Metropolitan Centre.

Viewpoint 4 – Maungawhau (Mt Eden) Summit

4.38 Viewpoint 4 is taken from the summit of Maungawhau (Mt Eden) looking in a north easterly direction towards the Site from a distance of 1.85km. Similar to the previous viewpoint the views are wide and panoramic comprising the CBD and Newmarket commercial areas, Remuera, Parnell and Orakei residential areas, Hobson Bay, Waitemata Harbour, Devonport and the North Shore and out towards the Gulf Islands. Again, from here, the War Memorial Museum is visible, set within the vegetated grounds of the Auckland Domain.

4.39 The viewing audience comprises recreational users of Ōhinerau. Due to the complexity of the view, the sensitivity of the Site to change enabled by the PPC is relatively low. The diversity of elements in the view and the expansive nature of the landscape and seascape results in the Site having a very good visual absorption capacity.

4.40 From this location development enabled by the PPC would be viewed as an integrated component of the Newmarket commercial area as illustrated in the photomontage. Again, from this viewing direction the hierarchy of heights across the Site, maximum tower dimensions and separation of buildings would break down the visual scale and mass of the development to an appropriate level.

4.41 Development enabled by the PPC would not intrude into or obstruct views to landscape features with the harbour and Rangitoto remaining the dominant landscape elements in the view. The War Memorial Museum would retain its visual and physical prominence set within the vegetated open space of the Domain.

4.42 Overall, it is considered that the visual effects for the recreational users of Mangawhau. would be low. Development enabled by the PPC would integrate well into the surrounding urban context.

Viewpoint 5 – Auckland Domain Playing Fields

4.43 Viewpoint 5 is taken from the spectator seating area in front of the grandstand in the Auckland Domain looking in a westerly direction towards the Site from a distance away of approximately 500m. The view encompasses the main playing fields of the Domain and the volcanic feature of the tree clad Pukekaroa hill to the left of the view. The viewing audience would be large, comprising recreational users and visitors to the Doman in the vicinity of the grandstand.

4.44 As illustrated in the photomontage, development enabled by the PPC would be entirely screened by the mature tree plantings in the south eastern part of the Domain, flanking George Street. A good level of screening would still be achieved in winter (with a number of the trees being deciduous) by the apartment buildings extending along the south eastern side of George Street within the line of sight.

4.45 Consequently, the visual effects of development enabled by the PPC would be negligible.

Viewpoint 6 – Auckland Domain Wintergardens

4.46 Viewpoint 6 is taken from the footpath in Wintergarden Road adjacent to the main entrance to the Wintergardens looing in a south easterly direction towards the Site from a distance away of approximately 450m away. This view extends across the northern playing fields of the Domain towards the War Memorial Museum and Cenotaph. From here, the viewing audience would be large, comprising recreational users and visitors to the Doman and Wintergardens.

4.47 From this viewing location, as illustrated, development enabled by the PPC would be viewed in association with the Parkwood Apartments towards the western end of George Street. Development enabled within Height Area A would be visually prominent viewed above the foreground of the open and vegetated expanse of the Auckland Domain grounds and playing fields.

4.48 Development enabled by the PPC would not adversely affect the visual integrity values of the War Memorial Museum which would remain the significant iconic building in the view. The form, height and scale of development enabled by the PPC is appropriate in this location adjacent to the wide expanse of the Domain grounds.

4.49 The provisions within the PPC relating to building design and external appearance would ensure a high quality built development and minimise any potential adverse visual effects on the surrounding area. In terms of the visual bulk of development enabled by the PPC, the combination of the use of height areas, building separations and controls on maximum tower dimensions above the podium would reduce the visual bulk and scale. The height, form and scale of development enabled would be appropriate given the linearity and wide expanse of George Street and the extent and expanse of open space within the Domain.

4.50 Development enabled by the PPC would not detract from the amenity of the surrounding Newmarket area. Overall the visual effects would be moderate from this close viewpoint. While readily visible, the PPC would not appear out of character and would be complementary to its surrounding neighbours. It is also important to note that visibility is not necessarily synonymous with adverse visual effects. There is a distinction between the visibility of a proposal and any visual effects it may create. A proposal may be highly visible but may have minor visual effects, depending largely

on the context in which the development is seen and the quality of the built form and development.

Viewpoint 7 – Auckland War Memorial Museum Front Lawn

4.51 Viewpoint 7 is taken from the lawn in front of the Auckland War Memorial Museum looking in a southerly direction. This viewpoint was selected due to the popularity of the lawn for memorial events and in particular remembrance ceremonies. The scene encompasses the iconic view towards the War Memorial Museum across the foreground and open space of the lawn.

4.52 Similar views would be gained from some of the surrounding areas in the vicinity. The viewing audience would be large, comprising recreational users and visitors to the Doman in the vicinity of the front lawn.

4.53 As illustrated in the photomontage, development enabled by the PPC would be entirely screened by the landform and War Memorial Museum. Consequently, the visual effects of development enabled by the PPC would be negligible from here. More open views may be gained from locations further to the west albeit filtered or screened by the pohutukawa trees surrounding the lawn and lining The Crescent and Domain Drive. Where visible, development enabled by the PPC would not adversely affect the visual integrity of the War Memorial Museum and open space area to the north.

Viewpoint 8 – Beach Road and Te Taou Crescent

4.54 Viewpoint 8 is taken from the cycleway at the intersection of Beach Road and Te Taou Crescent looking in a southerly direction towards the Site from a distance away of 1.65km. This view has very commercial and transport orientated characteristics through the expanse of the key transport route and commercial activities flanking it. The War Memorial Museum is visible on the skyline, in the focus of view, rising above the vegetated Domain. The viewing audience from here would be large, albeit largely transient, comprising motorists, cyclists and pedestrians travelling in a southerly direction along the road.

4.55 As illustrated in the photomontage, development enabled by the PPC would be entirely screened by the landform and vegetation within the Domain and the visual effects of development enabled by the PPC would be negligible from here.

Viewpoint 9 – Auckland War Memorial Museum Front Lawn (West)

4.56 Viewpoint 9 is taken from the lawn in front of the Auckland War Memorial Museum looking in a southerly direction. This viewpoint was selected following discussions with Auckland Council following an analysis of the Zone of Theoretical Visibility ('**ZTV**') maps indicating that development enabled by the PPC would be visible from this location. The scene encompasses the iconic view towards the War Memorial Museum across the foreground and open space of the lawn. The viewing audience would be large, comprising recreational users and visitors to the Doman in the vicinity of the front lawn.

4.57 As illustrated in the photomontage, development enabled by the PPC would be largely screened by the landform and War Memorial Museum with only a portion of the upper two levels of Building A being visible to the rear of the Museum. Consequently, the visual effects of development enabled by the PPC would be very low from here. While partially visible, development enabled by the PPC would not adversely affect the visual integrity of the War Memorial Museum and open space area to the north.

Viewpoint 10 – Takarunga (Mt Victoria) Summit

4.58 Viewpoint 10 is taken from the summit of Takarunga (Mt Victoria), Devonport. The view is from a distance of 4.5km looking in a south westerly direction towards the Site. From

here, the visual amenity values are largely derived from the horizontal expanse of the harbour and skyline contrasting markedly with the built cityscape.

4.59 The infrastructure of the Ports of Auckland wharves is dominant with the extensive container cranes, gantries, container storage and associated facilities. The CBD sits prominently in the view across the foreground of the Devonport urban area and inner harbour with a hierarchy of built development.

4.60 The volcanic cones of Maungawhau (Mt Eden), Ōhinerau (Mt Hobson) and Maungakiekie (One Tree Hill) are prominent natural features in the view. The Auckland War Memorial Museum is visible to the side of Maungawhau and Auckland Hospital is highly visible extending into the skyline above the Port infrastructure. The Pines apartments on the flanks of Maungawhau are also highly visible and distinctive behind the War Memorial Museum.

4.61 The viewing audience would be large, comprising recreational users and visitors to Takarunga. Views towards the Site would be highly variable from here due to the diversity of natural and built elements within the view and the viewing distance, in excess of 4.5km. Views would be across the foreground of the Devonport urban area and expansive harbour vista to which the viewer's eye is naturally drawn towards the more distant coastal edge surrounding the inner harbour, port wharves, ferry terminals, CBD infrastructure, water-land interface and skyline profile.

4.62 As illustrated in the photomontage, development enabled by the PPC, while visible at a distance, would integrate well into the urban setting. The vegetated coastal cliffs provide a vegetated setting beyond which the PPC buildings are viewed in the context of the urban settlement pattern on the slopes. Development enabled by the PPC would have no adverse effect on the visual integrity of Maungawhau or the War Memorial Museum. Similarly, development enabled by the PPC would not adversely affect the visual integrity of the more distant Ōhinerau (Mt Hobson) and Maungakiekie (One Tree Hill) volcanic cones. The view is expansive and the PPC would be subservient to the high level of visual diversity within the scene.

4.63 Overall the visual effects of development enabled by the PPC would be negligible to very low from Takarunga. The PPC would be viewed as an integral component of the urban and coastal environment.

Viewpoint 11 – Maungauika (North Head) Summit

4.64 Viewpoint 11 is taken from the summit of Maungauika (North Head), Devonport. The view is from a distance of 5km looking in a south westerly direction towards the Site. From this greater distance the expanse of the inner harbour and the vegetated coastal edge dominates.

4.65 Again, from this viewing angle, Maungawhau (Mt Eden) forms a landmark natural feature in the view, complemented by Ōhinerau (Mt Hobson) and Maungakiekie (One Tree Hill). The Auckland War Memorial Museum is visible to the side of Maungawhau along with the Pines apartments on the eastern flanks of Maungawhau.

4.66 The viewing audience from here would be large, comprising recreational users and visitors to Maungauika. From this viewing distance, views towards the Site would be highly variable due to the viewing distance in excess of 4.5km and vast array of built and natural elements within the view. Views would again be across the foreground of expansive inner harbour vista with the eye clearly focussed towards the summit of Maungawhau on the skyline.

4.67 Development enabled by the PPC, would integrate well into the surrounding urban setting. As depicted in the photomontage, development would be viewed visually

separated from the War Memorial Museum and sitting against the backdrop of the vegetated slopes of Maungawhau. Development enabled by the PPC would not adversely affect the visual integrity of Maungawhau (Mt Eden) and the more distant Ōhinerau (Mt Hobson) and Maungakiekie (One Tree Hill) volcanic cones.

4.68 Overall, the visual effects of development enabled by the PPC would be negligible from Maungauika.

View A – Khyber Pass Road | Park Road

4.69 View A is taken from the intersection of Khyber Pass Road and Park Road looking in a north easterly direction towards the Site. From this location the Site is approximately 725m away from the viewer. As illustrated in the indicative montage, development enabled by the PPC would be entirely screened by the built form and vegetation within the line of sight and the visual effects of development enabled by the PPC would be negligible from here.

View B – Park Road | Carlton Gore Road

4.70 View B is taken from the intersection of Park Road and Carlton Gore Road looking in an easterly direction towards the Site. From this location the Site is approximately 600m away from the viewer.

4.71 As illustrated in the indicative montage, development enabled by the PPC building envelopes would be entirely screened by the vegetation within the Domain and the visual effects of development enabled by the PPC would be negligible from here.

View C – Broadway

4.72 View C is taken from Broadway looking in a northerly direction towards the Site from a distance away of approximately 400m. This view has very commercial and transport orientated characteristics through the expanse of Broadway and the retail, commercial and business activities flanking it. The viewing audience from here would be large, albeit largely transient, comprising motorists, cyclists and pedestrians travelling in a northerly direction along the road and footpath.

4.73 As illustrated in the indicative montage, a building within the Height Area A envelope would be viewed above the multi-level car parking building, with buildings in the Height Areas B and C envelopes visible to a lesser degree to the west. The buildings would integrate well into the surrounding urban context and effectively ‘bookend’ the Newmarket commercial area. The bulk of the buildings would be reduced through the physical separation distances between the blocks and the hierarchy of heights. Overall, the visual effects would be low from here.

View D – Broadway | George Street

4.74 View D is a close view taken from the intersection of Broadway and George Street looking in a westerly direction towards the Site. This view is again dominated by the commercial characteristics of the activities flanking Broadway. The viewing audience from here would be large, albeit largely transient, comprising motorists, cyclists and pedestrians travelling in a south westerly direction along Broadway. Similar views would be gained from some of the residential properties on the eastern side of Broadway in the vicinity of the intersection.

4.75 From here the upper part of built development enabled within Height Area A would just be visible above the foreground office block. Development enabled within Height Area B would be visible along the George Street frontage. Height Area B, being 29m above RL65.7, would not be materially different to permitted development height of 27m. As illustrated the built forms integrate well into the streetscape and the visual effects of development enabled by the PPC would be low-moderate from here.

View E – Parnell Road | Maunsell Street

4.76 View E is a close view taken from the intersection of Parnell Road and Maunsell Street looking in a westerly direction towards the Site. The viewing audience from here would again be large, albeit largely transient, comprising motorists, cyclists and pedestrians travelling in a south westerly direction along Parnell Road. Similar views would be gained from some of the residential properties on the eastern side of Parnell Road in the vicinity of the intersection.

4.77 As illustrated in the indicative montage, development enabled by the PPC would be entirely screened by the mature vegetation within the Blind Foundation grounds in the line of sight and the visual effects of development enabled by the PPC would be negligible from here.

View F – Carlton Gore Road | George Street

4.78 View F is taken from the intersection of Carlton Gore Road and George Street looking in an easterly direction towards the Site. This view is characterised by the commercial characteristics of the activities flanking Carlton Gore Road and peripheral views of the Domain. The viewing audience from here would be large, albeit largely transient, comprising motorists, cyclists and pedestrians travelling in westerly directions along Carlton Gore Road. Similar views would be gained from some of the commercial office buildings on the southern side of Carlton Gore Road in the vicinity of the intersection.

4.79 As illustrated in the indicative montage, development enabled by the PPC building envelopes would be largely screened by the built development in the line of sight and the visual effects of development enabled by the PPC would be very low from here.

View G – Titoki Street

4.80 View G is taken from the Titoki Street eastern footpath in the vicinity of the Birthcare complex looking in a south westerly direction towards the Site. This view is characterised by the open vegetated characteristics of the Domain, character buildings on the eastern side of the road and the view along the road corridor towards Maungawhau – Mt Eden. The viewing audience from here would comprise motorists, cyclists and pedestrians traveling in southerly directions along the road and accessing the educational facilities along the road including ACG Parnell College and the Kaplan International Language School.

4.81 Development enabled by the PPC building envelopes would be largely screened by the tree canopies within the line of sight. While views towards Maungawhau would be screened, these views would be also be screened by a building developed on the Site up to the maximum envelope heights under the AUP provisions. Overall, the visual effects of development enabled by the PPC would be low-moderate from here.

View H – George Street | Morgan Street

4.82 View H is taken from the intersection of George Street and Morgan Street looking in an easterly direction towards the site. This view is characterised by the open vegetated characteristics of the Domain, street tree plantings along the road and the buildings flanking George Street. The viewing audience from here would comprise motorists, cyclists and pedestrians traveling in easterly directions along the road and accessing the educational facilities along the road including ACG Parnell College and ACG Primary School and the businesses along the southern side of the street.

4.83 As illustrated, development enabled by the PPC building envelopes would be largely screened by the existing buildings within the line of sight. Overall, the visual effects of development enabled by the PPC would be low-moderate from here. Development enabled to the maximum envelope on the adjacent sites to the west would entirely screen views to the Site.

View I – George Street East

4.84 View I is taken from the northern footpath in George Street in the vicinity of The Foundation building looking in a westerly direction towards the Site. The view extends along the street towards the Parkwood Apartments and the Domain. The street has quite distinctive characteristics between the northern and southern sides. The northern side is characterised by the heritage Foundation building, ACG Parnell College and the Domain at the western end of the street. The southern side is characterised by a mixture of commercial buildings, more contemporary (albeit dated) office buildings, residential apartments and ACG Primary School.

4.85 The viewing audience from here would comprise motorists, cyclists and pedestrians traveling in westerly directions along the road.

4.86 As illustrated, development enabled by the PPC would be highly visible due to the close proximity of the viewer and the current low-rise nature of the Site and immediately surrounding area. Potential adverse visual effects would be minimised to an acceptable level through the relevant provisions in the PPC in relation to a high quality built form; avoidance of dominance; and sense of space around buildings when viewed from the surrounding streets.

4.87 In addition to the above standards for new buildings, assessment criteria are proposed to ensure their design is of a high quality with appropriate materials that are well modulated and articulated and that the roof profile and upper floors of buildings positively contributes to the collective skyline of the precinct.

4.88 Overall the visual effects of the PPC would be moderate–high from here. While readily visible, development enabled by the PPC would not appear out of character. The PPC would introduce a new built urban form with superior character, form and scale than currently exists within the area. It would be viewed in the context of the surrounding commercial environment and peripheral residential urban fabric and would not appear incongruous in this setting.

View J – Carlton Gore Road | Morgan Street

4.89 View J is taken from the intersection of Carlton Gore Road and Morgan Street looking in a north easterly direction. The view extends across the foreground of the commercial business properties and along Morgan Street towards the Parkwood Apartments and the Domain. The recently constructed Mercury Energy headquarters is visible to the right of the view. The view is characterised by the array of dated commercial properties flanking the road.

4.90 Development enabled within the PPC building envelopes would be highly visible from here due to the close proximity of the viewer and the current low-rise nature of the immediately surrounding area. Similarly, from this viewing angle, any potential adverse visual effects would be minimised through the relevant provisions in the PPC in relation to a high quality built form; avoidance of dominance; and sense of space around buildings when viewed from the surrounding streets.

4.91 While larger and more prominent buildings would be introduced into the streetscape, they would be viewed in the context of the existing surrounding Mixed Use zone activities. In visual terms, development enabled by the PPC would add coherence and

interest to the overall streetscape that is currently lacking and dominated by low rise and dated buildings.

4.92 Overall the visual effects of the PPC would be moderate–high from here. Development enabled by the PPC would not appear out of character and would be viewed in the context of the surrounding commercial mixed use environs.

View K – Carlton Gore Road | Clayton Street

4.93 View K is taken from the intersection of Carlton Gore Road and Clayton Street, looking in a north easterly direction. The view extends down Clayton Street with the trees in the Domain visible beyond the end of the street. The view is characterised by the commercial activities punctuated with the recently constructed Mercury Energy building to the right and the 4-level residential apartments at 8 Clayton Street.

4.94 As illustrated, development enabled by the PPC building envelopes would be highly visible due to the close proximity of the viewer and the current low-rise nature of the Site and immediately surrounding area. Potential adverse visual effects would be minimised to an acceptable level through the relevant provisions and assessment criteria in the PPC in relation to a high quality design outcome. The wide physical separation between Height Areas A and C and the provision of the pedestrian laneway from Clayton Street through the plaza to George Street and beyond to the Domain is a positive urban design outcome. Overall the visual effects of the PPC would be moderate–high from here.

Potential effects on inter-visibility between maunga

4.95 Development enabled by the PPC would have minimal adverse landscape or visual effects on views to and between maunga and the Auckland War Memorial Museum (to avoid competing with the Auckland War Memorial Museum building for prominence on the skyline).

4.96 **Viewpoint 3** - Ōhinerau (Mt Hobson) summit, clearly illustrates that from here, the PPC envelope would be backdropped by the CBD with the War Memorial Museum sitting to the north. **Viewpoint 4** - Maungawhau (Mt Eden) summit, illustrates the PPC envelope sitting well below the sightlines to Takarunga (Mt Victoria), Maungauika (North Head) and Rangitoto Island with the War Memorial Museum sitting prominently to the north. **Viewpoint 10** - Takarunga (Mt Victoria) summit, illustrates that the PPC envelope will have no adverse effects on the visibility either towards Maungawhau, Ōhinerau or the more distant Maungakiekie (One Tree Hill). The War Memorial Museum would be viewed sitting prominently within the vegetated slopes, backdropped by Maungawhau.

4.97 **Viewpoint 11** – Maungauika, similarly illustrates the relationship between the PPC envelope and the War Memorial Museum. There will be no adverse landscape or visual effects on either the inter-visibility between the maunga or prominence of the War Memorial Museum from here.

Summary of visual effects

4.98 As demonstrated in the above analysis, the main change would be the introduction of more intensive built development of greater height, mass and scale onto the subject Site than currently exists. The proposed additional height will provide an increase in the scale of the building, however the effect of this additional height would be offset by the separation of the individual blocks, variety in height and setbacks from neighbouring properties to minimise the perception of the building's bulk and height. The distribution of building height, form and bulk however acknowledges the Site's opportunities and constraints both within and outside the Site.

4.99 The PPC provides a suitable hierarchy and level of interest of potential future building forms stepping up from the lower western Height Area B to the taller prominent height

area along the eastern part of the Site (Height Area A). The building height hierarchy, form and scale have addressed the streetscape and surrounding area sensitively and in an appropriate manner. The building form has been successfully broken up through the visual separation of the buildings and minimised the visual effects to an acceptable level.

4.100 From close proximity locations surrounding the Site, there would be noticeable visual changes due to the increased height of buildings within the Site than currently exists. The PPC would not however adversely impact on the surrounding urban amenity and the pattern of development and would sit comfortably into the existing urban fabric. Development enabled by the PPC would be seen as an integral component of the wider Newmarket area and would be of an appropriate form and scale for its location.

4.101 As illustrated in the indicative montages, at a surrounding neighbourhood level, development enabled by the PPC would often be screened by existing built development and vegetation within the line of sight. Future planned development enabled by the AUP would create a greater level of screening as indicated in the montages illustrating the surrounding sites developed to maximum envelope heights under the AUP provisions.

4.102 Development enabled by the PPC would be highly visible from more distant locations in the wider Auckland landscape in the existing environment. This is likely to change as other nearby sites redevelop to their potential enabled by the AUP.

4.103 While readily visible, development enabled by the PPC would not appear out of character. The PPC would introduce a new built urban form with superior character, form and scale than currently exists within the Site and surrounding area. Development would be complementary to the adjacent Metropolitan Centre to the south, the surrounding mixed use commercial environment and residential urban fabric and would not appear incongruous in this setting.

4.104 While the existing Site is currently characterised by low-rise and outdated buildings, the future planning context for the Site and surrounding area anticipates buildings up to between 18m and 27m in height which would significantly change the current low-rise character and visual amenity of the surrounding area in the future.

4.105 Change in visual character is not necessarily an adverse effect and taller built form, if well designed, can have positive visual outcomes. In urban terms, development enabled by the PPC would lift the amenity of the Site and surrounding area and provide an impetus for further revitalisation of the surrounding area. I consider that the form and scale of the built form enabled by the PPC would be entirely appropriate within the surrounding setting.

5. Statutory Context

5.1 The statutory context is covered fully in the application. The Site is zoned 'Business – Mixed Use' in the AUP (OP). Pukekawa – Auckland Domain is identified as an Outstanding Natural Feature ('**ONF**'), 'Auckland Domain Volcano' landform (ID 7) in the AUP.

Auckland Unitary Plan – Operative in Part

5.2 The Business – Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the City Centre Zone, Metropolitan Centre Zone and Town Centre Zone. It also applies to areas where there is a need for a compatible mix of residential and employment activities. The zone provides for residential activity as

well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres.

5.3 New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H13.2. Objectives

5.4 The objectives for all Business Zones throughout the city relevant to this assessment are:

(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.

(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.

(3) Development positively contributes towards planned future form and quality, creating a sense of place.

…

5.5 The Business – Mixed Use Zone objectives are:

(6) Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.

(7) Activities within the zone do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.

(8) A mix of compatible residential and non-residential activities is encouraged.

(9) Business – Mixed Use Zone zoned areas have a high level of amenity.

H13.3. Policies

5.6 Relevant general policies can be summarised as:

(3) Require development to be of a quality and design that positively contributes to:

(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

(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

(5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

…

(7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.

…

(10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zone

(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.

(12) Recognise the functional and operational requirements of activities and development.

5.7 Relevant policies for the Business – Mixed Use zone are:

(18) Enable the development of intensive residential activities.

(19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.

(20) Promote and manage development to a standard that:

(a) recognises the moderate scale, intensity and diversity of business, social and cultural activities provided in the zone;

(b) recognises the increases in residential densities provided in the zone; and

(c) avoids significant adverse effects on residents.

(21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas

Commentary

5.8 The PPC responds well to the street and surrounding environment. The amenity values of the surrounding area would be retained and positively enhanced by the PPC. The buildings would be of an appropriate form and scale for the location in full consideration of its Site context. A high standard of visual quality and interest would be achieved from the surrounding streets and public spaces through the provisions and assessment criteria in relation to building height, form and architectural design and detailing of the buildings.

5.9 The ground level of the PPC has been designed to interact with the surrounding streets though the provision of the public plaza and pedestrian link fronting these streets providing a good level of pedestrian interaction and accessibility. The PPC would contribute to a positive change in the character for the Newmarket area and the provisions would ensure that there is a positive human scale on the surrounding streets and the protection of character and amenity values.

5.10 Development enabled by the PPC would be of a high quality design and built form and would integrate well with the surrounding streetscape and Domain and contribute to the Newmarket environs sense of place. The PPC would contribute positively to the surrounding amenity and achieve a high quality urban design outcome. The PPC has been comprehensively planned and designed and would provide a well-integrated and attractive mixed use development with an active, attractive, safe and convenient pedestrian environment.

Outstanding Natural Feature

5.11 Pukekawa – Auckland Domain is identified as an Outstanding Natural Feature ('**ONF**') 'Auckland Domain Volcano' landform (ID 7) in the AUP.

B4. Te tiaki taonga tuku iho – Natural heritage

B4.2. Outstanding natural features and landscapes

B4.2.1. Objectives

(1) Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.

(2) The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.

(3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.

Commentary

5.12 The Auckland Domain ONF has been significantly modified through the construction of playing fields, roads and car parking areas, facilities and servicing areas and associated infrastructure. Despite these modifications, the visual and physical integrity of the volcanic feature still retains a high degree of expressiveness and legibility, revealing its formative process of the explosion crater and tuff ring of Pukekawa surrounding the central scoria cone, Pukekaroa.

5.13 The physical and visual integrity, aesthetic values and memorability of the ONF will not be adversely affected by development enabled by the PPC as illustrated in Viewpoint 5 – Domain Playing Fields, Viewpoint 6 – Domain Winter Gardens, Viewpoint 7 – Domain Drive and Viewpoint 9 – War Memorial Museum Front Lawn.

Precinct Objectives and Policies

5.14 The George Street Precinct has the following objectives and policies.

IX.2. Objectives

(1) The George Street Precinct is comprehensively developed as an attractive, and vibrant mixed use precinct with a high quality built form and high amenity publicly accessible spaces, that create a community focal point for future residents and the wider neighbourhood.

(2) A greater scale of height is enabled within a location that is highly accessible to public transport and other amenities, while ensuring buildings do not dominate the skyline when viewed from around the city, and the visual prominence of Auckland Museum is maintained.

(3) A range of retail and service activities are anticipated to support residential and worker amenity within the precinct and surrounding areas.

(4) Buildings above the podium level are designed to achieve a form that contributes to a feeling of spaciousness when viewed from the surrounding streets and area, and from within the development.

(5) The George Street Precinct promotes pedestrian safety and connectivity through the area, particularly between Newmarket and the Auckland Domain.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

IX.3. Policies

(1) Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed on a comprehensive and integrated basis rather than on an ad hoc individual building basis.

(2) Encourage a mixture of building heights within the George Street precinct through providing for lower building height adjacent to the interface with Auckland Domain (Height Area B) and providing for taller building heights away from the George Street interface, where potential adverse visual effects can be managed (Height Areas A and C).

(3) Promote high-quality architecture and urban design that enhances the relationship of buildings and open space and responds to the topographical and edge conditions of the precinct through the provision of a podium generally level with George Street.

(4) Require a publicly accessible space at podium level that creates a legible pedestrian through-route between George Street and Clayton street, that is predominately open to the sky, enhanced by landscaping, and ensures space for a plaza between the adjoining buildings.

(5) Require a slender building form that creates a sense of spaciousness between buildings above the podium level, maintains sky views from the publicly accessible spaces within the precinct, and where upper levels are set back from existing and future development on adjoining sites.

(6) Require safe and attractive pedestrian connections and a pedestrian plaza to be provided adjoining each stage of development to ensure a high level of amenity and enhance walking links to the surrounding area.

(7) Require activities and built form which positively contributes to the maintenance of pedestrian interest and vitality at the interface of pedestrian connections and the pedestrian plaza.

(8) Require vehicle access to the precinct to primarily utilise Morgan Street and be designed to prioritise pedestrian safety and not detract from the amenity of the pedestrian connections through the precinct.

(9) Limit the supply of on-site parking to recognise the accessibility of the George Street Precinct to public transport and Newmarket Metropolitan Centre.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

Commentary

5.15 While development enabled under the PPC exceeds the height and intensity anticipated under the existing Business – Mixed Use zone provisions, in terms of the visual bulk and massing, the height, bulk and form within the context of the existing environs and mitigating effects resultant from them, would maintain and be generally in keeping with the character and amenity values of the surrounding area.

5.16 The maximum height areas would respond well to the streets and surrounding environment. In my opinion, the amenity values of the surrounding area would be retained. Development enabled by the PPC would be of an appropriate form and scale for the location adjacent to the surrounding Business – Mixed Use zone and in close proximity to the Metropolitan Centre and extensive open space of the Auckland Domain.

5.17 The height and bulk of development enabled by the PPC would not adversely affect the amenity of the surrounding streets. The mass and height would result in a development appropriate to the location within the business dominated environment. Overall, it is considered any adverse effects associated with the built form, height and massing can be considered to be acceptable in the context of the receiving environment.

5.18 In my opinion the standards, provisions and assessment criteria within the PPC would protect the surrounding area and minimise potential adverse effects of visual dominance on the surrounding streets and adjacent properties while maintaining a high standard of amenity.

Statutory Context Summary

5.19 Through the above analysis I consider that the PPC is consistent with the landscape and visual amenity objectives and policies of the AUP. Future development within the PPC area would result in a built form within the Newmarket environs of appropriate design, form and scale.

5.20 The PPC would enhance the streetscape amenity and provide an interactive edge along George Street. The height and bulk of the building would not adversely affect the amenity of the surrounding streets and Domain. The distribution of the form, mass and height would result in a built form entirely appropriate to the Site's location within the area.

6. Conclusions

6.1 The Site is part of an established and varied predominantly mixed use environment.. The Site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of the PPC through the existing physical characteristics and prevailing commercial attributes and urban fabric within the Newmarket environs in close proximity to the Metropolitan Centre and expansive open space of the Domain. The PPC provides a unique opportunity to establish a comprehensively designed mixed use development that would be an asset to those residing, visiting and working within it as well as to the wider surrounding urban area.

6.2 While the visual character and landscape qualities of the Site and surrounding environs would change from a relatively dated low rise mixed-use area to a more upmarket level of built form, the PPC would invigorate the Site and result in an improved form of urban amenity. This would be a positive change and provide potential impetus for further revitalisation within the surrounding Newmarket area.

6.3 The PPC would give a strong sense of identity to the northern Newmarket environs, which is currently lacking. The assessment criteria relating to high quality building design and external appearance (including attention to the roof profile and upper floors); maximum tower dimension and tower separation; setback from neighbouring sites; building scale and dominance; plaza and pedestrian connections; active edges and building frontages to the streets would ensure that the PPC contributes positively to the surrounding environment, would have high aesthetic values and add to the character and amenity of the streetscape and surrounding commercial, open space and residential environment.

6.4 The PPC would enhance the streetscape and interface with George Street through the interactive street frontage and passive surveillance afforded by the residential apartments' outlook over the streets. The PPC would provide an attractive and interesting frontage to the street and any potential adverse effects on the amenity of the streetscape have been appropriately avoided.

6.5 The PPC would be highly visible from various locations in the surrounding urban environment due to its height, form and scale. At a surrounding neighbourhood level, development enabled by the PPC would be largely screened from a number of locations by existing built development and vegetation within the line of sight. Future planned development enabled by the AUP would create an additional level of screening.

6.6 In addition, the visual amenity effects on the environment that result from the scale and form of development enabled by the PPC would be managed through the provisions for the architectural design and detailing of the buildings and the distribution and hierarchy of building height throughout the Site. The PPC would ensure a quality and design that would positively contribute to the visual quality and interest of the surrounding streets and public open spaces.

6.7 The potential adverse effects upon the landscape character and visual amenity values would be minimised to an acceptable level. The additional height of some of the buildings would introduce acceptable visual effects and overall the PPC would collectively be compatible with both the existing and planned future urban environment.

6.8 Overall, I consider that the visual and landscape effects of the PPC would be entirely acceptable within the context of the existing and planned future urban environment. The PPC could be visually accommodated within the landscape without adversely affecting the visual amenity, character, aesthetic value and integrity of the surrounding Newmarket environment.

Rob J Pryor
NZILA Registered Landscape Architect
March 2020

ANNEXURE 1: VERIFIED PHOTOMONTAGES

GEORGE STREET APARTMENTS

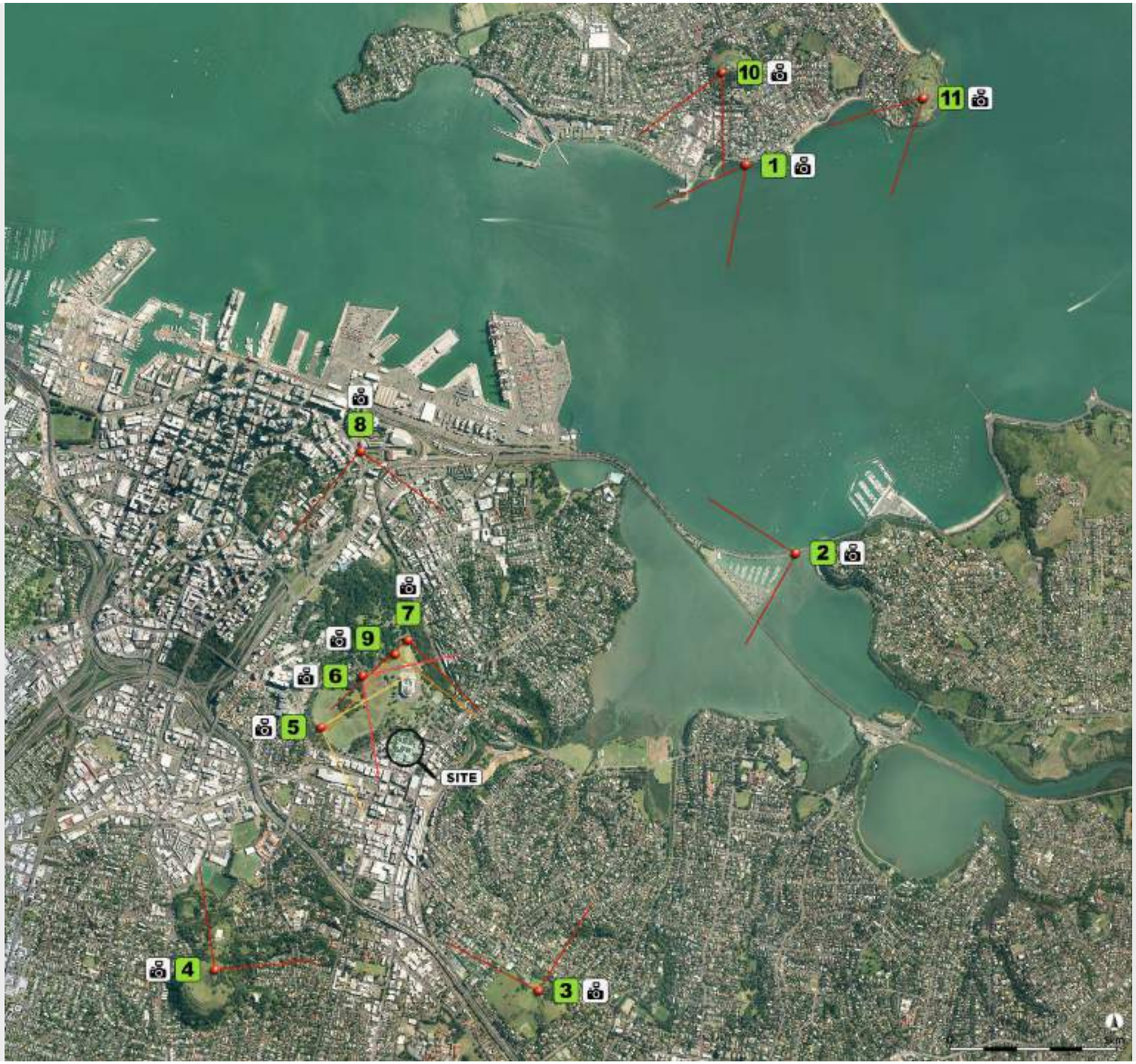
NEWMARKET, AUCKLAND.

PHOTOMONTAGES FOR
LANDSCAPE AND VISUAL ASSESSMENT

02 MARCH 2020

U6

WARREN AND MAHONEY



Aerial photo sourced from Auckland Council GeoMaps

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

PHOTO LOCATIONS MAP

All photograph locations and photomontage control points have been accurately surveyed by Fluker Surveyors Ltd
Simulations have been prepared for LA4 Landscape Architects Ltd by U6 Photomontages Ltd

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 1 VIEWED FROM KING EDWARD PARADE, DEVONPORT.

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 1 VIEWED FROM KING EDWARD PARADE, DEVONPORT.

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT1 Photo location map

Photomontage information:
Photography Date/Time: 15/10/2017 12:23 p.m
Camera type: Canon EOS 5D Mark III / 50mm lens
Horizontal FOV: 54 degrees / Vertical FOV: 26 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 403189.349mE, 805313.62mN, 4.81mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 400mm

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 2 VIEWED FROM TAMAKI DRIVE

Existing situation

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 2 VIEWED FROM TAMAKI DRIVE

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT2 Photo location map

Photomontage information:
Photography Date/Time: 14/10/2017 10:12 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 403565.093mE, 802960.967mN, 7.08mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 3 VIEWED FROM MT HOBSON SUMMIT

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 3 VIEWED FROM MT HOBSON SUMMIT

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT3 Photo location map

Photomontage information:
Photography Date/Time: 14/10/2017 09:45 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 402055.059mE, 800256.169mN, 138.42mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 4 VIEWED FROM MT EDEN SUMMIT

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 4 VIEWED FROM MT EDEN SUMMIT

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT4 Photo location map

Photomontage information:
Photography Date/Time: 14/10/2017 14:38 p.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 400074.398mE, 800353.555mN, 182.48mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 5 VIEWED FROM THE DOMAIN PLAYING FIELDS

Existing situation

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 5 VIEWED FROM THE DOMAIN PLAYING FIELDS

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Photomontage information:
Photography Date/Time: 14/10/2017 13:40 p.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 400690.564mE, 801849.842mN, 67.36mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

VPT5 Photo location map

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 6 VIEWED FROM THE DOMAIN WINTER GARDENS

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 6 VIEWED FROM THE DOMAIN WINTER GARDENS

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT6 Photo location map

Photomontage information:
Photography Date/Time: 14/10/2017 10:54 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 400934.123mE, 802167.961mN, 67.22mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 7 VIEWED FROM DOMAIN DRIVE (AUCKLAND WAR MEMORIAL MUSEUM FRONT LAWN)

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 7 VIEWED FROM DOMAIN DRIVE (AUCKLAND WAR MEMORIAL MUSEUM FRONT LAWN)

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Photomontage information:
Photography Date/Time: 14/10/2017 10:43 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 401209.304mE, 802394.726mN, 60.02mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

VPT7 Photo location map

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 8 VIEWED FROM BEACH ROAD AND TE TAOU TERRACE

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

VPT 8

Site

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 8 VIEWED FROM BEACH ROAD AND TE TAOU TERRACE

Date of issue: 10 April 2019 | Resource consent issue | Revision: B

Photomontage information:
Photography Date/Time: 14/10/2017 11:26 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 400896.85mE, 803527.574mN, 5.16mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

VPT8 Photo location map

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 9 VIEWED FROM THE AUCKLAND WAR MEMORIAL MUSEUM FRONT LAWN

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 9 VIEWED FROM THE AUCKLAND WAR MEMORIAL MUSEUM FRONT LAWN

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

VPT9 Photo location map

Photomontage information:
Photography Date/Time: 12/02/2020 10:16 a.m
Camera type: Canon EOS 5D Mark III / 17mm lens
Horizontal FOV: 93 degrees / Vertical FOV: 55 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 401134.24mE, 802302.05mN, 66.68mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 190mm, A1 is 385mm, A0 is 540mm

VPT 10

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 10 VIEWED FROM MT VICTORIA SUMMIT, DEVONPORT.

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 10 VIEWED FROM MT VICTORIA SUMMIT, DEVONPORT.

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

VPT10 Photo location map

Photomontage information:
Photography Date/Time: 12/02/2020 11:43 a.m
Camera type: Canon EOS 5D Mark III / 50mm lens
Horizontal FOV: 54 degrees / Vertical FOV: 26 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 403056.29mE, 805866.39mN, 81.76mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 400mm

Existing situation

GEORGE STREET APARTMENTS. PHOTOGRAPH VPT 11 VIEWED FROM NORTH HEAD SUMMIT, DEVONPORT.

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

Proposed development

GEORGE STREET APARTMENTS. PHOTOMONTAGE VPT 11 VIEWED FROM NORTH HEAD SUMMIT, DEVONPORT.

Date of issue: 02 March 2020 | Resource consent issue | Revision: -

Photomontage information:
Photography Date/Time: 12/02/2020 12:43 p.m
Camera type: Canon EOS 5D Mark III / 50mm lens
Horizontal FOV: 54 degrees / Vertical FOV: 26 degrees
Camera location coordinates (Geodetic Datum 2000, Mt Eden Circuit): 404282.97mE, 805736.14mN, 63.30mRL
Photograph location and control point items have been accurately surveyed by Fluker Surveyors Ltd
Simulation prepared for LA4 Landscape Architects by U6 Photomontages Limited
Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 400mm

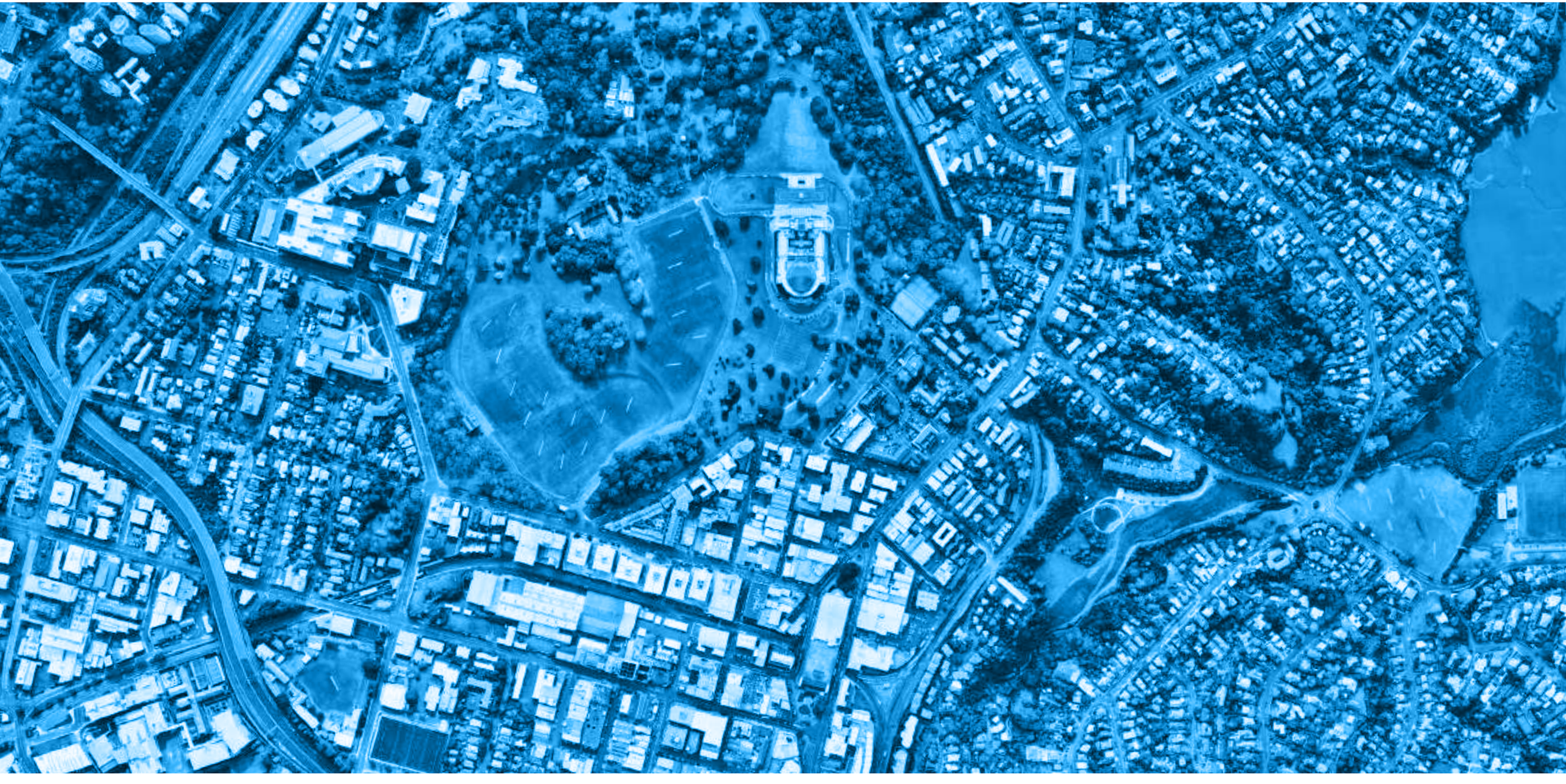
VPT11 Photo location map

ANNEXURE 2: INDICATIVE PHOTOMONTAGES

George Street Precinct

Proposed Private Plan Change: Indicative Montages | Rev 2
9 April 2020

WARREN AND MAHONEY® B&A LA4 LANDSCAPE ARCHITECTS



Prepared For

Proposed Private Plan Change:
Indicative Montages

Document Control

Prepared by Warren and Mahoney
Architects New Zealand Limited,
Barker & Associates and LA4
Landscape Architects

Document Revision Status

Revision 2
9 April 2020

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A

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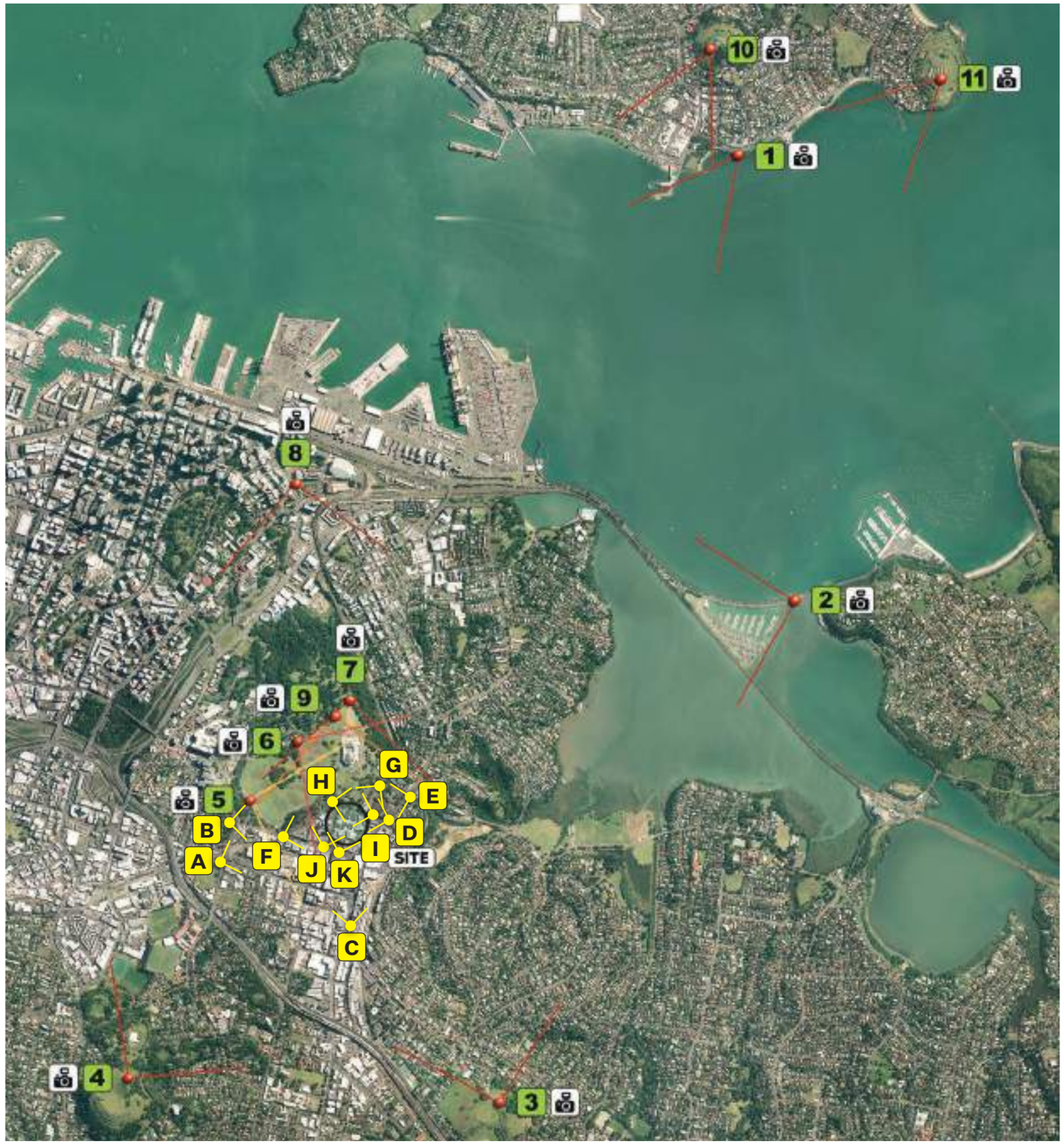
Indicative Montages

Locations for Indicative and Verified Views

Indicative Views on enlarged map

X Indicative Views



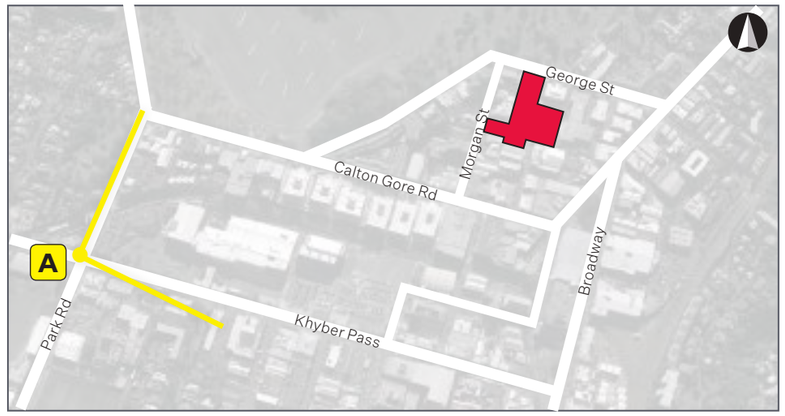
Indicative and Verified Views on wider Map

X Verified Views (refer to verified views report by LA4)

Indicative Montage - View A

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801514, E400547
Approximate RL of Ground: 68.45
Date and Time: 16/01/2020, approximately 10am



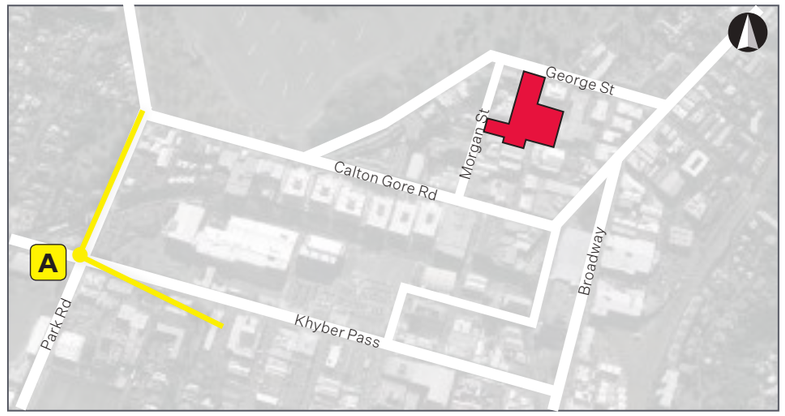
View from Khyber Pass and Park Road

Indicative Montage - View A

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801514, E400547
Approximate RL of Ground: 68.45
Date and Time: 16/01/2020, approximately 10am



Location Plan

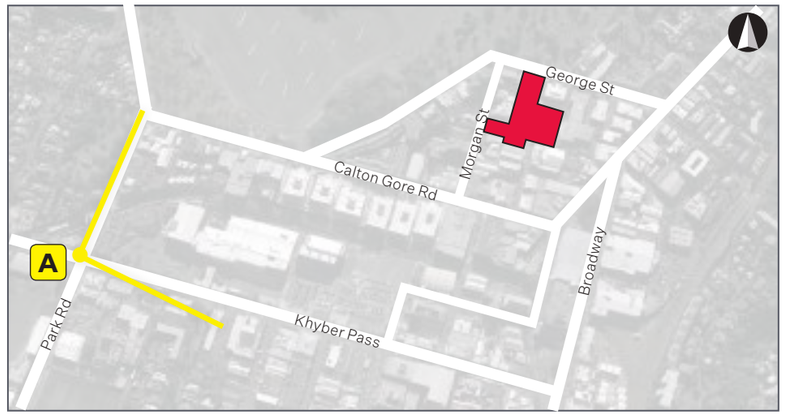
View from Khyber Pass and Park Road

Indicative Montage - View A

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801514, E400547
Approximate RL of Ground: 68.45
Date and Time: 16/01/2020, approximately 10am



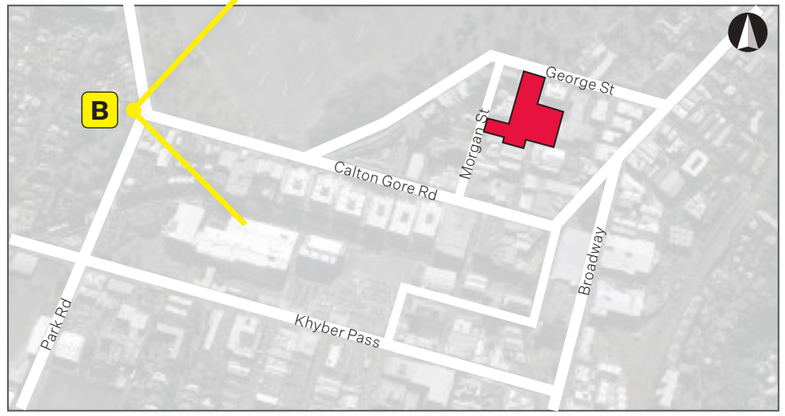
Location Plan

View from Khyber Pass and Park Road

Indicative Montage - View B

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801732, E400608
Approximate RL of Ground: 77.07
Date and Time: 16/01/2020, approximately 10am



Location Plan

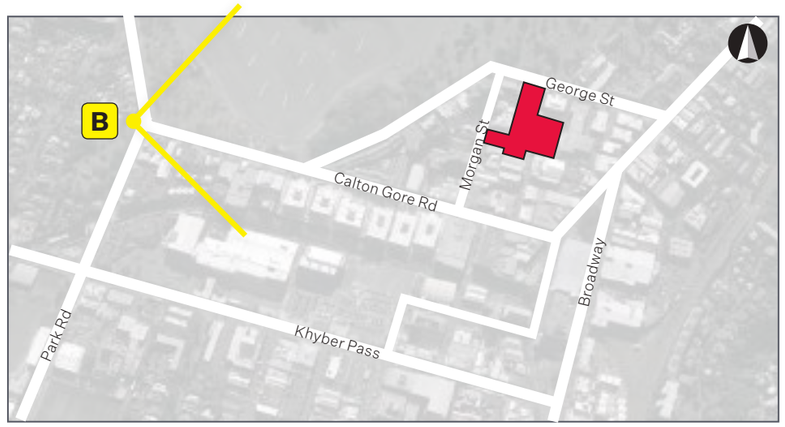
View from Park Road and Calton Gore Road

Indicative Montage - View B

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801732, E400608
Approximate RL of Ground: 77.07
Date and Time: 16/01/2020, approximately 10am



Location Plan

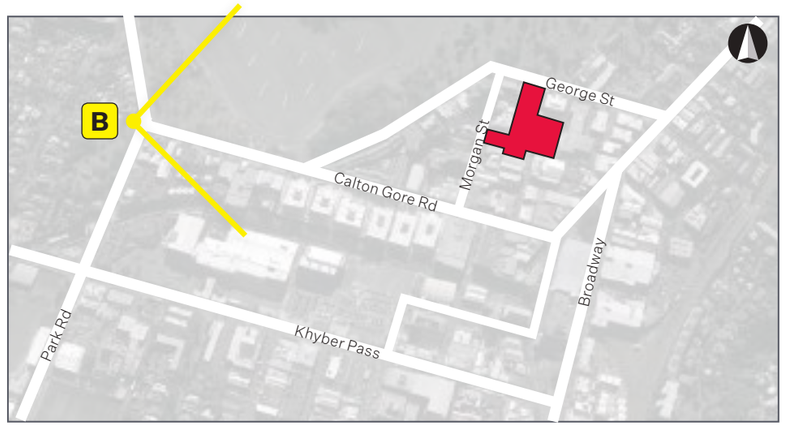
View from Park Road and Calton Gore Road

Indicative Montage - View B

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801732, E400608
Approximate RL of Ground: 77.07
Date and Time: 16/01/2020, approximately 10am



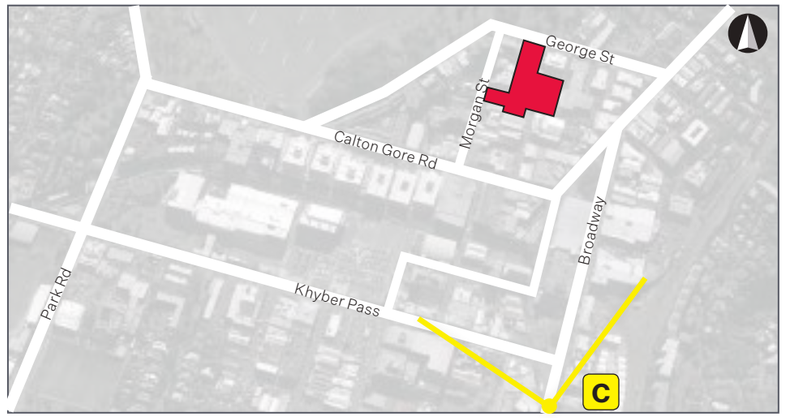
Location Plan

View from Park Road and Calton Gore Road

Indicative Montage - View C

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801236, E401237
Approximate RL of Ground: 54.95
Date and Time: 16/01/2020, approximately 10am



Location Plan

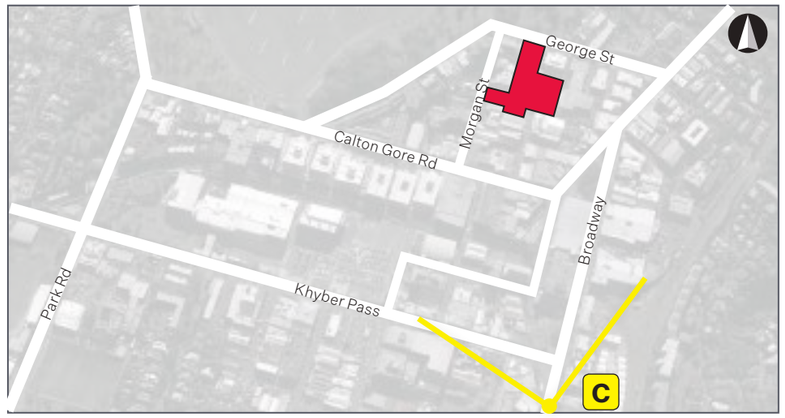
View from South on Broadway

Indicative Montage - View C

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801236, E401237
Approximate RL of Ground: 54.95
Date and Time: 16/01/2020, approximately 10am



Location Plan

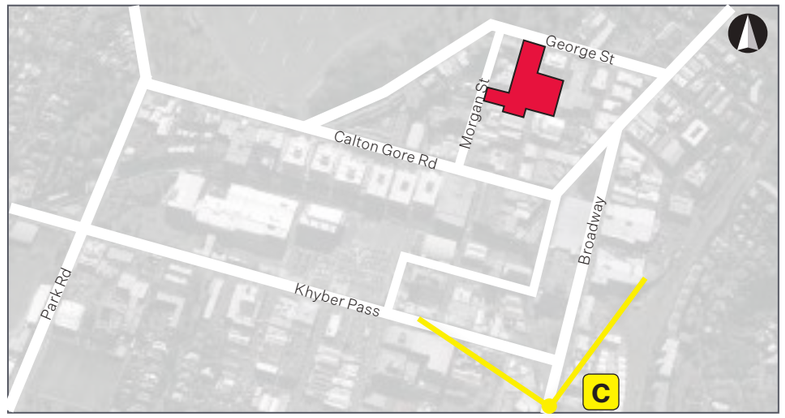
View from South on Broadway

Indicative Montage - View C

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801236, E401237
Approximate RL of Ground: 54.95
Date and Time: 16/01/2020, approximately 10am



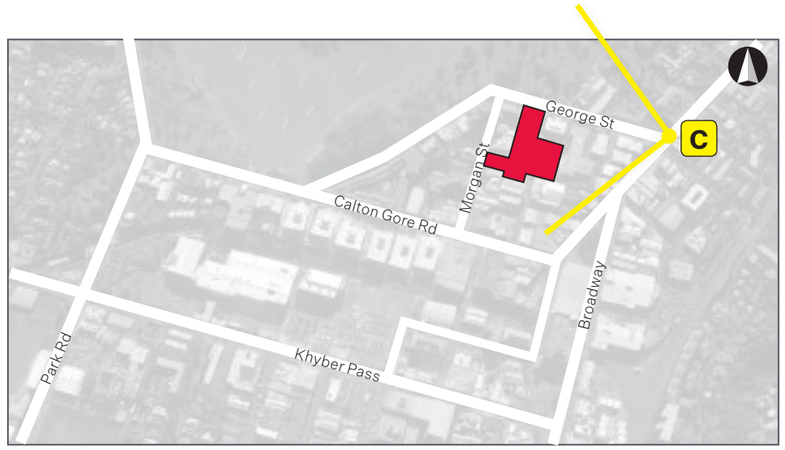
Location Plan

View from South on Broadway

Indicative Montage - View D

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801754, E401422
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



Location Plan

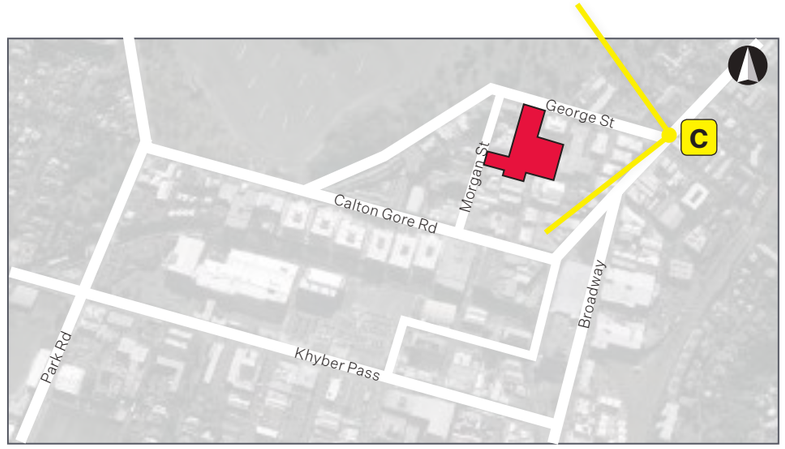

View from Parnell Road and George Street

Indicative Montage - View D

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801754, E401422
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



Location Plan

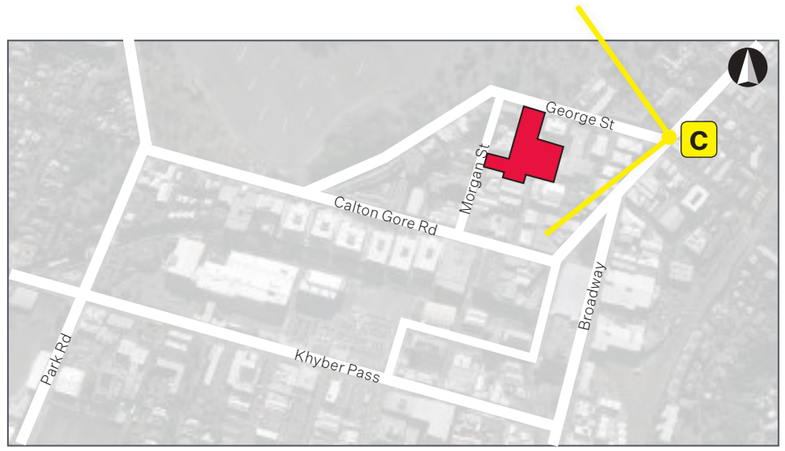
View from Parnell Road and George Street

Indicative Montage - View D

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801754, E401422
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



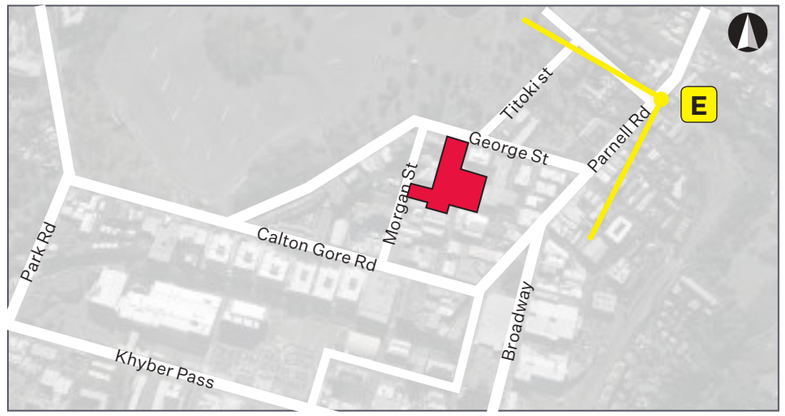
Location Plan

View from Parnell Road and George Street

Indicative Montage - View E

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801875, E401528
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



Location Plan

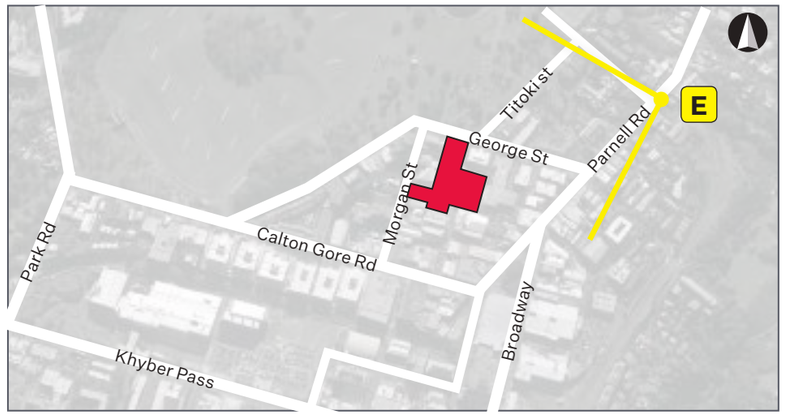
View from Parnell Road

Indicative Montage - View E

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801875, E401528
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



Location Plan

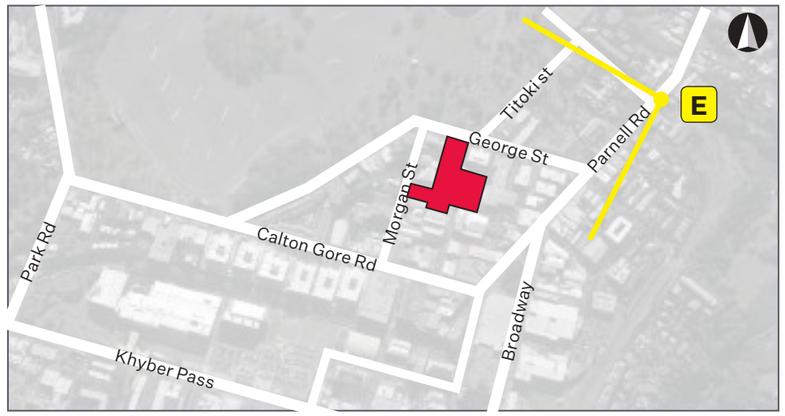
View from Parnell Road

Indicative Montage - View E

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801875, E401528
Approximate RL of Ground: 62.70
Date and Time: 16/01/2020, approximately 10am



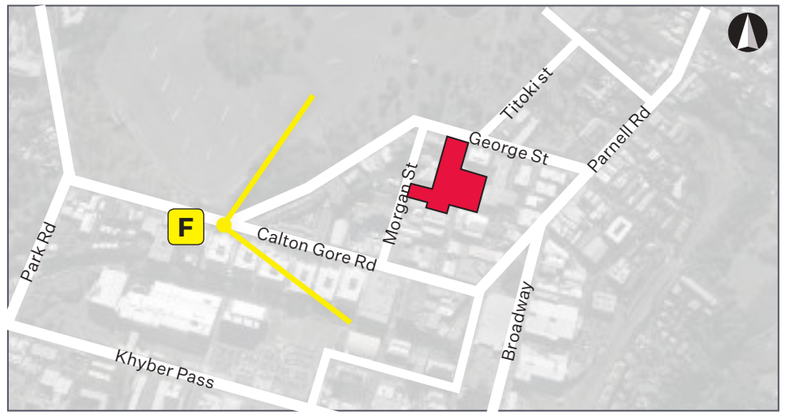
Location Plan

View from Parnell Road

Indicative Montage - View F

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801664, E400853
Approximate RL of Ground: 63.95
Date and Time: 16/01/2020, approximately 10am



Location Plan

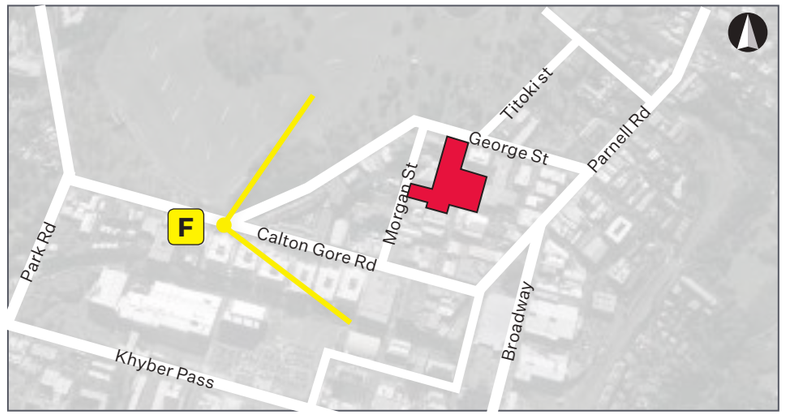

View from Carlton Gore Road and George Street

Indicative Montage - View F

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801664, E400853
Approximate RL of Ground: 63.95
Date and Time: 16/01/2020, approximately 10am



Location Plan

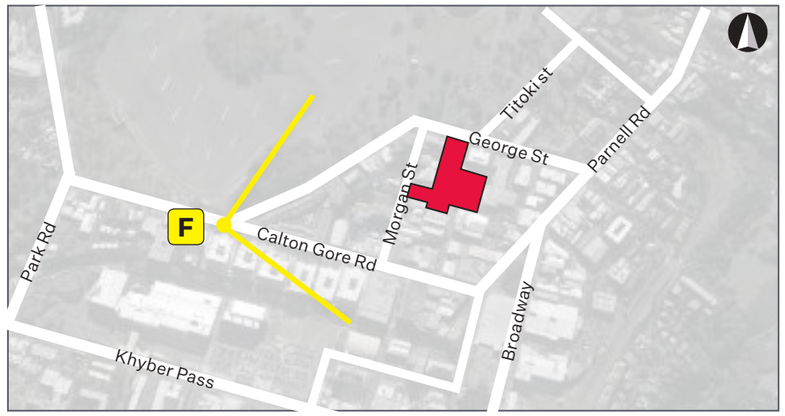
View from Carlton Gore Road and George Street

Indicative Montage - View F

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801664, E400853
Approximate RL of Ground: 63.95
Date and Time: 16/01/2020, approximately 10am



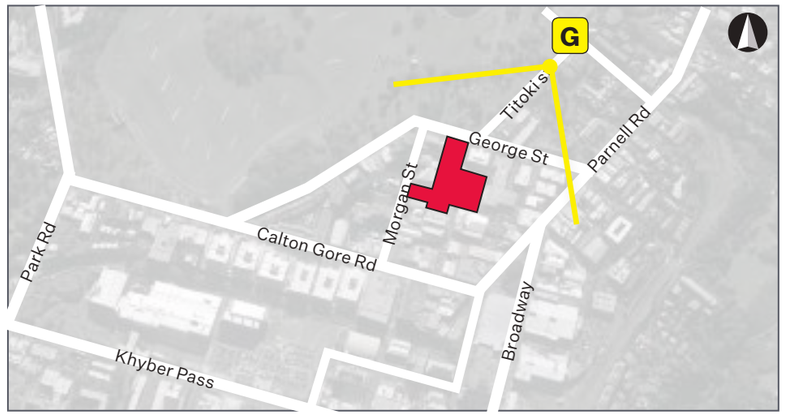
Location Plan

View from Carlton Gore Road and George Street

Indicative Montage - View G

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801926, E401352
Approximate RL of Ground: 65.93
Date and Time: 16/01/2020, approximately 10am



Location Plan

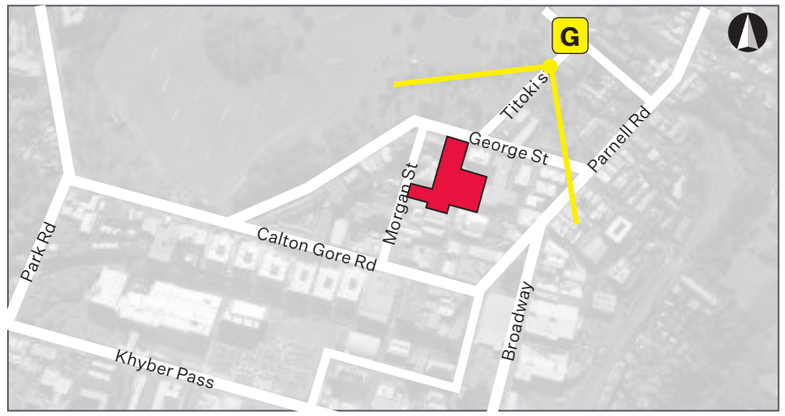

View from Titoki Street

Indicative Montage - View G

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801926, E401352
Approximate RL of Ground: 65.93
Date and Time: 16/01/2020, approximately 10am



Location Plan

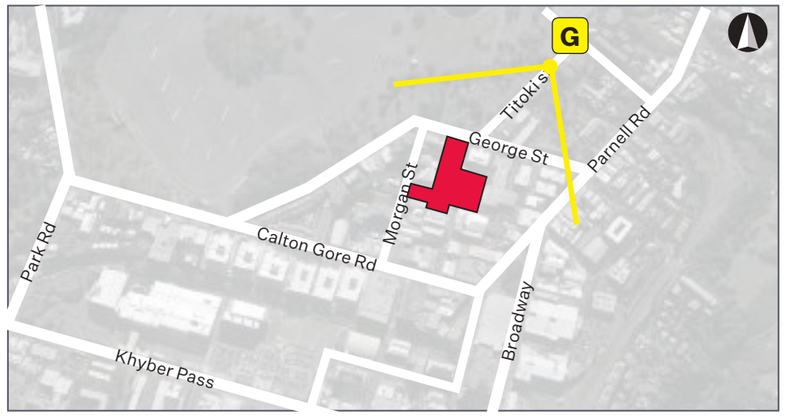

View from Titoki Street

Indicative Montage - View G

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801926, E401352
Approximate RL of Ground: 65.93
Date and Time: 16/01/2020, approximately 10am



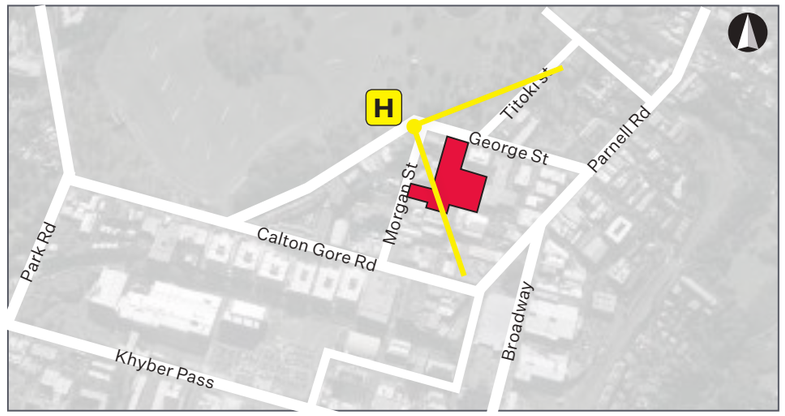
Location Plan


View from Titoki Street

Indicative Montage - View H

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801820, E401146
Approximate RL of Ground: 71.28
Date and Time: 16/01/2020, approximately 10am



Location Plan

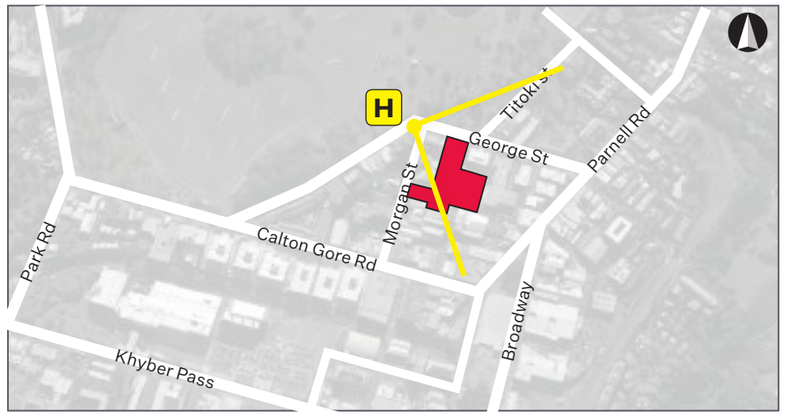
View from Mid George Street

Indicative Montage - View H

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801820, E401146
Approximate RL of Ground: 71.28
Date and Time: 16/01/2020, approximately 10am



Location Plan

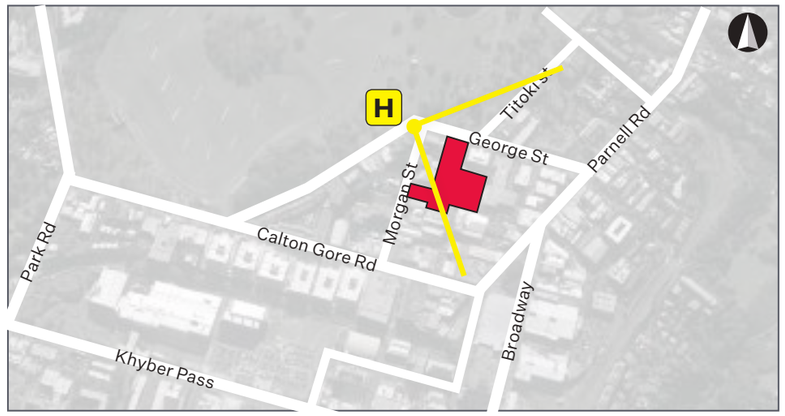
View from Mid George Street

Indicative Montage - View H

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801820, E401146
Approximate RL of Ground: 71.28
Date and Time: 16/01/2020, approximately 10am



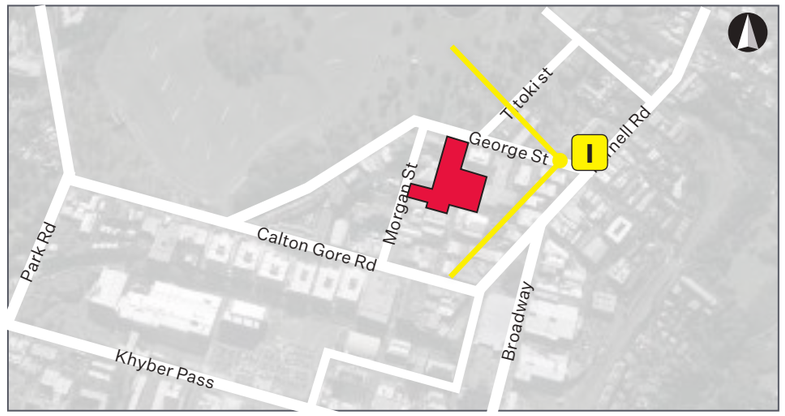
Location Plan

View from Mid George Street

Indicative Montage - View I

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801769, E401383
Approximate RL of Ground: 62.20
Date and Time: 16/01/2020, approximately 10am



Location Plan

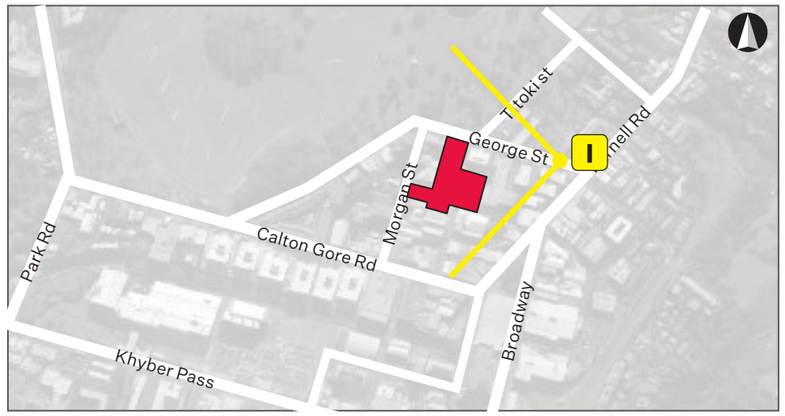
View from George Street East

Indicative Montage - View I

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801769, E401383
Approximate RL of Ground: 62.20
Date and Time: 16/01/2020, approximately 10am



Location Plan

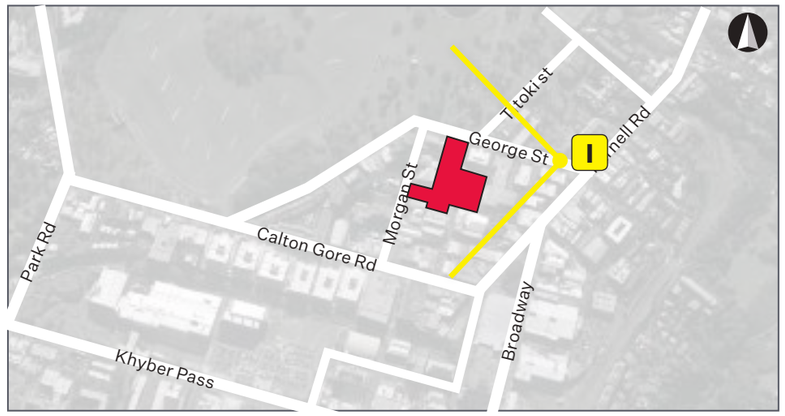
View from George Street East

Indicative Montage - View I

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801769, E401383
Approximate RL of Ground: 62.20
Date and Time: 16/01/2020, approximately 10am



Location Plan

View from George Street East

Indicative Montage - View I

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

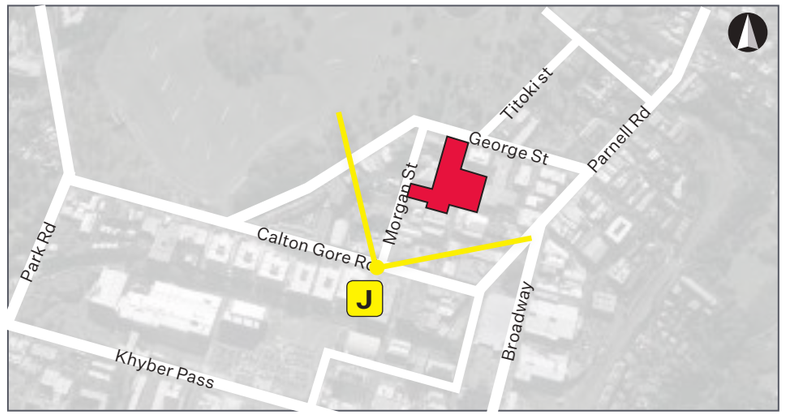
Approximate Geolocation: N801769, E401383
Approximate RL of Ground: 62.20
Date and Time: 16/01/2020, approximately 10am

View from George Street East

Indicative Montage - View J

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801598, E401104
Approximate RL of Ground: 52.35
Date and Time: 16/01/2020, approximately 10am



Location Plan

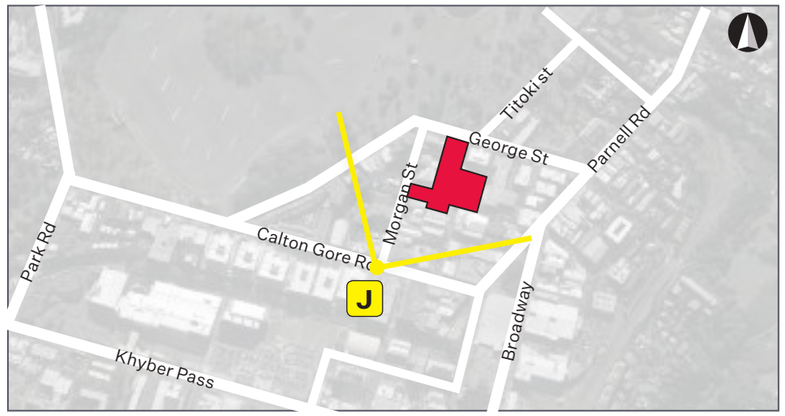
View from Carlton Gore Road and Morgan Street

Indicative Montage - View J

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801598, E401104
Approximate RL of Ground: 52.35
Date and Time: 16/01/2020, approximately 10am



Location Plan

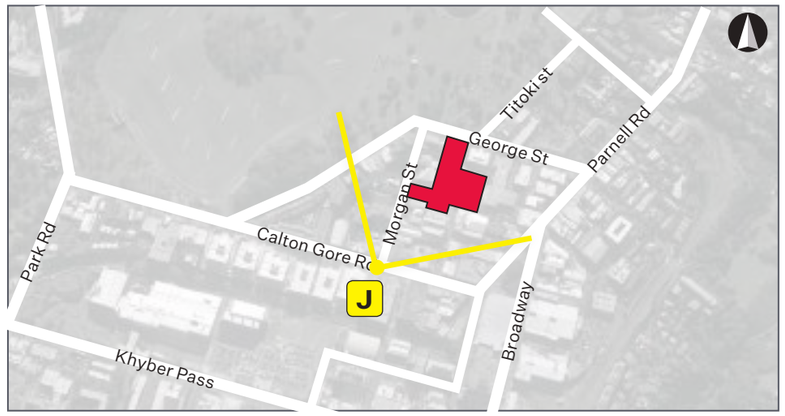
View from Carlton Gore Road and Morgan Street

Indicative Montage - View J

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801598, E401104
Approximate RL of Ground: 52.35
Date and Time: 16/01/2020, approximately 10am



Location Plan

View from Carlton Gore Road and Morgan Street

Indicative Montage - View J

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

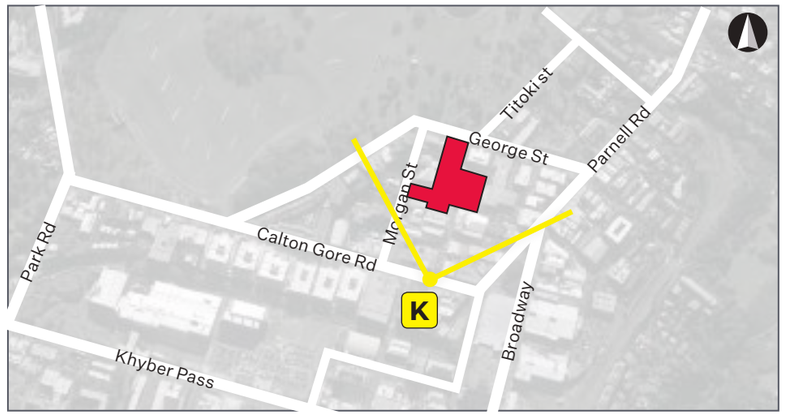
Approximate Geolocation: N801598, E401104
Approximate RL of Ground: 52.35
Date and Time: 16/01/2020 approximately 10am

View from Carlton Gore Road and Morgan Street

Indicative Montage - View K

Existing Environment

The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.
Approximate Geolocation: N801578, E401179
Approximate RL of Ground: 52.97
Date and Time: 16/01/2020, approximately 10am



Location Plan

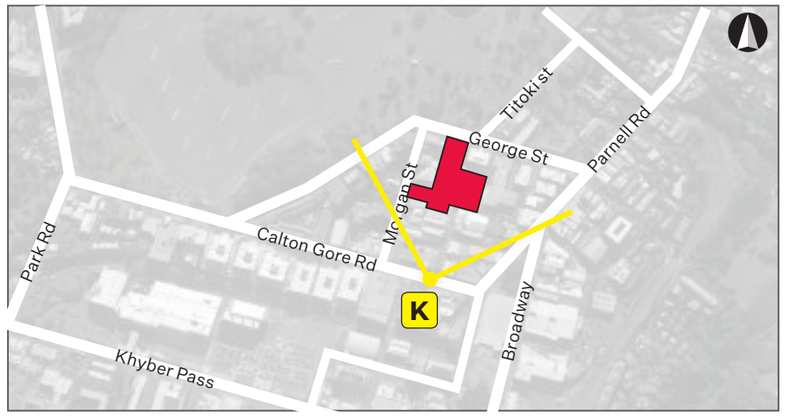
View from Carlton Gore Road and Clayton Street

Indicative Montage - View K

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801578, E401179
Approximate RL of Ground: 52.97
Date and Time: 16/01/2020, approximately 10am



Location Plan

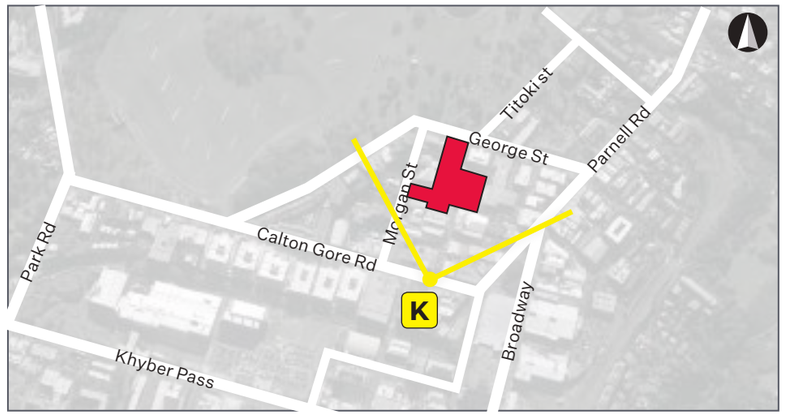
View from Carlton Gore Road and Clayton Street

Indicative Montage - View K

Plan Change Envelope plus surrounding sites shown to Maximum Envelope under existing controls

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801578, E401179
Approximate RL of Ground: 52.97
Date and Time: 16/01/2020, approximately 10am



Location Plan

View from Carlton Gore Road and Clayton Street

Indicative Montage - View K

Plan Change Envelope and existing surroundings

The montage shown here is indicative only. The schematic 3D model shown in the montage was generated using Autodesk Revit 2018 software. The montage is matched to the same time and date as the photo. The photo is taken from 1.75m above pavement level using a full frame DSLR camera with a 50mm focal length lens.

Approximate Geolocation: N801578, E401179
Approximate RL of Ground: 52.97
Date and Time: 16/01/2020, approximately 10am

View from Carlton Gore Road and Clayton Street

ANNEXURE 3: VERIFIED PHOTOMONTAGE METHODOLOGY

Photomontage Methodology
Project: Proposed George Street Apartments, Newmarket.
Client: Rob Pryor, LA4 Landscape Architects Limited.
Viewpoints: x11

1. Domain Drive – lawn in front of the Auckland War Memorial Museum
2. Domain Playing Fields
3. Domain Winter Gardens
4. Mt Eden summit
5. Mt Hobson summit
6. King Edward Parade, Devonport (Volcanic viewshaft origin)
7. Tamaki Drive (east of Ngapipi Road intersection)
8. Beach Road | Te Taou Terrace
9. Auckland War Memorial Museum front lawn
10. Mt Victoria summit
11. North Head summit

Photomontages issued: 02 March 2020.
Photomontages prepared by: U6 Photomontages Limited.

Photography and viewpoint data recording.

-Photographs were taken from each viewpoint location in landscape fashion using a 17mm also a 50mm f/1.4 fixed lens fitted to a full frame sensor digital SLR camera mounted on a tripod.

-After each series of photographs were taken the ground was marked with survey paint so that the surveyor could then conduct his survey and record the easting and northing co-ordinates and elevations for each viewpoint location. Selected control point items in each scene (such as street power poles, and structural features on surrounding and distant buildings) were also identified and surveyed for their coordinates. We believe, in this instance, that the accuracy of a hand-held GPS unit would be inadequate and would not provide us with the precise technical data we required.

Photomontage preparation.

VPT2–VPT9 images are true 93 degree horizontal field of views captured by a single 17mm lens shot. They each portray a 55 degree vertical field of view.

VPT1, VPT10 and VPT11 images have been stitched together using several separate photographs to achieve a 54 degree horizontal field of view & 26 degree vertical field of view. Each frame was manually overlapped by approximately 75% to achieve precise joining and to eliminate any 'barrel effect' (edge distortion).

-For each A3 photomontage publication set there is one panoramic image showing the existing landscape scene and a second showing the landscape scene containing the proposed development. This means that a comparison can be made between the existing and proposed situation. Each photomontage document states the recommended optimal viewing distance when printed out on selected paper sizes.

Software setup.

-The processed survey data (supplied by Fluker Surveyors Limited) and the 3D model of the proposed apartment complex was loaded into 3D design software where a computer camera was created at each viewpoint location within the artificial 3D environment.

-The correct camera specifications, time of day and date were entered into the program to simulate the precise conditions experienced at the time the photographs were taken on site.

-An exact snapshot / render of the development was then captured replicating the same camera height, location and direction as the photographer.

- Accurate placement of the proposal in each panoramic image was achieved by overlaying and matching up the rendered development and control point items with the actual surveyed control point items in each view.

Leaving only the proposed project visible in its correct location, the control point items were then swapped over to a second layer and switched off for later reference.

Lower parts of the proposal were erased where it appeared to be behind foreground topography and vegetation etc.

ANNEXURE 4: VISUAL EFFECTS MATRIX METHODOLOGY

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the proposed development. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.

A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.

A3. Analysis of **Perceptual Factors.** In this section the type and size of population represented by the viewpoint, the viewing distance to the development site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

PART B - INTRUSION AND QUALITATIVE CHANGE

B1. Analysis of **Intrusion | Contrast**: the degree to which a proposal's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the proposal would intrude into existing views.

B2. Analysis of the proposal's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.

ANNEXURE 5: ZONE OF THEORETICAL VISIBILITY MAP

7986 GEORGE STREET APARTMENTS, NEWMARKET-SOUTH PARK: ZONES OF THEORETICAL VISIBILITY ANALYSIS (ZTV) PROCESS DESCRIPTION

In LAS, we have undertaken a GIS desktop ZTV analyses in order to consider which parts of the surrounding landscape are visually impacted by the proposed development: 7986 George Street Apartments, Newmarket-Southpark. The process in detail and data sources are described below.

Process overview
ZTV analysis is the process of computing the visibility of an object/objects in the surrounding landscape. To conduct a ZTV analysis, two datasets are required. An elevation raster* model of the landscape, and a set of viewpoints located at key locations within the proposed development. From each viewpoint, surface locations visible from that viewpoint are computed. This also means that the viewpoint will be visible from these locations. The layer that represent visible locations from a certain point is represented as a binary raster, containing values of either 1 (visible) or 0 (invisible). After computing the visible locations for every viewpoint, all binary rasters are added together. The resulting raster contains values between 0 and the maximum number of visible points and represents the degree of visibility of the proposed development. The software used was ArcGIS 10.5 and Spatial Analyst extension.

Data Inputs
ZTV analyses were computed at two scales: 1:38 000 (Large Context) with extent of 5 km around the proposed development and 1:5 000 (Immediate Context) with extent of 1 km around proposed development focusing on Auckland Domain. As an elevation raster both analyses use 2016-2018 LIDAR Digital Surface Model (DSM), supplied by Auckland Council. DSM contains both elevation data and above ground visual barriers (buildings and other structures, vegetation, etc.). Spatial resolution of DSM is 1x1 m cell size. DSM has horizontal accuracy of 0.3 m and vertical accuracy of 0.1 m (maps 1 and 2).

The other input are four sets of viewpoints representing each of the proposed buildings spaced and elevated as follows:

- Towers A, B, and C – for each tower, 3 sets of 34 viewpoints spaced evenly around the perimeter of building footprint and elevated at proposed plaza level, approx. middle of building, and top of building, plus additional 14 viewpoints spaced evenly along the roof plan and elevated to roof level.
- Tower D - 3 sets of 26 viewpoints spaced evenly around the perimeter of building footprint and elevated at proposed plaza level, approx. middle of building, and top of building, plus additional 12 viewpoints spaced evenly along the roof plan and elevated to roof level.

Total number of points for Towers A, B, and C is 116 each, and for Tower D – 90.
Total number of points for the whole development is 438. (See map 3 for viewpoints locations and elevations in detail).

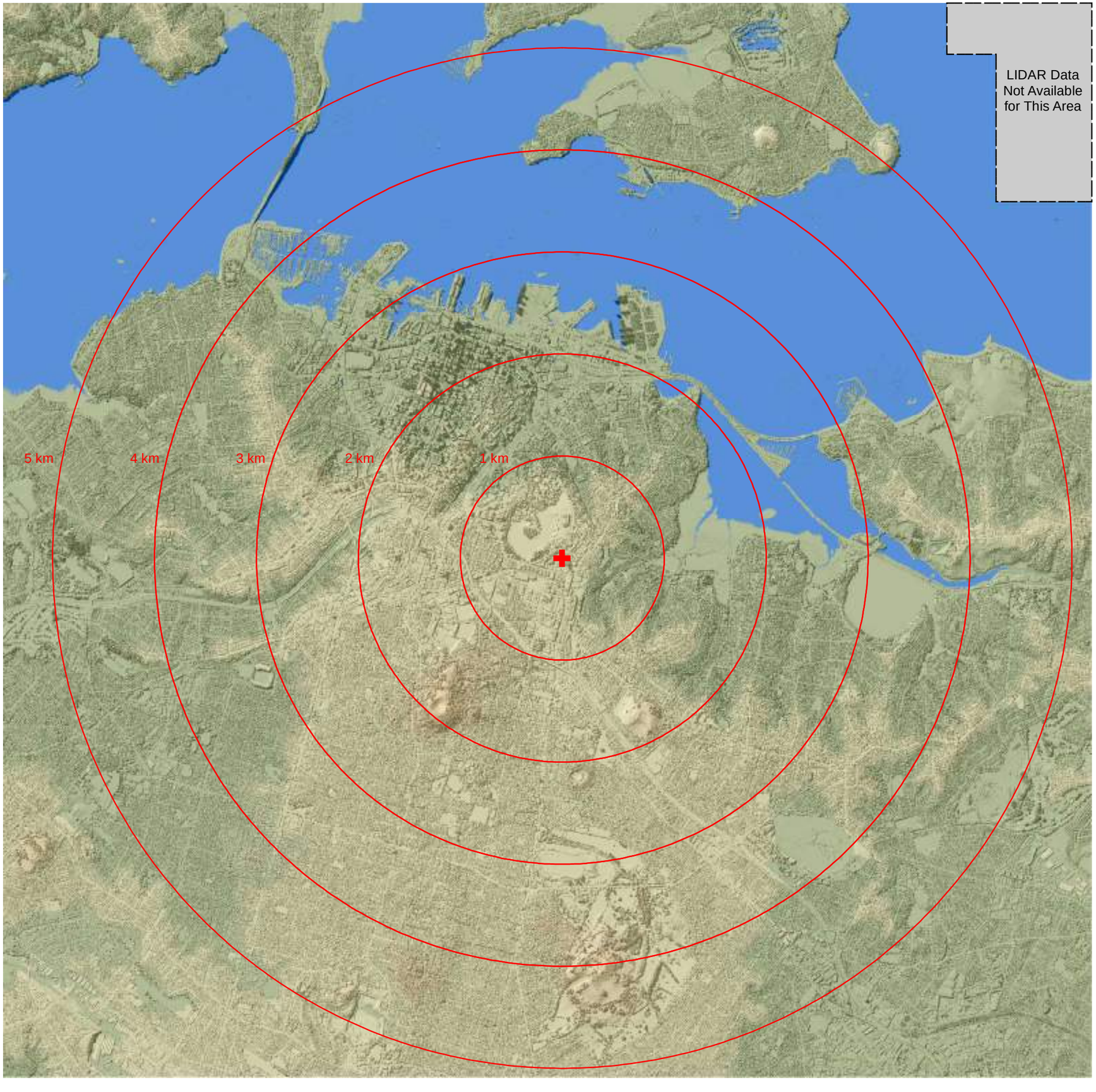
The horizontal angles of the individual viewshed scans** were limited, in order to constrain the scans to outside of the building.

ZTV Analysis
ZTV analyses were computed for each individual building at 1:38 000 scale (See maps 4, 5, 6, and 7) and at 1:5 000 scale (see maps 9, 10, 11, and 12). Then for each scale the ZTVs for each building were added together (maps 8 and 13). These final ZTVs represent the visual impact of the whole development.

The results were visualized as colour gradients and overlaid over aerial photographs and hillshades of DSM.

It must be noted that this process has limitations, which an observer must be aware of. Firstly, data inputs have certain spatial resolution and various degrees of accuracy, which would impact the resulting visibility analysis. A surface model of the terrain represents above ground visual barriers as solid objects. Various degrees of transparency or voids are not considered. ZTV does not take into account the distance to the proposed building, i.e. whether it is in foreground, middle ground or background. Finally, a ZTV just identifies the number of visible points but not how these are clustered.

Foot notes:
*Raster is data model that represents geographic data as array of cells (pixels) and each sell holds a value representing the geographic phenomenon in question.
**Horizontal angle limits of the scan are defined by AZIMUTH1 and AZIMUTH2. The sweep proceeds in clockwise direction from the first azimuth to the second.



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
DATA INPUTS - ELEVATION (ABOVE GROUND)

LARGE CONTEXT

Legend

Location of development

Elevation in metres (above ground)

- -9 - 0
- 1 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- 301 - 350
- 351 - 353

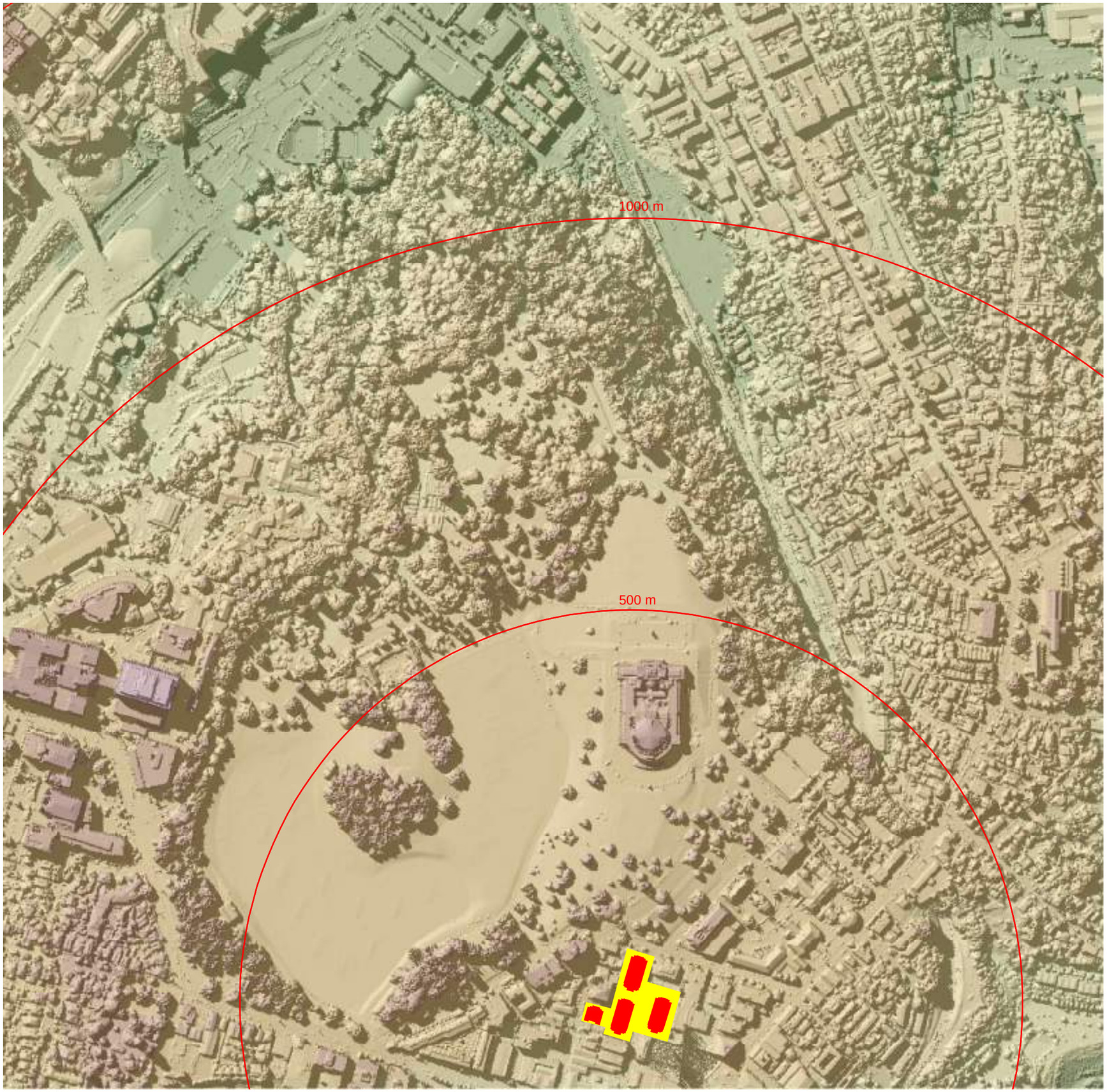
Data sources:
Base: LIDAR 2016-2018, Auckland Council

LAS

Author: N. Popov
Map Number: 1

Date: 17.12.2019
Scale: 1:38, 000@A3

0 0.5 1 2 3 4 km



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
DATA INPUTS - ELEVATION (ABOVE GROUND)

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Elevation in metres (above ground)

- -1 - 0
- 1 - 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 100
- 101 - 120
- 121 - 140
- 141 - 152

Data sources:
Base: LIDAR 2016-2018, Auckland Council

LAS

Author: N. Popov
Map Number: 2

Date: 17.12.2019
Scale: 1:5, 000@A3

0 0.05 0.1 0.2 0.3 0.4 km

N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
DATA INPUTS - VIEW POINTS LOCATIONS

Legend

- Plaza
- Building footprints
- Roof plan
- View points (building footprint)
- View points (roof plan)
- Property lines

Elevations as derived from 7986 George St Apts, Newmarket – Southpark Concept Design and Masterplan
Date: 5.12.2019
Warren and Mahoney Architects New Zealand Ltd
Plaza – 66.00 m
Building footprints:
Tower A - 51.75 m above plaza (approx. top of building)
Tower B - 25.20 m above plaza (approx. top of building)
Tower C - 31.88 m above plaza (approx. top of building)
Tower D - 31.14 m above plaza (approx. top of building)
Roof plan:
Tower A - 55.20 m above plaza
Tower B - 28.80 m above plaza
Tower C - 35.40 m above plaza
Tower D - 34.60 m above plaza

View points (building foot prints):
Tower A:
66.00 m (plaza level)
25.88 m above plaza (approx. middle of building)
51.75 m above plaza (approx. top of building)
Tower A:
66.00 m (plaza level)
25.88 m above plaza (approx. middle of building)
51.75 m above plaza (approx. top of building)
Tower B:
66.00 m (plaza level)
12.60 m above plaza (approx. middle of building)
25.20 m above plaza (approx. top of building)
Tower C:
66.00 m (plaza level)
15.90 m above plaza (approx. middle of building)
31.86 m above plaza (approx. top of building)
Tower D:
66.00 m (plaza level)
15.57 m above plaza (approx. middle of building)
31.14 m above plaza (approx. top of building)
View points (roof plan):
Tower A: 55.20 m above plaza
Tower B: 28.80 m above plaza
Tower C: 35.40 m above plaza
Tower A: 34.60 m above plaza

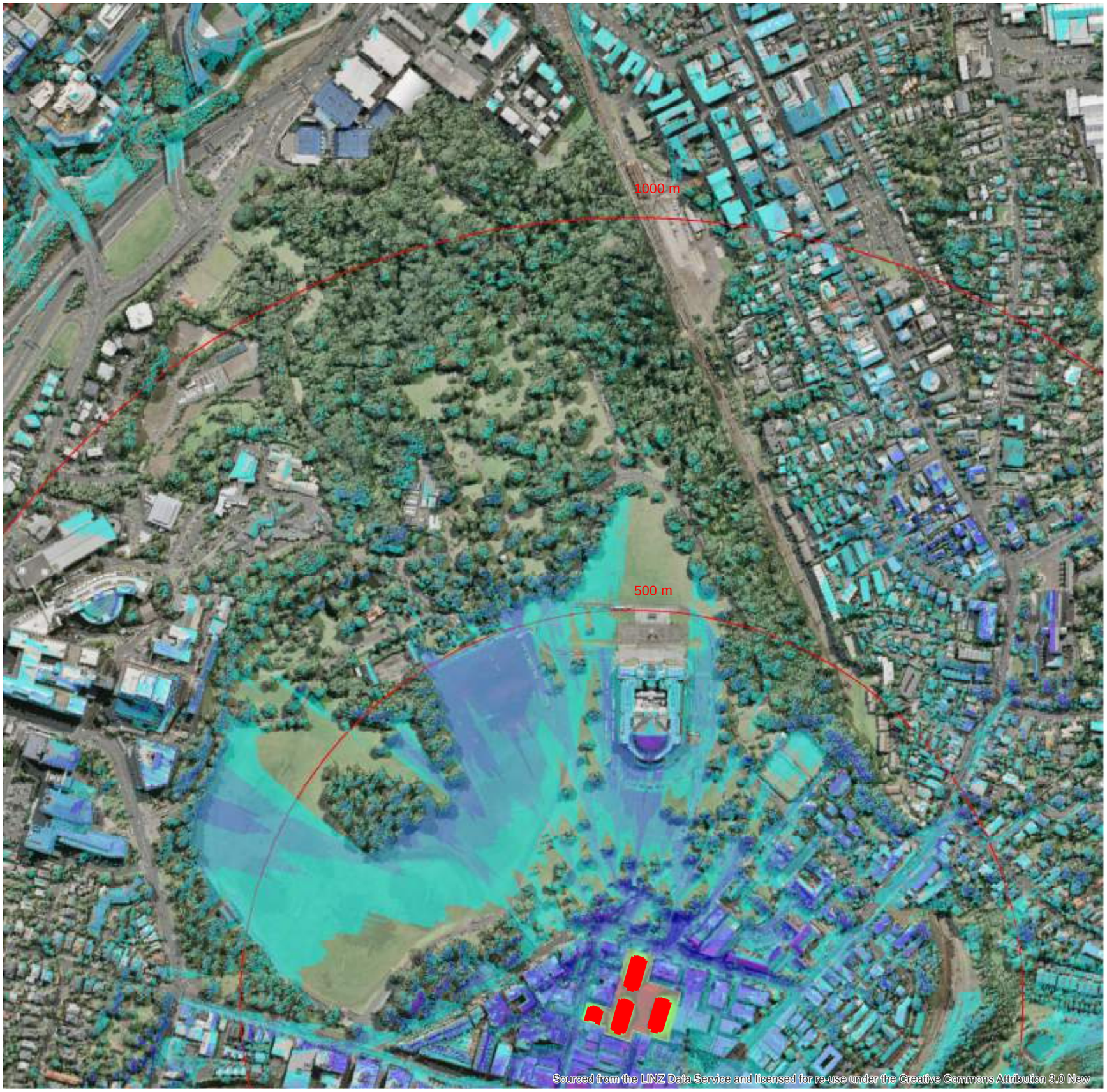
Data sources:
Base: LIDAR 2016-2018, Auckland Council

LAS

Author: N. Popov
Map Number: 3

Date: 17.12.2019
Scale: 1:500@A3

0 5 10 20 30 40 m



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GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
ALL TOWERS

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Number of visible viewpoints

- 1 - 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 100
- 101 - 120
- 121 - 140
- 141 - 160
- 161 - 165

Data sources:
Base: LIDAR 2016-2018, Auckland Council

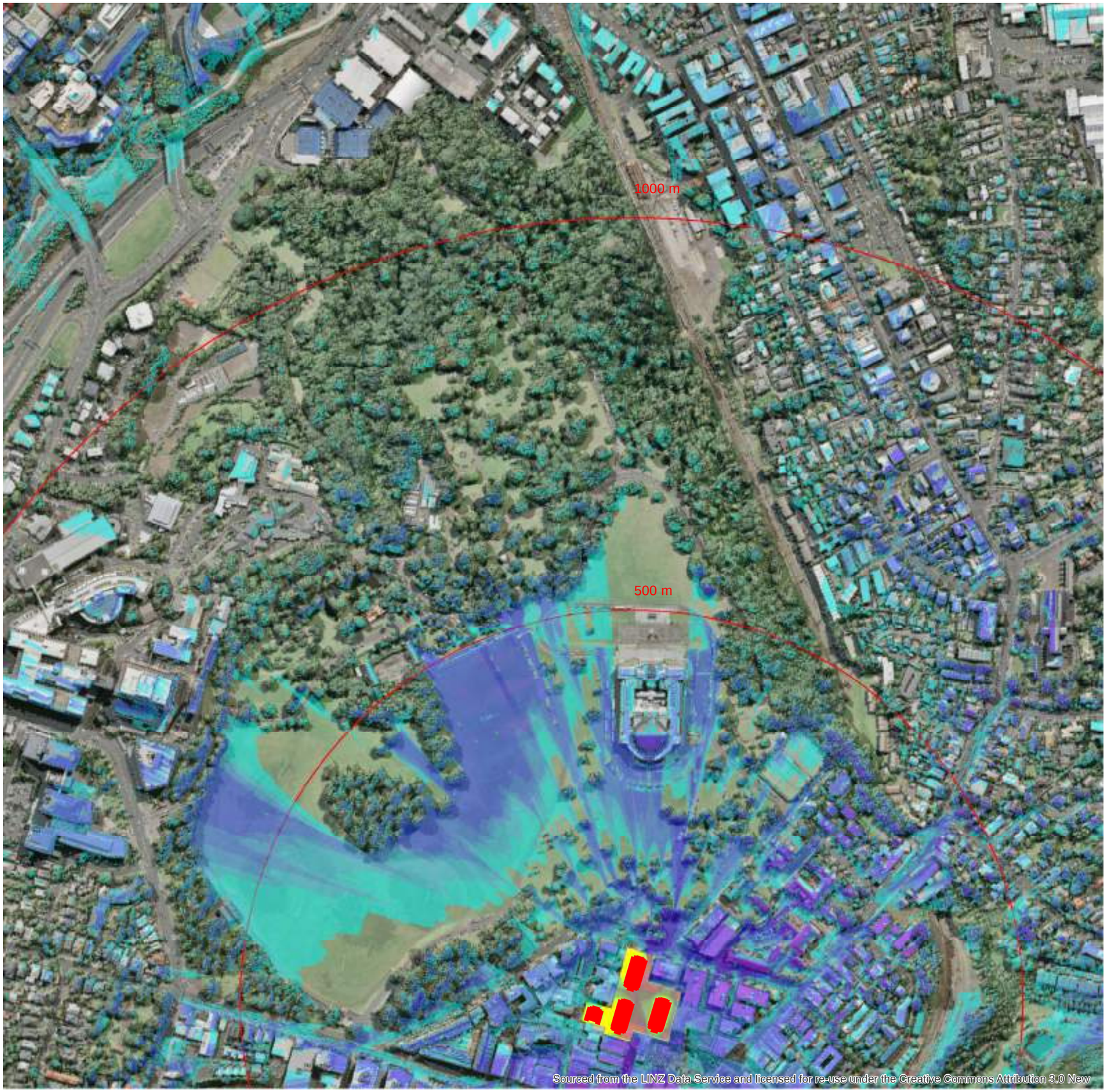
Note: Total number
of viewpoints 438

LAS

Author: N. Popov
Map Number: 13

Date: 17.12.2019
Scale: 1:5, 000@A3

0 0.05 0.1 0.2 0.3 0.4 km



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER A

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 55
- 56 - 57

Data sources:
Base: LIDAR 2016-2018, Auckland Council

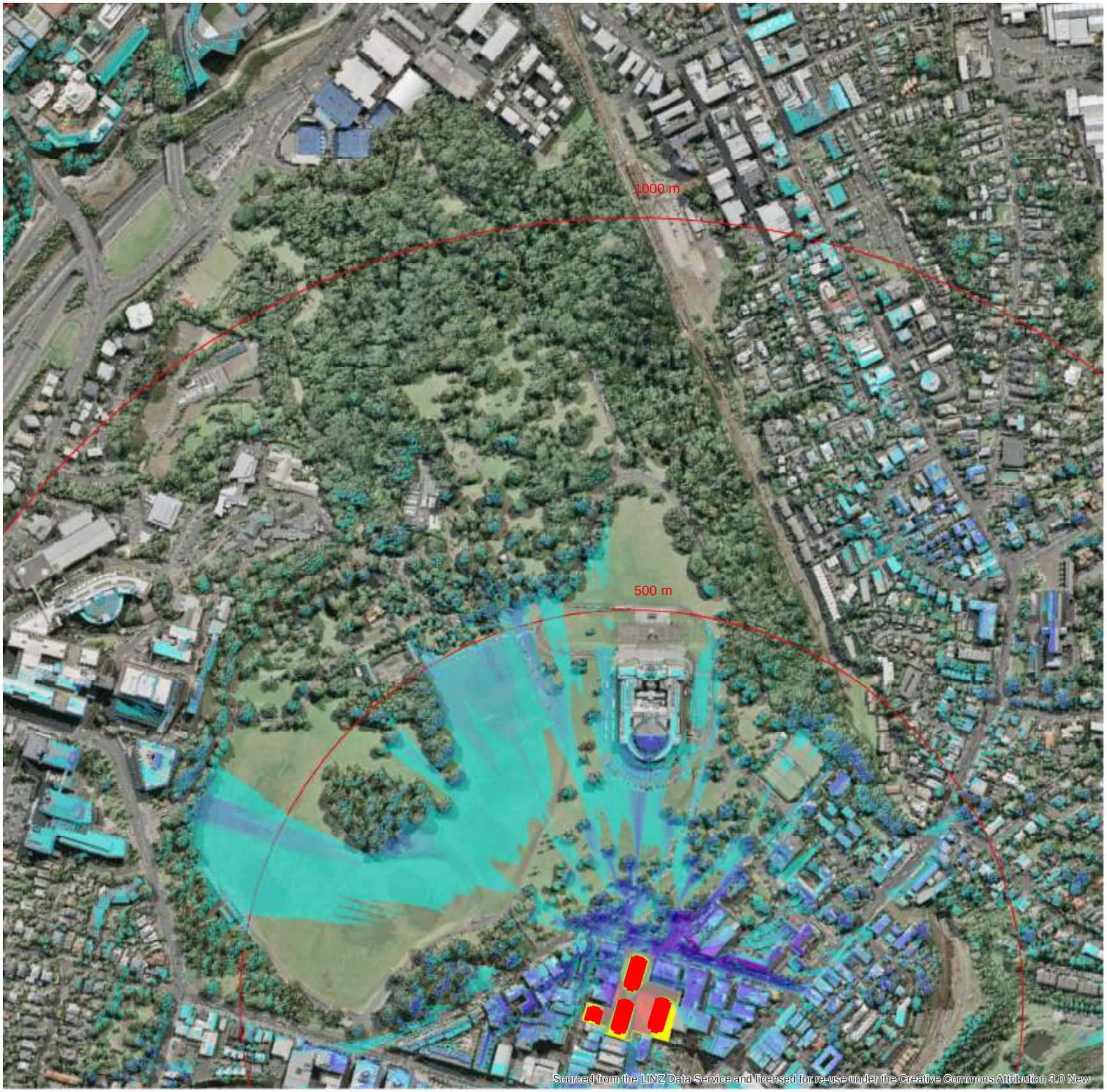
Note: Total number
of viewpoints 116

LAS

Author: N. Popov
Map Number: 9

Date: 17.12.2019
Scale: 1:5, 000@A3

km
0 0.05 0.1 0.2 0.3 0.4



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER B

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 55
- 56 - 59

Data sources:
Base: LIDAR 2016-2018, Auckland Council

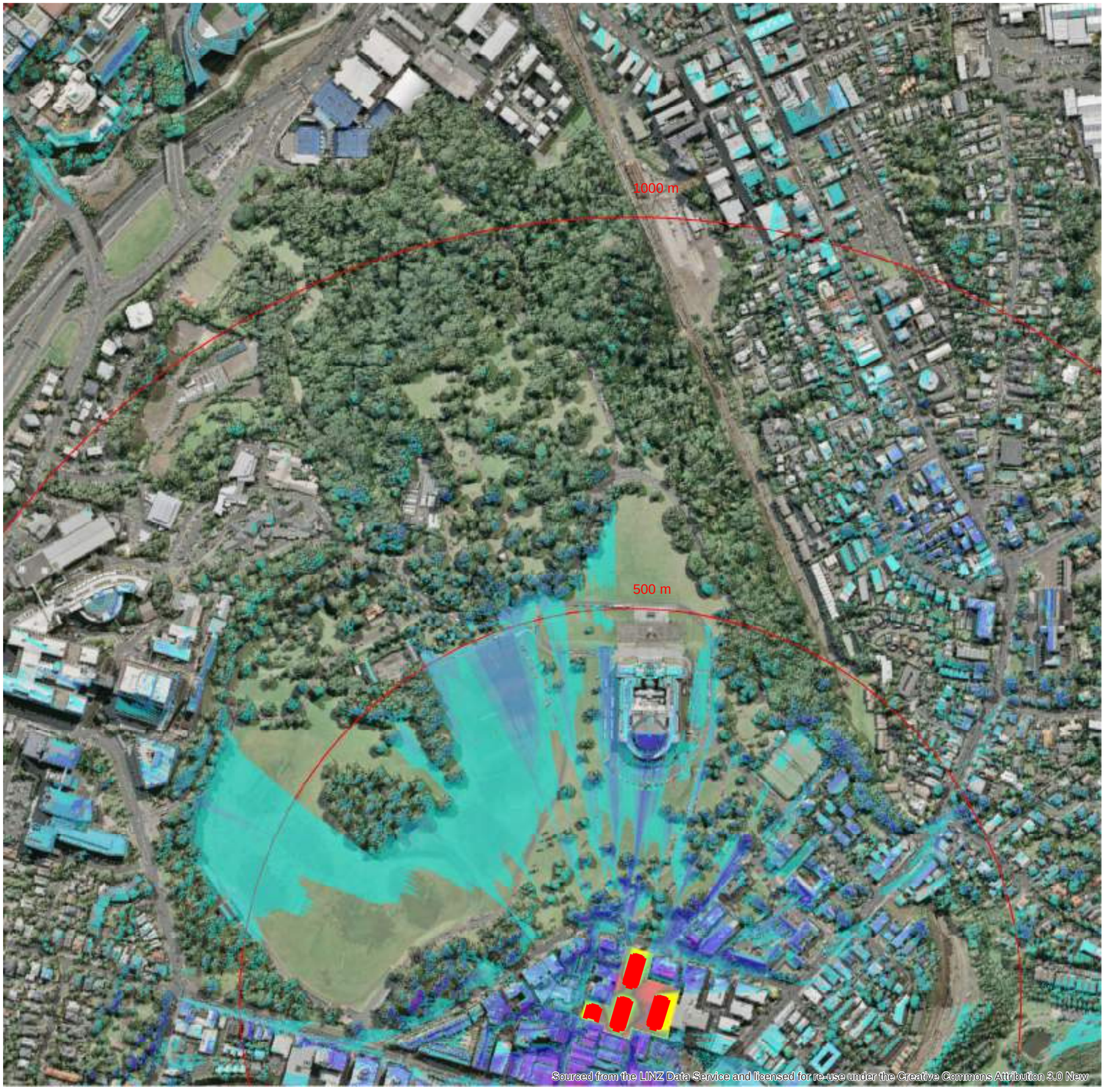
Note: Total number
of viewpoints 116

LAS

Author: N. Popov
Map Number: 10

Date: 17.12.2019
Scale: 1:5, 000@A3

0 0.05 0.1 0.2 0.3 0.4 km



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GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER C

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 55

Data sources:
Base: LIDAR 2016-2018, Auckland Council

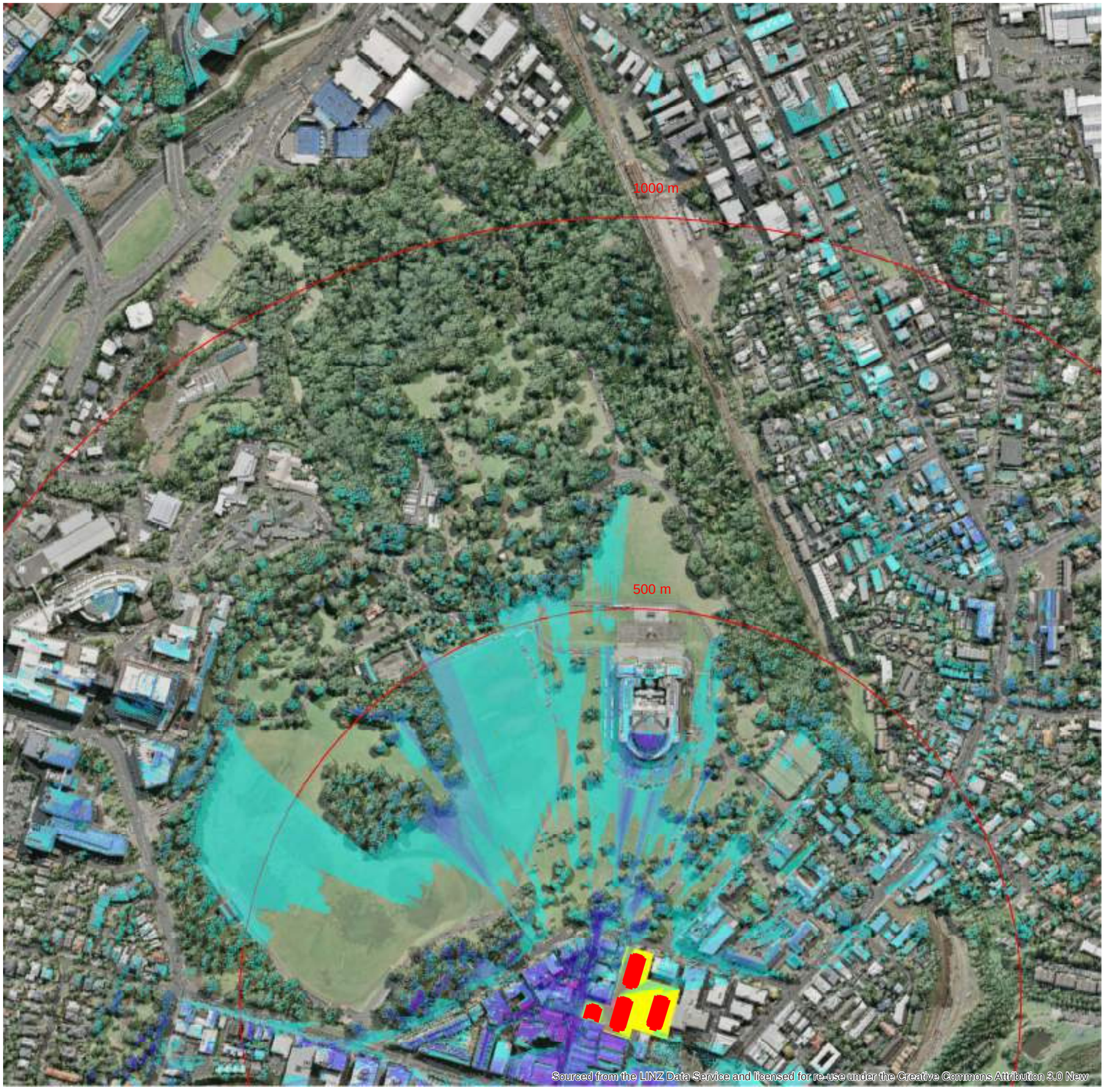
Note: Total number
of viewpoints 116

LAS

Author: N. Popov
Map Number: 11

Date: 17.12.2019
Scale: 1:5, 000@A3

km
0 0.05 0.1 0.2 0.3 0.4



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GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER D

IMMEDIATE CONTEXT

Legend

- Plaza
- Building footprints

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 47

Data sources:
Base: LIDAR 2016-2018, Auckland Council

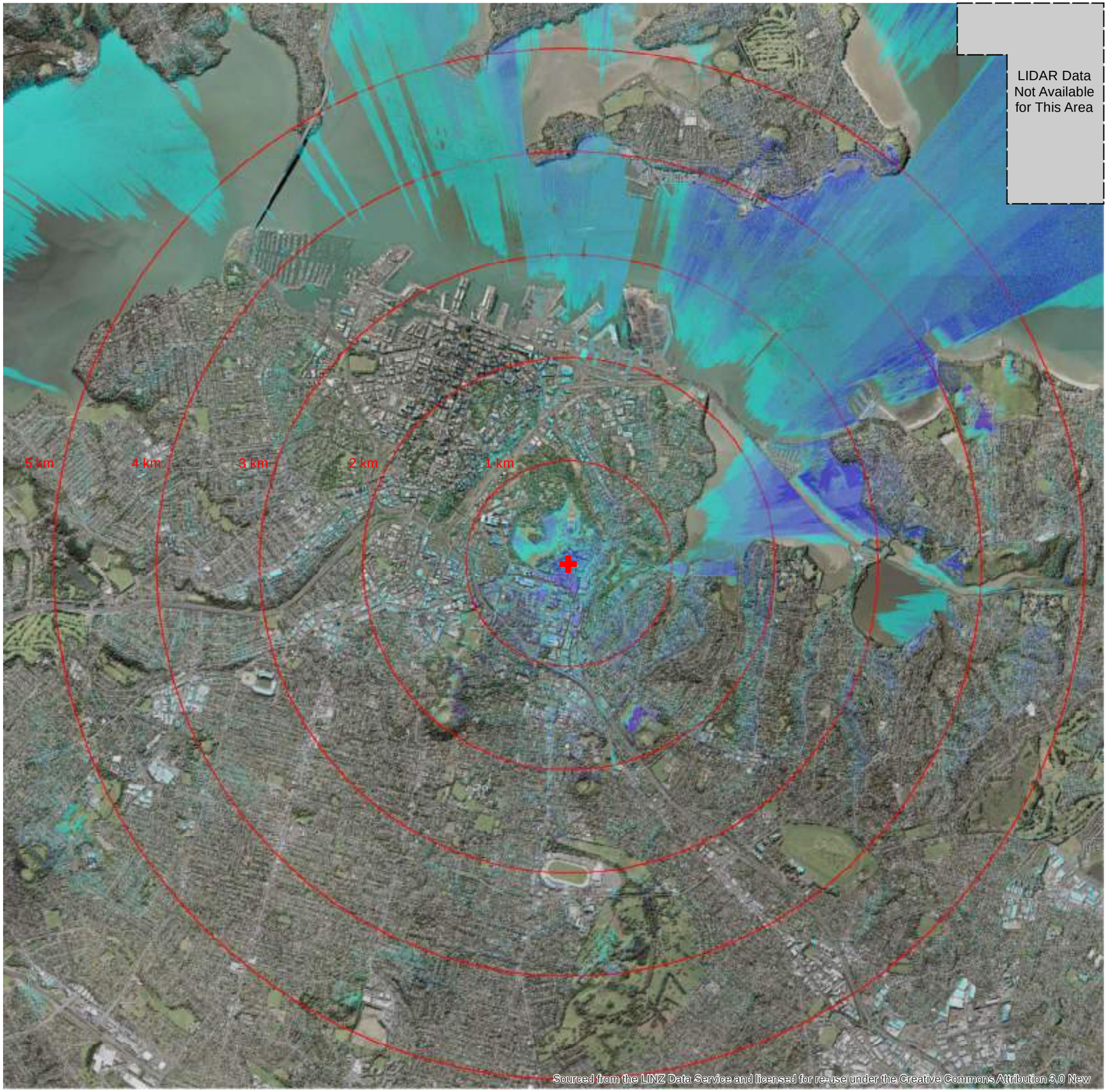
Note: Total number
of viewpoints 90

LAS

Author: N. Popov
Map Number: 12

Date: 17.12.2019
Scale: 1:5, 000@A3

km
0 0.05 0.1 0.2 0.3 0.4



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GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
ALL TOWERS

LARGE CONTEXT

Legend

Location of development

Number of visible viewpoints

- 1 - 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 100
- 101 - 120
- 121 - 140
- 141 - 160
- 161 - 177

Data sources:
Base: LIDAR 2016-2018, Auckland Council

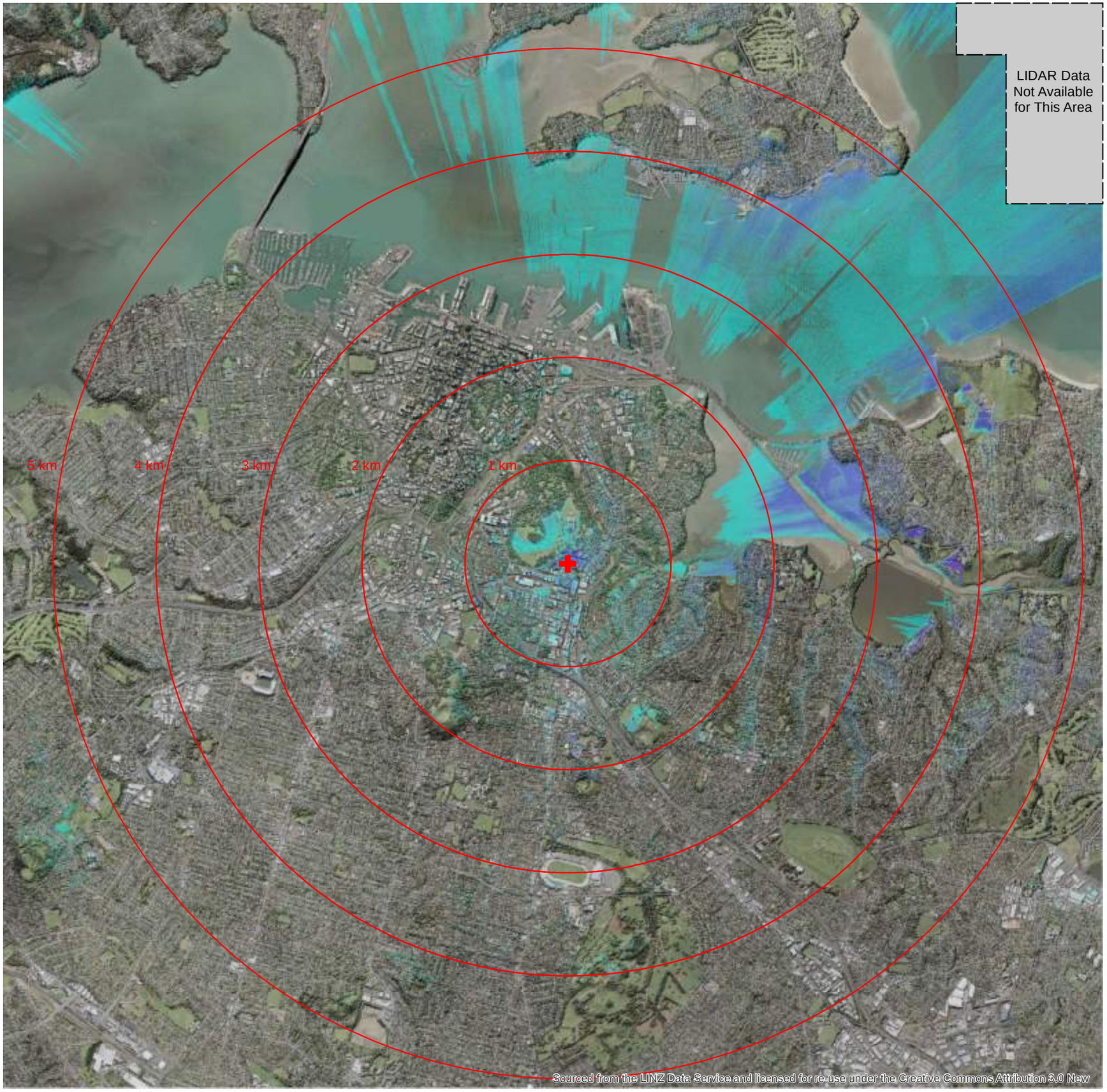
Note: Total number
of viewpoints 438

LAS

Author: N. Popov
Map Number: 8

Date: 17.12.2019
Scale: 1:38, 000@A3

0 0.5 1 2 3 4 km



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GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER B

LARGE CONTEXT

Legend

Location of development

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 55
- 56 - 59

Data sources:
Base: LIDAR 2016-2018, Auckland Council

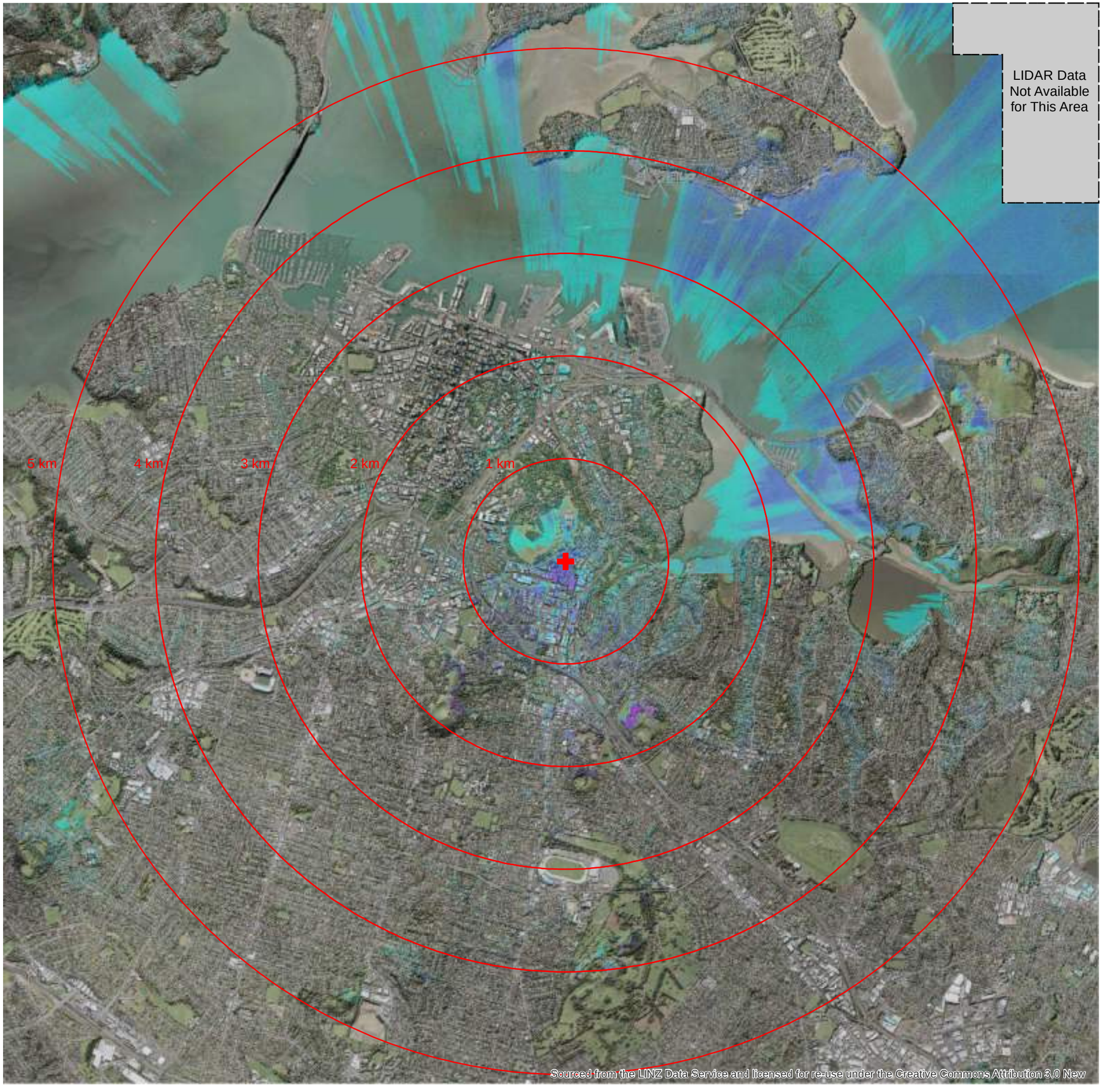
Note: Total number
of viewpoints 116

LAS

Author: N. Popov
Map Number: 5

Date: 17.12.2019
Scale: 1:38, 000@A3

0 0.5 1 2 3 4 km



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER C

LARGE CONTEXT

Legend

Location of development

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 50
- 51 - 55

Data sources:
Base: LIDAR 2016-2018, Auckland Council

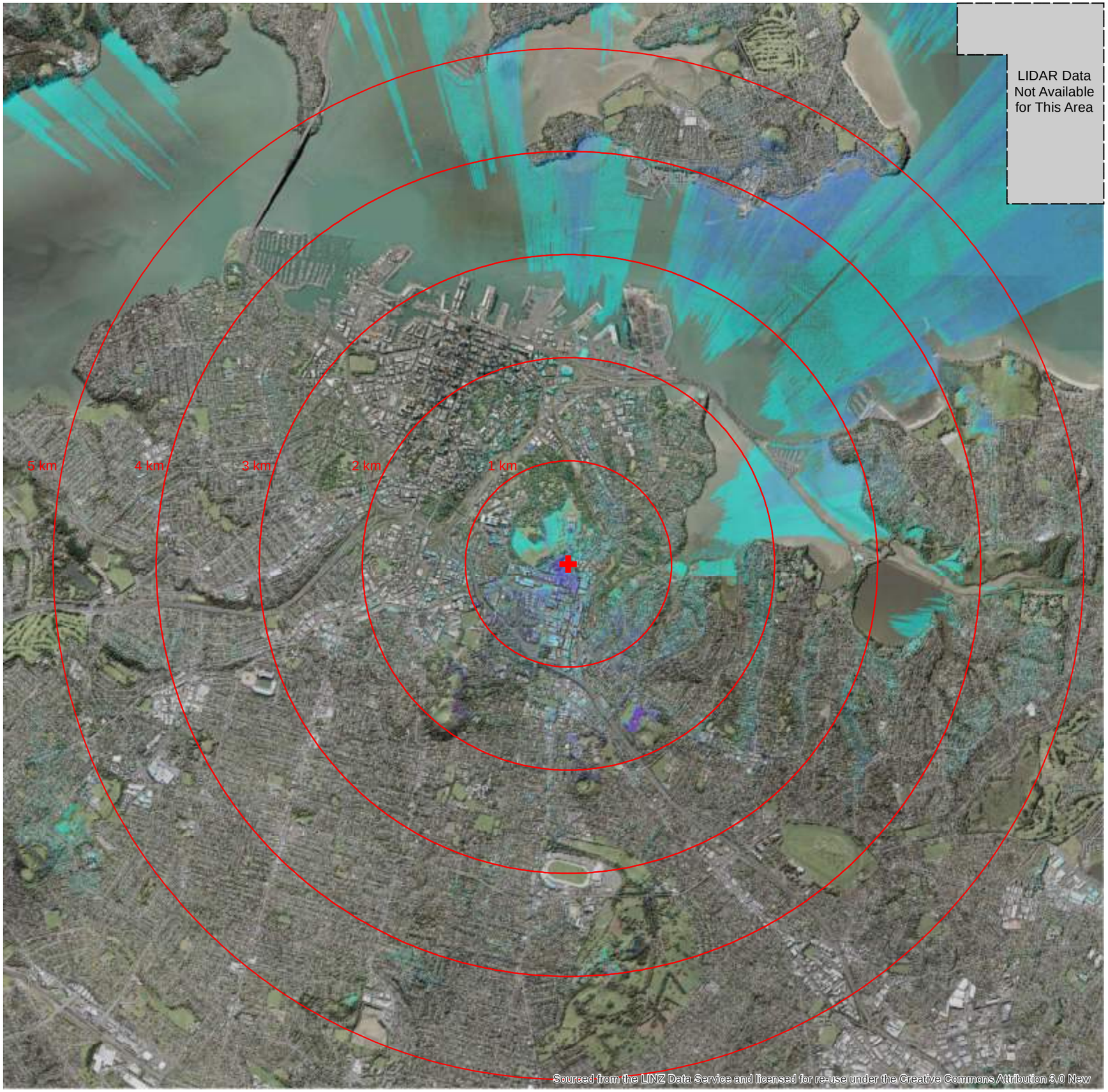
Note: Total number
of viewpoints 116

LAS

Author: N. Popov
Map Number: 6

Date: 17.12.2019
Scale: 1:38, 000@A3

0 0.5 1 2 3 4 km



N

GEORGE STREET PRECINCT PROPOSED PRIVATE PLAN CHANGE

ZONES OF THEORETICAL VISIBILITY (ZTV) ANALYSIS
TOWER D

LARGE CONTEXT

Legend

Location of development

Number of visible viewpoints

- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- 21 - 25
- 26 - 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 47

Data sources:
Base: LIDAR 2016-2018, Auckland Council

Note: Total number
of viewpoints 90

LAS

Author: N. Popov
Map Number: 7

Date: 17.12.2019
Scale: 1:38, 000@A3

0 0.5 1 2 3 4 km